

APPLICATION NO.	P19/V0910/FUL
SITE	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS
PARISH	EAST HANNEY
PROPOSAL	Residential development of 46 market and affordable dwellings with associated landscaping and infrastructure.
WARD MEMBER(S)	Matthew Barber
APPLICANT	Linden Homes
OFFICER	Adrian Butler

RECOMMENDATION

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

1. **A S106 agreement being entered into to secure contributions towards local infrastructure, management of public open spaces and to secure affordable housing; and**
2. **Conditions as follows:**
 1. **Development to commence within three years**
 2. **Approved plans**

Pre Commencement Conditions

3. **Tree protection as submitted to be implemented**
4. **Biodiversity off setting**
5. **Surface water drainage scheme to be agreed**
6. **Strategy and programme for ground water monitoring**
7. **Wheel washing facilities during construction**

Pre-Occupancy or Other Stage Conditions

8. **Proposals to maintain, clear and desilt watercourses within or along boundaries of the site to be agreed**
9. **Connecting paths to adjacent sites to be provided within the application site**
10. **Landscaping scheme to be approved**
11. **Play equipment to be agreed**
12. **Boundary treatments in accordance with approved plans**
13. **Site access details to be approved**
14. **Vision splays - 2.4m x 43m – to be provided**
15. **Road and footway construction to each dwelling to be provided before each occupation**
16. **Parking and turning spaces for each dwelling to be provided prior to occupation of each plot**

Post Occupancy Monitoring and Management Conditions

17. **Landscaping implementation**

18. Construction hours – 8.00 to 18.00 Monday to Friday 8.00 to 13.00 Saturday no works on Sunday or bank holidays
19. Permitted development rights removal – extensions, dormer windows, outbuildings
20. Retention of garages
21. No street lighting

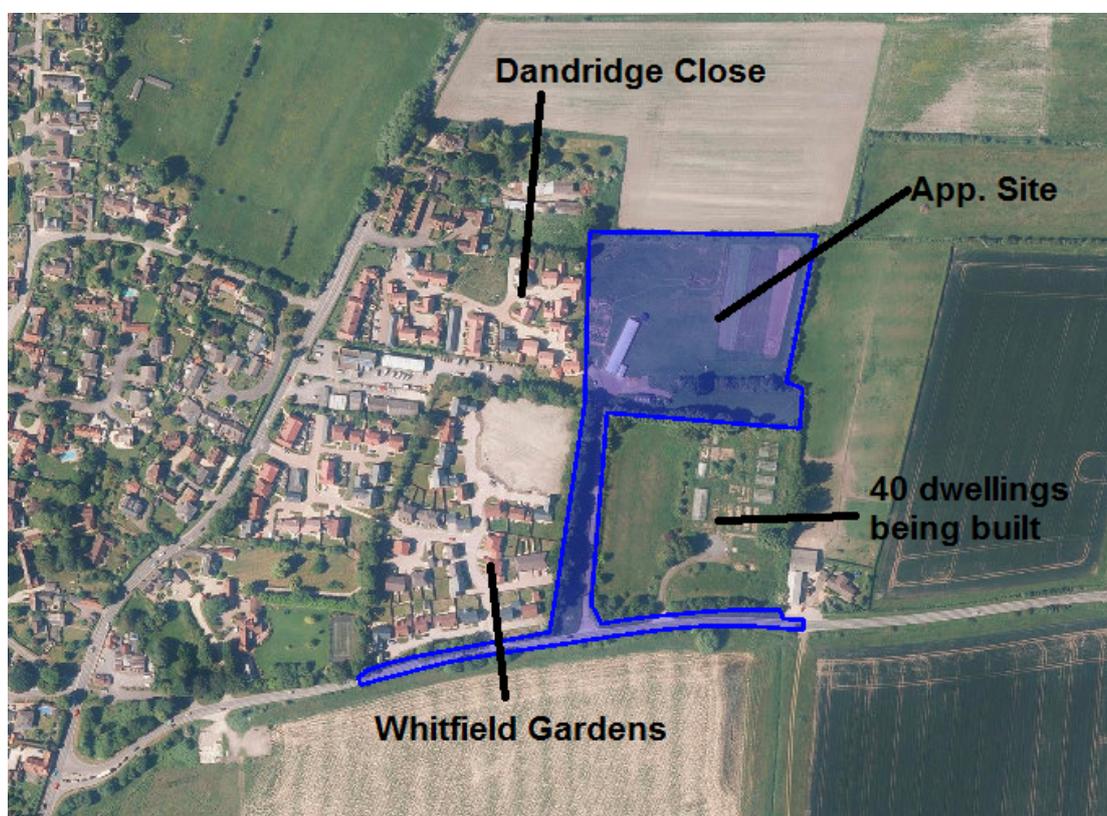
Informatives

1. Several Biodiversity Offsetting providers can deliver Offsetting agreements in Oxfordshire, including the Trust for Oxfordshire s Environment (TOE) - <https://www.trustforoxfordshire.org.uk/biodiversity-offsetting> and the Environment Bank Ltd. The number of Biodiversity Units required to offset this permission are 11 with a value of £105,600.
2. Broadband provision
3. Land drainage consent needed for any works to watercourses or ditches

