

APPLICATION NO.	P16/V1705/FUL
SITE	Land at Manor Farm, Drayton
PARISH	Drayton
PROPOSAL	Demolition of existing agricultural buildings and a new residential development of 57 dwellings, together with a new vehicular access onto Abingdon Road, new pedestrian and cycle accesses onto Abingdon Road, Henleys Lane and Gravel Lane and public open space including a new village green and associated landscaping. (As amended by plans and documents received 23 December 2016 and 8 February 2017)
WARD MEMBER(S)	Stuart Davenport
APPLICANT	CALA Management Ltd.
OFFICER	Stuart Walker

RECOMMENDATION

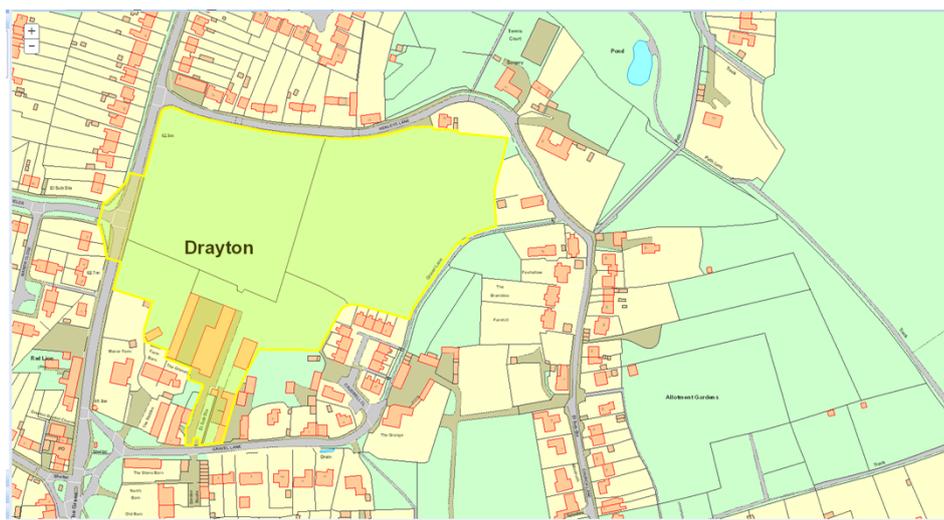
It is recommended that authority to grant planning permission is delegated to the head of planning subject to:

- A S106 legal agreement being entered into to secure financial contributions, affordable housing and open space provision.
- The following planning conditions:
 1. Time limit for commencement – three years.
 2. Approved plans.
 3. Sample materials to be approved.
 4. Building detailing to be approved.
 5. Acoustic wall/ventilation details to be approved.
 6. Access and vision splay details to be approved.
 7. Car parking in accordance with approved plans.
 8. Bin and cycle storage provision in accordance with approved plans.
 9. No occupation until roads and footpaths provided for each respective dwelling.
 10. Travel plan statement.
 11. Travel information pack.
 12. Garage accommodation to be retained.
 13. Scheme of archaeological Investigation.
 14. Programme of archaeological evaluation and mitigation.
 15. No development to commence until a detailed scheme for the surface water drainage of the development, developed in accordance with the submitted flood risk assessment and as part of a sustainable urban drainage system, has been approved.
 16. No development to commence until a foul water drainage strategy detailing all on-site drainage works, has been approved.

17. No development to commence until a foul water drainage strategy detailing all required off-site drainage works, has been approved.
18. Tree protection details.
19. Tree pit construction details to be approved.
20. Hard and soft landscape scheme to be approved.
21. Landscape maintenance for five years.
22. Maintenance plan for open space to be approved.
23. Boundary details to be approved.
24. Development in accordance with ecological assessment recommendations.
25. Biodiversity enhancement strategy to be approved.
26. Electric charging points to be provided for each market unit.
27. Contaminated land investigation.
28. Acoustic mitigation in accordance with noise assessment recommendations.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to committee as Drayton Parish Council objects to the proposal.
- 1.2 The application seeks full permission for a new residential development of 57 dwellings with associated public open space, including a new village green, access and landscaping.
- 1.3 The site is allocated in the Drayton neighbourhood plan as a site suitable for housing for around 50 dwellings, and is located to the east side of Abingdon Road (opposite the junction to Hilliat Fields). The site lies within the Lowland Vale landscape and falls wholly within the village conservation area. A site location plan is below:



- 1.4 The application will provide 57 dwellings, ranging in size from one to five bedrooms with a mix of dwelling types including detached, semi-detached and terraced units. Dwellings are predominantly two storey intermixed with some 2.5 storey buildings. The proposal also provides a terrace of three bungalows on the south west side of the site. Dwellings will be traditional in design

reflective of local vernacular in a brick and tile construction. Access to the site will be taken through the creation of a new junction onto Abingdon Road, supplemented with pedestrian access onto Henleys Lane (to the north) and Gravel Lane (south).

- 1.5 The application has been amended to address technical officer comments on layout / design and local representations made on the original submission, which has resulted in a revised layout, changes to dwelling types and the reduction of 1 unit. A copy of the latest layout plan and indicative street scenes is **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 A summary of the responses received to both the original plans and the amendments is below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk.

Drayton Parish Council	Objection. A copy of their latest comments are attached at Appendix 2.
Neighbours	<p><u>Original plans</u> 48 letters of objection were received. The concerns raised may be summarised as follows:</p> <p><i>Policy</i></p> <ul style="list-style-type: none"> • The proposal is contrary to the neighbourhood plan. • Too many dwellings are proposed resulting in an overdevelopment of the site. • There is a need to assess whether this site benefits from sustainable development – as it is not sustainable in energy or traffic terms. <p><i>Highways</i></p> <ul style="list-style-type: none"> • Traffic generation will lead to congestion. • Location of proposed vehicle access is unsafe and should be directly opposite Hilliat Fields. • Proposed access should be designed as a roundabout. • Existing road network is not suitable for increase in traffic and will lead to a severe impact. • Road network improvements are required. • The proposal is highly car dependent and contains no measures to reduce traffic. • Inadequate parking provision. • Proposal will result in loss of parking provision for 1 Gravel Lane. <p><i>Conservation area</i></p> <ul style="list-style-type: none"> • Proposal fails to preserve or enhance the village conservation area and will cause substantial harm. • The existing field is a distinctive feature of the conservation area.

- Open space is too small.
- Vehicle access road compromises open space.
- Site levels result in dwellings being too high and out of keeping with character of the conservation area.
- Dwelling types too large and bulky and not appropriate for conservation area.
- Proposal impacts character of Henleys Lane.

Design

- Dwelling types are too large and will be harmful to the rural aspect of the village.
- Housing mix does not provide enough smaller dwellings or homes for all ages.
- No on-site renewables are proposed.
- Proposed footpath links will create anti-social hotspots.

Drainage

- Inadequate sewer network.
- Flood risk.

Amenity

- Public open space is too small.
- Potential loss of security to existing dwellings.
- Loss of privacy / overlooking of existing dwellings.
- Loss of outlook from existing dwellings.
- Inappropriate boundary treatments.
- Loss of vegetation on boundaries with neighbours.
- Potential impact on existing saw tooling business adjoining the site through existing noise pollution and introduction of dwellings close to business.

Environment

- Loss of trees.
- Loss of wildlife and impact on protected species (bats).

Infrastructure

- Impact on local services, in particular impact on the primary school.
- Lack of parking for existing shop

Amended Plans

Nine letters of objection have been received. The concerns raised may be summarised as follows:

- Amended plans do not overcome concerns on traffic generation and inadequate sewer network.
- Housing numbers are still too high and exceed the neighbourhood plan allocation.
- Proposal remains an overdevelopment and more units should be removed.
- House types, size and massing remain inappropriate to village character.

