

APPLICATION NO.	P17/V0118/RM
SITE	The Steeds, Land West of Coxwell Road, Faringdon, SN7 7NN
PARISH	GREAT COXWELL
PROPOSAL	Reserved matters application following outline planning permission P15/V1934/O for the appearance, landscaping, layout and scale for the erection of 200 houses and flats, along with associated roads, parking, drainage, and landscaping, and provision of access to Coxwell Road. (As amended by drawings and information received on 21 April and 28 April accompanying agent's letter dated 25 April 2017).
WARD MEMBERS	Roger Cox Mohinder Kainth Simon Howell Elaine Ware
APPLICANT OFFICER	Bellway Homes Peter Brampton

RECOMMENDATION

That reserved matters approval is granted subject to the following conditions:

General

1. Approved plans.

Pre-commencement

2. Levels to be agreed.
3. Adoption plan for visibility splays and foot/cycle links to be agreed.
4. Tracking for waste collection vehicles to be agreed.
5. Refuse storage for apartments to be agreed.
6. Bin collection points for private drives to be agreed.
7. Pedestrian access points to southern grassland area to be agreed.
8. Woodland planting plan to be agreed.
9. Wall-climber planting to be agreed.
10. Materials to be agreed.

Compliance

11. Boundary treatments as agreed.
12. Garaging to be retained at Plots 12, 13, 18, 35, 36, 37, 38, 60, 62, 63, 97, 108, 110, 114, 115, 130, 131, 132, 147, 148, 149, 150, 152, 153, 161, 162, 178, 179, 188, 189 and 190.

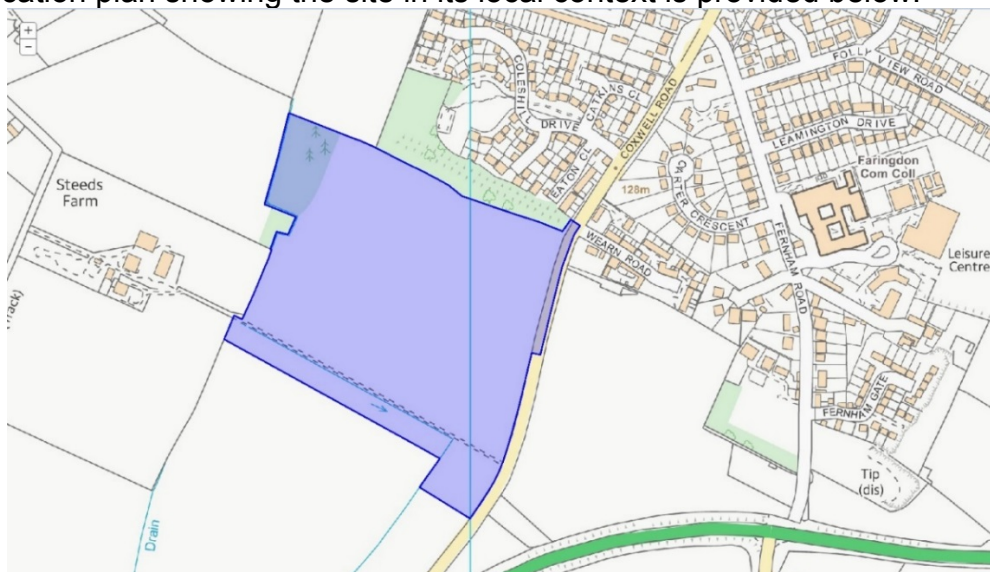
13. New estate roads, footways and cycleways to highways authority standard.

Informative – Above conditions and conditions attached to P15/V1934/O combine to represent the planning permission for this development.

Informative – Additional information required to satisfy surface and foul water drainage conditions of outline planning permission.