1.0 Introduction and Proposal

1.1 The application is presented to planning committee as East Hanney Parish Council object.

1.2 The site is located to the north east of East Hanney being to the east of the A338 and north of Steventon Road. The site location is shown on the plan below:



1.3 The site largely comprises open and relatively level land although it does contain a large poly tunnel type building as part of the plant nursery use of the site. In the southern part of the site are trees and hedges with a watercourse cutting through this part of the site. Access is from Steventon Road via an elongated, hardsurfaced drive.

1.4 The northern site boundary is defined by a ditch and hedge with a field beyond. To the east the boundary comprises a watercourse lined by trees with a field beyond. To the south trees define the boundary, with land beyond being developed for 40 dwellings. The western boundary of the access is defined by trees and undergrowth with a development of 39 dwellings beyond (Whitfield Gardens). The western boundary to the main body of the site is fenced with housing in Dandridge Close beyond.

The Proposal

1.5 This is a full planning application for 46 dwellings. Sixteen of the dwellings are proposed as affordable dwellings. Vehicular access is to be taken from Steventon Road. The proposal also includes a foul water pumping station. Open spaces are provided to the east and southern boundaries with the latter also including a play area with play equipment. Pedestrian connections to adjoining developments are shown to the western and southern boundaries. A pedestrian connection to the west is also shown at the site access.

1.6 The application has been amended to show the pedestrian connections to the boundaries with adjacent sites, revise the layout to provide a connecting road within the site and a buffer to the northern boundary to provide tree planting. These changes have in turn resulted in a revised plot layout. An electricity sub station has also been removed and plans have been made consistent including clarifying arrangements at the site access.

1.7 The latest layout plan is **attached** as Appendix 1.

2.0 SUMMARY OF CONSULTATIONS AND REPRESENTATIONS ON CURRENT SUBMISSION

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

<p>East Hanney Parish Council</p>	<p>Objection:</p> <ul style="list-style-type: none"> • Contravenes the spirit and specifics of the Local Plan 2031 and breaches various of the District Councils policies, as well as policies detailed in East Hanney’s emerging Neighbourhood Plan • The proposal does not encourage cycling or walking contrary to core policies 33 and 35 of
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	<p>the Local Plan. There are no paths within walking distance of the site and no new cycle routes proposed</p> <ul style="list-style-type: none">• How are impacts on the strategic and local roads minimised?• No established pedestrian crossing on the A338• Lack of connectivity to the village forcing residents to drive• A footway proposed beside the busy Steventon Road would make walking dangerous• Additional traffic will cause further queuing on Steventon Road and the A338• No bus service along Steventon Road despite a bus stop near the site access• Cycle parking needed by the bus stop to prevent cars being parked at the site access by people trying to get to the bus stop• Question compliance with core policy 37 of the Local Plan as it is unclear how the proposal responds positively to its surrounding, historic character, reinforces local identity, creates a distinctive place, provides links to green infrastructure and landscaping to enhance biodiversity• The proposal is further urbanisation of the village that will not integrate with the village• Housing is standardised design and does not reflect the mix of housing in the village or surrounding developments• Street lighting must not be provided as East Hanney is a clear skies village• The site is flood zone 2 according to the district council's strategic flood risk assessment and Environment Agency flood map. Housing on such sites is contrary to the NPPF and core policy 42 of the Local Plan. Flooding is recent, proven, regular and significant. Run-off from surrounding developments could affect the site• Watercourses on site could cause further flooding on and off site if not managed• Not convinced SUDS will be adequate for drainage, as more investigations are required e.g. bore hole and permeability tests• Bungalows are required to meet the needs of an ageing population identified in the emerging Neighbourhood Plan
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	<ul style="list-style-type: none"> • Do not consider a net gain in green infrastructure or biodiversity is achieved. Need to make provision for bats, an owl box and swifts. Further tree planting is needed - potential conflict with core policy 45 of the Local Plan. • Not convinced 15% of useable open space is provided with most space being edges of the development • Potential conflict with core policy 46 of the Local Plan. How will no net loss in biodiversity be realised? It is noteworthy that the site is currently used to commercially grow plants that attract pollinators and that this vital wildlife resource would be lost. • Density of development too high at 32 dwellings per hectare (dph) compared to 16 dph for the village as a whole. Adjacent developments have lower densities. The proposal is cramped and congested • Number of dwellings proposed is in excess of the village requirement set out in the Neighbourhood Plan survey. Permission has been granted for 240 dwellings in the village which far exceed Oxford's unmet housing need. • Any green space should be allocated to the Parish Council for future maintenance. Dog waste bins should be provided • Charging points should be provided for electric vehicles • Thames Water suggest the sewage works are at capacity. It is not clear what works are required to provide capacity and whether the capacity can be provided to ensure timely delivery of the houses • Inadequate parking. Parking should be provided on the basis of one space per bedroom.
Residents	<p>Letters of objection and comments have been received from eight addresses. The planning matters raised are summarised as follows:</p> <ul style="list-style-type: none"> • Inappropriate development with the density double that of the village character • Inappropriate housing designs • Inadequate sewers • Site is not connected to the village.

