

APPLICATION NO.	P16/V1589/O
SITE	Land west of Faringdon Road, Stanford-in-the-Vale, Faringdon, SN7 8HQ
PARISH	Stanford-in-the-Vale
PROPOSAL	Residential development of up to 100 dwellings with associated access (As amended by Drawing No: 16476-02a (Site Access) and Biodiversity Information accompanying agent's email of 10 August 2016 and further clarified by Flow and Pressure report accompanying agent's email of 8 September 2016 and Flood Risk Assessment and Utilities and Foul Drainage Assessment Issue 3 accompanying agents email of 6 October 2016)
WARD MEMBER	Robert Sharp
APPLICANT	Mrs A Jones and Mrs N Pullan
OFFICER	Peter Brampton

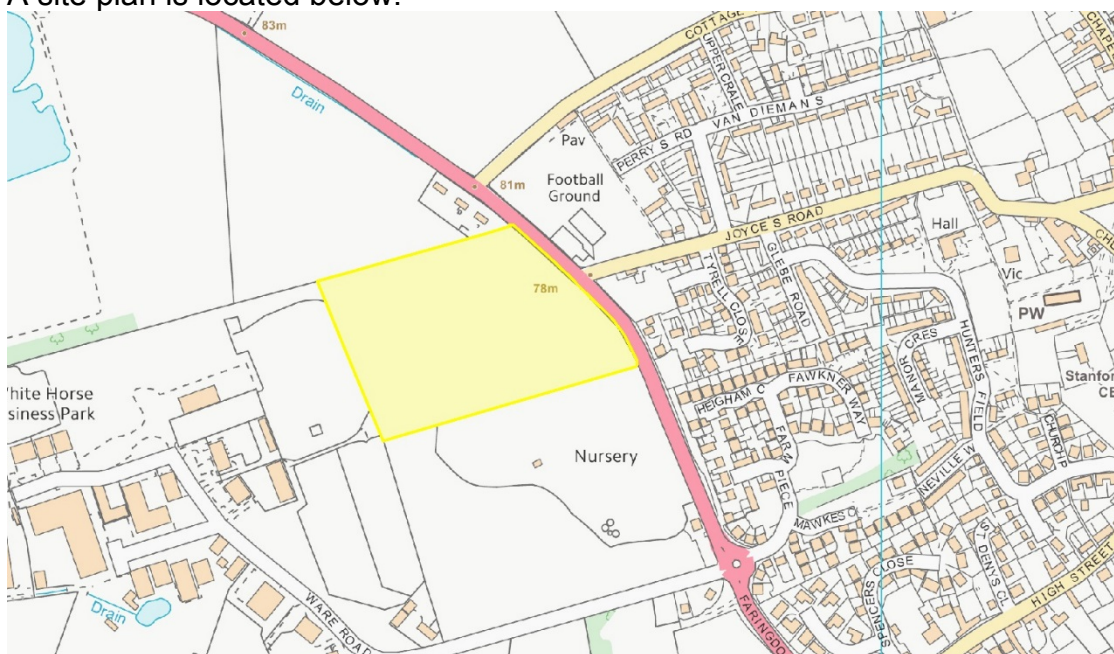
RECOMMENDATION

It is recommended that authority to grant planning permission is delegated to the head of planning subject to:

1. A S106 agreement being entered into in order to secure contributions towards local infrastructure and to secure affordable housing; and
2. Conditions as follows:
 1. Commencement two years after reserved matters approval, reserved matters within three years.
 2. Reserved matters to include a biodiversity enhancement strategy.
 3. Approved plans.
 4. Road safety audit to be agreed.
 5. Off-site highway works to be agreed.
 6. Construction traffic management plan to be agreed.
 7. Residential travel plan to be agreed.
 8. Travel information pack to be agreed.
 9. Sustainable urban drainage scheme to be agreed.
 10. Tree protection to be agreed.
 11. Contamination risk assessment to be agreed.
 12. Access as agreed.
 13. Visibility splays as agreed.
 14. Protected species strategy as agreed.
 15. Foul drainage strategy as agreed.
 16. New estate roads to highway authority specification.
 17. No drainage to highway.
 18. No occupation until drainage scheme implementation.

1. INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to planning committee as the view of Stanford-in-the-Vale Parish Council differs from the Officer recommendation.
- 1.2 The application seeks outline planning permission with all matters reserved except for access for the erection of up to 100 dwellings on the site. This is an application in response to this site being part of an emerging strategic allocation in the Local Plan 2031 Part One for housing. This allocation includes land to the immediate south.
- 1.3 The application site is a single field of around 4.85 hectares in agricultural use, with an access from the A417. Trees and hedgerows and fencing bound the site in all directions. To the north lies Shellingford Quarry, to the west lies the White Horse Business Park and to the south lies a plant nursery and another single field that completes the strategic allocation. There is a current application on this field for up to 78 dwellings under reference P16/V2134/O.
- 1.4 A site plan is located below:



- 1.5 Extracts from the current application parameter plans are **attached** as Appendix One. All forms, plans and documentation submitted in support of the application are available to view at www.whitehorsedc.gov.uk.

2. SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

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

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|-----|-------------------------------------|--|
| 2.1 | Stanford-in-the-Vale Parish Council | Object. Their concerns may be summarised as follows: |
|-----|-------------------------------------|--|

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	<ul style="list-style-type: none"> • Both primary school and preschool are approaching capacity, and no mitigation plans from Oxfordshire County Council are available • Distance to primary school from site will encourage car use and exacerbate parking problems • Concerns over proposed access and cycleway provision • 100 dwellings would result in an inappropriate density out of character of the rural edge of the village • Lack of masterplan for entire strategic site.
Neighbours	<p>Letter of objection from 7 residents have been received during the determination of the application. The main concerns raised may be summarised as follows:</p> <ul style="list-style-type: none"> • Lack of masterplan for whole site • Uncertainty over site affecting Sevenacre Nurseries • Additional traffic on A417 • Safety at Joyces Road junction • Lack of school places • Lack of capacity at local GP surgery • Unclear plans for local infrastructure • Overly dense proposals • Need for adequate parking • Need to retain hedgerows around site boundaries to retain rural feel • Sewer capacity • Need for bungalows on site to provide mix of house types • Materials need to match existing village • Need for welcome/travel information packs
Oxfordshire County Council Highways	<p>No objection</p> <ul style="list-style-type: none"> • Section 106 requests <p><i>Off-site highways works requested as Section 278 agreement</i></p> <ul style="list-style-type: none"> • Formation of access and visibility splays • Improvements to foot and cycle ways • Pedestrian crossing and refuge island • Associated off-site works <p><i>Conditions requested</i></p> <ul style="list-style-type: none"> • Road Safety Audit to be agreed • Residential Travel plan to be agreed • Travel Information Pack to be agreed • Construction Traffic Management Plan to be

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	<p>agreed</p> <ul style="list-style-type: none"> • Surface Water Drainage scheme to be agreed • Access and visibility splays to be agreed • Vehicular Parking to be agreed • Estate Roads to specification <p><i>Summary of comments</i></p> <ul style="list-style-type: none"> • Concern that A417 will separate site from rest of village so pedestrian and cycle links across the main road are necessary to address this • Toucan crossing position needs to be informed by a Road Safety Audit • Amendment to access design is acceptable • No objections on traffic generation grounds
Oxfordshire County Council Archaeology	No objections
Oxfordshire County Council Education	<p>No objections following confirmation that the preferred strategy to meet pupil growth demand is to expand the primary school on its current site</p> <p><i>Primary Education</i></p> <ul style="list-style-type: none"> • Insufficient capacity in both Stanford-in-the-Vale and Shellingford primary schools to accommodate the additional children generated from this development • No viable solution for expanding primary school capacity has been confirmed but this likely to now be an extension on the current school site due to lack of available adjacent land for purchase. • Section 106 request for contributions
Oxfordshire County Council Property	<p>No objections</p> <ul style="list-style-type: none"> • S106 contribution requested
Thames Water	<p>No objections</p> <ul style="list-style-type: none"> • Requests Grampian style condition relating to foul sewers requiring a drainage strategy to be agreed prior to work commencing and for the agreed strategy to be implemented prior to occupation • No objections in relation to supply of fresh water
Drainage Engineer	<p>No objections</p> <ul style="list-style-type: none"> • Condition requiring prior agreement to surface water SuDS compliant surface water drainage strategy is necessary
Waste	No objections