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is referred to planning committee due to the view of Great Coxwell Parish Council differing from the officer recommendation and due to the size of the proposal being 200 dwellings or above.
- 1.2 This application relates to land to the south west of Faringdon known as Steeds Farm. Although located on the edge of Faringdon, the site lies within Great Coxwell Parish boundary.
- 1.3 The site is bounded along Coxwell Road by a mature hedgerow although there are gaps where views into the site are obtained. The western edge of the site abuts open farmland but is marked by a line of mature landscaping. There is currently no strong defined boundary to the south western end of the site although the edge of the proposed built up area is marked by the farm access.
- 1.4 On the opposite, eastern, side of Coxwell Road, detailed planning permission has been granted for the erection of 200 houses on a single field known as “Fernham Fields” (Planning Refs: P13/V0139/O, P16/V1791/RM and P16/V258/RM).
- 1.5 In May 2016, outline planning permission was granted for the erection of 200 houses on this site (Planning Ref: P15/V1934/O). The site, like Fernham Fields, was allocated in the Vale of White Horse Local Plan 2031 Part One upon its adoption in December 2016.
- 1.6 A location plan showing the site in its local context is provided below:



- 1.7 This application seeks approval for the reserved matters of this development, namely the layout, scale, appearance and landscaping of the scheme.
- 1.8 The application has been amended during the assessment period to address a number of detailed concerns raised by officers and consultees to the initial proposal. Reduced copies of application plans are **attached** as Appendix One. The indicative masterplan from the outline application is **attached** as Appendix Two. All plans and supporting documentation for the application are available to view on our website www.whitehorsedc.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

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

2.2	Great Coxwell Parish Council	<p>Objection received to amended submission. Have the following main concerns:</p> <ul style="list-style-type: none"> • Number and position of buildings over 2 storeys, contrary to Great Coxwell Neighbourhood Plan • The apartment block is a very bulky structure located on the highest part of the site. This, and other 2 ½ storey buildings are detrimental to the landscape setting of Great Coxwell and may impinge on sight lines including to the Great Barn • Concerned current landscaping scheme will not achieve the required landscape buffers around the site, particularly along Coxwell Road
	Faringdon Town Council	<p>Objection received to original proposal. Main concerns can be summarised thus:</p> <ul style="list-style-type: none"> • Height of a number of buildings are contrary to Great Coxwell Neighbourhood Plan • A single LEAP is insufficient for a development of this size • Unclear if cycle link provided to northern boundary of site to link with allocated site to immediate north • Lack of variety in proposed brick not reflective of character of area • Tertiary streets too narrow for refuse vehicles • Lack of reference to Neighbourhood Plans in supporting documentation <p>The Town Council response also makes reference to a number of conflicts with the Faringdon Neighbourhood Plan. However, this site does not fall within the area covered by this Plan so these objections cannot be considered.</p> <p>The Town Council also references concerns over archaeology, public art provision and fibre option</p>

	<p>broadband provision. These are matters covered at outline stage (including pre-commencement conditions) and are not relevant to the assessment of this application.</p>
<p>Local residents</p>	<p>9 letters of objection were received to the original plans. Three further letters reiterating objections were received to the amendment.</p> <p>The main issues raised can be summarised thus:</p> <ul style="list-style-type: none"> • Apartment block will cause overlooking, overshadowing, loss of light and outlook to properties to the north • Building heights in excess of 2.5 storeys contrary to Great Coxwell Neighbourhood Plan • Building heights will impact on views of the Great Barn • Need to provide strong southern boundary to define “new” edge of settlement • Need to retain hedge along Coxwell Road • Impact on access road to The Steeds farm – particularly location of pumping station, electricity substation and proximity of planting • Lack of cycle paths – including link to site to north • Lack of reference to Great Coxwell and Faringdon neighbourhood plans <p>Neighbours have also raised the following concerns that relate to issues considered and agreed at the outline stage that are not relevant to the assessment of this application:</p> <ul style="list-style-type: none"> • Increase in traffic on local roads • Sewer capacity • Surface water drainage attenuation and flooding • Impact on local infrastructure, particularly schools and health
<p>Oxfordshire County Council</p>	<p><u>Highways</u> No objection in principle but have holding objection to amended proposal for the following reasons:</p> <ul style="list-style-type: none"> • Not all of the layout appears to have been tested for manoeuvrability of larger vehicles • Need to include visibility splays at main entrance in the area offered for adoption as public highway • Need to include offer footpath links for adoption <p><u>Archaeology</u> No objection</p>