	<ul style="list-style-type: none">• It is unacceptable to provide a connection through the public open space in Whitfield Gardens as the public open space is private land. There are no public rights of way or paths. A solution would be to provide a link beside Steventon Road• There is nothing to stop vehicles being parked on the grass beside the access road. As this backs onto existing gardens this could be a security issue. In addition, vehicles could endanger tree roots. Bollards or a knee high fence or ditch could be provided to prevent this• A bench shown half-way along the access road seems pointless and could cause loss of privacy and a security issue as it faces rear gardens. The bench and bin should be removed• Result in significant security issues including full visibility and easy access into dwellings in Whitfield Gardens beside the proposed access, as there is no boundary fence. Original plans showed a hedge on the boundary but this is now removed from the plans. It should be reinstated. This will also protect wildlife• The proposed development includes a narrow/hidden access road, resulting in risk of damage to the tree boundary as well as a safety hazard due to its (rather hidden) location next to a public open space which is used by the neighbourhood children.• Tree screening to the north is needed to add to the leafy character of the village and lessen the impact of the development in views from the A338• Trees beside Whitfield Gardens need to be protected. The proposal does not demonstrate adequate protection• The proposal is cut off from the village as there are no links through adjacent developments. Better links should be made to bus stops and the A338• Fencing to open space in the Lagan Homes development to the south west appears inadequate with a vehicular access proposed beside it• Access to the site is ambiguous with different arrangements shown
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	<ul style="list-style-type: none"> • Fencing could be provided at the site frontage for continuity with adjacent development and prevent vehicles using verges • A hedge originally proposed beside Whitfield Gardens is now removed. It should be reinstated • Inadequate screening to the north – why not put garages and parking spaces beside the north boundary to help break views of the houses from the A338? • Street lighting should not be provided • Inconsistent plans particularly at the site access. Which are correct?
<p>Oxfordshire County Council</p>	<p><u>Strategic Comments</u> This site is proposed for allocation in the Vale of White Horse Local Plan Part 2 (LPP2) for 50 dwellings. The County Council did not raise any strategic comments on this allocation.</p> <p><u>Highways</u> No objection</p> <ul style="list-style-type: none"> • The proposal does not have any material implications in terms of highway and transport matters. • The revised plans show pedestrian connections to developments to the south and west <p><u>Suggested conditions</u></p> <ul style="list-style-type: none"> • Access in accordance with approved plans • Vision splays of 2.4m x 43m • Travel plan • Residential travel information pack • Construction method statement • Surface water drainage scheme to be agreed <p><u>Drainage</u> No comment</p> <p><u>Education</u> No objection subject to a s106 contribution towards St James CE primary school expansion</p> <ul style="list-style-type: none"> • To meet the demands expected from the cumulative effect of planned and permitted housing development in the area, St James CE primary school increased its admission number to 30 places per year from September 2016, using a temporary classroom ahead of