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Management	<ul style="list-style-type: none"> • General comments on council waste collection contract provided. • S106 request for bins
Leisure	<p>No objection</p> <ul style="list-style-type: none"> • Section 106 contributions in relation to local sport and recreation facilities requested and maintenance of on-site open space if adopted by the Parish. <p>No further comments received to August amendment</p>
Landscape Architect	<p>No objection but some concerns summarised thus:</p> <ul style="list-style-type: none"> • Landscape and Visual Appraisal does not cover loss of hedgerow to accommodate access which will open up views from the east into the site • Impact of acoustic bund, in terms of visual impact, land take, retention of boundary vegetation and newt mitigation should be explored • SuDS scheme should be better integrated • Public Open Space is “corridor based”
Forestry Officer	<p>No objections</p> <ul style="list-style-type: none"> • Need to mitigate loss of eastern boundary hedgerow to achieve access
Countryside Officer	<p>No objections following submission of amended information that demonstrates proposals can be delivered without a net loss for biodiversity.</p> <ul style="list-style-type: none"> • Conditions relating to Protected Species Mitigation Strategy and submission of Biodiversity Enhancement Strategy alongside Reserved Matters application for landscaping requested
Housing Officer	<p>Confirms the requirements for the affordable units to be provided on-site to ensure compliance with council policy, in terms of unit sizes and tenure types.</p>

3. RELEVANT PLANNING HISTORY

3.1 Planning Application History

None

3.2 Pre-application History

[P16/V0692/PEJ](#)

- Advice on principle
- the need for masterplanning,

- landscape impact,
- highway safety,
- education,
- ecology,
- trees,
- drainage
- Section 106 requests offered.

3.3 **Screening Opinion requests**

[P14/V1702/SCR](#) – EIA not required on 11 September 2014

Request for screening opinion for a residential development of up to 290 dwellings

4. **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site has been screened for the need for EIA for a much larger scheme as summarised in Para 3.3

5. **MAIN ISSUES**

5.1 **Current Housing Policy**

In line with the requirements of the Town and Country Planning Act, the development plan is the starting point for assessing this proposal. The development plan currently comprises the saved policies of Vale of White Horse Local Plan 2011 and the emerging Local Plan 2031 Part One. The NPPF is also relevant to this proposal as it requires the council to demonstrate a five year housing land supply.

5.2 Core Policy 4 of the emerging Local Plan 2031 identifies that at least 20,560 dwellings need to be delivered in the 2011-2031 plan period. Of those, 13,960 dwellings will be delivered through strategic allocations across the three Sub-Areas of the Vale. This site falls within the Western Vale Sub-Area where allocations totalling 1,650 dwellings are proposed. This includes the “West of Stanford-in-the-Vale” allocation for approximately 200 dwellings of which this site forms part.

5.3 The council has recently received the Inspector’s Interim Findings into the emerging Local Plan 2031. His Findings are positive for the Vale, confirming that, subject to certain modifications, the Plan is sound and the Vale will be able to demonstrate a five year supply of housing land when the Plan is adopted. This supply is, in part, dependent on the strategic allocations coming forward in Part One of the Plan. The Inspector did not make any comments in his Interim Findings on this allocation, and it has not been subject to any amendments in the subsequent public consultation on Modifications to the Plan.

5.4 Consequently, officers consider that weight can be placed upon this allocation.

5.5 Given the above, officers consider that the principle of this application can be agreed as delivering part of the strategic allocation of the Local Plan 2031 Part One.

