

APPLICATION NO.	P20/V0658/RM
SITE	Land south of Highworth Road, Faringdon
PARISH	GREAT FARINGDON
PROPOSAL	Reserved Matters planning application for 190 residential dwellings, with associated infrastructure and landscaping, pursuant to Outline Planning Permission P16/V0775/O, for Land south of Highworth Road, Faringdon, dated 25th June 2018.
	Details relating to the primary site access were also reserved at Outline stage and will be provided as part of this submission.
	(As amended and amplified by plans and supporting documentation received 23 July 2020, 27 August 2020, 9 September 2020 and 23 September.)
WARD MEMBERS	(Outline application for residential development of up to 190 houses). David Grant Bethia Thomas Simon Howell Elaine Ware
APPLICANT OFFICER	Mr Tom Smailes Katherine Canavan

RECOMMENDATION

It is recommended that reserved matters, and condition 16 (Biodiversity Enhancement Plan) of the outline permission P16/V0775/O, are approved subject to the following conditions:

1. In accordance with approved RM plans

Pre-Occupancy or Other Stage Conditions

2. Implementation of parking spaces / turning areas / garages
3. Implementation of landscaping, in accordance with plans

4. **Surface treatment, in accordance with plans**
5. **External materials, in accordance with plans**
6. **Detailed scheme for LEAP (play space) to be submitted**
7. **Details of boundary treatment to be submitted**
8. **Landscape strategy – hedge replacement planting to be submitted**
9. **Landscape strategy – open space planting to be submitted**
10. **Waste management strategy and plans to be submitted**
11. **Street lighting**

Post Occupancy Monitoring and Management Conditions

12. **Retention of garages – no conversion to accommodation**
13. **PD rights removal – no outbuildings, extensions etc on specified plots**

1.0 INTRODUCTION, SITE LOCATION AND PROPOSAL

- 1.1 The application is referred to Planning Committee as Faringdon Town Council, object to the proposal.
 - 1.2 This is an application seeking approval of reserved matters following the grant of outline planning permission for up to 190 dwellings in 2018 under P16/V0775/O. The matters to be considered are layout, scale, appearance and landscaping.
 - 1.3 The reserved matters application relates to land to the south of Highworth Road. The site is approximately 8.44 hectares in size and is located alongside existing residential development at Westland Road. The Steeds, which is a development under construction for 200 dwellings, links to the site in the south-east corner. A site location plan is **attached** at Appendix 1.
 - 1.4 Four access points were agreed at outline stage and these are shown on the reserved matters layout plan. They are the main vehicular access and the emergency access onto Highworth Road, and pedestrian links through to The Steeds development and to the woodland area off Coleshill Drive.
 - 1.5 The site forms part of a strategic site allocation contained within the council's adopted Local Plan: Part 1. This scheme, if approved, would also be subject to the Community Infrastructure Levy.
 - 1.6 Following comments from technical officers, amended plans were submitted to improve the affordable housing layout and landscaping. A copy of the latest plans is **attached** at Appendix 2.
- 2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**
- 2.1 A summary of the responses received is below. Full comments can be viewed online at: www.whitehorsedc.gov.uk.

<p>Great Faringdon Town Council</p>	<p><i>Original response:</i> Objection</p> <ul style="list-style-type: none"> • The Town council wishes to see more priority given to cycle and pedestrian friendly routes and cycle parking within the site layout. Details of the new cycling lane and footpaths, and how this will connect to the surrounding residential area is limited. • Lack of detail on playspace • More longer lived trees should be incorporated into the landscaping. • The Town Council has concerns regarding future water supply and how the development will have a negative impact on the current infrastructure. • The layout does not retain trees and hedging at the entrance, where surface water attenuation is proposed. It is unclear why the drainage solutions along Highworth Road cannot be designed as open space features, rather using tanks. Planting cannot go over the tanks, which leaves the area empty and devoid of natural vegetation. • The layout does not respond positively to Neighbourhood Plan policies, specifically resource consumption and design. <p><i>Revised response:</i> Objection</p> <ul style="list-style-type: none"> • Concerns regarding the height of the development. • Allocation of affordable housing. As per the Faringdon NDP: <i>'Affordable housing should be distributed in sensible management clusters through new developments and should be indistinguishable from market housing'</i> • Inadequate shared cycle/pedestrian lanes. • The development is over-bearing and will visually impact existing properties in the vicinity.
<p>Great Coxwell Parish Council</p>	<p><i>Original response:</i> Objection</p> <ul style="list-style-type: none"> • The layout and design do not respect the sensitive views from the surrounding countryside or safeguard key viewpoints. The height and massing of the dwellings will be visually intrusive, which is exacerbated by built form being located on raised ground.