	<p>a permanent expansion of the school's accommodation. The need for these additional places is already being demonstrated by rapidly growing pupil numbers (as of May 2019, there were 141 pupils on roll), and demand is expected to increase further.</p> <ul style="list-style-type: none">• To bring the school's accommodation up to the level expected for a 1 form entry school additional classrooms and an extension to the hall are required. These are being delivered in two phases: the first phase (classrooms) has been completed, but is not yet fully funded; the second phase (expanding the school's hall) can only be implemented once sufficient funding has been identified.• This expansion meets the need of already permitted development and also enables the expected primary pupil generation from this proposed development to be accommodated. Without this additional accommodation, Oxfordshire County Council would not be able to meet its statutory school sufficiency duty in the East Hanney area, including meeting the expected increase in demand for places as a result of this application. It is therefore directly related to the proposed development, and a contribution towards the capital cost of the expansion is sought in proportion to the development's expected pupil generation, and based on the tender costs estimate per pupil of expanding the school.• The current estimated cost of the expansion is £1.890m (2Q17), creating 15 additional places per year group for primary provision (105 additional places in total), giving a cost per primary pupil of £18,000. <p><u>Archaeology</u> No objection</p> <ul style="list-style-type: none">• Archaeological evaluation to the west and south of the application site has not revealed the presence of any archaeological features. Lidar indicates that the application area has been subject to intensive ploughing. There is evidence of early and middle Iron Age activity to the east, but this is limited and there is no evidence that it extends into the application site. As such there are currently no known archaeological constraints to this application.
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<p>Thames Water</p>	<p>No objection</p> <ul style="list-style-type: none"> Any investigations to understand the network performance in more detail and if required associated upgrades, can be delivered in time to serve the development. Thames Water is not seeking a planning condition relating to foul water network matters The application indicates that surface waters will not be discharged to the public network and as such Thames Water has no objection. 						
<p>Drainage Engineer</p>	<p>No objection</p> <ul style="list-style-type: none"> The strategy presented on the layouts should not be considered as approved as further information on groundwater monitoring will be needed to enable a scheme to be finalised. This is to ensure sufficient clearance is provided between SUDS features and groundwater level following monitoring and it is considered likely that shallower types of SUDS will be required in a number of site areas with suitable resilience provided to cater for exceedance. <p><u>Suggested conditions</u></p> <ul style="list-style-type: none"> Strategy and programme for ground water monitoring Sustainable drainage scheme to be agreed Proposals to maintain, clear and desilt watercourses within or along boundaries of land controlled by the applicant to be agreed Foul water drainage scheme to be agreed 						
<p>Housing Development Team</p>	<p>Comments:</p> <ul style="list-style-type: none"> For a 46 dwelling proposal 35% of them should be affordable. This equates to 16.1 affordable homes of which 75% (12 units) should be for rent and 25% (4 units) should be for shared ownership. The expectation is for 16 units to be delivered on the site with a commuted sum payable for the 'part' (0.1) unit (£11,072). The following affordable housing mix is recommended: <table border="1" data-bbox="580 1912 1334 2024"> <tr> <td data-bbox="580 1912 740 2024"></td> <td data-bbox="740 1912 849 2024">1bed/ 2p flat</td> <td data-bbox="849 1912 957 2024">2bed/ 3p flat</td> <td data-bbox="957 1912 1072 2024">2bed/ 4p house</td> <td data-bbox="1072 1912 1193 2024">3bed/ 5p house</td> <td data-bbox="1193 1912 1334 2024">3bed/6p house</td> </tr> </table>		1bed/ 2p flat	2bed/ 3p flat	2bed/ 4p house	3bed/ 5p house	3bed/6p house
	1bed/ 2p flat	2bed/ 3p flat	2bed/ 4p house	3bed/ 5p house	3bed/6p house		

	Rented	2	2	5	2	1
	S/O	0	0	3	1	0
	<ul style="list-style-type: none"> • The affordable housing shown on the revised plan, appears to be distributed evenly across the site and indistinguishable from the market ones. • Parking provided on site appears to be largely on-plot or adjacent, however, there is a parking court provision for plots 43 – 46. This should be revised as it creates issues for the Registered Providers. There is also an under provision of parking for 3-bed units. It is a policy requirement to provide at least 2 parking spaces for 2+ units, but the revised plan does not show this. • All parking spaces on land that is to be transferred to the Registered Provider should be allocated to the individual affordable units and not marked as 'unallocated'. 					
Landscape Officer	<p>No objection</p> <ul style="list-style-type: none"> • A Landscape Appraisal has been submitted with the amended planning application and the submitted layout has been adjusted to provide additional space for planting on the northern boundary with open countryside • The layout of the site has improved but SUDS basins at the front of the site will form very unattractive features at the site entrance due to the current engineered appearance of these basins (<i>officer note: these basins have since been removed from the scheme</i>) • A parking space to the north east of plot 36 encroaches into the northern boundary buffer planting, and would be better if it becomes a parallel parking space to the east. • No details of a sub station or the pumping station are provided. Is the pumping station primarily underground and how are its boundaries treated? (<i>officer note: the sub station has been removed from the scheme</i>) • Hedgerow trees should be planted in the northern hedgerow to ensure that trees of sufficient stature are provided on the northern site boundary to break up views of the built form from the north • The proposed play equipment is acceptable, but needs rearranging to ensure the swing is 					

