

APPLICATION NO.	P17/V1082/O
SITE	Land south of Park Road, Faringdon, SN7 7PL
PARISH	GREAT FARINGDON
PROPOSAL	Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school (Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage, and other associated works: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: up to 277 residential dwellings (Use Class C3), Extra Care Facility (Use Class C3 or C2), land for a school (Use Class D1), access and parking, public open space, landscaping, sustainable drainage, parking and other associated work with all matters reserved.
WARD MEMBER(S)	(As amended by plans and documents received on 11 October 2017 and 15 February 2018 and 13 August 2018). Roger Cox Mohinder Kainth
APPLICANT OFFICER	Bloor Homes (South West) Ltd Katherine Canavan

RECOMMENDATION

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

- I. A Section 106 legal agreement being entered into in order to ensure financial contributions towards local infrastructure and to secure affordable housing; and**
- II. Conditions (or provision in S106 as appropriate) as follows:**

Full Application

Standard

- 1. Commencement three years.**

2. Approved plans.

Pre-commencement / prior to above ground works starting

- 3. Material details to be agreed.**
- 4. Slab level details to be agreed.**
- 5. Landscaping details to be agreed (including additional tree planting, tree pit details, streetlighting details and a management and maintenance plan).**
- 6. Tree protection and method statement to be agreed.**
- 7. Construction environmental management plan for biodiversity (phased).**
- 8. Water supply infrastructure impact study and connection points to be agreed.**
- 9. Sustainable surface water drainage scheme to be agreed.**
- 10. Foul drainage details to be agreed.**
- 11. Piling method statement to be agreed.**
- 12. Construction traffic management plan (including dust management plan) to be agreed.**
- 13. Access and visibility splays details to be agreed.**
- 14. Field access to be closed details to be agreed.**
- 15. Cycle parking details to be agreed.**
- 16. Phased contaminated land risk assessment to be agreed.**

Occupation

- 17. Boundary treatment details to be agreed (incl. to substation and pumping station).**
- 18. Scheme of noise mitigation to be agreed.**
- 19. Residential travel plan incl. residential travel packs.**
- 20. Details of mitigation measures in air quality assessment to be agreed.**
- 21. Validation report of any previously approved remediation works to be agreed.**
- 22. Prior to 50th occupation – emergency access onto Sands Hill formed details to be agreed.**
- 23. School parking and square in place prior to occupation of school.**

Compliance

- 24. Mitigation to be undertaken in accordance with the written scheme of investigation.**
- 25. Landscaping implementation.**
- 26. Hours of construction and demolition work.**
- 27. Turning and parking areas to be provided.**
- 28. Garages to be retained for parking purposes.**

OUTLINE

Standard

- 1. Commencement two years after reserved matters approval, reserved matters within three years.**
- 2. Reserved matters to be submitted.**

3. Approved plans list.

Pre-commencement / prior to above ground works starting

- 4. Construction environmental management plan for biodiversity (phased) to be agreed.**
- 5. Phased contaminated land risk assessment to be agreed.**
- 6. Foul water drainage details to be agreed.**
- 7. Water supply infrastructure impact study and connection points to be agreed.**
- 8. Foul drainage details to be agreed.**
- 9. Sustainable surface water drainage scheme to be agreed.**
- 10. Piling method statement to be agreed.**
- 11. Slab level details to be agreed.**
- 12. Tree protection and method statement to be agreed.**
- 13. Construction traffic management plan (including dust management plan) to be submitted.**

With reserved matters

- 14. Biodiversity enhancement plan to be agreed.**
- 15. Slab level details to be agreed.**

Pre-occupation

- 16. Details of mitigation measures in air quality assessment to be agreed.**
- 17. Validation report of any previously approved remediation works to be agreed.**
- 18. Scheme of noise mitigation to be agreed.**
- 19. Landscape scheme implementation.**
- 20. Prior to occupation of extra care home – travel plan.**

Compliance

- 21. Hours of construction and demolition work.**
- 22. Mitigation to be undertaken in accordance with the written scheme of investigation.**
- 23. In accordance with approved housing mix.**

1.0 ADDENDUM REPORT

- 1.1** This addendum report is produced as an update to the previous report that was considered by Planning Committee on 28 March 2018. The Committee resolved to approve the application, subject to the completion of a s106 legal agreement and conditions. The applicant has since submitted plans proposing a series of amendments to phase 1 (the ‘full planning application’ area of the site). The section 106 agreement is yet to be finalised, and the decision is yet to be issued, and therefore there is the opportunity to consider these changes, subject to the application coming back to Planning Committee. Members are reminded that the principle of development and details previously considered have been established. The amendments considered in this addendum report are detailed in the ‘Covering letter – amendments’, and the ‘Accommodation schedule’, and summarised as follows:

- House types – alterations to footprint and external appearance of certain market properties and house types renamed (as detailed in accommodation schedule and cover letter)
- Layout – relocation of certain house types across plots (as detailed in accommodation schedule and cover letter)
- Housing mix – Reduction of 4-beds; increase in 3-beds; no change to affordable housing provision (29%)

Approved mix:	
4 bed	25
3 bed	48
2 bed	22
1 bed	8
Total	103
Market	77
Affordable	26
Total	103

Amended mix:	
4 bed	22
3 bed	51
2 bed	22
1 bed	8
Total	103
Market	77
Affordable	26
Total	103

- Landscaping plan – minor changes to the layout of trees to the front of some plots
- Flat blocks 46/47 and 80/81 – separated out into detached blocks
- Garages – reconfigured as single / double garages on certain plots

1.2 As per the original application, the applicant seeks consent for a total of 380 dwellings on the site, along with land for a primary school, land for extra care housing and associated works. The site, known as land to the south of Faringdon, extends to around 24.73 hectares of undeveloped arable land. It is a strategic site allocation contained within the council's adopted Local Plan 2031 Part 1.