Thames Water	<p>Note the lack of information provided in relation to foul water drainage capacity.</p> <p><i>Officer NB: This is covered by condition 15 of the outline permission</i></p>
Drainage engineer	<p>No objection:</p> <ul style="list-style-type: none"> • Conditions 14 and 16 of the outline permission remain relevant • Identifies a number of areas of detail that the information submitted in support of those conditions will need to cover, based on the proposed layout submitted in support of this application.
Forestry officer	No objections
Landscape officer	<p>Comments on amended application as follows:</p> <p><u>Southern section of the site</u></p> <ul style="list-style-type: none"> • Need for increased pedestrian linkages to access southern area of grassland – entrance to west of the SuDS linking to proposed footpaths <p><u>Public Open Space and play area</u></p> <ul style="list-style-type: none"> • Details aren't satisfactory – would recommend condition to ensure details of final scheme are improved <p><u>Planting Details</u></p> <ul style="list-style-type: none"> • Woodland planting mix needs to be improved • Wider range of wall climber species should be secured through condition <p><u>Landscape Management Plan</u></p> <ul style="list-style-type: none"> • Further clarity needed on certain aspects of plan
Countryside officer	No objection.
Urban design officer	<p>Main comments on amended submission:</p> <ul style="list-style-type: none"> • Retain important views out of site (such as Badbury Clumps) • Need for strong sense of arrival at entrance – could use differing materials for these buildings • Ensure corner plots feature buildings that turn the corner • Would welcome greater variety of parking options and use of planting to soften appearance of

	communal parking areas
National Trust	<p>Concerns about the impact on the setting of Great Coxwell village, the surrounding landscape and the Grade I listed Great Barn and the setting of Court House.</p> <p><i>Officer NB: This response appears to relate to the principle of the development which was established at outline stage.</i></p>
Conservation Officer	<p>No objection in principle</p> <ul style="list-style-type: none"> • Would recommend reducing building heights on the lower portion of site to enable longer views towards Great Coxwell from the site, and from Great Coxwell to Faringdon • Native hedgerows should follow historic field boundaries to help preserve openness of surrounding landscape • Retain the Faringdon to Swindon milestone on Coxwell Road • Retain and enhance the hedgerow on Coxwell Road • Material palette would benefit from more red coloured bricks, higher proportion of stone and clay tile roofs. Proposed tiles are poor quality.
Waste management team	<p>No objection in principle:</p> <ul style="list-style-type: none"> • Confirms necessary size and arrangement of bin store for apartment block. • Confirms areas where waste collection vehicle cannot manoeuvre within current layout
Stagecoach	<p>Keen to discuss precise location of bus stops on Coxwell Road with developer and Oxfordshire county council as Highways Authority to ensure optimum usage.</p> <p><i>Officer NB: Within the Section 106 agreement signed alongside the outline permission, a financial contribution to bus stop infrastructure on Coxwell Road was secured. Officers understand a Section 278 agreement is complete showing bus stop locations</i></p>

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P16/V1657/NM](#) - Approved (11/07/2016)

Non material amendment to condition 15 of outline planning permission P15/V1934/O (The erection of up to 200 dwellings together with Green Infrastructure, surface water attenuation and a new access from Coxwell Road) to include long-stop date for sewage station upgrade works of March 2018.

[P15/V1934/O](#) - Approved (23/05/2016)

The erection of up to 200 dwellings together with Green Infrastructure, surface water attenuation and a new access from Coxwell Road

3.2 **Pre-application History**

[P16/V1145/PEJ](#) – Response offered (01/07/2016)

Reserved matters for up to 200 dwellings:

Advice sought on:

- Layout, design and character
- Housing mix
- Landscaping
- Highway Safety
- Bin Storage

3.3 **Screening Opinion requests**

[P14/V2633/SCR](#) – EIA required (24/12/2016)

Residential development of up to 200 houses

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The outline planning application was supported by an Environmental Statement.