	<p>not within any desire lines. Changing the swing to the eastern most location, allowing a route to the other equipment without passing over the swing activity area would be safer. Also the ladder walker is aimed at 14 to adult; it could be replaced with something more accessible to a wider age range.</p> <p><u>Suggested conditions</u></p> <ul style="list-style-type: none"> • Layout and play equipment to be agreed • Soft landscaping scheme to require additional trees beside the northern boundary • Management and maintenance plan for the site clarifying responsibility for maintenance of the different areas.
Tree Officer	<p>No objection</p> <ul style="list-style-type: none"> • There are a number of individual trees and some mature hedges within, and adjacent to the site but the proposed layout will not have a direct impact on any of the trees. The tree root protection areas are generally safeguarded but the canopies of the trees adjacent to the access along the western boundary are likely to need some pruning to avoid construction traffic damage. The methodology is addressed in the submitted arboricultural report and is acceptable to ensure that the extent of the pruning work is controlled. <p><u>Suggested conditions</u></p> <ul style="list-style-type: none"> • Tree protection measures as submitted to be implemented
Countryside Officer	<p>No objection</p> <ul style="list-style-type: none"> • The site has been subject to a series of ecological surveys for habitats and species. The habitats on the site are relatively common and widespread. Surveys for protected species suggest that the proposals would not lead to any significant impacts that cannot be mitigated. • Core policy 46 of the LPP1 and paragraphs 170(d) and 174(b) of the NPPF require new development proposals to deliver a no net loss of biodiversity. In response, the applicant has submitted details of a Biodiversity Impact Calculation (BIC) which has been conducted

	<p>for the development proposals. The results of the BIC indicate that the proposals would lead to a net loss of -11 biodiversity units which would not comply with core policy 46.</p> <ul style="list-style-type: none"> • Given the relatively low value of the existing habitats and the lack of any species constraints it would be appropriate in this case to consider biodiversity offsetting for securing compensation for the habitat loss and allowing the proposals to comply with core policy 46 and the NPPF. • Recommend that the compensation is provided by way of financial contributions of £105,600 towards off site biodiversity enhancements. <p><u>Suggested condition</u></p> <ul style="list-style-type: none"> • No development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 11 biodiversity units.
<p>Urban Design Officer</p>	<p>Comments:</p> <ul style="list-style-type: none"> • Whilst some of the previous comments expressed have been addressed, others still need considering (particularly the section on <i>‘responding to the site and setting and integration with recent development’</i> section) • Provision of a few more street trees wherever possible. As it stands, the development feels harsh in appearance. Low level landscaping is provided, but it is only a combination of both street trees and low level planting which would help softening the appearance of the built form. • If the proposed pumping station is potentially shared with the development to the south, there would be opportunities to have a couple of units facing the open space proposed, therefore providing further opportunities for natural surveillance and resulting in a more useable open space. If the pumping station stays, it needs to be screened • For surface treatments the use of tarmac should be minimised. Block paving would make the development more visually attractive. This can be dealt with via condition

	<ul style="list-style-type: none"> • Provide pedestrian access to the flat over garages (unit 23) whilst also providing low level planting to soften the impact of parking • Provide another pedestrian bridge in the open space opposite parking for units 19 and 20 • Boundary treatment behind units 18, 19 and 20: Make sure to combine the brick wall at the back of this unit with landscaping so it feels less harsh visually • Provide landscaping between visitor parking spaces opposite units 43 to 46. (<i>Officer note; This is a turning area for a fire engine</i>).
Crime Prevention Officer – Thames Valley Police	<p>Comments</p> <ul style="list-style-type: none"> • Not had an opportunity to review the proposals and refers the applicant to the principles and standards of the police's Secured by Design (SBD) scheme. <p><u>Suggested condition</u></p> <ul style="list-style-type: none"> • Details of measures to be incorporated into the proposals demonstrating how SBD principles and standards on physical security will be implemented.
Contaminated Land Officer	No objection
Waste Management Team	<p>Comment</p> <ul style="list-style-type: none"> • The bin store for plots 17-20 needs to also accommodate a 1 x 140lt food bin

3.0 RELEVANT PLANNING HISTORY

3.1 There is no planning application history specific to this development.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

4.1 The proposal is for fewer than 150 dwellings and the site is not in a 'sensitive area'. The site area does not exceed 5ha and therefore, the proposal does not fall within the thresholds set at Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Consequently the proposal is not EIA development.

5.0 MAIN ISSUES

The main issues are:

1. The principle of development
2. Affordable housing and market housing mixes
3. Design
4. Residential amenity
5. Landscape and visual impact
6. Highway safety, traffic and parking

- 7. Flood risk and drainage
- 8. Financial contributions

Principle of development

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan for this proposal currently comprises the adopted Local Plan 2031 Part 1 (the LPP1) and the Local Plan 2031 Part 2 (the LPP2).
- 5.2 The site is allocated for up to 50 dwellings in the LPP2. Consequently the principle of housing on this site accords with the development plan and is acceptable.

