

APPLICATION NO.	P16/V1791/RM
SITE ADDRESS	Fernham Fields, east of Coxwell Road, Faringdon
PARISH	GREAT COXWELL
PROPOSAL	Erection of 111 dwellings, open space, landscaping and associated works (Approval of reserved matters to be read in conjunction with outline application P13/V0139/O). (As amended by Drawings accompanying agent's letter dated 15 September 2016 and accompanying agent's email dated 5 October 2016)
WARD MEMBER	Simon Howell Elaine Ware
APPLICANT OFFICER	Pegasus PG Peter Brampton

RECOMMENDATION

It is recommended that reserved matters approval is granted subject to the following conditions:

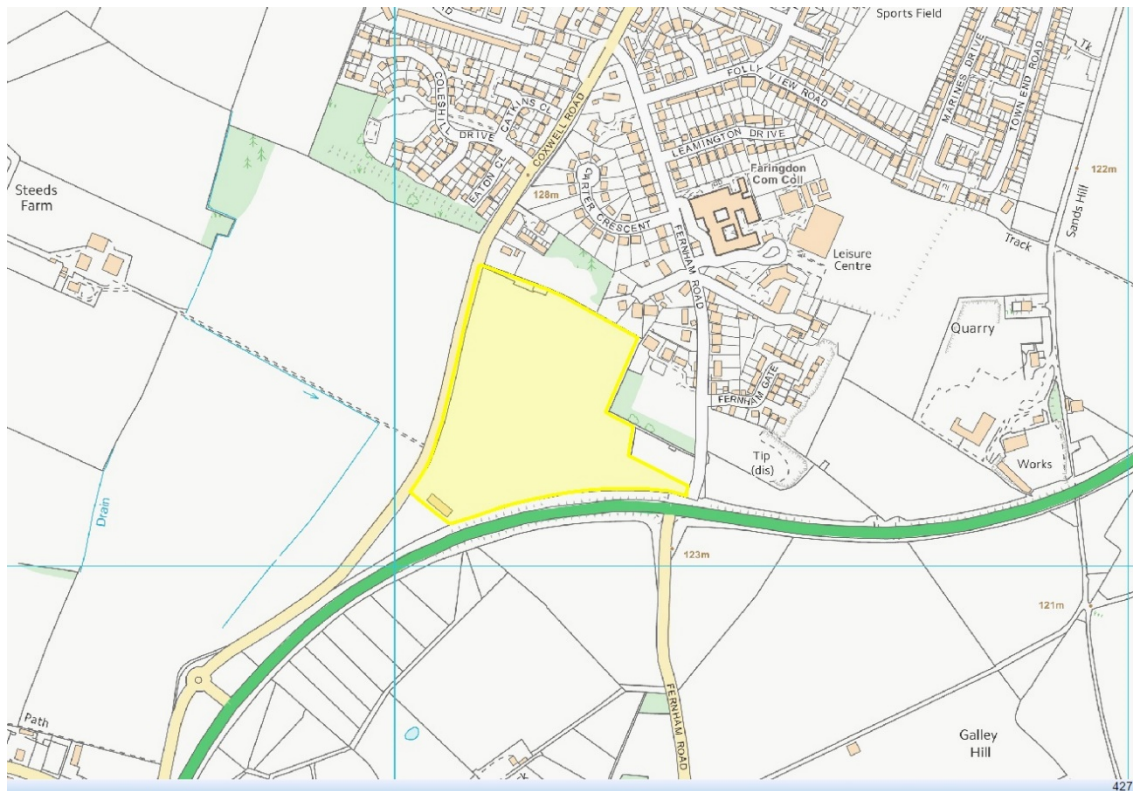
1. Commencement two years.
2. Approved plans.
3. Slab levels to be agreed.
4. Sample materials to be agreed.
5. Bin and bike stores for apartments to be agreed.
6. Updated ecological surveys to be agreed.
7. Tree pits to be agreed.
8. Garage accommodation to be retained.
9. Boundary treatments as approved.
10. LEAP to be provided as approved.
11. New estate roads, footways and cycle ways to Highways Authority specification and offered for adoption.

Informative – Above conditions and conditions attached to P13/V0139/O combine to represent the planning permission for this development.