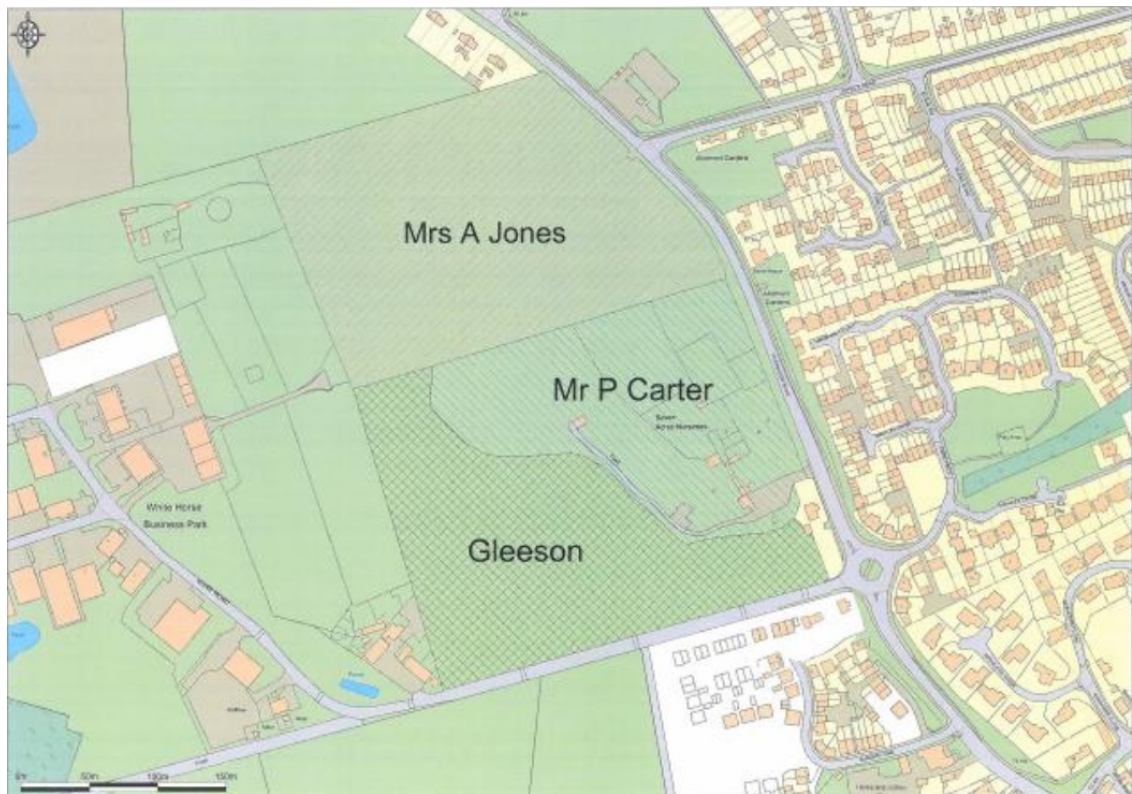
- 5.6 The “West of Stanford-in-the-Vale” allocation is supported by a Site Development Template that lists a number of key principles that applications to develop the site should adhere to. The most relevant to this proposal are:
- Include linkages between the site and adjacent housing developments/facilities/services where possible
 - Include appropriate landscape mitigation measures to minimise the visual impact of the development on the countryside
 - Upgrade sewer network
 - Access to be taken from A417
 - A crossing facility on the A417 will be required
 - Contribute to improving local bus services and improvements along A420 corridor
 - Contribute to increasing nearby primary school capacity and increasing capacity at Faringdon Community College
 - Investigate noise and air pollution impacts from the A417
 - Contribute towards Green Infrastructure deficit in area

These issues are discussed in this report where relevant.

5.7 **Design and Layout**

The NPPF provides that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (paragraph 60). It gives considerable weight to good design and acknowledges it is a key component of sustainable development. A number of local plan policies seek to ensure high quality developments and to protect the amenities of neighbouring properties (Policies DC1, DC6, and DC9). The council’s design guide aims to raise the standard of design across the district.

- 5.8 Clearly, the Local Plan anticipated this site would be brought forward as a single application, but the land ownership situation means this will not be possible. Nonetheless, there is a need to ensure that development on this site does not preclude development on the remaining parts of the allocation and undermine the intention of the Plan. The plan below outlines this land ownership situation:



- 5.9 This plan shows that this site has a shared boundary with both other parcels of land that make up the allocation. This boundary is on relatively flat land and so officers are satisfied that there is clear potential to link this site into its neighbours without compromising the ability of those sites to be brought forward independently. As outlined above, the “Gleeson” land is now the subject of its own outline application for up to 78 units (Ref: P16/V2134/O). The indicative masterplan for that application shows links into this site in a comparable manner to that proposed here.
- 5.10 The Design and Access Statement contains a number of drawings that indicate how this site can be built out without harming the deliverability of the other two parcels.
- 5.11 The Design and Access Statement includes a number of parameter plans that demonstrate how the site could be built out to achieve up to 100 units. This includes a single access onto the A417 as required by the emerging Local Plan. A primary street leads from this access towards a central area of public open space and continues around the site to provide two potential vehicular access points into the “Gleeson” and “Carter” land. A number of secondary streets and shared surfaces lead from this primary street to create a simple perimeter block layout. This allows for active frontages in all directions, whilst space is left for new tree planting around the important edges of the site. There is a clear street hierarchy. For the purposes of the assessment of this outline application, officers are satisfied that this layout represents a reasonable starting point from which to progress a reserved matters application.
- 5.12 The Parish Council have raised concern about the density of the site, as they

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consider this sensitive rural edge of the village requires a lower density to preserve the character of the village. 100 units on a site of 4.85 hectares represents a gross density of 20.6 dwellings to the hectare. Core Policy 23 of the emerging Local Plan requires a net density of at least 30 dwellings to the hectare. The Land Use Parameter Plan indicates that 50.1% of the site will be used for housing, with the remaining being road corridors (20.4%), green space (15.8%) and SuDS/Open Space (13.7%). This would indicate an overall net density of 41.2 dwellings to the hectare. Officers accept that this is some way over the minimum target of Core Policy 23 and that this is what leads to the Parish Council concern.

- 5.13 However, net density is only one measure of the quality of a scheme. It is how that density is articulated that is the crucial factor in the overall impact a scheme will have on the character of the area. The Density Parameter Plan submitted in support of the application shows that the higher density units will be concentrated around the access road and main public open space at around 45 units to the hectares, with lower density areas on the more sensitive rural edges at closer to 25 units to the hectare, where more space is available for new planting to mitigate the visual impact. This is an appropriate response that represents a sound basis for progressing a reserved matters application.
- 5.14 The most crucial point in this assessment is that the application description is for “up to 100 units”. The Parish Council objection, and the above gross and net density figures, are based on the assumption that all 100 units will be delivered. It will be for the detailed reserved matters application for layout to establish exactly how many units the site can accommodate. It may prove that the entire one hundred units cannot be provided on site in an adequate manner and that a lower number is ultimately achieved on this part of the allocated site. Officers are comfortable with this approach, as all allocations in the emerging Local Plan specify that the total number of units are approximate and subject to masterplanning. Therefore, whilst officers acknowledge the concerns of the Parish Council, density is not a reason to refuse outline planning permission.
- 5.15 In relation to scale, the Parameter Plans show that the majority of the site will be no more than 2 storeys in height, with the higher density areas offering housing up to 2 ½ storeys. Officers again consider this is a reasonable basis for progressing a reserved matters application on the scale of the development. The Design Guide supports the use of variations in ridge heights to create visual interest, and also the use of “feature” buildings in important locations to support the legibility of the scheme.
- 5.16 In terms of landscaping, there is an indicative parameter plan that demonstrates that at least 15% of the site will be provided as Public Open Space as per the requirements of Policy H23 of the 2011 Local Plan. The framework plan includes trees lining either side of the Primary Street and strong planting to Faringdon Road and eastern and western site boundaries. The plan includes a LEAP in the southwestern corner close to the shared boundary with the “Gleeson” land. This is a logical position for it, central to the overall site.
- 5.17 Officers are satisfied that the Parameter Plans within the Design and Access

Statement are acceptable for the purposes of this application and demonstrate that approximately 100 units can be accommodated on this site.

5.18 Affordable Housing and Housing Mix

In line with emerging Core Policy 24, the council will seek 35% of the units as affordable housing. If the full 100 units are ultimately achieved on site, this will result in the provision of 35 units on the site, on a 75% rent, 25% shared ownership basis.

5.19 Policy H16 of the Adopted Local Plan requires 50% of houses to have two beds or less. However, as stipulated at paragraph 47 of the NPPF this policy is out of date as it is not based on recent assessments of housing need. The Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most recent assessment and estimates the following open market dwelling requirement by number of bedrooms (2011 to 2031) for the District that will be required at any reserved matters stage.