Affordable Housing and Market Housing Mixes

Affordable Housing Mix

- 5.3 Core policy 24 of the LPP1 requires 35% of the proposed dwellings to be affordable dwellings. 35% of the proposed 46 dwellings is 16.1. The applicant is offering 16 dwellings on site and a financial contribution for the 0.1 of a dwelling. This is satisfactory and can be secured through a s.106 legal agreement.
- 5.4 It is expected that the tenure split will be 75% social or affordable rented and 25% shared ownership. To accord with core policy 24 of the LPP1 affordable housing should be evenly distributed across the site and in clusters of fewer than 15 affordable dwellings. The proposal achieves this.
- 5.5 Core policy 22 of the LPP1 states:

“A mix of dwelling types and sizes to meet the needs of current and future households will be required on all new residential developments. This should be in accordance with the Council’s current Strategic Housing Market Assessment unless an alternative approach can be demonstrated to be more appropriate through the Housing Register or where proven to be necessary due to viability constraints.”

- 5.6 The applicant’s proposed affordable housing mix shown in the table below is acceptable to the council’s housing team and complies with core policy 22 of the LPP1:

No of bedrooms	1 bed (flat)	2 beds (flat)	2 beds (house)	3 beds (5 persons)	3 beds (6 persons)
Rent	2	2	5	2	1

Shared ownership	0	0	3	1	0
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Market Housing Mix

- 5.7 The applicant’s suggested market housing mix compared to the Strategic Housing Market Assessment (SHMA) estimate is contained in the table below:

No of beds	1	2	3	4+
Proposed	0	7	14	9
SHMA	2	6	13	9

- 5.8 The market housing mix is considered reasonably close to the SHMA estimate and compliant with core policy 22 of the LPP1.

Design

- 5.9 The LPP2 site development template seeks to achieve a high quality and sustainable village extension in keeping with the rural setting and character of the area. It also needs to integrate with the centre of the village allowing residents to access existing facilities.
- 5.10 The proposal allows space to the north and eastern site edges to provide landscaping and a 10m buffer to the eastern boundary watercourse in accordance with policy DP30 of the LPP2. In turn this retains existing vegetation and provides opportunity for further planting softening the site edges to provide a buffer at the rural edges of the site. Hedges, trees and a watercourse are retained in the southern part of the site, including a 10m buffer to the watercourse, providing open space and visually linking it to open spaces in the development being constructed to the south. Space is left to the west side of the access road to provide a positive and sensitive edge to the development.
- 5.11 As expected by the LPP2 site template footway connections are shown to the boundaries of the application site where it adjoins Whitfield Gardens to the west and beside Steventon Road linking to a footway in Whitfield Gardens. A footway connection to the development site to the south is also shown. The connections to the west could provide, subject to third party consent, access through adjacent developments to the A338. The highway authority is proposing a pedestrian crossing over the A338 thereby providing better connection to the wider village and its facilities.
- 5.12 The density of development is some 19.6 dwellings per hectare (dph) which is less than the 30dph expected by core policy 23 of the LPP1 and the Design Guide. This is a higher density in comparison to existing housing in the village west of the A338. However, the site is not seen in that context. It relates to the context of more recent housing developments immediately west and south of the site. Dandridge Close and Stevenson Close west of the site have a density of some 22.7dph, Whitfield Gardens is some 17dph and the housing to the south is

21.7dph. The proposed density (19.6dph) is consistent with its context and is acceptable.

- 5.13 All dwellings are two storey buildings as is new development to the south and west, (there is also a single ground floor two-bedroom flat unit proposed). This accords with the site development template in the LPP2. Designs are simple with rectangular forms under pitched roofs following the forms of adjacent dwellings built and under construction. Dwellings turn corners, houses at the development edges face outwards and houses provide focal points. The internal road connects providing a circular and short direct routes within the site. Boundary treatments are robust and private spaces defensible.
- 5.14 The proposal provides attractive and useable open space within the site in excess of the 15% required by policy DP33 of the LPP2. The open space allows a walking route around the site edges together with a larger area of open space in the south for play. The open space to the south amounts to some 0.44ha being in excess of the 15% required on site (0.35ha). Swales are included beside the access road and into the main body of the site. These 'ditches' are a feature of East Hanney and assist with drainage.
- 5.15 Whilst the Crime Prevention Officer seeks a condition requiring the proposal to be designed to secure by design standards, the condition would not be appropriate, as elements relate to non-planning matters e.g. security measures for the actual dwellings. The layout responds positively to secured by design requirements whilst providing acceptable visual design.
- 5.16 The proposal is considered to comply with the site development template in the LPP2, core policy 37 and 44 of the LPP1, the Design Guide and National Design Guide.

