

APPLICATION NO.	P15/V1752/FUL
SITE	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL
PARISH	Stanford in the Vale
PROPOSAL	Variation of condition 2 of planning permission P14/V0080/FUL (Removal of internal access gate and relocation of 2 parking bays). As amended per plans submitted 21 February 2017 to provide 35% affordable housing and to change fenestration details. Residential development on land at Penstones Farm, Stanford in the Vale to provide 18 no. dwellings (9 no. dwellings for the over 55 age range, 6 no. affordable and 3 no. open market dwellings) with landscaping and associated infrastructure.
WARD MEMBER(S)	Robert Sharp
APPLICANT	Blue Cedar Homes Ltd
OFFICER	Hanna Zembrzycka-Kisiel

RECOMMENDATION

That authority to grant planning permission is delegated to the head of planning subject to the following:

- 1: A varied S106 agreement being entered into by the applicant with the District Council and the County Council;
- 2: Conditions summarised as follows as previously agreed by the Planning Inspectorate under planning permission ref. P14/V0080/FUL:

Compliance

1. Time Limit.
2. Approved Plans.

Details to be submitted prior to commencement

3. Materials to be submitted/agreed.
4. Details of refuse and recycling storage shall be submitted/approved.
5. Landscape management plan to be submitted/agreed.
6. Construction management plan to submitted/agreed.
7. Details of foul and surface water drainage to be submitted/approved.
8. A travel plan to be submitted/approved.
9. Archaeological written scheme of Investigation to be submitted/agreed.
10. Following the approval of the written scheme of Investigation, a staged programme of archaeological evaluation and mitigation shall be carried out in accordance with the approved written scheme of Investigation.

Compliance

11. Landscape implementation.

12. Removal of class A permitted development rights.

13. No garage conversion.

14. Development to be carried out in accordance with the arboricultural method-statement.

15. The development shall be implemented and maintained in accordance with the ecological appraisal.

16. Plot 2, omission of the window on the north-west elevation, obscure glazing.

1.0 INTRODUCTION AND PROPOSAL

1.1 The application is referred back to planning committee due to a material change that has occurred since the resolution to grant permission was made.

1.2 This application was presented to planning committee on 13 January 2016, where it was recommended that authority to grant planning permission was delegated to the head of planning subject to conditions and to a S106 legal agreement being entered into.

1.3 Since the planning committee on 13 January 2016 the Vale of White Horse Local Plan 2031, Part 1 was adopted in December 2016. Therefore, this application now seeks to provide 35% affordable housing in line with adopted policy CP24, and to change some fenestration details. The residential development would still provide 18 no. dwellings (9 no. dwellings for the Over 55 Age Range, 6 no. Affordable and 3 no. Open Market dwellings) with landscaping and associated infrastructure.

1.4 The principle of development has already been established through the grant of planning permission on appeal for the development of the site for 18 dwellings, under application P14/V0080/FUL.

1.5 The appeal decision and the committee report from January 2016, where aspects such as highways, drainage, residential amenity, historic environment, landscape impact, biodiversity, archaeology, and financial contributions are considered in detail is **attached** at Appendix 1.

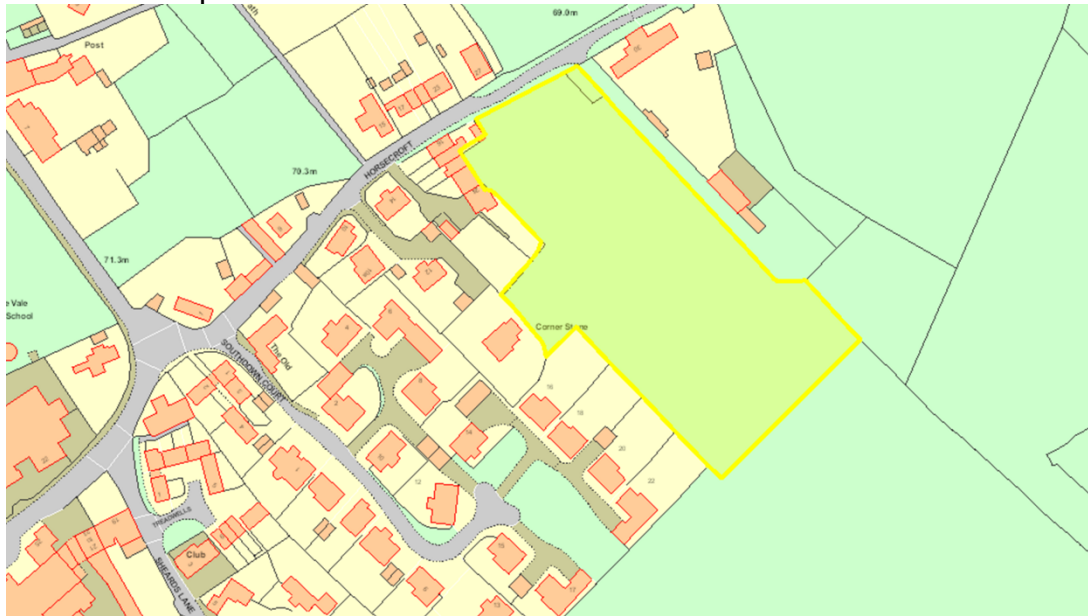
1.6 Therefore, the main issues to be considered are:

- the provision of 35% affordable housing, in line with the policy CP24 in the adopted Local Plan 2031, Part 1, and;
- proposed minor amendments which include:
 - Plot 2 houses type redesigned from affordable unit to an open market unit
 - Plot 2 garage relocated
 - The fence between plots 2 and 3 has been amended; and
 - The position of the Air Source Pump on plot 3 has altered.

1.7 Since the previous resolution, amended plans have been submitted and a

formal re-consultation has been carried out. A copy of the block plan is **attached** at Appendix 2.

- 1.8 All the conditions recommended previously are again recommended, and the proposed changes relating to the affordable housing provision would be included in the S106 legal agreement S106 which would be varied accordingly.
- 1.9 A site location plan is included below:



2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 Below is a summary of the responses received to both the original plans and the amendments. A full copy of all the comments made can be viewed online at www.whitehorsedc.gov.uk.

Stanford in the Vale Parish Council	No objections
Neighbours	<p>2 letters of objection received. Their concerns are summarised below:</p> <ul style="list-style-type: none"> • the applicant seeks to increase the number of affordable properties on the development. Surely this is likely to further increase pressure on local infrastructure - especially the school and highways, Horsecroft in particular; • 18 houses are simply too many for such a tight site; • not fitting with this historic part of this village; • 6 affordable houses in such an

	<p>area is totally out of scope;</p> <ul style="list-style-type: none"> the junction between Horsecroft, Oak Meadow and the High St is dangerous now; construction site traffic arriving early in the mornings will cause the residents great inconvenience.
Oxfordshire County Council One Voice	No objections- subject to the previously requested condition being imposed
Conservation Officer (Vale)	No objections
Historic England	No further comments to made on the amended scheme
Urban Design Officer (Vale)	No objections
Countryside Officer (Vale)	No objections
Natural England	No comments to made on the amended scheme
Housing (Vale)	No objections
Environment Agency	No objections
Forestry Officer (Vale)	No further objections; subject to the previously requested condition being imposed.
Thames Water	No further coments received
Drainage Engineer (consultant on behalf of Vale)	No objections; subject to the previously requested condition being imposed.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P14/V0080/FUL](#) - Refused (29/05/2014) - Approved on appeal (02/04/2015)
18 dwellings (8 no. dwellings for the Over 55 age range, 7 no. affordable and 3 no. Open Market dwellings) with landscaping and associated infrastructure.

[P09/V0222/DIS](#) - Approved (08/04/2009)

Request for compliance with condition for Application No: STA/19592/3
conditions 2,3,4,5,6,7 and 8.

[P07/V0053](#) - Refused (06/03/2007)

Demolition of existing single storey lean-to extension. Erection of new three-

bedroom dwelling.

[P06/V0745](#) - Approved (13/07/2006)

Two storey side extension with covered verandah

[P60/V0092](#) - Refused (10/08/1960)

Use of land for residential purposes. Planning Application History

3.2 **Pre-application History**

[P13/V1981/PEJ](#) - Other Outcome (05/11/2013)

Erection of 23 dwellings (9 dwellings for over 55 age range, 9 affordable dwellings and 5 open market) landscaping and associated infrastructure.

3.3 **Screening Opinion requests**

N/A

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This proposal does not exceed 150 dwellings and the site area is under 5ha. Consequently the proposal is beneath the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 and this proposal is not EIA development and there is no requirement under the Regulations to provide a screening opinion.

5.0 **MAIN ISSUES**

5.1 The principle of development has already been established through the grant of planning permission on appeal for the development of the site for 18 dwellings. In addition, committee resolved to grant planning permission for this application in January 2016.

5.2 Therefore, the main issues to be considered now are the amendments proposed since the resolution to grant was made, namely:

- the provision of 35% of the affordable houses, in line with the policy CP24 in the adopted Local Plan 2031, Part 1, and;
- proposed minor amendments mainly include:
 - Plot 2 houses type redesigned from affordable unit to an open market unit
 - Plot 2 garage relocated
 - The fence between plots 2 and 3 has been amended; and
 - The position of the Air Source Pump on plot 3 has altered.

5.3 **Current Policy**

Since the planning committee on 13 January 2016 the Vale of White Horse Local Plan 2031, Part 1 was formally adopted in December 2016. Therefore, the application before us now seeks to provide 35% affordable housing in line with the adopted policy CP24. The residential development would still provide 18 no. dwellings, and the amended housing mix would now consist of 9 no. dwellings for the over 55 age range, 6 no. affordable and 3 no. open market dwellings, with landscaping and associated infrastructure.

