

APPLICATION NO.	P17/V0662/RM
SITE	Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ
PARISH	KINGSTON BAGPUIZE
PROPOSAL	Reserved matters application following outline approval P15/V1808/O for the construction of 280 dwellings, access, appearance, landscaping, scale and layout.(as amended by letter and plans received 9 June 2017 and plans and documents received 21 July 2017).
WARD MEMBER(S)	Eric Batts
APPLICANT	Bloor Homes Ltd
OFFICER	Stuart Walker

RECOMMENDATION

It is recommended to grant approval of reserved matters subject to the following conditions:

- 1. Approved plans.**
- 2. Material samples.**
- 3. Boundary details in accordance with approved plans.**
- 4. Refuse storage provided prior to occupation.**
- 5. Acoustic mitigation implemented prior to occupation.**

1.0 INTRODUCTION AND PROPOSAL

- 1.1** This application seeks approval of reserved matters (access, appearance, landscaping, scale and layout) for a residential development of 280 dwellings.
- 1.2** The application comes to committee because Kingston Bagpuize with Southmoor Parish Council objects to the proposal.
- 1.3** The 11.66 hectare greenfield site is situated on the eastern edge of the village and is identified as an allocated strategic housing site in the adopted local plan 2031, part 1 for up to 280 dwellings.
- 1.4** The site lies within the North Vale Corallian Ridge landscape (policy NE7) and comprises two fields, partially enclosed by hedgerows and trees. A grade II listed building, Appleby Cottage, lies to the north west of the site. Three other listed buildings lie nearby, to the south of the site on Oxford Road (Appleby House and The Spinney) and to the west, on Witney Road (Hinds Head Public House). To the south west lies the Kingston Bagpuize Park conservation area.
- 1.5** The site is accessed via both the Witney Road (A415) and the Oxford Road. A site location plan is below:



- 1.6 The proposed development comprises a mix of dwellings (1 to 4 bed), 40% affordable housing provision, associated infrastructure, landscaping open space and amenity space. The proposal has been amended to take account of technical officer comments and the current site layout plan is **attached at Appendix 1**.
- 1.7 All plans and supporting technical documents accompanying the application are available to view online at www.whitehorsedc.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

<p>2.1 Kingston Bagpuize with Southmoor Parish Council</p>	<p>Objection – their latest comments on can be summarised as:</p> <ul style="list-style-type: none"> • Noise mitigation is not sufficient. • Internal roads are inadequate for service vehicles. • Need to address future residents bringing work vehicles home (not a material planning consideration). • No parking provision for community facility land. • Parkour is not being provided. • Footway on Oxford Road is not suitable. • Highway works on Witney Road do not meet design standards. • Play areas are indicative and there is no detail on equipment to be provided.
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	<ul style="list-style-type: none"> No maintenance funding for play equipment has been secured.
Fyfield and Tubney Parish Council	<p>Objection to original plans:</p> <ul style="list-style-type: none"> Traffic generation. Too big a development for area. Inappropriate access Risk of flooding in Netherton. <p>No strong views on amended plans.</p>
Local residents	<p>Three letters of objection were received in response to the original plans raising the following issues:</p> <ul style="list-style-type: none"> No boundary fencing is proposed adjoining existing residents. Loss of hedge along highway, leading to loss of privacy to Appleby Cottage (this has now been resolved through negotiations with OCC and the developer under S278 works). Bus stop locations are a risk to traffic. Access onto A415 is dangerous (this was approved under the outline permission). The bungalows are not single storey. <p>One letter of comment – dog bins should be provided (a contribution towards bins was secured on the outline application).</p> <p>One letter has been received in response to amended plans raising the following issues:</p> <ul style="list-style-type: none"> Proposed close boarded fencing is not on the common boundary and does not cover the whole boundary with neighbours. Street light outside plots 279 / 280 should be removed to mitigate light pollution.
Oxfordshire County Council One Voice	<p>No objection</p> <p><i>Highways</i></p> <ul style="list-style-type: none"> No objection, subject to conditions. <p><i>Archaeology</i></p> <ul style="list-style-type: none"> No objection. <p><i>Minerals & Waste</i></p> <ul style="list-style-type: none"> No objection.
Thames Water	<p>No objection, but confirmation on option for upgrading sewer network is not clarified (this is covered by conditions imposed on the outline permission).</p>