	<ul style="list-style-type: none"> • Landscaping should be used more effectively to contain the new housing, provide suitable screening to protect the setting and to soften the harshness of the access / junction. • The amount of landscaping and hedgerows along the boundaries does not comply with the Strategic Site Template in the Local Plan. • Opportunities have been overlooked to enhance existing landscape features, to create a diverse woodland environment and to retain historic field boundaries. • A single, large play area would be more beneficial than multiple small playgrounds across multiple developments. • Insufficient detail on flood risk and mitigation. • Missed opportunities to include retention ponds and detention basins which would contribute towards improved water quality, biodiversity/ amenity/community land and provide educational opportunities. <p><i>Response to revisions</i></p> <p>Objection</p> <ul style="list-style-type: none"> • Visual intrusion on the wider countryside • Landscaping buffers are insufficient to shield the built form • This is a significant departure from the parameters agreed at outline stage.
Residents	<p>15 letters of objection have been received from 11 households. The objections and comments are summarised as follows:</p> <p><u>Drainage and water management</u></p> <ul style="list-style-type: none"> • Lack of detail on the provision and disposal of water to and from the site • Impact on water pressure to existing properties • Increased pressure on the sewerage system <p><u>Design, scale and setting</u></p> <ul style="list-style-type: none"> • Dwellings alongside Westland Road are out of scale and too high for that part of the site • Lack of detail on boundary treatment • Harmful impact on important viewpoints as a result of the design of the development • There appear to be differences in surface finishes between market and affordable properties • Lack of renewable technology / sustainable design measures

	<ul style="list-style-type: none"> • The layout does not appear to provide enough parking • Lack of detail provided for the playspace <p><u>Landscaping and biodiversity</u></p> <ul style="list-style-type: none"> • Inadequate landscaping / screening along the western edge • Risk that existing trees, landscaping, hedges and wildlife corridors will be lost • Impact of streetlighting on rural area <p><u>Residential amenity</u></p> <ul style="list-style-type: none"> • Proximity of properties close to the boundary, blocking out light to neighbouring occupants. • Impact of a pumping station on existing properties <p><u>Neighbourhood Development Plan</u></p> <ul style="list-style-type: none"> • No attempt made to conform with the Faringdon Neighbourhood Plan with regards to resource consumption, housing design and security/safety.
<p>Oxfordshire County Council – Highways</p>	<p><i>Original response</i> Objection</p> <ul style="list-style-type: none"> • A series of small changes and checks are required to address highways concerns. • The access and emergency access have been changed since the outline permission and are shown correctly on the RM plans. • Care should be taken to avoid conflicts between highway visibility and landscaping <p><i>Response to revisions</i> No objection subject to conditions</p>
<p>Drainage Engineer</p>	<p><i>Original response</i> No objection</p> <p><i>Response to revisions</i> No objection Further information was provided to confirm that the storm sewer will be offered for adoption to Thames Water. This approach is supported.</p>
<p>Countryside Officer</p>	<p><i>Original response</i> Objection An updated Biodiversity Enhancement Plan is required, prior to reserved matters consent being granted. The BEP should reassess the biodiversity impacts of the development using a biodiversity metric.</p>

	<p><i>Response to revisions</i> Updated biodiversity metric and Biodiversity Enhancement Plan meets requirements</p>
<p>Forestry Officer</p>	<p><i>Original response</i> Objection</p> <ul style="list-style-type: none"> • Arboricultural Survey and Impact Assessment not provided • Further amendments and corrections to the Arboricultural Method Statement, and landscaping and drainage plans are required to demonstrate trees will be unaffected by the development. • Tree species proposed along the site frontage need to be large canopy, long lived species to create focal points at the front of the development • Concern over the space provided to accommodate planting and trees <p><i>Response to revisions</i></p> <ul style="list-style-type: none"> • Updated AMS addresses the concerns around level changes within the root protection areas • It is unlikely that the hedgerow can be satisfactorily retained in full, in spite of what is shown on plans. If this is the case, replacement planting will be required. <p>Officer response: The scale of landscaping plans has since been corrected, as requested. Clarification has been provided that the 3m buffer relates to main sewerage runs only, and therefore household utilities can be installed without resulting in conflicts with tree planting.</p>
<p>Landscape Officer</p>	<p><i>Original response</i> Objection</p> <ul style="list-style-type: none"> • The height of the proposed built form is higher than the proposed heights in the LVIA of the outline permission, specifically around the central public open space. • The proposed tree planting on the western edge are all small species and will not break up the mass of the flats from the Public Open Space. Large trees species on top of hills is a character feature of the local area and greater size of trees is required. • The western edge buffer is not deep enough to establish into a woodland screen – the outline permission indicates a 10m to 15m width of native woodland planting.