1. PROPOSAL

- 1.1 This application is referred to planning committee due to the view of Great Coxwell Parish Council differing from the officer recommendation.
- 1.2 This application seeks reserved matters approval for the erection of 111 dwellings following outline planning permission being granted for 200 dwellings on the site under application P13/V0139/O in January 2015. The reserved matters subject of the application are layout, appearance, scale and landscaping. It is anticipated that the remaining 89 houses will be brought forward by a separate developer at a later date. Following an application under the Section 106 BA process, which was allowed on appeal (Ref: P15/V1323/MPO), viability issues have been shown to exist that have resulted in the site offering no affordable housing.

- 1.3 The application site is located on the southwestern edge of Faringdon and is a single field of 7.36 hectares in area. It is a largely featureless site. A mature hedgerow lines the western boundary with Coxwell Road whilst a semi-mature trees define the southern boundary with the A420. The site slopes gently upwards in a southwest to northeast directly, with the total rise being around 12 metres. A recent completed development referred to as “Wearn Road” in this report sits adjacent to the northern boundary.
- 1.4 Alongside the grant of outline planning permission, the site has been allocated in the emerging Local Plan 2031 Part One for up to 200 dwellings.
- 1.5 Reduced copies of application plans are **attached** as Appendix One. The approved parameter plan from the outline application is **attached** as Appendix Two. All plans and supporting documentation for the application are available to view on our website www.whitehorsedc.gov.uk.
- 1.6 A site location plan is included below:



2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS ON CURRENT SUBMISSION

2.1 A summary of the responses received to the current amended proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

<p>Great Coxwell Parish Council</p>	<p>No specific objections made to original submission but would like the following comments to be noted:</p> <ul style="list-style-type: none"> • Concerns over density at southern edge, particularly in second phase • No reference to street lighting • Footpath link in southwestern corner necessary • Surfacing materials should be consistent with the Great Coxwell Neighbourhood Plan • Concerned over visual impact of three storey apartment buildings • Mix of materials generally good but do not agree to concrete tiling for roofs and exclusive use of brick in high density areas • Preservation and strengthening of structural green areas on all boundaries is welcome • Retention/replacement of Coxwell Road hedge is essential • Landscape Management and Maintenance Plan is impressive <p>Recommends refusal of the amended application for the following reasons:</p> <ul style="list-style-type: none"> • Plans should stand on their own and not rely on the remaining phase • The less dense areas should be on the edge of the development, facing Great Coxwell • Three storey apartment buildings are not appropriate <p>The full wording of the most recent comments from Great Coxwell Parish Council is <u>attached</u> as Appendix Three.</p>
<p>Faringdon Town Council</p>	<p>Objection received to original proposal. Main concerns can be summarised thus:</p> <ul style="list-style-type: none"> • Density is higher than allowed by Faringdon Neighbourhood Plan • Three storey housing in central area is contrary to Great Coxwell Neighbourhood Plan • Need for fibre optic broadband for each house • Houses should include solar panels • Greater mix of bricks requires

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	<ul style="list-style-type: none"> • Surfaces need to be porous • Lack of allotments • Removal of buffer zone from original parameter plans • Boundary treatments next to Wearn Road
Local residents	<p>3 letters of objection have been received. The objections may be summarised as follows:</p> <ul style="list-style-type: none"> • Removal of buffer zone • Boundary treatments for Wearn Road • Repositioning of housing and public open space next to Wearn Road will affect the character of this existing development • Potential for residents to “cut through” Wearn Road development • Increased overlooking of Wearn Road properties <p>The following issues have also been raised but are not relevant to the assessment of this reserved matters application, as they relate to matters considered at the outline stage</p> <ul style="list-style-type: none"> • Traffic on local roads • Hours of construction
Oxfordshire County Council	<p><u>Highways</u> No objection following the submission of amended plans.</p> <p><u>Archaeology</u> No objection</p>
County Councillor Judith Heathcoat	<p>Main comments as follows:</p> <ul style="list-style-type: none"> • Need for sewerage treatment plant to be upgraded • Increased traffic on local roads and difficulty turning from Coxwell Road onto A420 • Proposed development contrary to Great Coxwell Neighbourhood Plan
Thames Water	<p>No objection but note that no information about the foul drainage strategy required by conditions 11 and 12 of the outline consent has been provided to date.</p>
Drainage engineer	<p>No objection but note that no details of the surface water and foul water drainage strategies required by conditions 11-13 of the outline consent have been provided to date.</p>
Forestry officer	<p>No objections following receipt of amended plans</p>
Landscape officer	<p>Following receipt of amended plans, the only concern is the limited number of street trees within the development</p>