Drainage Engineer	No objection.
Housing Development Team	No objection.
Conservation Officer	<p>Objection to original plans regarding lack of stone materials being used.</p> <p>No objection to amended plans:</p> <ul style="list-style-type: none"> • There has been an increase in the use of stone throughout the site, particularly at key junctions and areas where views through the site are possible. This is a welcome improvement.
Countryside Officer	No objection.
Environmental Health – Air Quality	No objection, subject to condition for electric charging points on market housing with garages.
Environmental Health – Protection Team	No objection.
Environmental Health – Contaminated Land	No objection.
Tree Officer	No objection.
Landscape Officer	No objection.
Waste Management Team	<p>Objection to original plans.</p> <p>No objection to amended plans.</p>
Urban Design Officer	No objection.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [VE17/87](#)

Without advert consent, erection of development site advertisements contrary to advert regulations.

[P15/V1808/O](#) - Approved (29/06/2016)

Outline application for the development of up to 280 dwellings with access from Witney Road and Oxford Road and associated open space and landscaping. (as amended by plans and information received 12 November 2015)

3.2 **Pre-application History**

[P16/V2762/PEJ](#) - Other Outcome (02/03/2017)

Reserved matters application for construction of 280 dwellings, associated infrastructure, public open space, and landscaping.

[P15/V0943/PEJ](#) - Other Outcome (15/06/2015)

Erection of up to 280 dwellings with vehicular access off Witney Road and Oxford Road

3.3 Screening Opinion requests

[P14/V2122/SCR](#) - Other Outcome (30/06/2017)

Requirement for an Environmental Impact Assessment

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 This proposal is for more than 150 dwellings and the site area exceeds 5ha in size and is therefore, above the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As required by the above Regulations officers have undertaken a screening opinion. Taking into account government guidance on thresholds in paragraph 58 of the PPG and having considered the potential for significant effects of the proposal, it has been decided that in this case this proposal is not EIA development.

5.0 MAIN ISSUES

5.1 The principle of development

The site is allocated in the adopted Local Plan as a site suitable for around 280 dwellings. Outline planning permission was granted in June 2016. As such the principle of the development is acceptable.

5.2 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	10	36	72	50
Proposal	0	30	74	64

The SHMA housing mix is an estimate and the proposal strikes the right balance for a mix of properties in the village and accords with the ambit of local plan policy CP22.

5.3 The application makes provision for 40% affordable housing which accords with the former local plan policy and the requirements of the S106 agreement associated with the outline planning permission. The proposed affordable housing mix is:

	1 bed	2 bed	3 bed	4+ bed	Total
Rent	10	45	29	-	84
Shared Ownership	0	18	10	-	28
Total	10	63	39	-	112

The distribution of the affordable units throughout the development is acceptable and the council's housing team are satisfied with the proposal, as it reflect current need.

5.4 **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, 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. The proposed materials are stone, brick and render. Overall, the proposal as amended is considered compliant with the adopted design guide and local plan policy CP37.

5.5 **Residential Amenity**

The reserved matters proposes an appropriate design response to existing dwellings. All new dwellings are located in excess of the 21m distance between first floor habitable rooms set out in figure 5.59 of the design guide. The proposed boundary treatments and street lighting have been further amended to address the local residents' concerns and are considered to be acceptable. The impact on existing neighbours is therefore acceptable and the proposal accords with saved policy DC9.

5.6 The site is located adjacent to the A420 and road noise from traffic using this road could potentially affect residents of the proposed development. An acoustic report submitted with the outline application recommended mitigation and the environmental health protection team raised no objection to the proposal, subject to the full implementation of those measures. The measures have been incorporated into the reserved matters layout and landscaping plans.

5.7 The parish council consider the recommended measures are not suitable. In response, Environmental Health has assessed this reserved matters proposal and raise no objection. As such, officers consider a refusal on such grounds would be unjustified. Overall, the proposal accords with saved policy DC10.