- Only General Purpose Meadow mix or woodland mix areas are proposed, but there is also a need for amenity grass areas, mown edges etc within the Public Open Space areas, but in a way that does not exclude play uses.
- Improved relationship is needed between built form, pathway and landscape on the western edge
- A review of street planting / trees within the parking courts is required, to ensure appropriateness and longterm retention within hardstanding
- Conflicts between lighting, infrastructure, drainage and landscaping mean the proposed landscaping scheme is not deliverable
- Detail on levels (in the form of section plans) required to understand how adjoining properties and gardens interlink, and how retaining walls may affect landscaping.
- Tree pit volumes appear to be insufficient
- Detail of boundary treatment and pumping station required
- Additional work is necessary to ensure that the scheme reflects those principles in the Site Template and Outline approval and the above landscaping issues are addressed.

Response to revisions

Objection

- The layout does not reflect the Local Plan Site Template or the Outline Application (P16/V0775/O) with regards to enough space being provided on the western and southern boundaries to accommodate the required woodland planting belts
- Depth of buffer on western boundary

The remaining issues can be dealt with by condition:

- Recommend additional trees and planting within streetscape
- Lack of detail for public open space areas and opportunities around how they can be best used by residents
- Lack of detail on how trees and planting will be accommodated across level changes.
- There are clashes between the central hedge and drainage, and between lighting columns and trees / planting
- Street lighting facing out towards the western edge will impact on the woodland buffer and open countryside

	<ul style="list-style-type: none"> • Detail of the main playspace • Details of additional planting in the southern POS • Revisions required to boundary treatment
<p>Housing Development Officer</p>	<p><i>Original response</i> Objection</p> <ul style="list-style-type: none"> • The tenure mix conforms with the agreement of the S106. • However, there is an overprovision of 2-bed properties as flats. Houses are considered more suitable for families needing rented accommodation. • The affordable housing should be distributed evenly across the site to avoid any concentration in any particular part of the site and to assist with ensuring that the affordable housing is indistinguishable from the market housing. • Based on discussions with Registered Providers, a mix of rented and shared ownership properties in the same terrace should be redesigned, ie. as separate blocks. • The 3-bed family houses are clustered close together with relatively small gardens. These properties should be more evenly dispersed. • Parking spaces should either be on-plot or adjacent to each property. All spaces in parking courts should be allocated to individual properties so market and affordable properties are indistinguishable. • <p><i>Response to revisions</i> No objection</p> <ul style="list-style-type: none"> • With the reduction in 1-bed maisonettes the tenure mix will need to be formally altered in the s106, but no objection is raised. • The revised layout and plans show an improved tenure split as regards the rented and shared ownership not being together in the same terrace. • All the dwellings, apart from the 1-bed maisonettes, conform with the council's space standards. The 1-bed units are only slightly below, and this is not considered to be an issue. • The allocation of the parking spaces to the individual affordable units is an improvement and will work better for the Registered Provider, although not all the parking spaces are ideal. • Although there is still a concentration of affordable houses to one-part of the site, the general layout appears acceptable.

<p>Urban Design Officer</p>	<p><i>Original response</i> Objection</p> <ul style="list-style-type: none"> • Further detail required on how the design and layout has evolved and taken its cues from the local area, eg. Character analysis and rationale, constraints and opportunities. • Alterations required to some garages, setting away from the path, to assist with natural surveillance along pathways. • Appropriate landscaping required to break up areas of hardstanding / parking. • Additional 3D visualisations and section plans required to clarify level details • There are opportunities to create a more organic / natural play area on the hill, so I welcome what has been shown in the central amenity area. <p><i>Response to revisions</i> Comments</p> <ul style="list-style-type: none"> • Other issues previously raised have been addressed or justified; the redesign of the apartment block in the south-west corner is positive. The visualisations provide clarity to the design of the development. • Design concerns raised over the front to back relationship of units to the rear of 186 to 190. If a redesign cannot solve this, landscaping and appropriate boundary treatment should be incorporated to soften the boundaries. • Street tree planting should be mirrored to provide avenues and create a more visually attractive street and a sense of street enclosure. • Boundaries to rear and side of gardens which face directly onto the public realm should have brick/ stone walls rather than timber fences. • Properties located on corners should be dual-aspect to turn the corner effectively and provide natural surveillance.
<p>Waste Management Officer</p>	<p><i>Original response:</i> Comments</p> <ul style="list-style-type: none"> • Further clarification required on central bin collection points, distances between properties and waste vehicles on collection day, and individual bin storage (where there is parking in front of properties).
<p>Public Art Officer</p>	<p>No objection</p>