Countryside officer	No objection. Most recent ecology surveys show no recent badger activity allowing removal of buffer zone at northern boundary. <ul style="list-style-type: none"> • Need for updated biodiversity mitigation and enhancement measures to be secured by condition
Urban design officer	No objection following submission of amended plans. Comments as follows: <ul style="list-style-type: none"> • Removal of landscape/ecology buffer is supported • Need for boundaries facing public realm to be brick walls to mitigate visual impact • Garages have been brought forward to better enclose the street • Efforts to increase the number of trees within the layout is welcome • Provision of amenity space for apartments is supported
Environmental protection team	No details have been provided in response to condition 21 of the outline consent relating to mitigation measures to ensure internal noise levels are acceptable. These should be provided at reserved matters stage as required by the condition
Waste management team	Concerns raised about shared bike and cycle stores

3. RELEVANT PLANNING HISTORY

- 3.1 [P15/V1323/MPO](#) – Allowed on appeal 01/03/2016
Application to reduce Affordable Housing Obligations under Section 106BA in connection with plan ref: P13/V0139/O
- 3.2 P13/V0139/O – Outline planning permission 14/01/2015
Outline planning application for residential development of up to 200 houses, public open space, associated infrastructure and new access
- 3.3 [P14/V1890/SCO](#) – Scoping Opinion adopted 19/09/2014
Request for EIA Scoping Opinion
- 3.4 [P14/V0814/SCR](#) – EIA required 13/08/2014
Request for screening opinion on the land relating to P13/V0139/O. –
- 3.5 [P16/V0903/PEJ](#) – Reserved matters proposal for the erection of 200 houses following the grant of outline planning permission P13/V0139
General comments provided in respect of:
- garden sizes,
 - landscaping, the

- removal of the buffer zone
- parking

4 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4.1 The outline application was accompanied by an Environmental Statement.

5 PLANNING CONSIDERATIONS

5.1 As outline consent has already been granted for this proposal and therefore the principle of this development is acceptable, the main planning considerations in the assessment of this reserved matters application are:

- Layout
- Scale
- Appearance
- Landscaping
- Market Housing Mix
- Residential Amenity
- Flood risk and drainage
- Highway Safety
- Biodiversity.

Layout

5.2 A number of local plan policies and advice within the adopted Design Guide seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9).

5.3 The Site Development Template that sits behind the proposed allocation of this site in the emerging Local Plan 2031 is also relevant to the assessment of this application as it lists a number of requirements that any development proposal must adhere to. The most relevant are:

- Deliver a high quality, sustainable urban extension to Faringdon which is integrated with the town
- Include linkages to existing and planned facilities
- Include a visual amenity response to the A420 and investigate noise and air pollution from the A420
- Protect and integrate existing trees and hedges and provide a landscaping strategy for the site.

5.4 The proposed layout is based on the parameters plan approved as part of the outline application. This shows the highest density development framing a central area of open space. The density of the housing then decreases as it approaches the boundaries of the site with the open countryside. The parameter plan also shows a high-level block structure, proposed pedestrian/cycle connectivity, a SuDS attenuation pond and a “structured landscape buffer zone and protected animal habitat”.