5.0 **MAIN ISSUES**

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

- Layout
- Scale
- Appearance
- Landscaping
- Market Housing Mix
- Residential Amenity
- Highway Safety
- Bin Storage

5.2 **Layout**

A number of Local Plan policies and guidelines within the adopted Design Guide seek to ensure high quality developments and to protect the amenities of neighbouring properties (Core Policies 37 and 38 and Saved Policies DC6 and DC9.)

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

- Deliver a high quality and sustainable urban extension, well integrated with Faringdon

- Protect the landscape setting of Great Coxwell and retain an open gap between the village and the proposed development in Faringdon
- Include linkages to the adjacent site allocations
- Housing to front the public realm
- Create a landscape buffer on the southern and western part of the site to soften the interface with the higher ground to the west and prevent coalescence with Great Coxwell
- Create a new landscape structure building on existing landscape features
- Integrate existing trees and hedges into the development and plant new trees and hedgerows along the southern edge of the site

5.4 The proposed layout follows the design principles of the illustrative masterplan that was the subject of negotiations at the outline stage. A primary, tree-lined, street leads from the approved access in the northeastern corner of the site onto Coxwell Road across the site in a southwesterly direction, leading to the primary area of public open space in the southwestern corner of the developed portion of the site. A perimeter block structure is used throughout the site which ensures that active frontages to all roads, private drives, public open space and landscaping areas is achieved as required by the Site Development Template.

5.5 Connectivity through the scheme is acceptable, and has been improved through the submission of amended plans, with pedestrian links onto Coxwell Road located so as to encourage walking into Faringdon and into the Fernham Fields development that will provide the most direct walking route towards Faringdon Community College. A pedestrian/cycle link is proposed from the northwestern corner of this site up to the shared boundary with the “Southwest of Faringdon” allocation in the Local Plan 2031 that is currently subject to an outline planning application for around 200 houses (Ref: P16/V0775/O). Condition 7 of the outline permission required the reserved matters application to include details of this link, as well as a link to the west.

5.6 Links towards the village of Great Coxwell are also proposed and officers are satisfied that this proposal will enjoy good connectivity with the surrounding area, as required by the Site Development Template. However, as recommended by the Landscape Architect, links to the southern area of grassland, on the southern side of the farm access road, need to be improved. A pre-commencement condition can address this relatively minor aspect of the layout.

5.7 Generally, back to back or back to side distances meet the 21 or 12 metre respectively recommendations of the Design Guide. Where distances are shorter than this, the relationship between the properties is normally slightly “off-set” so the opportunity for direct and unwelcome overlooking between future residents is reduced. Despite the concerns of Great Coxwell Parish Council, officers do not find the building to plot coverage to be unacceptable. One important indicator of this is garden sizes, which generally meet the Design Guide recommendations (1-bed- 35 square metres, 2-bed – 50 square metres, 3+bed – 100 square metres). Whilst a handful of properties do not

enjoy gardens that meet these sizes, many comfortably exceed them.