Thames Water	<p><i>Original response</i></p> <p>No objection, subject to condition</p> <ul style="list-style-type: none"> • The foul water network, and off-site water infrastructure, require upgrade work to accommodate the needs of this development. • Surface water will not be discharged to the public network and as such Thames Water has no objection. • A condition is recommended. <p><i>Officer response:</i></p> <p>Thames Water have identified that upgrade work will be required to meet the needs of the development, as established at outline stage. Off-site foul water and water supply infrastructure is dealt with under the outline permission (under conditions 10 and 11) and as such a further condition is not necessary.</p>
--------------	---

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P20/V0662/FUL](#) - Approved (12/05/2020)

Amendment to condition 18 (Noise Prediction Report) on application ref. P16/V0775/O (Outline application for residential development of up to 190 houses.)

[P20/V0277/FUL](#) - Approved (11/05/2020)

Creation of Bellmouth and Access with associated highways works (as amplified by plan showing land in same ownership, construction traffic management plan and visibility splays indicated on works plan, received 3 April 2020 and Arboricultural Method Statement received 4 May 2020).

[P19/V2345/DIS](#) - Approved (23/04/2020)

Discharge of conditions 4 - site access and connecting footway to be agreed and 5 - emergency access to be agreed on application ref. P16/V0775/O. (Outline application for residential development of up to 190 houses). (as amended).

[P16/V0775/O](#) - Approved (25/06/2018)

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)

3.2 **Pre-application History**

[P19/V3228/PEJ](#) – Response provided (04/05/2020)

Pre-application request on reserved matters details for up to 190 residential dwellings and associated infrastructure pursuant to outline planning permission P16/V0775/O.

A copy of the pre-application response can be viewed online alongside the reserved matters documents at: www.whitehorsedc.gov.uk.

3.3 **Screening Opinion requests**

[P15/V1156/SCR](#) – EIA development (02/06/2015)

Screening opinion request for approximately 200 homes of varying type, size and tenure including 40% affordable housing.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The outline application was EIA development and the application was accompanied by an Environmental Statement (ES). The environmental information already provided is considered adequate to assess the significance of effects of the development on the environment. The reserved matters application does not introduce any new environmental matters that were not previously considered under the outline application. It is considered that this reserved matters application falls within the ambit of the approved ES and an addendum is not required for this application.

5.0 **MAIN ISSUES**

The key planning considerations for reserved matters applications are appearance, landscaping, layout, materials, detail and scale.

The main issues in this case are:

1. **Principle of development**
2. **Layout**
3. **Scale**
4. **Appearance**
5. **Landscaping**
6. **Affordable housing and housing mix**
7. **Technical matters**

5.1 **Principle of development**

The site is allocated for housing in the Council's adopted Development Plan. Outline planning consent was granted in June 2018 for up to 190 dwellings on the site, together with means of access. As such, the principle of the development and the means of access are established.

5.2 The Reserved Matters for consideration in this application are:

- Layout
- Scale
- Appearance
- Landscaping

5.3 **Layout**

Topography and setting

The topography of the site is a primary factor in guiding the layout, built form and open space on the site, and in having regard to how the built form and landscaping is viewed from beyond the site. The 3D visualisations submitted

provide context to the design and layout, and illustrate how the open space on the hill has been left free of built development.