	1 bed	2 bed	3 bed	4+ bed	Total
SHMA %	5.9%	21.7%	42.6%	29.8%	
SHMA Expectation no's (rounded)	4	14	28	19	65

5.20 Residential Amenity

Adopted local plan policy DC9 seeks to prevent development that would result in a loss of privacy, daylight or sunlight for neighbouring properties or that would cause dominance or visual intrusion for neighbouring properties and the wider environment. Protecting amenity is a core principle of the NPPF. Design principles DG63-64 of the Design Guide pertain to amenity, privacy and overlooking.

5.21 Any detailed layout for this site will need to demonstrate that sufficient private gardens are provided for each house. Paragraph 5.10.4 of the Design Guide confirms that a one bed unit should have 35 square metres, a two bedroom unit should have 50 square metres and larger units should benefit from 100 square metres. Any detailed layout will need to ensure that all back-to-back and back-to-side distances are in line with the recommendations of the Design Guide (21 metres and 12 metres respectively).

5.22 Landscape and Visual Impact and Trees

The NPPF seeks to enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph 109). The site does not fall within any national landscape designations. The site falls within the Lowland Vale, which is a local landscape designation. Policy NE9 seeks to protect the long, open views that characterise the Lowland Vale.

5.23 As part of the evidence base supporting the Local Plan, this site was assessed in the Phrase 1 Landscape Capacity Study 2014: Site Option. The site was considered to have a medium/high capacity for housing development, which

was an important factor in the ultimate proposal to allocate the site for housing.

- 5.24 The application is supported by a Landscape and Visual Appraisal (LVIA) that the council's landscape architect has confirmed offers an appropriate assessment of the landscape impacts of the proposal. This concludes that the proposed development would have a localised moderate to minor landscape harm on the Lowland Vale. As noted by the council's landscape architect, *"The impacts mainly relate to the loss of pasture and the extension of the village form westwards, with increased village form on the western side of the A417. The site layout has sought to mitigate the landscape impacts, with the retention of the majority of trees and hedgerows on site, with additional tree planting."* The Landscape Architect notes that the LVIA does not properly cover the loss of the majority of the eastern boundary hedgerow to allow for the access and associated visibility splays. However, the Design and Access Statement does show how a layout can be achieved that would allow for substantial planting along this side of the site and this will be part of the reserved matters application.
- 5.25 In terms of wider visibility, the boundary vegetation ensures views are limited, whilst there is also a limited footpath network around the site given the surrounding land uses. The Landscape Architect confirms, *"from the majority of areas, especially those to the south, there would be minor or negligible effects [as] existing vegetation restricts the available views. From views in the vicinity of the site, to the east and north there will be moderate to major effects on the view...however these views are seen in the context of Faringdon Road and the existing edge of Stanford-in-the-Vale."*
- 5.26 The Landscape Architect is satisfied that there is scope for additional tree planting that will, in time, reduce the landscape impact of this proposal. This will be an important part of the detailed application stage.
- 5.27 That detailed application will also need to provide further details on the elevated earth bund referenced in the LVIA as being necessary in the northwestern corner of the site.
- 5.28 In terms of trees and hedgerows, these are limited to the site boundaries and should be easily retained in any layout for this site. However, as noted by the Landscape Architect, the indicative SuDS scheme includes a swale and basin area that runs close to the likely root protection areas of some of these trees. A detailed scheme will need to adapt this attenuation to ensure trees can be retained on site. Where this isn't possible, replacement planting will be necessary.
- 5.29 **Flood Risk and drainage**
The NPPF provides that development should not increase flood risk elsewhere and should be appropriately flood resilient and resistant (paragraph 103). It states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or

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noise pollution (Paragraph 109). Local Plan Policies DC9 and DC12 relate to pollution, contamination and waste water discharge.