- 5.8 Officers are satisfied that the layout ensures an appropriate level of amenity for future residents in line with Saved Policy DC10 of the Local Plan 2011.
- 5.9 As encouraged by the Design Guide, there is a hierarchy of streets through the scheme, with secondary residential streets and shared surfaces leading from the primary access road. This will help to create differing character areas through the site, reduce vehicle speeds and encourage walking and cycling.
- 5.10 As noted by the urban design officer, the parking arrangements for the scheme are dominated by garaging located to the side and rear of properties. The Design Guide encourages a variety of parking solutions, including on-street parking, to add interest to a scheme. The approach taken here does cause some issues, particularly the manner in which roads and driveways visually dominate some of the streets. Officers would prefer that built form is used to enclose the street and be the primary characteristic in the street scene. The proposed scheme creates a “gappy” street that could be rather dominated by hardstanding, creating a rather hard “urban” appearance.
- 5.11 Furthermore, the manner in which garages are often pushed back behind the houses they serve impinges on private garden sizes and will also limit the amount of natural daylight and sunlight these amenity areas will receive.
- 5.12 The Highways Authority initially noted an over-provision of allocated car parking against their parking standards. This was due to a number of properties benefitting from three parking spaces due to the garage set back. Amended plans have moved garages forward where possible to reduce the overall parking level and improve the amenity of some plots. The Highways Authority are now satisfied with the overall level of parking provided.
- 5.13 Through the submission of amended plans, the applicant has improved the sense of arrival at the entrance to the development by introducing new hedging, replacing that lost to achieve the access itself, and reorienting the adjacent units to ensure better enclosure of the space. This is in response to comments from both the Landscape Architect and Urban Design Officer and officers support this change.
- 5.14 As per the illustrative masterplan submitted in support of the outline application, a single large area of public open space is provided in the southwestern corner of the site. This meets policy requirements of 15% of the site being public open space. The LEAP is provided within this area and has been amended to address initial concerns about its usability and design, although the finer details of the play area is covered by a condition on the outline permission.
- 5.15 Affordable housing units are spread out across the site in reasonably small clusters, in line with council policy.
- 5.16 The Urban Design Officer has raised the issue about whether the layout allows for views out of the site, particularly westwards towards Badbury Clumps.

Officers consider, from observations on site, that these views will still be possible, particularly from the public open space in the southwestern corner and the informal recreation areas to the south of the farm access road that serves The Steeds farm. Officers consider the layout does a reasonably good job of linking the site with the wider countryside, whilst still delivering the 200 units envisaged by the outline permission and the Site Development Template.

- 5.17 Overall, officers are satisfied that the layout of this development is acceptable, meeting the requirements of the Site Development Template and providing for an acceptably high quality urban extension to Faringdon.

Scale

- 5.18 Great Coxwell consider that the location and number of buildings over 2 storeys is contrary to the Neighbourhood Plan and visually harmful to the area. Policy NDS9 of the Great Coxwell Neighbourhood Plan states, *“New development should be no higher than two storeys with roof space behind dormers. Designing accommodation above the second storey will only be acceptable if it is visually compatible with the scale of buildings in the surrounding area...In Sub Area C, roadside buildings should be set back from the road and no elements should be greater than two storeys or break the tree line”*.
- 5.19 Following negotiations with officers, the applicant has amended the scale of the apartment block from three storey to 2 ½ storey, reducing the building in height from 10.8 metres to 10.1 metres. Second floor accommodation is served by dormer windows in the roof space. Officers are satisfied this change ensures accordance with the Neighbourhood Plan, addressing the concerns of the Parish Council, whilst also addressing privacy concerns from residents of Coleshill Drive.
- 5.20 Officers note the criticism from the Parish Council and neighbours that some of the tallest buildings are on the highest part of the site. However, this means they are also on the part of the site closest to the existing built limits of Faringdon, and closest to Fernham Fields on the opposite side of the road, which also includes 2 ½ storey houses and apartment blocks. To the immediate north of Fernham Fields is Wearn Road which includes equally tall buildings on higher ground.
- 5.21 This site falls within Sub-area C of the Neighbourhood Plan and so the two-storey restriction on “road-side” buildings within Policy NDS9 is relevant. The policy is not entirely clear what is meant by “road-side” buildings and officers have assumed it applies to the roads within Sub-area C that existed at the time of the plan’s adoption rather than the internal layout of new estates. With this interpretation, only Plot 1, the most northeastern building on the site, exceeds this restriction. However, this building will be seen within the context of 2 ½ storey buildings on the existing southern edge of Faringdon, including Wearn Road, and officers consider any harm caused to be minor.
- 5.22 Even if the two-storey restriction were applied across the entire site, only a handful of 2 ½ storey dwellings are proposed. All these dwellings have rooms

served by dormer windows within the roof space, according with the Neighbourhood Plan. Furthermore, officers consider these buildings have a positive role to play, often being placed on prominent corner plots to aid legibility. The Design Guide supports the use of “landmark” buildings that, “*may have additional height*” where they aid legibility.