- 5.4 The primary street runs through the eastern section of the site alongside Western Road, turning towards the main central open space on the hill in the south-west corner of the site. Secondary streets arc in three lines of dwellings around this central space, rising to follow the existing ground levels. Smaller perimeter blocks are located in the north-western corner of the site, and the streets gradually step up towards the hill.
- 5.5 A green corridor, following the existing hedge, runs north to south through the site providing an important pedestrian link. A landscaped buffer area and footpath runs the length of the western boundary. In addition to the central open space, a steep area of open space is located in the south-eastern corner, which links to The Steeds site and woodland adjacent to Coleshill Drive. A smaller area of green space is located either side of the main entrance.
- 5.6 The development includes three groups of 2-storey apartment blocks. These are sited in the south-western corner facing onto the perimeter pathway, the south-eastern corner facing onto public open space, and on the eastern edge adjacent to Westland Road and the primary street.
- 5.7 The layout optimises views and links through the site, with strong vistas between the apartment blocks on the southern corner of the site, and along the primary street on the approach to the hill, and along the central green corridor. The overall layout is positive in urban design terms and takes into account the change in site levels across the development.
- 5.8 *Amenity and privacy*
The adopted Design Guide recommends a minimum distance of 21 metres between upper floor facing habitable windows. All the proposed dwellings are over 21m from existing dwellings which are all on the western side of Westland Road. The majority of the proposed dwellings within the site layout also meet the standard. Where the distance is slightly below, additional measures have been designed into the layout to prevent overlooking and safeguard privacy.
- 5.9 *Garden sizes*
The majority of gardens meet recommended sizes in the adopted Design Guide. The apartments and maisonettes have access to enclosed private space to be used as a communal garden. A small number of the gardens are slightly below the recommended sizes. However, considering the proximity of the large central open space on the site, and access to additional playgrounds on The Steeds development, and off Coleshill Drive, officers are satisfied that residents would have a range of useable outdoor space close by.
- 5.10 *Parking layout*
Oxfordshire County Council as highways authority raise no objections to the proposal. Amendments have been made to address technical highways matters. All spaces are allocated to individual properties and additional unallocated parking has been provided for visitors. In some instances spaces

could be located more conveniently to properties, but across the site parking has satisfactorily been provided in accordance with the parking standards. Officers consider the provision and distribution of parking spaces is acceptable.

5.11 Scale

The Faringdon Neighbourhood Development policies require new housing development to respond to its local context through appropriate use of scale, form and height, and for the roofscape to be designed with careful regard to the townscape and the surrounding landscape. At outline stage the Landscape and Visual Impact Assessment put forward a recommendation that the dwellings at the foot of the hill were designed to be 1 ½ storey in height. This is to ensure the scale of the dwellings is appropriate on the raised ground, and to safeguard the setting, which is more prominent on higher ground from long-reaching views.

- 5.12 The detailed plan includes a series of 1 ½ storey dwellings in an arc around the bottom of the hill. As indicated on the section plans, the dwellings do not exceed the height of the 'outer ring' of properties, set down on the lower level. The Planning Officer has reviewed the relationship of these dwellings alongside the site levels and section plans, and the design and height would not detrimentally impact the setting, when viewed from beyond the site.

5.13 Appearance

The NPPF (February 2019) advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. CP37 of the Local Plan: Part 1 requires all new developments to be of a high-quality design that is locally distinctive and visually attractive. Scale, height, density, grain, massing, type, details and materials should be appropriate to the site and surrounding area. The Faringdon Neighbourhood Development policies require new housing development to respond to its local context through appropriate use of detailing and materials, and for materials to be in keeping with the local character and styles in the town and parish.

- 5.14 Proposed dwellings are of a traditional form with a variety of traditional elements such as brick detailing and bay windows. Contemporary elements such as inset balconies and flat roof porch details are also included. Materials proposed include red brick and reconstituted stone as the primary facing materials with brick and render detailing. A mix of red and grey tiles will be used for roofs. Officers consider the mix of house types, design and materials to be appropriate to the character of an 'edge of settlement', residential development in this location.

- 5.15 In terms of sustainable construction, dwellings with garages will have Electric Vehicle Charging Points fitted (as secured at outline stage). The applicant has clarified that the sustainability of the house design is based on a fabric first approach, with particular focus on air tightness and insulation. The properties will have water efficient devices fitted to enable water conservation, but there are no plans to incorporate solar panels or air source heat pumps. The measures included in the design are sufficient to meet the sustainable design

requirements of the Local Plan and the Faringdon Neighbourhood Development Plan policies.