1.3 The works are separated out into two application areas. The plan below shows the layout for phase 1 (full application), and the indicative layout for the remainder of the site (outline application). The proposed changes apply to phase 1 only.

Full planning permission

- First phase of 103 dwellings;
- 77 market and 26 affordable;
- Vehicular access from Park Road;
- Detailed plans submitted i.e. landscape, appearance, scale, layout;
- Public open space, parking, drainage relevant to the detailed phase;
- Internal access road to the primary school land;
- Demolition of existing derelict building on site and other minor structures;
- Approximately 5.74ha land.

Outline consent

- All matters reserved;
- Remaining 277 dwellings

- Land for an extra care facility of up to 60 units;
- Land for a primary school;
- Approximately 18.99ha land;
- Parameter and illustrative plans submitted.

1.4



Extracts from the application plans are **attached** at appendix one.

2.0

SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1

The consultation on the amendments ran from 14 August 2018 to 29 August 2018. A summary of the responses received to the amended proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk

Consultee	Response
Faringdon Town Council	<p>No objections</p> <p>However the Town Council wish to reiterate their previous concerns regarding S106 funding, namely the following contributions:</p> <ul style="list-style-type: none"> • Towards Clinical Commissioning Group to improve facilities at the medical centre; • Towards bus service improvements; • Leisure facilities at Folly Park.

Forestry Officer – Vale	No objections
Landscape Officer – Vale	No objection However concerns raised over loss of planting and trees to plot 6, and replacement of some walled areas to fencing.
Urban Design – Vale	<i>Verbal update to be provided at planning committee meeting</i>
Neighbour representations	No further comments received

3.0 **RELEVANT PLANNING HISTORY**

- 3.1 **P17/V1082/O** – Resolution to grant at committee; decision yet to be issued. Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school (Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage, and other associated works.

Officer note – this application received a committee resolution to approve on 28 March 2018. The s106 agreement is yet to be finalised, and the decision is yet to be issued. Amended plans have been submitted, and the application is before Planning Committee for consideration.

P13/V0709/O – Resolution to grant at committee; withdrawn. Outline application for residential development (up to 380 units including up to 64 extra care units), employment development, primary school, allotments, public open space and associated infrastructure with new access from Park Road. (Environmental Statement received 26 November 2014).

Officer note – this application received a committee resolution to approve in January 2015. Subsequent S106 legal agreement discussions found the scheme to be unviable. As such, a new application has been submitted P17/V1082/O, and this application has been withdrawn.

3.2 **Pre-application History**

P16/V2619/PEJ - Response (17/03/2017)

Outline application for up to 425 residential units, primary school, public open space, associated infrastructure and access from Park Road.

3.3 **Screening Opinion requests**

P16/V1691/SCR – EIA required 20/07/2016

P16/V1940/SCO – Scoping opinion issued on 02/09/2016

Information scoped in to ES: traffic/transport, noise and air quality.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 This is EIA development and the application is accompanied by an Environmental Statement. The scale and nature of proposed changes does not trigger the need for any addendum to the Environmental Statement.

5.0 **MAIN ISSUES**

5.1 The main planning considerations for this application are:

- Policy updates (since resolution to approve issued)
- Housing mix
- Design and layout
- Residential amenity
- Landscape and visual impact
- Financial contribution requests

5.2 **Policy updates**

5.2i Since the resolution to approve was issued in March 2018, there have been several policy updates. Nationally, the National Planning Policy Framework was updated in July 2018. Locally, The Emerging local plan: Part 2 has recently been examined (July and September 2018) but the inspector's report is yet to be issued. At this advanced stage it is officers' opinion that the emerging local plan carries limited weight for decision making.

5.2ii The proposed small-scale changes in this report primarily relate to design, layout, landscaping and housing mix. In relation to these planning considerations the policy updates do not significantly change the approach to how these matters were originally, and should in future, be considered. The individual merits of the changes are considered in greater detail below.

5.3 **Housing mix**

5.3i The original scheme comprised 103 dwellings, split into 77 market and 26 affordable dwellings. This amounts to 29% of affordable housing being delivered, and this figure has not been altered as a result of the amendments. As part of the original assessment a series of viability exercises and ongoing negotiation was carried out, and scrutinised in detail, before agreeing the lower figure of 29%. The reasoning for this was to take account of the abnormal costs involved with regards the levels on the site and requirements in terms of retaining walls and abnormal foundations, and to secure an extensive package of off-site highways works.