- 5.23 Changes in roof heights also add visual interest to the development. The Design Guide (Principle DG51) states, “*Subtle variations in height can also be used to add visual interest. This can be achieved with differing ridge and eaves heights, as commonly found in tradition streets.*” Officers consider that the proposed 2 ½ storey dwellings have a positive role to play in this regard.
- 5.24 Generally, the remainder of the housing is of a traditional scale under pitched roofs in line with the Design Guide and officers have no objections to the scale of the proposed housing. As mentioned above, the majority of garden sizes are provided to meet or better the Design Guide requirements across the site.
- 5.25 Officers are satisfied that the scale of the scheme is acceptable.
- 5.26 **Appearance**
Policy NDS10 of the Great Coxwell Neighbourhood Plan requires pitched roofs covered with materials appropriate to the area, “*by preference natural slate, clay tiles, stone tiles or thatch.*” In consultation, the council’s Conservation Officer raised some concern over the initial choice of material palette, particularly the brick colours and the quality of the chosen roof tile. The applicant has amended the proposed palette of materials to reflect these comments and this is welcomed.
- 5.27 None of the proposed roofing materials are natural slate or clay tiles as preferred by the Neighbourhood Plan. They are concrete tiles of various designs and colours. However, they are considered, following submission of the amendment, to be of a reasonably high quality suitable for use on a modern housing estate such as this. The use of natural materials within the village itself would be more justified than here, where other modern housing estates have been built in similar materials. Nonetheless, officers recommend a condition requiring prior agreement to samples of external materials to ensure a good quality development.
- 5.28 Overall, officers consider that the range of materials proposed, and their distribution, is acceptable and will ensure a consistent visual approach across the development.
- 5.29 Turning to the houses themselves, these are generally two and two ½ storey buildings in traditional proportions under a pitched roof. The use of dormer windows, porches and chimneystacks add visual interest. Officers are satisfied the design approach taken is acceptable.
- 5.30 The surfacing materials are also vital to the overall quality of the development and officers have worked with the applicant to ensure that a variety of surfacing materials are used to create visual interest. A continuous use of grey tarmac,

for example, would not be acceptable. Accordingly, in particular the residential secondary streets have differing materials that are less “urban” in appearance and will differentiate these areas from the primary routes across the site. This visual distinction is important where shared surface routes are proposed as this helps to slow vehicle speeds. Similarly, a bespoke treatment for the foot and cycle routes around the site is proposed to provide character.

5.31 Overall, officers have no objections to the appearance of the scheme.

5.32 **Landscaping**

As outlined at Para 5.3 above, the Development Site Template requires the landscaping of the site to incorporate a number of key elements that help to justify the allocation of this site for housing. The landscaping scheme must include substantial planting on the southern and western boundaries to create a new soft edge to development in Faringdon, introduce new structural planting compatible with the character of the landscape and retain existing landscape features. Condition 11 of the outline permission required the applicant to include a comprehensive landscaping strategy as part of the reserved matters application for landscaping.

5.33 Policy EDQ1 of the Great Coxwell Neighbourhood Plan seeks the establishment of a green buffer to protect the village from coalescence, stating, *“It is because of the allocation of part of Steeds Farm in the Local Plan 2031 that the green buffer has become so important.”* The policy seeks a green interface with the surrounding countryside from this proposal, with a buffer of at least 20 metres wide providing native planting. The buffer should, *“provide a visible and accessible interface to proactively inform the landscape character, structure and connectivity between Great Coxwell and Faringdon.”*

5.34 The submitted landscaping scheme has been the subject of negotiation with officers to achieve the above requirements. Including areas of grassland, the proposed green “buffer” comfortably exceeds the 20 metre requirement of the Neighbourhood Plan to the south of the access road to The Steeds Farm and to the western boundary, the two boundaries closest to Great Coxwell.

