

<b>APPLICATION NO.</b>	<a href="#"><u>P18/V1820/FUL</u></a>
<b>SITE</b>	Land south of Red Gables Kings Lane Faringdon, SN7 7SS
<b>PARISH</b>	LONGCOT
<b>PROPOSAL</b>	Part retrospective: Proposed replacement dwelling (amended drainage plans received 7th November 2018).
<b>WARD MEMBER(S)</b>	Simon Howell Elaine Ware
<b>APPLICANT</b>	Martin Leach
<b>OFFICER</b>	Andy Heron

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## **RECOMMENDATION**

**It is recommended that planning permission is granted, subject to the following conditions:**

### **Standard**

1. Time limit - full application.
2. Approved plans list.

### **Prior to occupation**

3. Boundary details provided in accordance with plans.

### **Compliance**

4. Materials in accordance with plans.
5. Permitted development restriction – roof alterations.

## **1.0 INTRODUCTION AND PROPOSAL**

- 1.1 This application was presented to committee on 31 October 2018. Following concerns expressed about drainage members resolved to defer the application for clarification on the drainage proposal and for a site visit to be carried out. The previous committee report and minutes of the meeting are attached at Appendix 1.
- 1.2 The applicants have since submitted an amended drainage plan (drawing no. 1151-S-03) and drainage details submitted by Wilsham drainage consultants received on 7<sup>th</sup> November 2018. Officers have sent these details to the Council's drainage officer for review. The revised plans and drainage details are attached at Appendix 2.

## **2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 A summary of consultations and representations is contained in the previous committee report in appendix 1. The drainage officer's comments are given below.

**No objection.**

The applicant has satisfactorily demonstrated that infiltration is feasible by way of submitting a revised hydraulic calculation sheet. To elaborate further:

- The maximum half emptying of a soakaway in accordance with Part H of the Building Regulations and any other legislative or non – statutory guidance is 24hrs. The half emptying of this proposed infiltration device (filter drain) is 12.87hrs.
- Part H of the Building Regulations unfortunately specify that individual surface water drainage systems must accommodate a 1 in 10 year storm. However, due to non-statutory guidance available nationally and furthermore recognised, we are able to get the minimum 1 in 30 year storm. This infiltration device has been designed to accommodate a 1 in 30 year storm + 40% CC (climate change).
- Finally, if there are grievances with the close proximity of the existing stone wall, then Building Control should be contacted. However, as this is a spread load device i.e permeable paving, as opposed to a point load device i.e singular soakaway, then there should be no issues. This can however be clarified by Building Control.

**3.0 ENVIRONMENTAL IMPACT ASSESSMENT**

3.1 See the previous report in appendix 1.

**4.0 MAIN ISSUES**

4.1 The assessment of the main issues are as set out in the report in appendix 1. An update on the drainage issues is presented below.

**4.2 Drainage**

The drainage officer has confirmed that the proposed drainage infiltration is more than adequate and exceeds the relevant drainage legislation. The site is not situated in flood zones 2 or 3. Therefore fluvial flooding is unlikely to occur at the site.

4.3 The drainage officer has raised no objection, confirming that the applicant has successfully demonstrated that infiltration is feasible via a hydraulic calculation sheet. This infiltration device has been designed to accommodate a 1 in 30 year storm + 40% for climate change which accords with legislation.

4.4 It is therefore considered that the development would not affect the quality of water resources or create flooding at the development site or elsewhere. The development therefore complies with Policy DC12 of the Vale of White Horse Local Plan Saved Policies 2011, and Policy CP42 of the Vale of White Horse Local Plan 2031, Part 1.

**5.0 CONCLUSION**

5.1 Following receipt of the amended drainage plans and details, and in light of the drainage officer's consultation response, officers consider the proposal to be acceptable.

- 5.2 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 and the National Planning Policy Framework. Regard has been given to the draft Local Plan 2031, Part 2 but as this is yet to be adopted, it's policies hold limited weight.
- 5.3 The application will provide an economic and social role via the additional residents who will use local services, and business. In terms of the environmental role, limited harm has been identified with respect to the impact on the surrounding character and appearance of the area and the surrounding listed buildings.
- 5.4 There are no technical objections to the proposal, subject to appropriate conditions. The council's drainage engineer has confirmed the proposal is acceptable from a drainage perspective.
- 5.5 Overall in the planning balance, the benefits of the scheme 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:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory Development Plan comprises;

- The Local Plan 2031 Part 1
- The Local Plan 2011 Saved Policies
- The Oxfordshire Minerals and Waste Local Plan 2031
- Neighbourhood Plans for; Drayton, Coxwell, Blewbury, Faringdon, Radley, Great Coxwell, and Longworth.

Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (2018) (NPPF)
- The National Planning Policy Guidance (March 2014) (NPPG)
- Vale of White Horse Design Guide Supplementary Planning Document (SPD) (March 2015)
- Vale of White Horse Updated Infrastructure Delivery Plan (IDP) (December 2016)
- Draft Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites
- Building for Life 12

#### Other Relevant Legislation

- Human Rights Act 1998
- 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.
- Equality Act 2010
  - In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

The Vale of White Horse Local Plan 2031 Part 1 policies which are relevant to the proposed development consist of:

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP39 - The Historic Environment
- CP46 - Conservation and Improvement of Biodiversity

The Vale of White Horse Local Plan 2011 Saved Policies which are relevant to the proposed development consist of:

- DC5 - Access
- DC6 - Landscaping
- DC7 - Waste Collection and Recycling
- DC9 - The Impact of Development on Neighbouring Uses
- DC12 - Water Quality and Resources

The Local Plan 2031 Part 2: Detailed Policies and Additional Sites complements the Part 1 plan and sets out policies and locations for housing for the Vale's proportion of Oxford's housing need up to 2031, which cannot be met within the City boundaries. It contains policies for the part of Didcot Garden Town that lies within the Vale of White Horse District, and detailed development management policies to complement the Local Plan 2031 Part 1, which replace the saved policies of the Local Plan 2011. It also allocates additional development sites for housing.

Paragraph 48 of the NPPF states that decision-takers may give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Vale of White Horse District Council submitted the Local Plan 2031 Part 2: Detailed Policies and Additional Sites to the Secretary of State on Friday 23 February 2018 for independent examination. The draft Local Plan 2031 Part 2 is currently under examination.

Overall, taking into account the current stage of preparation, the emerging Local Plan 2031, Part 2 now attracts limited weight.

The Draft Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites policies which are relevant to the proposed development consist of:

- CP4a – Meeting our housing needs
- CP20a – Housing supply for Western Vale sub-area
- DP16 – Access
- DP23 – Impact of development on amenity
- DP28 – Waste collection and recycling
- DP36 – Heritage assets

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