- 5.5 The main deviation from the approved parameters plan has been the removal of the buffer zone. This is because updated ecology surveys have shown that the low badger activity previously recorded on site has now ceased altogether, removing the need for the buffer zone. This buffer zone caused concerns from an urban design perspective as it resulted in effectively a barrier between existing housing in Faringdon and the new proposal. Furthermore, new housing backing onto the buffer zone would cause issues of maintenance and security, the design guide advises developments should be located back to back to avoid exposed rear boundaries. Its removal has presented an opportunity to move housing closer to the existing “Wearn Road” development to the north and better integrate the housing with the neighbouring development. There is also additional public open space provided, relative to the parameter plan. Officers consider this amendment is important in creating the high quality, sustainable, urban extension to Faringdon required by the local plan.
- 5.6 Besides this point, the layout closely mirrors the parameter plan in providing a simple perimeter block structure that allows for active frontages within the development. This means natural surveillance of Coxwell Road, the areas of public open space and the footpaths running around the edges of the site.
- 5.7 Vehicular and pedestrian connectivity through the site is acceptable and in line with the parameters plan. Pedestrian connections in the northwestern and southeastern corner provide links to Coxwell Road and Fernham Road respectively, representing the quickest walking routes into the town. There is also a potential future link to the site recently given outline planning permission to the immediate northeast (ref P15/V2649/O), which is considered necessary. In terms of vehicular movements, there is a clear hierarchy of streets, with the primary central spine road with shared surface secondary streets leading from it allowing access to most of the housing. Following submission of amended plans, there are no concerns about visibility splays within the layout, whilst tracking plans have been provided to show that larger vehicles such as refuse lorries and emergency vehicles can turn within the site.
- 5.8 Through the submission of amended plans, the vast majority of the private gardens meet the recommendations of the Design Guide, whilst many gardens exceed that recommendation. Private amenity space is also provided for the apartments in the central part of the site. Similarly, back-to-back and back-to-side distances are in line with the Design Guide recommendations.
- 5.9 Public open space is in line with Local Plan policy, amounting to 15% of the total site area. This is in three distinct parcels, the central area, the new area close to Wearn Road and in the southwestern corner, where a LEAP is provided.

- 5.10 A variety of parking solutions are proposed across the site, which is in line with the requirements of the Design Guide. Most housing is accompanied by a private drive and garage, whilst there are areas of on-street parking in the higher density parts of the site. Rear parking courts are proposed to serve the apartments, but these are of a reasonable size, benefit from natural surveillance and there is some allowance for planting to soften their appearance.
- 5.11 Officers do not have any concerns with the density of the development as the proposal meets Core Policy 23 of the emerging Local Plan and Policy H15 of the adopted Local Plan. Faringdon Town Council have objected to this proposal as one of their concerns relates to the density of development. However as the site falls outside of the Faringdon Neighbourhood Plan area officers are unable to give the policies within this neighbourhood plan weight.
- 5.12 Faringdon Town Council object to the density of the proposal, pointing out it is higher than the policies of the Faringdon Neighbourhood Plan allow. However, as outlined above, this site falls outside the Faringdon Neighbourhood Plan area, falling instead with the Neighbourhood Plan area of Great Coxwell. This plan does not have a specific restriction on density. Therefore, the assessment of density reverts back to the Local Plan policies, specifically emerging Core Policy 23 which will superseded Policy H15 of the current Local Plan and require net residential densities of at least 30 dwellings to the hectare. The proposal accords with this. It is also important to note that this site is allocated in the emerging Local Plan for around 200 houses and the outline planning permission is for up to 200 houses. Given that the proposed layout is acceptable, officers are satisfied that it follows that the site density is acceptable.
- 5.13 Overall, officers are satisfied that the proposed layout represents the basis for a high quality urban extension to Faringdon. The layout incorporates cycle and pedestrian linkages in logical positions that allow for the most direct routes into the town. Parking is provided in line with County Council standards and the road layout allows for the manoeuvring of larger vehicles.

Scale

- 5.14 Policy NDS9 of the Great Coxwell Neighbourhood Plan states, “*New development should be no higher than two storeys with roof space behind dormers. Designing accommodation above the second storey will only be acceptable if it is visually compatible with the scale of buildings in the surrounding area.*” The majority of the houses proposed within the development accord with this requirement, with the exception of the three-storey apartment blocks overlooking the central green. This has attracted specific objection from both Faringdon Town Council and Great Coxwell Parish Council.