	<ul style="list-style-type: none"> • Impacts on conservation area and archaeology not satisfactorily addressed. • The proposal will result in substantial harm to the conservation area and the benefits of the scheme do not outweigh or mitigate this harm. The proposal is thus contrary to paragraph 133 of the NPPF. • The development should be delayed until later in the plan period in order to meet emerging local needs. • Loss of trees and privacy to existing neighbours. • There is no footpath link or dedicated parking spaces for the corner shop. • New village green is too small. • New access location is contrary to mitigating risk of accidents. • The proposal does not provide self-build opportunities.
Oxfordshire County Council	<p><u>Highways</u></p> <ul style="list-style-type: none"> • No objection, subject to conditions on access, parking, travel plans and drainage. • Contributions towards parish traffic calming project. <p><u>Archaeology</u></p> <ul style="list-style-type: none"> • No objection, subject to conditions on scheme of investigation and evaluation. <p><u>Education</u></p> <ul style="list-style-type: none"> • No objection, subject to contributions for primary and early-years education. <p><u>Property</u></p> <ul style="list-style-type: none"> • No objection, no contributions requested due to CIL pooling restrictions. <p><u>Minerals & waste</u></p> <ul style="list-style-type: none"> • No comments.
Thames Water	No objection, but identify an inability of the existing waste water infrastructure to accommodate the development. Propose a Grampian condition requiring a drainage strategy to be approved detailing any off site drainage works prior to development commencing.
Drainage Engineer	No objection, subject to conditions for detailed foul and surface water scheme.
Southern Gas Network	Comment. Draw attention to the location of off-site gas network infrastructure in locality.
Countryside Officer	No objection, subject to conditions on implementation of development in accordance with ecological appraisal and submission of a bio-diversity enhancement strategy.
Landscape	No objection, subject to conditions on details of soft and

Officer	hard landscaping, maintenance and management of the open space and proposed play provision and retained vegetation and tree pit details for all new trees in hard surfaced areas.
Tree Officer	No objection, subject to conditions on protection of existing trees and new tree planting.
Urban Design Officer	No objection, subject to any dwelling that has an elevation onto the public realm on both sides (corner dwellings) must have an active frontage on both sides, and conditions for all external materials, and hard and soft landscaping details.
Conservation Officer	Support, subject to conditions on historic building recording on buildings to be removed, Materials and typical details for windows and doors & bin stores, External lighting, Boundary treatments, Hard and soft landscaping, and details of acoustic wall and ventilation to houses adjacent to the sawmill, where opening windows on the rear are not permitted.
Environmental Health – Air Quality	No objection, but request a condition on electric charging points for each property.
Environmental Health – Contamination	No objection, subject to a condition to ensure any ground, water and associate gas contamination is adequately addressed.
Environmental Health – Protection	No objection, subject to the mitigation measures identified in the amended acoustic report being implemented in full.
Waste Management	No objection, subject to contributions.
Housing Development	No objection.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P04/V0423/LB](#) - Approved (01/07/2004)

Conversion of redundant farm building to residential use, refurbishment of existing dwelling, demolition of modern farm buildings. Provision of improved access.

[P04/V0422](#) - Approved (01/07/2004)

Conversion of redundant farm buildings to residential use, refurbishment of existing dwelling and demolition of modern farm buildings. Provision of improved access.

[P97/V0227/LB](#) - Refused (11/08/1997) - Refused on appeal (04/03/1998)

Remove agricultural buildings. Conserve & convert farm building to form 6 dwellings. Alterations to existing cottage. Erect 13 new dwellings & access

way. Construct new garage for existing farmhouse.

[P97/V0226](#) - Refused (11/08/1997) - Refused on appeal (04/03/1998)
Remove agricultural buildings. Conserve & convert farm buildings to form 6 dwellings. Alterations to existing cottage. Erect 13 new dwellings & access way. Construct new garage for existing farmhouse.

[P95/V0371/LB](#) - Refused (19/05/1997) - Approved on appeal (04/03/1998)
Demolition of modern agricultural buildings. Convert traditional farm buildings to form 6 dwellings.