- 5.4 The amended scheme has been assessed by the council's housing team, and has stated in the submitted comments that "the amended layout plans shows the provision of 6 x 2 bedroom houses in a relatively central location in the site as a terrace of three two bedroom houses, a pair of semi-detached 2 bedroom houses and one detached two bedroom house. The sizes of the units as two-bedroom homes are acceptable and it is recommended that the pair of semi-detached houses are provided for shared ownership with the terrace of 3 units and the detached 2 bedroom house as rented accommodation."
- 5.5 The expectation would be for 6 units to be delivered on the site with a commuted sum payable for the 'part' (0.3) unit. The 2011 updated Affordable Housing Viability Study (BNP Paribas) includes a methodology for the calculation of commuted sums based on the open market value of a unit to be delivered on the site. Based on this formula, and using current values, the commuted sum for 0.3 affordable unit should be approx. £31,500. The proposed amendments would be introduced in the S106 legal agreement which would be varied accordingly to reflect the proposed changes.
- 5.6 The amended provision of affordable housing is therefore considered in your Officers opinion acceptable, and in line with the adopted policy CP24 of the adopted Local Plan 2031, Part 1.
- 5.7 **Design and Layout**
The access and internal road remain largely unchanged. Initial plans submitted with the current application did show gated access adjacent to plot 9 which would have segregated the Blue Cedar Homes for the over 55's from the remainder of the site including the affordable housing element and open market dwelling at plot 1.
- 5.8 An amended layout plan has been submitted to remove the gated element mentioned above, in order that the development is inclusive, and there will be no perception of segregation, in line with the Council's Design Guide 2015 (SPD).
- 5.9 In general the proposed road network has not been amended. The proposed changes include:
-Plot 2 houses type redesigned from affordable unit to an open market unit
-Plot 2 garage relocated
-The fence between plots 2 and 3 has been amended; and
-The position of the Air Source Pump on plot 3 has altered.
- 5.10 Open space is retained as previously approved and landscaping does not differ largely from the approved scheme. As such Officers are of the opinion that the proposed amended scheme is acceptable, and in line with the relevant local planning policies DC6 and DC9 of the saved Local Plan 2011 and policies CP37 and CP44 of the adopted Local Plan 2031, Part 1.

6.0 **CONCLUSION**

- 6.1 The principle of development has already been established through the grant of

planning permission on appeal for the development of the site for 18 dwellings.

- 6.2 The changes to house types and other minor variations would not have a significant impact upon the overall layout of the scheme or its acceptability. The proposal is considered to be in general accordance with the policies DC6 and DC9 of the saved Local Plan 2011 and policies CP37, CP39 and CP44 of the adopted Local Plan 2031 Part 1, and the NPPF in this regard.
- 6.3 The varied scheme is considered acceptable with regards to maintaining residential amenity, safe access and parking provision and adequate drainage. The proposed provision of affordable housing is adequate and in line with adopted policy CP24 of the adopted Local Plan 2031, Part 1, as well as the relevant contributions and in all other respects.

POLICY & GUIDANCE

The following planning policies have been taken into account:

Vale of White Horse District Council Local Plan 2011

Policy No.	Policy Title
DC5	Access
DC6	Landscaping
DC9	The Impact of Development on Neighbouring Uses
H16	Size of Dwelling and Lifetime Homes
H23	Open Space in New Housing Development
HE5	Development involving the setting to a listed building
HE10	Archaeology
NE9	Lowland Vale

Vale of White Horse Local Plan 2031 Part 1

The local plan 2031 part 1 was adopted on 14 December 2016. Its policies have full weight. The relevant policies are as follows:-

Policy No.	Policy Title
Core Policy 1	Presumption in favour of sustainable development
Core Policy 2	Co-operation on unmet housing need for Oxfordshire
Core Policy 3	Settlement hierarchy
Core Policy 4	Meeting our housing needs
Core Policy 7	Providing supporting infrastructure and services
Core Policy 22	Housing mix
Core Policy 23	Housing density
Core Policy 24	Affordable housing
Core Policy 37	Design and local distinctiveness
Core Policy 42	Flood risk
Core Policy 43	Natural resources
Core Policy 44	Landscape
Core Policy 46	Conservation and improvement of biodiversity

National Planning Policy Framework (NPPF) – March 2012

National Planning Practice Guidance 2014 (NPPG)

Vale of White Horse adopted Design Guide 2015 SPD

Neighbourhood Plan

An application has been received for a neighbourhood planning designation area but to date a neighbourhood plan has not been submitted to the Council. Consequently no weight can be given to any policies that may be emerging in any draft neighbourhood plan.

Human Rights Act

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report

Equalities

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010

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