- 5.15 Officers have carefully considered whether this is a breach of the Neighbourhood Plan that would warrant objection and reached the on-balance conclusion that it would not. The reason for the restriction on building heights within the Neighbourhood Plan relates to the visual impact of these buildings. Officers accept that, in the historic core of Great Coxwell, this restriction is important. However, this site is more closely visually related to Faringdon, where more modern development is located on the southern edge of the town. The Neighbourhood Plan policy makes allowance for higher buildings where they are visually compatible with the surrounding area. To that end, it is noteworthy that the Wearn Road development to the immediate north includes elements of three-storey buildings which can be clearly seen from the southern boundary of this site, particularly given that this development is on higher ground. Furthermore, given there is no housing on this site currently, it must follow that three-storey apartment blocks can fit in with the scale of this proposal as a whole.
- 5.16 Officers consider that, once this site is built out in totality, the visual impact of the centrally located apartment blocks will be limited. Certainly, the apartments will not stand out as being overly dominant in long-range views of the site, and officers do not anticipate they will be more imposing in these views than the existing development to the north. In terms of design and materials, the apartment blocks will be visually compatible with the remainder of the development. There have been no objections from the council's landscape architect nor urban design officer to the apartments, following submission of amended plans.
- 5.17 Furthermore, these apartment blocks help to provide a number of the smaller units on the site, allowing the proposal to meet the housing mix requirements of the SHMA (Discussed below). They also represent an efficient use of land that allows the site to deliver the aspirations of the emerging Local Plan. Finally, officers consider that taller buildings around the central green area will help define the character of this part of the site and improve the enclosure of the street, which is desirable in urban design terms.
- 5.18 Overall, officers consider that it is arguable that the apartment blocks breach the requirements of the Great Coxwell Neighbourhood Plan, as Policy NDS9 makes allowances for buildings taller than 2 ½ storeys where they are visually compatible with their surroundings. Officers consider that these apartment blocks are visually compatible and so any conflict with the Neighbourhood Plan is minor and does not warrant a refusal of reserved matters.
- 5.19 Generally, the remainder of the housing is of a traditional scale under traditionally pitched roofs in line with the Design Guide and officers have no objections to the scale of the proposed housing. As mentioned above, garden sizes are provided to meet the Design Guide requirements across the site.

- 5.20 One aspect of the scheme that does need improving are the shared bin/cycle stores serving the apartment blocks. It is unlikely that residents will want to store bikes next to bins, and, as noted by the council's waste management officer, the stores are of a size that makes manoeuvring bins difficult. A pre-commencement condition can be used to secure an alternative solution.
- 5.21 Officers are satisfied that the scale of the scheme is acceptable.

Appearance

- 5.22 The appearance of the proposed housing has attracted specific comments from Great Coxwell Parish Council and Faringdon Town Council. Great Coxwell object to the limited palette of roofing materials, whilst Faringdon consider there is an over reliance on red brick that is inconsistent with the architecture of the area.
- 5.23 There are three distinct character areas across the site, the "central green", the "core housing" and "the rural edge". These allow for subtle changes of appearance across the scheme whilst not losing the visual consistency that officers consider important on a development of this size. It would not be appropriate for these areas to vary completely in terms of design or materials.
- 5.24 Turning to the facing materials, the proposal is for a mixture of red brick, reconstituted stone and render. The red brick is more prevalent in the "central green" and "core housing" areas, whilst render is more common on the "rural edge". Officers do agree with Faringdon Town Council that more variety to the brick colours would better represent the character of Faringdon. Condition 4 of the recommendation requires the prior approval of all external materials and officers expect the applicant to provide a wider range of brick colours than is currently shown. However, it will be important that this range is not so vast as to compromise the visual consistency across the site.
- 5.25 Policy NDS10 of the Great Coxwell Neighbourhood Plan requires pitched roofs covered with materials appropriate to the area, "*by preference natural slate, clay tiles, stone tiles or thatch.*" Officers recognise this application proposes some slate tiles, but also areas where concrete slate would be used. However, slate would be the most common material on the public edges of the development, limiting any visual harm caused by concrete tiles. Officers also consider that the desire to use traditional materials is most justifiable in the historic heart of Great Coxwell village. This is an urban extension to Faringdon close to modern development where more modern materials have been used. Thus, the visual harm caused by the use of concrete tiles is limited. Furthermore, the cost implications of using traditional materials on a site that has demonstrable issues of viability cannot be ignored. Thus, officers conclude the use of concrete tiles does not warrant objection, especially as the quality of such tiles has improved

in recent years. Condition 4 will also require samples of all roofing materials to be agreed prior to construction.