[P95/V0370](#) - Refused (19/05/1997) - Approved on appeal (04/03/1998)
Demolish modern agricultural buildings. Convert traditional farm buildings into 6 dwellings. Erect 16 dwellings (including 4 low-cost units) and a double garage for the existing farmhouse, with associated access, landscaping and parking

3.2 **Pre-application History**

[P15/V1871/PEJ](#) – response given (07/07/2015)

Ecological survey advice on a proposed residential development.

The countryside officer provided advice on the scope of assessment work required to accompany the application.

3.3 **Screening Opinion requests**

None.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site area is less than 5 hectares, fewer than 150 dwellings are proposed and the site is not in a 'sensitive area' as defined by the regulations. The proposal is not EIA development.

5.0 **MAIN ISSUES**

The relevant planning considerations in the determination of this application are:

- Principle of development
- Amount of housing
- Housing types and tenures
- Affordable housing
- Design & Layout
- Residential amenity
- Landscape and visual impact
- Open space, trees and landscaping
- Historic environment
- Flood risk and drainage
- Traffic, parking and highway safety
- Archaeology
- Air quality
- Contamination
- Ecology & biodiversity

- S106 contributions

5.1 Principle of development

The site is located within the existing built up area of Drayton, which is classified as a larger village in the Local Plan. Furthermore the site is allocated in the Drayton Neighbourhood Plan as a site suitable for around 50 dwellings. The neighbourhood plan is made and can be afforded full weight in the planning balance of this case. The principle of development is therefore acceptable.

5.2 Amount of Housing

Objections have been raised by the parish council and local residents that the amount of housing exceeds that envisaged by the neighbourhood plan. Neighbourhood plan policy P-H1 allocates the site for ‘*approximately 50 dwellings*’. The policy states that “*all dwelling numbers are approximate and will be reviewed at the planning application stage based on the need to provide smaller homes*”. Housing allocation figures are only approximate as the final figure will always depend on the more detailed information and assessment that is entailed with a full planning application.

5.3 In meeting our housing needs, there is a presumption in favour of sustainable development within the existing built area of larger villages under local plan policy CP4. The government also expects housing supply to be significantly boosted. As set out below, 57 units has been assessed against all relevant planning considerations and no technical objections have been raised. Therefore, officers consider an increase of seven dwellings on the approximate number of 50 is reasonable and does not result in a significantly different scheme to that outlined in the Neighbourhood Plan.

5.4 Housing types and tenures

Local Plan policy CP22 seeks to ensure the right mix of housing sizes, types and tenures are provided on all residential sites. This should be in accordance with the Council’s strategic housing market assessment (SHMA) unless an alternative approach can be demonstrated to be more appropriate.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
SHMA	5.9%	21.7%	42.6%	29.8%
Expectation	2	8	16	11
Proposal	0	11	16	10

5.5 Concern has been raised by local residents that the proposal does not provide enough small general market properties. The proposal, however, provides more two bed properties than would be required by SHMA, including some bungalows. Officers consider the proposal strikes the right balance for a mix of properties in the village and accords with the ambit of local plan policy CP22.

5.6 Affordable housing

The application makes provision for 35% affordable housing which accords

with local plan policy CP24 and neighbourhood plan policy P-H2. The proposed affordable housing mix is:

	1 bed	2 bed	3 bed	4+ bed	Total
Rent	4 flats	7	4	-	15
Shared Ownership	-	3	2	-	5
Total	4	10	6	-	20

The distribution of the affordable units throughout the development is acceptable and the council's housing team are satisfied with the proposal. This will be secured through the S106 legal agreement.

5.7 **Design and Layout**

Following concerns over the initial proposal in terms of design and layout, the scheme has been amended. The layout is based around a clearly defined network of informal streets and dwellings have been designed / positioned to front public space to provide a coherent environment for all users and a sense of enclosure. There is a mix of on street parking, on plot parking and garaging and private amenity space and bin storage is also provided for each dwelling. Proposed dwellings in terms of heights, mass and external appearance are reflective of local architectural vernacular and are proportionate in scale to the existing village.