Residential Amenity

- 5.17 The adopted design guide recommends a distance of 21m between habitable windows in houses facing one another. The closest distance between windows in proposed and in existing dwellings will be plot 1 and 7 Dandridge Close which has a ground floor living room facing the site. The intervening distance is approximately 22.5m. This is sufficient to retain reasonable privacy. In all other cases the distance to windows in existing dwellings is in excess of 25m. Trees beside Whitfield Gardens are retained. Given the under storey of vegetation beside Whitfield Gardens, I am not convinced there is a need for a hedge to be planted beneath the trees. The proposals accord with the design guide and policy DP23 of the LPP2.

Landscape and Visual Impact

- 5.18 The site is contained by housing developments to its west and south, by the tree screen and hedge to the east and hedge to the north. Housing development on this site would have little impact on the Lower

Vale Farmland local landscape character area. The landscape impact is acceptable.

- 5.19 Primarily this site will be visible by persons travelling south on the A338, users of a public footpath some 325m north of the site and persons travelling west on Steventon Road. In views from the north the site will be seen in the context of Dandridge Close and as an extension to the east. The views are currently partially screened by the northern boundary hedge which is proposed to be supplemented and new tree planting provided to soften views of the development. In this context and more appropriate tree planting compared to the submitted landscaping scheme that can be secured by planning condition, the visual impact is acceptable.
- 5.20 In views westwards from Steventon Road, the site is well screened by existing trees and hedges restricting views to potential glimpses of the development. At the village edge some glimpses of development are to be expected and would be seen in the context of adjacent housing. The visual impact of the proposal is acceptable.
- 5.21 East Hanney does not contain street lighting. It is reasonable to impose a condition preventing street lighting to reduce the night time visual impact of the development and maintain the clear night skies mentioned by the Parish Council.
- 5.22 It is concluded that the proposal is compliant with core policies 37 and 44 of the LPP1.

Highway Safety, Traffic and Parking

- 5.23 The speed limit along this part of Steventon Road is to be reduced to 30mph. As required by the highway authority, adequate vision splays of 2.4m x 43m can be achieved from the proposed site access and secured by condition. In fact the access plan indicates a vision splay of 2.4m x 160m is achievable.
- 5.24 The proposed access road includes a footway on its eastern side and a swale to its west with a strip of open land beyond, and which would not be well suited as a play area due to its narrow width. The swale would provide a deterrent to off road parking and the footway provides reasonably safe pedestrian access.
- 5.25 Traffic generation is predicted as 29 vehicular movements during the AM and PM peak hours (almost one movement every two minutes). The highway authority has no objection to this increase in traffic including impacts on local road junctions.
- 5.26 The applicant advises some 80 allocated and 20 unallocated car parking spaces are proposed. Parking standards expect 83 allocated parking spaces and 20 unallocated parking spaces. Including garages I have counted 96 allocated and 20 unallocated parking spaces. The

proposal accords with parking standards. Whilst some dwellings have one allocated parking space there is adequate unallocated parking next to or to the front of those dwellings. Parking for affordable dwellings is in front of the dwellings rather than a courtyard.

- 5.27 The proposal is considered to accord with core policy 35 of the LPP1 and policy DP16 of the LPP2.

Flood Risk and Drainage

- 5.28 The most recent Environment Agency flood map indicates the site is wholly within flood zone 1. This is also confirmed by the council's drainage engineer. Flood zone 1 is least susceptible to fluvial flooding and preferred in flood risk terms for housing development. There may be a potentially high risk of groundwater flooding and this is indicated by the levels identified in the site investigation.
- 5.29 Site investigation identifies groundwater strikes in all trial pits at depths of between 0.8m and 1.5m. The amended Flood Risk Assessment has adjusted the drainage strategy to reflect this and now provides shallow infiltration type drainage to swales and below ground cellular systems with permeable surfaces above, with overflows to surrounding watercourses. The drainage strategy also involves raising floor levels by at least 150mm although I notice some finished floor levels will be approximately 1m above existing ground levels. This is to ensure separation between anticipated maximum groundwater levels and the base of infiltration devices. Given the potential high groundwater flood risk at this site, mitigation of this form is considered necessary to protect proposed dwellings and drainage infrastructure.
- 5.30 It is considered that further groundwater monitoring will be required to establish potential peak groundwater levels and confirm the level of ground raising required to enable proposed surface water drainage to function to current standards. A planning condition can secure this.
- 5.31 Thames Water has no objection in regard to foul water drainage.
- 5.32 It is concluded the proposal complies with core policy 42 of the LPP1.