5.35 The southern and western woodland planting is particularly important as this will form the “interface” between the extended Faringdon and Great Coxwell. Whilst noting the concerns of Great Coxwell Parish Council, the council’s Landscape Architect is satisfied that, generally, the location and scope of this planting is considered acceptable, but the planting plan for these areas is currently not. In particular, the density of planting at 3 plants per square metre is too high and would actually mean that the woodland didn’t establish to provide the buffer as planned. Relatively minor alterations to the density of tree and shrub planting is needed to make this buffer work as envisaged by the Site Template and these amendments can be secured through a pre-commencement condition.

5.36 Through the submission of amended plans, the applicant has demonstrated that the existing hedge along Coxwell Road will be retained, except for where removal is needed to achieve adequate visibility splays at the main access.

Replacement hedging is proposed to mitigate this loss, behind the land to be safeguarded for visibility.

- 5.37 In terms of new planting elsewhere on the site, the amended plans are largely acceptable. Officers consider there is an opportunity for a greater variety of “wall-climbing” plants to be used in public areas of the site. These plants can add visual interest to the development.
- 5.38 The play area remains an area of some concern, both in terms of its treatment (hardstanding/fencing etc.) and the range of equipment. However, condition 20 of the outline permission requires full details of the play area to be agreed prior to occupation of the 50th dwelling, with implementation by occupation of the 150th dwelling. Therefore, these concerns will be rectified through the discharge of that condition.
- 5.39 Similarly, some minor errors remain in the Landscape Management Plan that is required by condition 11 of the outline permission and has been submitted in support of this application. Again, this will be corrected through the Discharge of Conditions application process.
- 5.40 Overall, officers consider the proposed landscaping scheme for this site, subject to minor revision, achieves the aspirations of the Site Development Template and is acceptable.

5.41 **Market Housing Mix**

Core Policy 22 of the adopted Local Plan 2031 Part One requires a mix of dwelling sizes to be provided on new housing schemes in line with the most recent evidence. Currently, the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA) is the most recent assessment of housing.

- 5.42 The applicant is provided 35% of the 200 units as affordable housing in line with council policy and the Section 106 agreement accompanying the outline planning permission. The mix of affordable housing dwelling sizes was agreed at the outline stage. With this application, one of the key elements negotiated between officers and the applicant has been the market housing mix, which was originally skewed unacceptably towards larger 3, 4 and 5 bed units. Following the submission of amended plans, the proposed mix against the SHMA requirement for the district is summarised below:

5.43

	1-bed	2-bed	3-bed	4+ bed	TOTAL
SHMA requirement	8	28	55	39	130
Proposed	4	36	40	50	130

- 5.44 Clearly, there is some deviation from the recommended SHMA mix for this site, but, on balance, officers are satisfied this mix can be agreed. Firstly, it is important to note that the SHMA itself is clear that the suggested mix for the Vale of White Horse should not be applied slavishly in all situations and there should be some allowance for a flexible approach. Furthermore, it is generally the case that, at an edge of town location such as this, demand is likely to be

biased towards larger family units.

5.45 Through the submission of amended plans, the applicant has introduced 5 two-bed and five three-bed bungalows, creating more variety in the range of dwellings on offer. Finally, it is noteworthy that the amended scheme provides more “smaller” one and two bed units (40) than the SHMA suggests (36). Thus, whilst there is an over-provision of the largest 4 and 5 bed units against the SHMA, officers do not consider this to be worthy of objection. The mix now proposed offers a good range of market properties and types that officers consider should be supported.

5.46 **Residential Amenity**

As outlined above, following the receipt of amended plans, there are only a handful of incidences within the layout where back-to-back distances, or garden sizes, fall below the recommendations of the Design Guide. Thus, on balance, officers are satisfied that the amenity of the future occupants of this scheme will be acceptable.