- 5.30 The application is supported by a Flood Risk Assessment that confirms that the site falls wholly within Flood Zone 1, the area at least risk of flooding. Therefore, the main risks of flooding within this site are from surface water and ground water and the applicant proposes to use a Sustainable Urban Drainage scheme to deal with surface water run-off.
- 5.31 Testing has taken place that confirms that the most preferable drainage of the site, infiltration SuDS, can be used. However, this will require the use of infiltration basins to hold the water and allow it to infiltrate into the underlying strata at a controlled rate. This basin will be provided in the lowest point of the site, which is the southeastern corner. Soakaways and permeable paving will be used to capture and direct water into the basin. As outlined above, it will be important that the final design of the basin does not cause conflict with the important boundary planting in this corner of the site. In consultation, the council's drainage engineer has reviewed the infiltration test result and is satisfied that the proposed drainage strategy will work, subject to a detailed design that can be secured through a standard condition.
- 5.32 In relation to foul drainage, the applicant has provided a Utilities and Foul Drainage Assessment that identifies a potential sewer connection point for the development on the A417. This Assessment has been subsequently supplemented by a Flow and Pressure Investigation through Thames Water that concludes, *"The network has sufficient spare capacity in the distribution main...to supply your domestic peak demand profile for the proposed development...and no offsite mains reinforcement is required."* Thames Water have assessed both the Foul Drainage Assessment and the Flow and Pressure Investigation and agree with their conclusions.
- 5.33 There are no objections to this proposal from Thames Water in terms of fresh water supply nor water pressure.
- 5.34 **Traffic, parking and highway safety**
Paragraph 32 of the NPPF states: *"Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."* The application is supported by a Transport Assessment (TA) that has been found sound by the Highways Authority. The TA confirms that during the morning peak hour (8-9am) this development would generate 58 two way vehicles trips and in the evening peak hour (5-6pm) it would generate 68 two way trips. The Highways Authority are satisfied this level of movement can be accommodated in the local highway network without severe cumulative harm occurring.
- 5.35 Following the submission of amended plans, the Highways Authority have no objections to the proposed access, which will take the form of a simple T junction, with a ghosted right hand lane into the development for those entering the site from the north. Visibility splays will be over 100 metres in either direction from the point of access. The associated road widening will also allow

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for a ghosted right turn lane off the A417 into Joyces Road. This will improve safety at a junction that currently causes concern for local residents.

- 5.36 The proposed access, for which full consent is sought, also includes a new shared foot/cycle way leading south from the access to a proposed Toucan crossing. This will allow access to an upgraded 3 metre wide shared foot/cycleway on the eastern side of the A417 that will lead down into the village, as required by the Development Site Template.
- 5.37 The Highways Authority are satisfied that the access arrangements are acceptable, subject to a Road Safety Audit that will confirm the precise position of the Toucan crossing. The Highways Authority also require the improvements to the cycleway on the eastern side of the A417 carried on through the Ware Road/A417/Farm Piece roundabout to the southeast of this site. Officers are satisfied that the Grampian condition for off-site highway works forming part of the recommendation can secure these improvements.
- 5.38 A financial contribution on a per-dwelling basis to improving local bus services is necessary to further encourage the use of non-car modes of transport. Conditions will also secure a Residential Travel Plan and Travel Information pack to further encourage sustainable modes of travel.
- 5.39 At the detailed stage, parking provision for cars and cycles will need to be shown to be in line with County Council parking standards.
- 5.40 Given the above, and subject to the recommended conditions and Section 106 contributions, there are no objections to this proposal on highway safety grounds.
- 5.41 **Biodiversity**
Paragraph 117 of the NPPF refers to the preservation, restoration and re-creation of priority habitats, whilst Paragraph 118 sets out the basis for determination of planning applications. Paragraph 118 states that any significant biodiversity harm must be mitigated or compensated for, otherwise an application should be refused. The application is supported by a Great Crested Newt survey, general ecology surveys and a mitigation strategy. During the determination of the application, the applicant has also submitted information on Biodiversity Offsetting.
- 5.42 In consultation, the council's countryside officer has reviewed the information provided and is in agreement that the habitats on the site are common and widespread, with the main features of ecological value being the hedgerows and trees on the site boundaries (discussed above). However, there are breeding ponds for Great Crested Newts around 200 metres to the south west and the countryside officer has agreed the outline mitigation strategy should ensure no harm to the species during construction or once the development is complete. This mitigation will be secured by condition.
- 5.43 The Countryside Officer has checked the Biodiversity Offsetting information provided and is satisfied, *"the proposals can be delivered without causing a net*

loss for biodiversity provided the proposals for habitat creation and restoration are fully realised within any future reserved matters applications.” To ensure this occurs, condition two of the recommendation requires the Biodiversity Enhancement Strategy to be provided alongside the reserved matters application for landscaping. This will ensure a coordinated approach to deliver the biodiversity gains proposed.