5.8 The western side of the site has been redesigned to be more informal, akin to a former farm yard with a terrace of four dwellings, courtyard parking, car ports and terraced bungalows. To the south, the layout has been amended to provide a two storey barn style building to better address Gravel Lane and the setting of adjoining listed building. Overall, the proposal is considered compliant with the adopted design guide, local plan policy CP37 and neighbourhood plan policy P-LF3.

5.9 **Residential Amenity**

Objections have been received on the impact of the proposal on adjoining dwellings in terms of loss of privacy and security. The application proposes an appropriate design response to existing dwellings. All dwellings are located in excess of the 21m distance between first floor habitable rooms set out in figure 5.59 of the design guide. Officers therefore consider any impact on existing neighbours are not sufficient to warrant refusal of the application.

5.10 Noise generated from the adjoining saw tooling business is apparent on the south part of the site. The applicant has provided an acoustic assessment report and amended the layout / design in response to its findings to ensue no unreasonable impact on future residents. The environmental protection team raises no objection, subject to full implementation of the mitigation measures proposed in the report. This can be secured by condition and the proposal accords with local plan saved policies DC9 and DC10.

5.11 **Landscape and Visual Impact**

The site forms part of the Lowland Vale. There are no far reaching views in

which the site is prominent. As such, the proposed development would not cause unacceptable landscape and visual harm to the wider Lowland Vale and there is no conflict with local plan saved policy NE9 or local plan policy CP44.

5.12 Open Space, Trees and Landscaping

Neighbourhood plan policy P-LF1 seeks the creation of a village green on this site. The policy states “*The space should have an open aspect on its western side to create a visible connection between the east and west of the village, with an avenue of trees leading up to the green from Hilliat Fields. It should reflect the rural and agricultural nature of the Conservation Area, in which it is located.*” In addition, Local plan saved policy H23 requires a minimum of 15% of a site to be laid out as open space.

5.13 The application proposes an extensive area of open space. In addition each dwelling has private amenity space. The new village green space has been amended to ensure there is an open aspect on its western side, reflects the rural and agricultural nature of this part of the conservation area and includes off-site tree planting in Hilliat Fields. Despite the parish’s and local concern, the size and shape of the green is acceptable and officers consider the proposal accords with neighbourhood plan policy P-H1 and local plan saved policy H23.

5.14 The layout that has gone through several revisions to overcome a number of issues related to existing trees and the provision of new trees. The tree officer is broadly satisfied that the consideration of existing trees has informed the design of the latest layout and that its implementation would not have a significant impact on the existing tree cover across the site. Trees that are worth retaining, because of their current visual amenity or their long term potential, have been accommodated within the scheme and the loss of those shown can be mitigated through opportunities for replacement planting within the landscape scheme. The impact on the retained trees will need to be managed by means of a tree protection plan. This can be secured by condition.

5.15 The application is supported with a concept landscape plan and the proposed layout has sufficient space to deliver a well landscaped scheme to accord with neighbourhood plan policy P-LF6 and local plan saved policy DC6. The council’s landscape officer has raised no objection subject to the submission of further landscape details which is secured through the recommended conditions.

5.16 Historic Environment

The application site lies wholly within the village conservation area with adjoining listed buildings. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. Local Plan saved policy HE1 and neighbourhood policy P-LF4 also seek to preserve or enhance the character or appearance of the conservation area. In addition local plan saved policy HE4 and neighbourhood plan policy P-LF5 seek to protect the setting of listed buildings.

5.17 The NPPF confirms that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”* In this case considerable importance and weight is given to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the setting of adjoining listed buildings.