5.47 Residents of Coleshill Drive objected to the original plans due to the height and proximity of the three storey apartment block impacting on their privacy. Officers consider the amended 2 ½ storey apartment, the distances involved (at least 50 metres) and the intervening bund and planting would not cause any harm to the amenity of nearby neighbouring properties. Whilst the outlook from their properties will change it is not considered that this development would lead to an unacceptable level of overlooking nor be oppressive or overbearing.

5.48 There are no other areas of the site where this proposal will impact on the amenity of existing residents and so officers are satisfied this proposal will accord with Development Plan policy on amenity.

5.49 **Flood Risk and Drainage**

Conditions 11-13 of the outline planning permission pertain to surface and foul water drainage. As noted in consultation by the council’s Drainage Engineer, whilst the application is supported by Surface Water calculations and a Drainage Strategy Plan, the information provided is not sufficient to satisfy the detailed requirements of the outline conditions. Officers note this point but this is not a reason to delay the determination of the application.

5.50 Nonetheless, the Drainage Engineer has highlighted a number of key outstanding issues that the applicant will need to address when making a Discharge of Conditions application and these will be highlighted to the applicant through an informative placed on any Reserved Matters approval.

5.51 **Highway Safety**

Despite amended plans, Oxfordshire County Council has outstanding concerns about whether larger vehicles such as refuse lorries and emergency vehicles can turn at certain points within the site. There are also concerns over how far some residents will need to wheel their bins for collection each week. Officers are satisfied these are relatively minor aspects of the scheme that can be resolved by pre-commencement conditions, as per the recommendation. At

the time of writing, officers are working with the applicant to agree amendments to the layout to secure amended turning heads and bin collection points to overcome these issues. Any progress will be reported verbally to planning committee. Regardless, the recommended conditions offer the council appropriate control to ensure these minor matters are resolved prior to commencement of works.

- 5.52 The amended plans also reduce the overall level of parking to be acceptably in-line with Highways Authority standards. Visitor parking levels are also acceptable. A condition is necessary to ensure that garages are retained for the parking of a vehicle to reduce the likelihood of ad-hoc on-street parking.

5.53 **Bin Storage**

The council's Waste Management Officer supports the concerns of the County Council over bin collection lorry manoeuvring and the location of bin collection points. Furthermore, details of the bin store for the apartment are needed to ensure that it accords with the requirements of the council's waste collection contract. Therefore a condition requiring this information is recommended.

6.0 **CONCLUSION**

- 6.1 The principle of this development has been accepted through the earlier outline planning permission and the allocation of the site in the newly adopted Local Plan 2031 Part One. Following submission of amended plans, the application presents a satisfactory development in terms of layout, scale, landscaping and appearance (the reserved matters).
- 6.2 The proposed market housing mix does not significantly deviate from the SHMA estimate and is acceptable. Parking provision is acceptable and there are no technical objections to the application, subject to the recommended conditions.
- 6.3 Reserved Matters approval should be granted.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part One Core Policies (CP);

- CP01 - Presumption in Favour of Sustainable Development
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- 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
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity

CP47 - Delivery and Contingency

Vale of White Horse Local Plan 2011 Saved Policies

DC3 - Design against crime

DC4 - Public Art

DC5 - Access

DC6 - Landscaping

DC7 - Waste Collection and Recycling

DC9 - The Impact of Development on Neighbouring Uses

DC12 - Water Quality and Resources

NE7 - The North Vale Corallian Ridge

Neighbourhood Plans

The application site falls within the area covered by the Great Coxwell Neighbourhood Plan which has been adopted, is up to date and is afforded full weight in the assessment of this proposal.

Despite the consultation response of Great Faringdon Town Council, no part of the application site falls within the area covered by the Faringdon Neighbourhood Plan. Thus, whilst this plan is also made and up to date, it has no weight in the assessment of this proposal.

Supplementary Planning Guidance

- Design Guide – March 2015
- Flood Maps and Flood Risk – July 2006

National Planning Policy Framework (NPPF) – March 2012

National Planning Practice Guidance 2014 (NPPG)

Environmental Impact Assessment

An Environmental Statement was provided and assessed in support of the outline planning application for this site and has been taken into account in considering this application.

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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