

APPLICATION NO.	P16/V0775/O
SITE	Land South of Highworth Road Faringdon, SN7 7EY
PARISH	GREAT FARINGDON
PROPOSAL	Outline application for residential development of up to 190 houses (as amended by Drawings and Design and Access Statement accompanying agent's email of 22 May 2017 and Heritage Statement received 24 August 2017 and clarified by Ecology Technical Note from ECOSA accompanying agents email of 21 July 2017)
WARD MEMBER(S)	Roger Cox Mohinder Kainth
APPLICANT OFFICER	Drivewalk Limited Holly Bates

RECOMMENDATION

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

1. A Section 106 legal agreement being entered into in order to ensure financial contributions towards local infrastructure and to secure affordable housing (and authority to vary the items in the agreement as appropriate to reflect CIL implementation should this occur between the committee resolution and the signing of the S106 legal agreement); and
2. Conditions (or provision in S106 as appropriate) as follows:

Standard

- 1 : Commencement two years after RM approve, RM within 3 yrs
- 2 : Reserved matters to be submitted
- 3 : Approved plans list

Pre-commencement

- 4 : Site access and connecting footway to be agreed
- 5 : Emergency access to be agreed
- 6 : Off-site highway works to be agreed
- 7 : Construction traffic management plan to be agreed
- 8 : Details of footpath/cycle links to be agreed
- 9 : Sustainable urban drainage scheme to be agreed
- 10 : Foul Water drainage details to be agreed
- 11 : Water supply impact study to be agreed

- 12 : Tree protection and method statement to be agreed
- 13 : Contamination risk assessment to be agreed
- 14 : Written scheme of archaeological investigation to be agreed
- 15 : Programme of archaeological work to be agreed

With reserved matters

- 16 : Biodiversity Enhancement Plan to be agreed
- 17 : Housing mix to be agreed
- 18 : Noise survey undertaken and any required mitigation to be agreed
- 19 : Electric charging points designed into properties with garages
- 20 : Slab levels to be submitted

Pre-occupation

- 21 : Visibility splays to be agreed
- 22 : Residential travel plan to be agreed
- 23 : Travel information pack to be agreed

Compliance

- 24 : New estate roads to Highway Authority specification
- 25 : No drainage to highway
- 26 : No occupation until drainage scheme implementation
- 27 : Hours of construction work

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to planning committee due to an objection being received from Faringdon Town Council.
- 1.2 This application was withdrawn from the agenda for planning committee on 4 October 2017 in light of further work needing to be done regarding the costings for the highways mitigation scheme for the development. This work has now been carried out and is explained further at paragraph 3.0 below. There are also updates to conditions and financial obligations.
- 1.3 This application relates to land to the south-west of Faringdon extending to around 8.44 hectares of undeveloped agricultural land. It forms part of a strategic site allocation contained within the council's adopted Local Plan 2031 Part 1.
- 1.4 The previous committee report containing the full assessment of the application from the 4 October committee is **attached** at appendix 1. Extracts from the application plans are **attached** at appendix 2.
- 1.5 For ease of reference, the updates following the publication of the 4 October committee report are detailed below. This should be read in conjunction with the previous committee report at appendix 1.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 The full summary of all consultations and representations is contained at paragraph 2.2 of the original committee report at appendix 1. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

Two additional representations have been submitted since the publication of the 4 October committee report. These are:

Consultee	Response
Faringdon Town Council	<p>Object. Faringdon Town Council confirm their objection to the application and refer back to comments originally submitted on 29 June 2017, as summarised in the original committee report.</p>
Neighbour object (1)	<p>One additional neighbour representation objecting to the application has also been received, raising the following points:</p> <ul style="list-style-type: none"> • There are too many issues to still be resolved for the outline application; • Local feeling is universally against this development; • Too little weight is given to the views regarding traffic management in Faringdon as a whole, the provision of necessary infrastructure prior to any further development, and privacy; • The site is being considered in isolation, ignoring developments to the east and west of Coxwell Road and Park Road; • Thames Water cannot guarantee adequate water supply; how can this go ahead under this circumstance? • If permission is granted, construction should not commence for at least five years in order to a proper assessment of the impact on the town of the existing developments. • There appears to be no commitment in the plans to preserve the established trees and hedging located to the rear of properties in Westland Road. Assurance must be given that they will not be affected during and after construction.

3.0 **UPDATES**

3.1 **Highway mitigation**

This application, cumulatively with the other development coming forwards in Faringdon, would lead to an increase in traffic movements in the vicinity and as such is required to provide some form of mitigation.

3.2 A cumulative Transport Assessment of the major application sites in Faringdon carried out in 2014 determined that this site could contribute towards a mitigation scheme at the junction of Gravel Walk/Marlborough Road/Station Road/Coxwell Street, currently proposed to be a signalised junction.

3.3 Prior to the previous committee, a specific proportionate contribution had not yet been determined and so would not have met the three tests for planning obligations as set out in the National Planning Policy Framework (paragraph 5.83 of original committee report).

3.4 Further work has now been carried out on the cost of such a scheme and a proportionate contribution of £99,423.20 has been calculated which is considered to be reasonably related in scale and kind to the development. This has been calculated by dividing the cost of the mitigation scheme proportionately amongst the remaining undetermined applications which would also need to provide mitigation at this junction.

3.5 This contribution would be paid to Oxfordshire County Council as highway authority to carry out a mitigation scheme at the junction of Gravel Walk/Marlborough Road/Station Road/Coxwell Street.

3.6 OCC as highway authority have confirmed that they are satisfied with this approach and as such raise no objections to the proposal.