5.18 The parish council has recently undertaken a conservation area character assessment of the village, which sets out the key characteristics of the conservation area. The application site lies within assessment area 4, which is summarised as follows:

“Gravel Lane was once the main route from the village green to Church Lane, skirting around the land of Manor Farm. It is now only accessible to vehicles as far as The Grange, from where it continues as a footpath. The farm buildings of Manor Farm remain the dominant feature in the lane. These, together with a couple of houses and The Grange, are the only pre-enclosure buildings on the lane. The other development is all 20th century housing, for the most part large detached or semi-detached houses set back from the road. The exception is Caudwell Close, a tightly knit sheltered housing development of small terraces opposite The Grange. The former fields of Manor Farm, to the north of the farmyard, constitute the principal remaining open space within the village. Bounded on all sides, including the by mature hedging, glimpsed views are obtained in the summer months. The open space has a greater visual contribution to the character of the area in winter and spring. The openness of the land and its native hedge boundary are an important part of the character of the village.”

5.19 The assessment considers the significance of the area in accordance with Historic England’s Conservation Principles through a number of values. Evidential value is considered to be medium, but it does have historical value. Its aesthetic value is medium and *“lies in the attractive rural setting to the area enhanced by the survival of farm buildings and undeveloped land”*. Traditional buildings are considered be of most aesthetic interest with 20th century housing generally having a neutral impact. Private gardens make an attractive and positive contribution to the appearance of the area. The native wild vegetation bordering the footpath has a different, but equally important aesthetic value. The report further considers there is medium communal value, primarily due to the *“fields of Manor Farm are not, publicly accessible or visible.”*

5.20 Officers consider the proposal preserves these key attributes. Furthermore, the proposal has been fully assessed by the council’s conservation officer who has also reviewed the parish council’s assessment and local representations regarding this issue. Notwithstanding the opposition to this proposal, the conservation officer considers the amended proposal will result in less than

substantial harm to heritage assets and supports the proposal.

5.21 The parish council considers that in order to protect the conservation area “*what is vital is the balance of the built up area to the open green space.*” In response, officers have sought to enlarge the village green space, and widen the visual gap with listed building, no 38 Henleys Lane. The amended layout, use of trees and proposed landscaping will also provide an important visual connection right through from Hilliat Fields to the west to Henleys Lane to the east to accord with Neighbourhood plan policy P-LF1.

5.22 Officers consider the built up area of the amended proposal is not too extensive to warrant refusal when balanced against the public benefit of the site’s allocation for housing, the amount of open space provided and the underlying need to boost housing supply. The proposal therefore accords with National, local and neighbourhood plan policy in relation to the historic environment.

5.23 **Flood Risk and drainage**

The application is supported by a Flood Risk Assessment and surface water drainage strategy. The site is within flood zone 1 which is the zone least susceptible to flooding and preferred in flood risk terms for housing development. The site is not at risk of river flooding. A sustainable drainage scheme can be agreed and secured by planning condition thereby minimising the risks of flooding arising from the development. The drainage engineer has no objections to the proposal subject to further details being submitted by condition.

5.24 Concern has been raised by local residents on foul sewer capacity. Thames Water has identified a network capacity issue with the foul sewer network and has advised that a Drainage Impact Study is required to confirm if any off site reinforcement works are required. A Grampian condition is requested to ensure that development does not commence until a detailed foul drainage strategy for on and off site infrastructure (identifying exactly what is required, where and when) is submitted to and approved by the planning authority and implemented before any discharge to the public system is accepted. Officers consider this is a reasonable condition.

5.25 Subject to the suggested drainage conditions, the proposal is acceptable in respect of flood risk and drainage and is compliant with local plan policy CP42.

5.26 **Traffic, parking and highway safety**

The site will be accessed directly off the B4017 through a new T junction. Despite the parish council objection over its location, the county highway’s engineer raises no objection. However, the engineer has requires minor revisions to remove an uncontrolled crossing to the South of Hilliat Fields and to provide footways and a tactile surface at the junction of Hilliat Fields in addition to the off-set crossing. These minor revisions relate to work on the public highway and can be secured through a S278 agreement with the highway authority.

5.27 Local concern has been expressed that the proposal would cause traffic

congestion especially due to the level of traffic using the road from Abingdon. Residents have also requested a roundabout is created with Hilliat Fields to slow traffic and enable traffic to merge onto Abingdon Road. However, there are no objections to the proposal from the county highway's engineer on traffic generation or highway safety grounds and the county council has confirmed a roundabout is not feasible or required to mitigate traffic speeds or traffic generation from this development.