Financial contribution requests

- 5.44 The NPPF advises that planning obligations should only be sought where they meet all of the following tests in paragraph 204:
- I. Necessary to make the development acceptable in planning terms;
 - II. Directly related to the development; and
 - III. Fairly and reasonably related in scale and kind to the development.

Policy DC8 of the Adopted Local Plan provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured

- 5.45 In consultation, the County Council as Education Authority initially objected due to the lack of an agreed strategy to expand Stanford-in-the-Vale primary school. This is a concern locally as well. Initially, the intention was to secure additional land adjacent to the existing school site to allow the expansion of the school in this way. However, the unavailability and uncertainty of additional land has now led to the County Council agreeing that the expansion of the school on its current site is the most feasible option.
- 5.46 However, the particular circumstances of this site means this expansion will be costly and so the larger than normal contribution on a per pupil basis will be sought from the developments on this allocated site, which is summarised below. At the time of writing, this contribution is under negotiation with the applicant and the Addendum Report will update committee on progress.
- 5.47 The following developer contributions are considered fair and proportionate and should be secured through a section 106 agreement:

District Council	Amount (£) based on 100 units
New recreation ground in the village	£207,361
Artificial Grass pitch at Faringdon Leisure Centre	£6,836
Cycleway from village to Shellingford crossroads	£34,260
Football pitches at new recreation ground	£9,710
Health and Fitness equipment at Faringdon Leisure Centre	£22,107
Rugby pitches at new recreation ground	£3,917

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Improvements to village hall	£14,887
Street Naming contribution	TBC
Public Art	£30,00
Wheeled Bins	£17,000
Total	£346,078

Oxfordshire County Council	Amount (£) based on 100 units
Primary School expansion in the village	£555,800
Secondary school expansion at Faringdon community college	£455,686
Nursery expansion	£81,837
Bus service improvements	£100,000
Travel Plan monitoring	£1,240
Footway consultation	£500
Expansion of Faringdon library	£25,705.40
Total	£1,220,768.40
GRAND TOTAL	£1,566,846.40
Total per unit	£15,668.46

6. CONCLUSION

- 6.1 This application has been assessed on its merits, in light of the requirements of the existing Local Plan, the Inspector's Interim Findings into the emerging Local Plan 2031 Part One, the spatial strategy for growth and housing allocations of the emerging Local Plan and the guidance of the NPPF in relation to sustainable development.
- 6.2 The scheme will provide an economic and social role through employment through construction, increased investing in the local economy and providing additional market and affordable housing in line with the growth strategy of the emerging Local Plan.
- 6.3 In terms of the environmental role, harm will be limited and can be appropriately mitigated through additional planting as envisaged by the Site Development Template for the West Stanford-in-the-Vale allocation of which this site forms part. The indicative plans submitted in support of the application demonstrate housing on this site can be achieved without compromising the overall masterplanning of this site envisaged by the Local Plan allocation.
- 6.4 There are no technical objections to the proposal following the submission of amended and additional information.
- 6.5 Overall, this application will deliver part of an important strategic site in the emerging Local Plan in a sustainable manner and is consequently recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2011 policies;

- GS1 - Developments in Existing Settlements
- GS2 - Development in the Countryside
- 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
- H11 - Development in the Larger Villages
- H13 - Development Elsewhere
- H16 - Size of Dwelling and Lifetime Homes
- H17 - Affordable Housing
- H23 - Open Space in New Housing Development
- NE9 - The Lowland Vale

Vale of White Horse Local Plan 2031 Part One policies

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP05 - Housing Supply Ring-Fence
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP36 - Electronic communications
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP39 - The Historic Environment
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity
- CP47 - Delivery and Contingency

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

STANFORD-IN-THE-VALE NEIGHBOURHOOD PLAN (AREA DESIGNATION)
VALE OF WHITE HORSE DESIGN GUIDE 2015
NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Vale of White Horse District Council – Committee Report – 9 November 2016

PLANNING PRACTICE 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

LOCALISM ACT

HUMAN RIGHTS ACT 1998

EQUALITY ACT 2010 (SECTION 149)

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