5.8 The air quality officer has requested a condition for electric charging points to mitigate impact on air quality. In response to this request, the developer has commented that they will provide them but only if requested by prospective purchasers. The site is not located within an AQMA and currently there is no planning policy requiring their provision. As such a condition requiring them to be installed would be unreasonable.

5.9 **Landscape and Visual Impact**

The site lies within the North Vale Corallian Ridge. However, the development of the site would not harm its prevailing character and appearance, in part due to the landscape character and availability of views of the site's location

adjacent to the existing built form of the village. It is therefore not considered that the proposal would have a harmful impact on the character of the area. As such, there is no conflict with local plan saved policy NE7 or policy CP44.

5.10 **Open Space, landscaping and trees**

The application proposes an extensive area of open space. In addition each dwelling has private amenity space. The proposal accords with saved policy H23.

5.11 The application is supported with a detailed landscape plan and the proposed layout has sufficient space to deliver a well landscaped scheme to accord with saved policy DC6. The tree officer and landscape officer raise no objection.

5.12 The parish council raise concern over the provision of parkour as the facility is not shown on the current layout plans. This facility, an alternative to standard play equipment, was secured through the legal agreement on the outline permission and is still intended to be funded through the contributions secured in that agreement. The local areas of play (LAP) are intended for informal use in addition to the Parkour. The details of the equipment are shown on drawing SOKB-LS-006 B and are considered to be acceptable.

5.13 **Flood Risk and drainage**

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 has been designed and will be agreed through the discharge of planning conditions imposed on the outline application. The drainage engineer has no objections to the reserved matters. The proposal is therefore acceptable in respect of flood risk and drainage and is compliant with local plan policy CP42.

5.14 **Traffic, parking and highway safety**

The proposed access connection points from the public highway were approved under the outline application. The proposed road network within the site is acceptable and the County Highways engineer raises no objections. The proposal provides sufficient levels of parking in accordance with parking standards and bin storage points to meet the needs of the development. Overall, the proposal is acceptable and accords with saved policy DC5.

5.15 The parish council raise concern that off-site highway works, in their view, are not acceptable. These works however have been agreed with OCC, approved under S278, and are currently under construction. Officers consider there would be no justification to withhold permission on these grounds.

5.16 **Historic Environment**

Officers consider that the proposal would have no adverse impact on the setting of the listed Appleby Cottage (or other nearby listed buildings). The conservation officer has assessed the application and raises no objection. The proposal therefore accords with adopted local plan policy HE4 and the NPPF.

5.17 **Biodiversity**

The countryside officer has assessed the application and raises no objection. The proposal would be in accordance with policy CP46 and paragraph 109 of the NPPF.

5.18 **Archaeology**

There are no archaeological constraints to the proposed scheme and the proposal thus accords with saved policy HE10 and the NPPF.

6.0 **CONCLUSION**

6.1 This application has been assessed against the development plan, the National Planning Policy Framework (NPPF) and all other material planning considerations.

6.2 The site is allocated in the adopted local plan and there is an extant outline planning permission on the site for up to 280 dwellings.

6.3 The proposed reserved matters details of access, layout, appearance, landscaping and scale are acceptable. Subject to the recommended conditions, the application amounts to sustainable development and should be approved.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 part 1 policies:

- 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

Vale of White Horse Local Plan 2011 policies:

- CF2 - Provision of New Community Services and Facilities
- DC3 - Design against crime
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- H23 - Open Space in New Housing Development
- HE4 - Development within setting of listed building
- NE7 - North Vale Corallian Ridge

Vale of White Horse Local Plan 2031 part 2

Vale of White Horse Local Plan 2031 Part 2 has been drafted and subject to public consultation. Responses are still being analysed and it may be that policies change. This Local Plan is at a very early stage of preparation and accordingly its policies have limited weight at present.

Vale Of White Horse Design Guide 2015

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

Neighbourhood Plan

To date a neighbourhood plan has not been submitted to the Council.

Other Relevant Legislation

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

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