- 5.16 In terms of surface treatment, the grey coloured block pavements help to delineate the street hierarchy (in terms of primary, secondary, and shared residential space), and provide an indicator of junctions / pedestrian connection points. A condition is recommended to secure a revised series of boundary treatment detail to improve the visual appearance of the street scene. This approach is supported in urban design terms.
- 5.17 The Urban Design Officer has identified several areas which could be enhanced further as advisory matters. These relate to improving the relationship between nos. 182-185 which face onto a parking court and the back gardens of nos. 186-190. While this would be an improvement in design terms, it is hindered by the need for nos. 186-190 to face onto Highworth Road. Officers do not consider that the relationship as presented is not harmful enough to warrant further redesign of this small section or refusal of the application.
- 5.18 Throughout the application process a series of design changes have been made to the scheme. The proposal in its current form is now considered to accord with the Design Guide and CP37 of the Local Plan: Part 1. Officers have also had regard to the design policies of the Faringdon Neighbourhood Plan, specifically policies 4.3C - Shared Surfaces, 4.7A - Materials and Roofscape, 4.7C - Housing Design and 4.7D - Secured by Design. While there are particular elements that the Town Council have asked to be improved, such as cycle links and reduction in scale of buildings, officers are satisfied that the layout, scale and appearance conform with the neighbourhood development plan policies as far as is reasonable.
- 5.19 **Landscaping**
CP44 of the Local Plan: Part 1 requires new development to incorporate landscape features and measures to effectively integrate it into the landscape character of the area, to preserve and promote local distinctiveness and diversity.
- 5.20 The site is allocated in the Local Plan: Part 1 and Site Development Template no. 5 for South West of Faringdon sets out requirements that the development will be expected to meet. Landscape considerations are a key part of this:
- Careful consideration of the scale and massing of the built form, and its positioning on raised ground around the hill.
 - Avoid being visually intrusive and safeguard sensitive views of the surrounding countryside
 - Enhance the landscape structure across the site, and include provisions for the creation of a diverse woodland environment
 - Plant new native woodland belt along the western and southern boundaries to link existing woodland belts and create a strong, vegetated edge to the settlement
 - Safeguard and enhance hedgerows, and retain the historic field pattern within the site

- 5.21 The landscaping scheme incorporates larger canopy, long-life species along the front (northern) and western edges of the site and in the central open space. Species include Field Maple, Oak, Beech, Lime and Flowering Cherry. Along the southern edge, where the site adjoins The Steeds development, existing hedges and planting are due to be retained, but no further enhancement is proposed. Tree planting has been designed along the streets and parking areas to visually break up the built form.
- 5.22 The Strategic Site Template Development Template sets out that a new native woodland belt will be required along the western and southern boundaries. This is to help screen the site where it faces onto open countryside, and to enhance woodland links with adjoining woodland areas. Indicative plans included at outline stage indicated that this could be achieved on the site, as reflected in the outline committee report.
- 5.23 It is acknowledged that the landscape buffer on the western edge is narrower than indicated at outline stage and for this reason the Landscape Officer has raised an objection. Officers have reviewed the detailed landscape scheme, noting that there is a departure from the aspirations set out at outline stage, and the applicant has made a number of revisions to the landscaping scheme to try to overcome the concern.
- 5.24 The landscape buffer on the western edge now includes a number of long-life, large canopy trees which will provide longer term benefit to the site because of their height and canopy spread when matured. This is continued along the front of the site facing onto Highworth Road, and provides screening where the site drops away to open countryside to the north. This goes some way towards compensating for the narrower buffer on the western edge. Officers are content that it will provide a level of screening to the built form and ridgelines to the extent that the proposed landscaping is acceptable.
- 5.25 On the southern edge, half of the length of the boundary runs alongside the woodland and new residential development of The Steeds. The built form that would be most visible are apartment blocks which have been kept at 2-storey height, and 1 ½ storey dwellings at the foot of the hill. These have been designed to take account of the rising ground levels in this part of the site. While additional planting would contribute positively to enhancing woodland links, the omission of boundary planting would not visually harm the setting of the development from the south, as it is largely seen in the context of the woodland and built form on The Steeds site.
- 5.26 The reserved matters layout includes a central green corridor running north-south through the site, following the existing hedgerow. Plans indicate retention of the hedge but because of building work close to the hedge, and factoring in the various level changes and the necessity to remove sections to provide roads, it is not clear whether it is feasible to retain the hedge in a largely complete state. The Tree Officer and Landscape Officer have clarified that although the quality of the hedge does not necessarily require it to be retained, 'puncturing' along the hedgeline and extensive pruning to accommodate

building work would diminish the value to the green corridor. In the event it cannot be retained, removal and a replacement planting / hedge scheme would be a more appropriate solution. This approach is recommended by condition.