3.7 **Conditions**

Two additional conditions are proposed:

3.8

- OCC confirm that the pedestrian and cycle links from the development should be secured by planning condition (and that the footway along Highworth Road should be delivered by a s278 highway agreement). A condition is therefore attached with regards to securing the pedestrian and cycle links from the development; and

3.9

- Officers consider that a condition requiring slab level details to be submitted as part of the reserved matters application is reasonable and necessary given the topography of the site.

3.10 **Financial contribution requests**

There are also some updates to the required developer contributions. These are as follows:

- 3.11 OCC advise that the bus service contribution is increased to £212,230 because the indexation has been updated to a base date of October 2016 (meaning a contribution of £1,117 per dwelling rather than £1,000).
- 3.12 OCC advise that the total cost for bus infrastructure is £15,000 (encompassing bus shelters, cycle stands and maintenance).
- 3.13 OCC have confirmed that they are no longer able to seek contributions towards the library and day care as there are no current costed schemes for these improvements. As such the requests do not meet the three tests for seeking obligations as set out in the NPPF and are therefore removed.
- 3.14 The OCC monitoring fee for the legal agreement was quoted incorrectly, it is actually £10,144.
- 3.15 Primary school land should not have an asterisk next to it in the table at paragraph 5.84 of the original report. In the event that the application should fall under CIL, this would still be secured by way of a S106 legal agreement, not by CIL.
- 3.16 The affordable housing team have confirmed that they intend to seek 66 affordable units on the site, with a commuted sum payment for the outstanding 0.5 'part' of a unit, in line with their preferred approach. The tenure split will still be on a 75% rent to 25% shared ownership basis. Given that the housing team are satisfied with this approach, Officers support this.
- 3.17 For clarity, the table at paragraph 5.84 of the original committee report at appendix 1 is updated here in light of the above amendments.
- 3.18 The following developer contributions are considered fair and proportionate, and allow the scheme to be viable for delivery. A realistic and flexible approach in accordance with national policy has been adopted.

3.19

District Council	Amount (£)
Faringdon Leisure Centre Gym*	£12,941
Faringdon Indoor Bowls Club*	£1,500
Faringdon Rugby Club*	£9,562
Faringdon Football Club*	£37,668
Tennis Courts in Faringdon*	£3,000
Upgrading of sports hall facilities at Pump House*	£62,000
Youth sport (e.g. Folly Park trim trail)*	£11,852
Biodiversity off-setting	£25,710
Waste/recycling bins	£32,300
Public art	£57,000
Street Naming	£2,546
GP/NHS facilities (clinical commissioning group)*	TBC

Faringdon TC – community bus*	TBC
Faringdon TC – sensory garden*	TBC
Faringdon TC – allotments*	TBC
Monitoring Fee	£5,189
Total	£261,268

Oxfordshire County Council	Amount (£)
Bus service	£212,230
Travel plan monitoring (5 yrs)	£1,240
Bus infrastructure	£15,000
Upgrade to Gravel	£99,423.20
Walk/Marlborough Road/Station Road/Coxwell Street junction*	
Primary School*	£1,020,000
Primary land	£84,400
Nursery provision*	£208,000
Secondary school*	£774,210
Monitoring	£10,144
Total	£2,424,647.20

Overall current total	£2,685,915.20
Total per unit	£14,136.40

4.0 **CONCLUSION**

- 4.1 The application has been assessed on its merits, against the requirements of the adopted Local Plan 2031 Part 1, saved policies of the adopted Local Plan 2011, the Faringdon Neighbourhood Plan and the National Planning Policy Framework. The application site is included as a strategic allocation in the council's adopted Local Plan 2031 Part 1 to contribute towards the sustainable planned growth of the district.
- 4.2 The application will provide an economic and social role through construction employment and with the retail element, increased investing in the local economy and providing additional market and affordable housing. The application will made contributions towards local infrastructure, whether via S106 or through CIL.
- 4.3 In terms of the environmental role, limited harm has been identified with respects to localised landscape impact, a loss of agricultural land and that the site itself cannot demonstrate a no net loss for biodiversity. Mitigation in terms of a landscape strategy, additional planting and green corridors, biodiversity mitigation and a contribution towards an offsetting scheme has been agreed to alleviate these impacts.
- 4.4 The application would also result in less than substantial harm to the setting of identified heritage assets. Mitigation in terms of a landscape strategy, detailed design and scaling of dwellings and location of green space has been proposed

to alleviate this impact. Officers consider that the proposed benefits of the scheme as identified above outweigh the less than substantial harm in this case.

- 4.5 There are no technical objections to the proposal, subject to appropriate conditions.
- 4.6 Overall in the planning balance, the benefits of the scheme particularly in providing housing towards the District's plan-led sustainable growth and provision of contributions towards highways and local infrastructure which will have local and wider benefits, are considered to outweigh the limited harm that has been identified. As such, the application is recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Core Policies

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

Saved Policies of the Vale of White Horse Local Plan 2011

- DC3 - Design Against Crime
- 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
- NE9 - The Lowland Vale

NE12 – Great Western Community Forest

Emerging Vale of White Horse Local Plan Part 2

The draft local plan part 2 is not currently adopted policy. The plan has yet to proceed to examination and therefore at present it is officers' opinion that the emerging Local Plan carries very limited weight for decision making at this stage.

Neighbourhood Plan

The Faringdon Neighbourhood Plan is adopted and has full weight in the assessment of this proposal as the boundary covers this application site. The relevant policies are discussed where appropriate in this report.

Regard has also been paid to the made Great Coxwell Neighbourhood Plan, although this is an adjoining parish plan.

Supplementary Planning Guidance

- Design Guide – March 2015
- Open space, sport and recreation future provision – July 2008
- Planning and Public Art – July 2006

National Planning Policy Framework (NPPF) – March 2012

Planning Practice Guidance 2014 (PPG)

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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