- 5.28 Objections have been received over the lack of a pedestrian connection to the Henleys Lane junction. Under neighbourhood plan policy P-WP1, "*proposals for new housing must ensure that the new homes are well connected both within the site and with the rest of the village by way of footpaths and cycle ways (especially to amenities such as the school, bus stops and shops).*" The original plans showed a pedestrian link at the northwest corner, but this has now been omitted at the request of the highways engineer on highway safety grounds. A pedestrian link to Henleys Lane is proposed further to the east. Overall, officers consider the site is located in a sustainable location with good pedestrian access and public transport connections, and accords with neighbourhood plan policy P-WP1.
- 5.29 Concern has also been raised over the level of parking provision within the development and the lack of car parking provision for the shop on the corner of Henleys Lane. Officers consider the proposal provides sufficient parking provision to meet the needs of the development, including parking space for 1 Gravel Lane. Neighbourhood plan policy P-WP3 concerning retail parking states "*proposals to improve car parking facilities to serve existing retail establishments will be supported.*" This application however does not propose parking to serve the existing shop where policy P-WP3 would apply. Such spaces are not required to mitigate this residential development and officers consider it would be unreasonable to require their provision. Similarly, parking restrictions on Henleys lane and shop delivery time restrictions, as suggested by the parish council are not required to mitigate this development and lie outside of the applicant's control.
- 5.30 Neighbourhood plan policy P-T1 confirms that development proposals which give rise to an increase in traffic will be required to put in place detailed travel plans. A framework travel plan has been submitted as the first stage of the process and identifies measures to be positively encouraged. The level of information submitted with the application is sufficient to comply with the policy and further details in relation to its implementation can be secured by condition.
- 5.31 Overall, it is considered that the proposal is acceptable in terms of its implications for traffic, parking and highway safety, subject to conditions and contributions. The application therefore accords with the expectations of local plan saved policy DC5 and the NPPF.
- 5.32 **Archaeology**
An archaeological evaluation has been undertaken and a report has been

submitted. Archaeological features dating to both the Iron Age and the eleventh century AD have been identified across the application area. None of these features are of sufficient importance to preclude the principle of development, but they are of sufficient significance to require investigation in advance of development. The County Archaeologist raises no objection, subject to further investigation prior to commencement of development. This can be secured through conditions and subject to these the proposal accords with adopted local plan policy HE10, neighbourhood plan policy P-LF5 and the NPPF.

5.33 Air Quality

The air quality in the area is considered to be generally good. The impacts of the additional traffic associated with this development are not expected to have any significant impact on local air quality. The air quality officer has, however, requested a condition on electric charging points with a view to offsetting the additional traffic emissions on the local and wider road network. Officers consider this to be reasonable and in accordance with local plan policy CP33.

5.34 Contamination

The Desk Study and Site Investigation Report has not identified the presence of any significant contamination that would preclude the redevelopment of the site. The report has identified the presence of localised PAH and asbestos contaminants in the near-surface soils and recommends that the identified hotspots are excavated and removed from site, which is secured through the recommended conditions.

5.35 Ecology and biodiversity

The proposal is considered to accord with the NPPF, local plan policy CP46 and neighbourhood plan policy P-S1, subject to conditions requiring compliance with the recommendations set out in the ecological appraisal for the protection of species, and the submission of a Biodiversity Enhancement Strategy to ensure that the proposal delivers appropriate biodiversity enhancements.

5.36 S106 contributions

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.

Local Plan policy CP7 and neighbourhood plan policy P-H3 expect new development to provide the necessary on-site, and, where appropriate, off-site infrastructure requirements arising from the proposal with them delivered directly by the developer and / or through an appropriate financial contribution.

5.37 Leisure, Recreation and Sport

Additional population will increase pressure on sport facilities in the village. It is reasonable to request contributions towards their improvement as no on site provision is being made as part of this proposal. The sums requested are set against planned and costed schemes for new facilities in the village as outlined in the neighbourhood plan. The amounts sought are proportionate to this development.