5.27 Although there are deficiencies in the proposed landscaping scheme, in considering the landscaping across the whole site, officers are satisfied that it largely meets policy requirements. Although further enhancements could be incorporated into the scheme to provide additional landscape benefit, the proposed landscape scheme broadly meets the requirements of the Strategic Template and conforms to CP44 of the Local Plan: Part 1. For this reason officers consider that there are insufficient grounds to insist on further revisions to the landscaping scheme.

5.28 **Affordable housing and housing mix**

CP22 of the Local Plan: Part 1 requires a mix of dwelling types and sizes be provided on all new residential developments, to meet the needs of current and future households.

5.29 *Affordable housing mix*

The affordable housing tenure mix was fixed at outline stage in the s106 agreement. The reserved matters application sets out the tenure mix and the location of market, affordable rent and shared ownership properties across the site.

5.30 Revisions were made to plans to create a more balanced mix of 2-bed flats and houses across the site. Two of the 1-bed maisonettes have been changed to 2-bed dwellings with private garden space, which equates to a small change to the s106 and can be agreed by written consent. The revised layout includes homes for smaller families and individuals, across both affordable rent and shared ownership properties. These changes are supported by the Housing Development Officer. It is noted that the Town Council supported the provision of some 2-bed flats on the site, which has been achieved.

5.31

	Total units 100%	Open Market		Rented (75%)		Shared Ownership (25%)	
1-bed maisonette	4			4	8%		
2-bed flat	22			18	36%	4	24%
2-bed hse	52	34	28%	11	22%	7	41%
3-bed hse	57	34	28%	17	34%	6	35%
4-bed hse	55	55	44%				
Total	190	123		50		17	

5.32 *Space standards*

All the dwellings, apart from the 1-bed maisonettes, conform with the council's space standards. The 1-bed units are only slightly below, and as confirmed by the Housing Development Officer this is not considered to be an issue.

5.33 *Market mix*

In terms of the market mix, there is a higher number of 2-bed properties to compensate for no 1-bed market properties. There are more 4-bed market properties than required by the SHMA.

5.34 The applicant has provided supporting information in the form of '2020-07-27 Cover Letter - Revised plans and supporting information' making the case that there is a localised need in Faringdon for larger properties. This is based on more recent information than the SHMA evidence provided in the Faringdon Neighbourhood Plan (February 2016). The Plan indicates there are a higher proportion of lower tax band (smaller) properties already in Faringdon.

5.35 Faringdon Neighbourhood Plan, p57:

'The comparative lack of housing in Council Tax bands F, G and H means that housing is needed at the larger end of the spectrum to provide a more varied choice for existing and new residents, and to harmonise Faringdon's housing mix with that of the Vale of White Horse.... At the same time there is a need for one and two bedroom homes.'

5.36 In terms of the overprovision of 2-bed properties, the applicant has market evidence to show that 2-bed properties are more desirable as they provide more versatile living accommodation than 1-bed properties, for example, providing a spare room for home offices, growing families or care provision. Providing the 2-bed properties as a mix of houses and flats on this particular site is positive in providing a range of accommodation for individuals and small families. There are grounds to support a mix which differs from the SHMA mix and responds specifically to the needs of Faringdon in the form of a greater proportion of 2-bed and 4-bed properties.

5.37 CP24 of the Local Plan: Part 1 sets out the importance of ensuring market and affordable properties are indistinguishable, -:

Any affordable housing provided should:

i. be of a size and type which meets the requirements of those in housing need, and

ii. be indistinguishable in appearance from the market housing on site and distributed evenly across the site

5.38 The revised plans address earlier concerns over some affordable properties being distinguishable from the market dwellings, and the scheme now provides an appropriate range of property sizes as houses and apartments. The layout has been revised to increase garden space available to the flats, to reconfigure private garden space so the majority meets the Design Guide standards and to allocate parking to all properties. The current layout is policy compliant in terms of CP24 of the Local Plan: Part 1.

5.39 **Technical Matters**

Highways matters, access and connections

The four access points were agreed at outline stage, with the detail to be provided at reserved matters stage. Details of the access points onto Highworth Road have subsequently been granted permission under a separate full planning application P20/V0277/FUL. The details included in the reserved matters application are consistent with those already approved in full. On this basis, work has been able to start to the front the site on the access and highways improvements.