- 5.26 The surfacing materials are also vital to the overall quality of the development and officers have worked with the applicant to ensure that a variety of surfacing materials are used to create visual interest. A continuous use of grey tarmac, for example, would not be acceptable. Accordingly, in particular, the “core housing” and “rural edge” character areas have differing materials that are less “urban” in appearance and will differentiate these areas from the primary routes across the site. This visual distinction is important where shared surface routes are proposed as this helps to slow vehicle speeds. Similarly, a bespoke treatment for the foot and cycle routes around the site is proposed to provide character. Further details of these materials will be secured as part of the landscaping conditions forming part of the officer recommendation.
- 5.27 Notwithstanding the above concerns, officers are supportive of the appearance of the scheme, which also has the support of Great Coxwell Parish Council.

Landscaping

- 5.28 The application is supported by a full set of hard and soft landscaping proposals. Residents of the adjacent development have raised concern about the shared boundary between the two developments following the removal of the ecological buffer zone from the outline application. The landscaping proposals show that the existing hedging will be reinforced along the public parts of this northern boundary.
- 5.29 The proposed landscaping scheme retains existing planting where possible and enhances the planting around the boundaries of the site as required by the Development Site Template within the emerging Local Plan. Amended plans have repositioned the LEAP from the central green area to the southeastern corner of the site. This is preferable as it allows more space for play and gives this part of the site a purpose and character that otherwise it would not have. This will be one of the most densely planted parts of the site, with a rustic character to the LEAP that will fit in well with the surroundings. Amended plans have also been submitted to amend Plot 65, which was originally unacceptably close to the trees in the adjacent site to the northwest.
- 5.30 The Landscape Officer has raised concerns about the lack of street trees along the primary route. However, most of the housing along the primary roads will have small gardens defined by hedging and so the site will not be completely lacking in soft landscaping. Furthermore, visually, planting at the entrance to the site, within the central green and around the LEAP in the southeastern corner will be linked. Amended plans have allowed for a single statement tree opposite the main access outside Plot 83 that will draw the eye towards the central

green. Similarly, the central green and the LEAP in the southeastern corner will be linked. More space is provided for planting around the secondary routes. A condition is necessary to ensure what street planting is proposed is provided in tree pits of adequate size to allow a decent sized tree to grow.

- 5.31 Boundary treatments are also an important aspect of the overall landscaping approach. The amended proposal demonstrates that where private gardens abut the public realm, brick walls rather than fencing will be used. Officers particularly welcome the use of walling around the rear parking courts serving the apartments. Low-level railings or hedging will define the front boundaries of properties to help maintain a good level of active surveillance across the site. Officers support the approach to boundary treatments across the site.
- 5.32 Overall Officers consider the landscaping approach is acceptable and will help deliver a high quality development as required by Local Plan policy.

Market Housing Mix

- 5.33 As outlined above, this proposal will not be providing any affordable housing following the grant on appeal of a Section 106BA application that successfully demonstrated viability issues exist with this site that would leave it unviable if any affordable housing were required. Therefore, all 111 units on this site will be market units. The expectation is that the mix of these units would be in line with the findings of the Oxfordshire SHMA.
- 5.34 The market housing mix is shown in the table below:

	1-bed	2-bed	3-bed	4+ bed	TOTAL
Proposed	6	25	47	33	111
SHMA requirement	7	24	47	33	111

- 5.35 Officers are satisfied that this very minor deviation in the split of smaller one and two bed units can be supported.

Residential Amenity

- 5.36 Some residents of Wearn Road have raised concern that the removal of the ecological buffer zone and relocation of housing adjacent to the northern boundary would increase the impact on their privacy. There will be an impact on the residents, however this will not be to a harmful level that would justify refusing planning permission. Back to back distances exceed the Design Guide recommendation of 21 metres. Furthermore, due to the change in land levels, the impact on the residents along Wearn Road will be reduced as the new houses will sit at a lower level.

- 5.37 Within the development, there are few concerns over the amenity of future residents as back-to-back and back-to-side distances meet Design Guide requirements in all but a very few instances.
- 5.38 In consultation, the council's environmental health officer has identified that no information has been given about mitigation relating to traffic noise. This is relating to condition 21 of the outline planning permission which requires any reserved matters application to demonstrate that mitigation is in place. However, it is important to note that all of the units most affected by traffic noise fall within Phase Two of the development. Therefore, officers are satisfied that, for the purposes of this application, the lack of noise mitigation information is not an issue. The developer bringing forward the remainder of the site will need to demonstrate that the mitigation measures stated as necessary by Chapter 10 of the Environmental Statement submitted in support of the outline application have been incorporated into their proposal.