5.38 *Parish Council*

The Parish Council has requested contributions to improve community and recreation facilities in the village as set out in the appendices of the neighbourhood plan. Proportionate contributions towards improvements to village facilities have therefore been requested and agreed.

5.39 *Education*

The County Council has confirmed expansion of Drayton primary school is planned, and has sought a financial contribution of £138,409 for 17 pupil places. A contribution of £21,984 for 4 places for Early Years education has also been requested. The county council's requests are considered to be justified, reasonable and proportionate.

5.40 *Transport*

The public transport request is justified in seeking to improve the existing X1 / X2 and 34 bus services through the village. A contribution towards delivery of the traffic calming and street design strategy has been requested and is justified by the neighbourhood plan and its policies.

5.41 The following developer contributions are considered fair and proportionate and should be secured through a section 106 agreement:

District Council	Amount (£)
Barrow Road sports facilities	£169,174
Sport facilities maintenance	£21,998
Rugby	£2,350
Tennis	£11,989
Village hall refurbishment	£54,185
MUGA	£8,128
Footpaths & Cycle Paths	£18,394
Footpath notice board	£542
Allotments	£6,503
Burial ground expansion	£7,586
Tree planting	£17,000
Open space maintenance	£30,000
Public Art	£17,100
Street Naming	£1,223
Waste bin provision	£9,690
S106 monitoring	£5,710
Total	£381,572

Oxfordshire County Council	Amount (£)
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Drayton traffic and street design Strategy	£164,502
Public transport through Drayton (X1/X2/34)	£45,315
Drayton Community Primary School expansion	£134,764
Early Years education expansion	£20,843
S106 monitoring	£1,040
Total	£366,464

6.0 CONCLUSION

- 6.1 This application has been considered in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The principle of the development is acceptable being in accordance with adopted core and relevant saved planning policies. The proposal is in accordance with policy P-H1 and other relevant policies of the neighbourhood plan. The design and layout are acceptable together with the impact on the historic environment and the wider landscape. Technical issues relating to highways, drainage / flood risk, ecology, environmental considerations and archaeology are acceptable subject to conditions, and contributions are sought to offset impacts on physical and social infrastructure.
- 6.3 It is concluded that the proposal is sustainable development and accords with the development plan.

Development Plan Policies

The following planning policies have been taken into account.

Vale of White Horse Local Plan 2031, part 1:

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP08 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP26 - Accommodating Current and Future Needs of the Ageing Population
- 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
- CP40 - Sustainable Design and Construction
- CP41 - Renewable Energy
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity

Saved policies of Vale of White Horse Local Plan 2011:

- CF2 - Provision of New Community Services and Facilities
- DC3 - Design against crime
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- DC10 - The Effect of Neighbouring or Previous Uses on New Development
- DC12 - Water Quality and Resources
- H23 - Open Space in New Housing Development
- HE1 - Preservation and Enhancement: Implications for Development
- HE4 - Development within setting of listed building
- HE9 - Archaeology
- HE10 - Archaeology
- HE11 - Archaeology
- NE9 - The Lowland Vale

Drayton Neighbourhood Plan Policies:

- P-LF1 – Creation of Village Green on the Manor Farm site
- P-LF3 – Building design guidance
- P-LF4 – Conservation Area
- P-LF5 – The historic environment
- P-LF6 – Additional greenery - new developments
- P-WP1 – Connected development
- P-T1 – Travel plans
- P-S1 – Biodiversity
- P-H1 – Scale of development and site allocation
- P-H2 – Affordable housing
- P-H3 – Contributions
- P-H4 – External facilities

Adopted guidance

VALE OF WHITE HORSE DESIGN GUIDE 2015

Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 17 of the Crime and Disorder Act 1998
- Obligations under Section 149 of the Equalities Act 2010
- Provisions of the Human Rights Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)

Case Officer: Stuart Walker

Email: stuart.walker@southandvale.gov.uk

Tel: 01235 422600