5.3ii There is however a minor change to the housing mix for the market properties, reducing the number of 4-bed properties and increasing the number of 3-beds. While the 1-bed and 2-bed properties are below the SHMA requirement for phase 1, across the whole site the provision balances out to result in an

amount broadly in accordance with the SHMA. The reconfiguration of the number of 3-bed and 4-bed dwellings does however bring the mix closer in line with the SHMA requirement for phase 1.

- 5.3iii In terms of the changes relating to the affordable housing, four of the dwellings have swapped plots but this does not result in any change to numbers of bedrooms or floorspace provision, or the provision of 29% across the site.
- 5.3iv Taking into account the viability of the site, the proposed housing mix continues to provide a level of affordable housing in accordance with the original scheme, and a market housing mix which does not depart from the SHMA.

5.4 **Design and Layout**

- 5.4i The proposed alterations include changes to the market house types, reconfiguration of footprints of individual properties, changes to the external appearance and materials, and slight increase in ridge heights to some house types. The design and appearance of the affordable housing properties is unchanged. The illustrative street scene plans show these differences for key sections of the site and are **attached** at appendix one.
- 5.4ii While the visual appearance of the dwellings and development will change, because of the new house types being introduced into the development, the scale of the changes is not significant enough to affect the overall character of the development. The properties continue to retain their proportions, plot sizes and spacing, and in terms of external appearance, the design, residential features and materials are appropriate to the wider setting.
- 5.4iii Having reassessed the changes in relation to current policy, the details of the scheme continue to conform to the principles established through the resolution to approve, and the design and character policies of the Development Plan.

5.5 **Residential Amenity**

- 5.5i The closest existing dwellings to the site are those to the west, in Townsend Road and Marine Bungalow which is accessed via Sands Hill Lane. Two existing properties off Park Road, 1 and 2 Oriel Cottages are also immediately abutting the development site.
- 5.5ii The amended scheme continues to retain the same separation distances and buffer areas to existing dwellings. To the east and west of phase 1, residential development is screened by hedging and vegetation. In terms of impact on amenity, there would be very little change to that considered in the original application.

5.6 **Landscape and Visual Impact**

- 5.6i In terms of amendments to the landscaping scheme, minor alterations are proposed to some of the trees to the fronts of properties, but the overall landscaping scheme remains consistent with the original illustrative landscape plan. The annotated plan is **attached** at appendix one.

5.6ii The landscape officer had no objections to the principle of the original landscaping scheme but raised concerns regarding the more detailed elements of the proposal. To address this the officer recommended conditions to cover the elements contained within the phase 1 detailed proposals, and this remains an appropriate approach.

5.7 **Financial contribution requests**

5.7i The Vale of White Horse has an adopted Community Infrastructure Level (CIL) Charging Schedule, which took effect on 1 November 2017. Development which results in new residential or retail floorspace will generally result in a CIL contribution towards local infrastructure projects. In this particular case, the development site is identified in the CIL charging Schedule as being a strategic site within Zone 3. These sites have a nil charge and therefore no CIL contribution is required.

5.7ii A series of developer contributions were set out in the previous planning committee report, to be secured through a section 106 agreement. These have not altered as a result of the proposed changes and can be viewed under section 5 of the planning committee report dated 28 March 2018.

6.0 **CONCLUSION**

6.1 By virtue of the scale and nature of the relatively minor changes, the amendments to the design, layout, landscaping and housing mix, do not result in a change to the residential character of the development or introduce design or layout alterations that would conflict with the wider settlement pattern of the neighbouring areas. Taking into account the viability of the site, the proposed housing mix continues to provide a level of affordable housing in accordance with the original scheme, and a market housing mix which does not depart from the SHMA. The development safeguards the amenity of existing nearby occupants and provides a landscaping scheme in line with the original scheme.

6.2 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. Officers have also had regard to the Emerging Vale of White Horse Local Plan Part 2, in light of its advanced stage. 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.

6.3 Having considered the scale and nature of the changes, the development continues to confirm to development plan policies and is recommended for approval.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 and saved 2011 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
- DC10 - The Effect of Neighbouring or Previous Uses on New Development
- DC12 - Water Quality and Resources
- DC3 - Design against crime
- DC4 - Public Art
- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- H23 - Open Space in New Housing Development
- NE10 - Urban Fringes and Countryside Gaps
- NE11 - Areas for Landscape Enhancement
- NE7 - The North Vale Corallian Ridge

Emerging Vale of White Horse Local Plan Part 2

The draft local plan part 2 is not currently adopted policy. The plan has recently been examined (July and September 2018) but the inspector's report is yet to be issued. At this advanced stage it is officers' opinion that the emerging Local Plan carries limited weight for decision making.

The following policies would be relevant to the proposed changes:

DP23 – Impact of development on amenity

Neighbourhood Plan

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

Supplementary Planning Guidance

- Vale of White Horse Design Guide – March 2015
- Open space, sport and recreation future provision – July 2008

National Planning Policy Framework (NPPF) - July 2018

Planning Practice Guidance (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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