Financial Contributions

- 5.33 Paragraph 56 of the Framework advises that planning obligations should only be sought where they meet all the following tests:
- I. Necessary to make the development acceptable in planning terms;
 - II. Directly related to the development; and
 - III. Fairly and reasonably related in scale and kind to the development.
- 5.34 Core policy 7 of the LPP1 will only permit development where the necessary physical infrastructure and service requirements to support the development can be secured.

- 5.35 The Community Infrastructure Levy (CIL) will require contributions from the development based on floor space of the dwellings and this could amount to over £628,000. Following changes to the CIL Regulations in September 2019 Oxfordshire County Council requests a financial contribution towards expanding St James CE primary school in the village. The expansion is planned as a result of increased school pupils occupying housing permitted and proposed in the village including dwellings to be built on this site. The County Council explains the first phase of the school expansion (class rooms) is complete but not fully funded, and the second phase (school hall) can only be implemented once sufficient funding is available. This proposal will result in an increase in primary school pupils attending the village primary school which may not be met through CIL. The request for a financial contribution is justified. It also accords with the LPP2 development template for the site.
- 5.36 In accordance with the Developers Contributions SPD a s106 would be needed to secure affordable housing, management and maintenance of on site open spaces and play areas (which should include transfer of the open space to the Parish Council including funding towards 20 years of maintenance of the open spaces and play equipment), public art, street naming and bin provision for the dwellings, public transport service improvements (in accordance with the LPP2 site development template), and primary school improvements. If permission is granted this authority would expect the following financial contributions to be secured through a s106 agreement:

District Council	Amount (£)
Bin provision	£7,820
Public art on site or in East Hanney Parish	£13,800
Street naming of this development	£616.40
Affordable housing – 0.1 of a dwelling	£11,072
Public open space maintenance	£234,241.12
Maintenance of play equipment	£5,808
S106 monitoring fee	£2,676
Payment of VWH legal fees	TBC

Oxfordshire County Council	Amount (£)
Funding for a signalised crossing on the A338 in East Hanney	£50,000
Public transport services through East Hanney	£39,344.26

Expansion of St James CE primary school East Hanney	£240,120
S106 monitoring	TBC
Payment of OCC legal fees	TBC

6.0 CONCLUSION

- 6.1 This application has been determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The site is allocated for housing development (up to 50 dwellings) in the LPP2. The principle of housing on this site is therefore, acceptable.
- 6.3 The mix of house types is considered policy compliant and affordable housing (35%) can be secured through a legal agreement. The scheme is an acceptable design with no unreasonable impacts on local residents. Pedestrian connections to adjacent sites are proposed. Suitable vehicular access can be provided without detriment to highway safety or severe impacts on the road network.
- 6.4 The site is in flood zone 1 which is the preferred location for housing development in terms of fluvial flooding. An appropriate drainage scheme can be secured and I note the drainage engineers and Thames Water do not object.
- 6.5 Impacts of the development including those for education, biodiversity and public transport can be mitigated through financial contributions.
- 6.6 In conclusion, the proposal is considered to accord with the development plan subject to the imposition of conditions and securing a s106 agreement for infrastructure improvements.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031: Part 1 – core policies:

- CP1 - Presumption in favour of sustainable development
- CP2 - Cooperation on unmet housing need for Oxfordshire
- CP3 - Settlement hierarchy
- CP4 - Meeting our housing needs
- CP7 – Providing supporting infrastructure and services
- CP8 - Spatial Strategy for Abingdon-on-Thames and Oxford Fringe 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
CP40 – Sustainable design and construction
CP42 – Flood risk
CP43 – Natural resources
CP44 - Landscape
CP45 – Green infrastructure
CP46 – Conservation and improvement
CP47 – Delivery and contingency

Vale of White Horse Local Plan 2031: Part 2

CP4a – Meeting our housing needs
DP2 – Space standards
DP16 – Access
DP17 - Transport assessments and travel plans
DP20 – Public art
DP21 – External lighting
DP23 – Impact of development on amenity
DP25 – Noise pollution
DP26 – Air quality
DP27 – Land affected by contamination
DP28 – Waste collection and recycling
DP30 - Watercourses
DP33 – Open space
DP36 – Heritage assets
DP39 – Archaeology and scheduled monuments

Neighbourhood Plan

A neighbourhood area was formally designated on 17 June 2015. East Hanney is preparing a Neighbourhood Plan although to date a draft Neighbourhood Plan has not been published. Accordingly no weight can be given to any policies that are emerging.

Adopted Guidance

Vale of White Horse Design Guide 2015
Developer Contributions – Delivering Infrastructure to Support Development
SPD – June 2017

Other Relevant Legislation and Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (PPG)
Community & Infrastructure Levy Legislation
Planning (Listed Buildings and Conservation Areas Act) 1990
Human Rights Act 1998
Section 149 of the Equality Act 2010
Section 17 of the Crime and Disorder Act 1998

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