- 5.40 The development includes two pedestrian links through to The Steeds development and to the woodland area off Coleshill Drive. Concern has been raised by the Town Council in respect of greater prioritisation of cycling and pedestrian routes throughout the site, as set out in policy 4.3C and 4.3E of the Faringdon Neighbourhood Development.
- 5.41 The adjoining pathway on the Steeds site was approved some time ago under the previous highways standards, and measures 2m. The link on the eastern boundary leads into informal paths in the woodland adjacent to Coleshill Drive. While the principle of cycle pathways is supported, it would not be beneficial to have 3m wide pathways on these short stretches, and to then taper to link into the narrower adjoining sites. The connecting paths have been approved by Highways at a width of 2m for this reason only.
- 5.42 The detailed layout has been assessed by the county highways team, having regard to the primary, secondary and shared space street layout, and the provision of access points, pathways and connections to adjoining sites and have raised no objections.
- 5.43 *Flood risk and drainage*
Surface water, foul water and water capacity were considered as part of the outline consent with further details to be submitted by condition. Thames Water have advised that upgrade work to the network will be required as a matter of course, and discussions between the developer and Thames Water are underway. The council's drainage engineer has reviewed the drainage layout and is satisfied with the details submitted at this stage.
- 5.44 *Biodiversity*
Condition 16 of the outline permission requires a Biodiversity Enhancement Plan to be submitted prior to the reserved matters application being approved. The Countryside Officer has reviewed the layout plan and confirmed that the measures designed into the scheme are appropriate. Sufficient detail has been provided to meet the requirements of condition 16. It is recommended that condition 16 is formally agreed as part of this application.
- 5.45 As established at outline stage, a biodiversity offsetting contribution is required, on the basis that the development would result in a net loss of -3.59 biodiversity units across the site. As revisions were carried out to the

landscaping scheme, an update to the biodiversity metric assessment was carried out. The assessment concluded that changes to the landscaping have improved the situation and reduced the net loss. The landscaping and layout therefore comply with CP46 of the Local Plan: Part 1.

6.0 **CONCLUSION**

- 6.1 This application has been assessed against the development plan including Faringdon Neighbourhood Plan, the National Planning Policy Framework (NPPF) and all other material planning considerations. In considering the application, due regard has been given to the representations received from statutory and other consultees. These have been taken in account in assessing the overall scheme.
- 6.2 The site is a strategic allocation and outline planning permission for up to 190 dwellings was granted in 2018. Details of the access points onto Highworth Road have subsequently been granted permission under a separate full planning application P20/V0277/FUL.
- 6.3 Officers consider the layout, scale, materials and appearance of the development respond appropriately to the site setting and are consistent with the character of the local area. There are areas of the landscaping scheme that could be enhanced further but in considering the site-wide landscaping, within the context of the adjacent residential development, the development broadly meets the requirements of the Strategic Template and conforms to CP44 of the Local Plan: Part 1.
- 6.4 Sufficient detail has been provided to meet the requirements of condition 16 (Biodiversity Enhancement Plan). It is recommended that condition 16 is formally agreed as part of this application.
- 6.5 Overall, officers consider the development is acceptable and does not conflict with the Local Plan and the Faringdon Neighbourhood Plan and should be approved.

The following planning policies have been taken into account:

7.1 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- 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, including design against crime
- 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 of Biodiversity
- CP47 - Delivery and Contingency

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

- CP04a - Meeting Our Housing Needs
- CP20a - Housing Supply in Western Vale Sub-area
- CP47a - Delivery and Contingency
- DP02 - Space standards
- DP16 - Access
- DP17 - Transport Assessments and Travel Plans
- DP20 - Public Art
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP25 - Noise pollution
- DP27 - Land affected by contamination
- DP28 - Waste Collection and Recycling
- DP33 - Open Space
- DP39 - Archaeology and Scheduled Monuments

7.2 Neighbourhood Plan

Faringdon Neighbourhood Plan Policies (2016-2031)

- 4.2B - Infrastructure Requirements
- 4.3A - Connections
- 4.3C - Shared Surfaces
- 4.3E - Footpaths and Cycleways
- 4.6A - Housing Balance

- 4.7A - Materials and Roofscape
- 4.7B - Resource Consumption
- 4.7C - Housing Design
- 4.7D - Secured by Design
- 4.8A - Improving the Infrastructure
- 4.11A - Health and Care Provision
- 4.11B - Care for the Elderly

7.3 Supplementary Planning Guidance/Documents

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

7.4 National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (NPPF)
The National Planning Practice Guidance (NPPG)

7.5 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.

Case Officer: Katherine Canavan – Senior Planning Officer
Email: Katherine.canavan@southandvale.gov.uk
Tel: 01235 422600