Flood risk & drainage

- 5.39 Conditions 11-13 of the outline planning permission pertain to surface and foul water drainage. As noted in consultation by the council's drainage officer, Oxfordshire County Council and Thames Water, no details have been provided in support of the reserved matters application in respect of these conditions. Officers note this point but this is not a reason to delay the determination of the application. However, once a discharge of conditions application is submitted to address these conditions, the information submitted will need to be compatible with the layout here, should it receive reserved matters approval. If the drainage strategy requires changes to the reserved matters approval, a separate application will be required at that stage.

Highway Safety

- 5.40 Through the submission of amended swept path analysis plans, the applicants have demonstrated that larger vehicles such as waste collection lorries and emergency vehicles and move through the development in a satisfactory manner. This is in response to the concerns of Oxfordshire County Council as Highways Authority and the council's waste management team.
- 5.41 In consultation, the Highways Authority confirmed that the overall level of car parking was "*generous*", which was particularly the case due to what officers considered an over-provision of large private driveways and garaging. The amended plans have reduced this slightly and so the overall level of parking is now acceptable. A condition will be necessary to ensure garage accommodation is retained for the parking of vehicles to prevent unsocial on-street parking.
- 5.42 The Highways Authority have confirmed their support for the footpath connections shown on the submitted plans. The amended plans have addressed concerns over pedestrian and vehicular visibility throughout

the site and so this application causes no material concerns in terms of highway safety.

Biodiversity

- 5.43 In consultation, the council's countryside officer has confirmed his agreement to the findings of the updated ecological surveys that have allowed the removal of the ecological buffer zone. An updated condition is required to replace condition 17 of the outline consent to reflect the updated surveys and secure a method statement for biodiversity mitigation and enhancement measures.

6 CONCLUSION

- 6.1 The principle of this development has been accepted through the earlier outline planning permission and the allocation of the site in the emerging Local Plan 2031. The amended application presents a satisfactory layout whilst the scale, landscaping and appearance are also acceptable.
- 6.2 Parking and access within the site is acceptable subject to conditions. Sufficient green space is provided within the layout, whilst amended plans provide a LEAP in an acceptable part of the site. Boundary treatments are of a high quality. The removal of the ecological buffer zone shown on the approved plans submitted in support of the outline application is acceptable, following the receipt of amended ecological surveys.
- 6.3 The proposed housing mix is acceptable and respects the requirements of the SHMA.
- 6.4 Overall, the application is acceptable and is recommended for approval.

The following planning policies have been taken into account:

VALE OF WHITE HORSE LOCAL PLAN 2011

Policy No.	Policy Title
DC1	Design
DC3	Design against crime
DC5	Access
DC6	Landscaping
DC7	Waste Collection and Recycling
DC8	The Provision of Infrastructure and Services
DC9	The Impact of Development on Neighbouring Uses
DC12	Water quality and resources
DC13	Flood Risk and Water Run-off
DC14	Flood Risk and Water Run-off
H15	Housing Densities
H23	Open Space in New Housing Development
NE6	North Wessex Downs AONB

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NE7	North Corallian Ridge
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DRAFT VALE OF WHITE HORSE LOCAL PLAN 2031: PART 1

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 4	Meeting our housing needs
Core Policy 20	Spatial strategy for Western Vale sub-area
Core Policy 22	Housing mix
Core Policy 23	Housing density
Core Policy 33	Promoting sustainable transport and accessibility
Core Policy 35	Promoting public transport, cycling and walking
Core Policy 36	Electronic communications
Core Policy 37	Design and local distinctiveness
Core Policy 38	Design strategies for strategic and major development sites
Core Policy 39	The historic environment
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 45	Green infrastructure
Core Policy 46	Conservation and improvement of biodiversity

The following documents are also relevant to the assessment of this proposal:

Great Coxwell Neighbourhood Plan
Faringdon Neighbourhood Plan
Vale of White Horse Design Guide 2015
National Planning Policy Framework(NPPF)
Planning Proactive Guidance
Equality Act 2010
Section 17 of the Crime and Disorder Act 1998
Natural Environment and Rural Communities Act 2006
The Conservation of Habitats and Species Regulations 2010
The Localism Act
The Human Rights Act 1998
The Equality Act 2010 (Section 149)

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