



TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF OUTLINE PERMISSION

To:

c/o RPS
Suites 55 & 58
Cherry Orchard East
Kembrey Park
Swindon SN12 8UQ

Application No: **GRA/19649/1**

Proposal:
**Outline Planning Application for Residential
Development with new access road**

Address:
**Land Adjoining Coxwell House and Winslow House Coxwell Road
Faringdon Oxon**

DATE OF DECISION: **14th August 2007**

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **PERMIT** the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the conditions specified hereunder.

1 (a) The applications for approval in respect of all matters reserved shall be made to the District Planning Authority within a period of three years commencing on the date of this permission.

(b) The development to which this permission relates shall begin not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the the last such matter to be approved.

APPENDIX 1

2 Prior to the commencement of the development hereby permitted, details of the layout, scale and appearance of the development and landscaping of the site (the "reserved matters") shall be submitted to, and approved in writing by, the District Planning Authority. The development shall be completed strictly in accordance with the approved details.

3 Prior to the occupation or use of the development hereby permitted, the vehicle access shall be constructed in accordance with the details hereby approved and shown on the deposited plan reference 1924.03 and to the specification of the Oxfordshire County Council's for such works. The visibility splays thereafter shall be permanently maintained free from obstruction to vision.

4 Prior to the commencement of development, full details of the stopping up of the existing vehicular access to Red House shall be submitted to, and approved in writing by, the District Planning Authority. The access shall be stopped up in accordance with the approved details prior to the first occupation of the development

5 No development shall commence until an archaeological watching brief has been organised, which shall be maintained for the duration of any ground works on site. The watching brief shall be carried out in accordance with a written specification and by a professional archaeological organisation which shall first have been agreed in writing by the District Planning Authority.

6 No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to, and approved in writing by, the District Planning Authority. The scheme shall include:

- a) The type and tenure of the affordable housing provision;
 - b) A programme for the construction of the affordable housing;
 - c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable units; and
 - d) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy shall be enforced.
- The affordable housing shall be provided in accordance with the approved scheme and programme. The ratio of affordable housing shall be 40% of the total number of dwellings, unless otherwise agreed in writing by the District Planning Authority.

7 15% of the area of the site shall be used as public open space.

8 Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the District Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new capacity required in the system and a suitable connection point.



INFORMATIVE(S)

Planning permission has been granted as the proposed development is considered to comply with the provisions of the development plan, in particular Policies H4, DC5, DC8, H17, and H23 of the adopted Vale of White Horse Local Plan.

This permission should be read in conjunction with Obligations made by the applicant under Section 106 of the Town and Country Planning Act with Oxfordshire County Council and the Vale of White Horse District Council, which shall come into effect upon implementation of this planning permission.

The Council expects a high quality and sensitive design to avoid overlooking of houses in Carter Crescent and to take full account of the edge-of-town location of the development.

Rodger Hood
Deputy Director (Planning and Community Strategy)

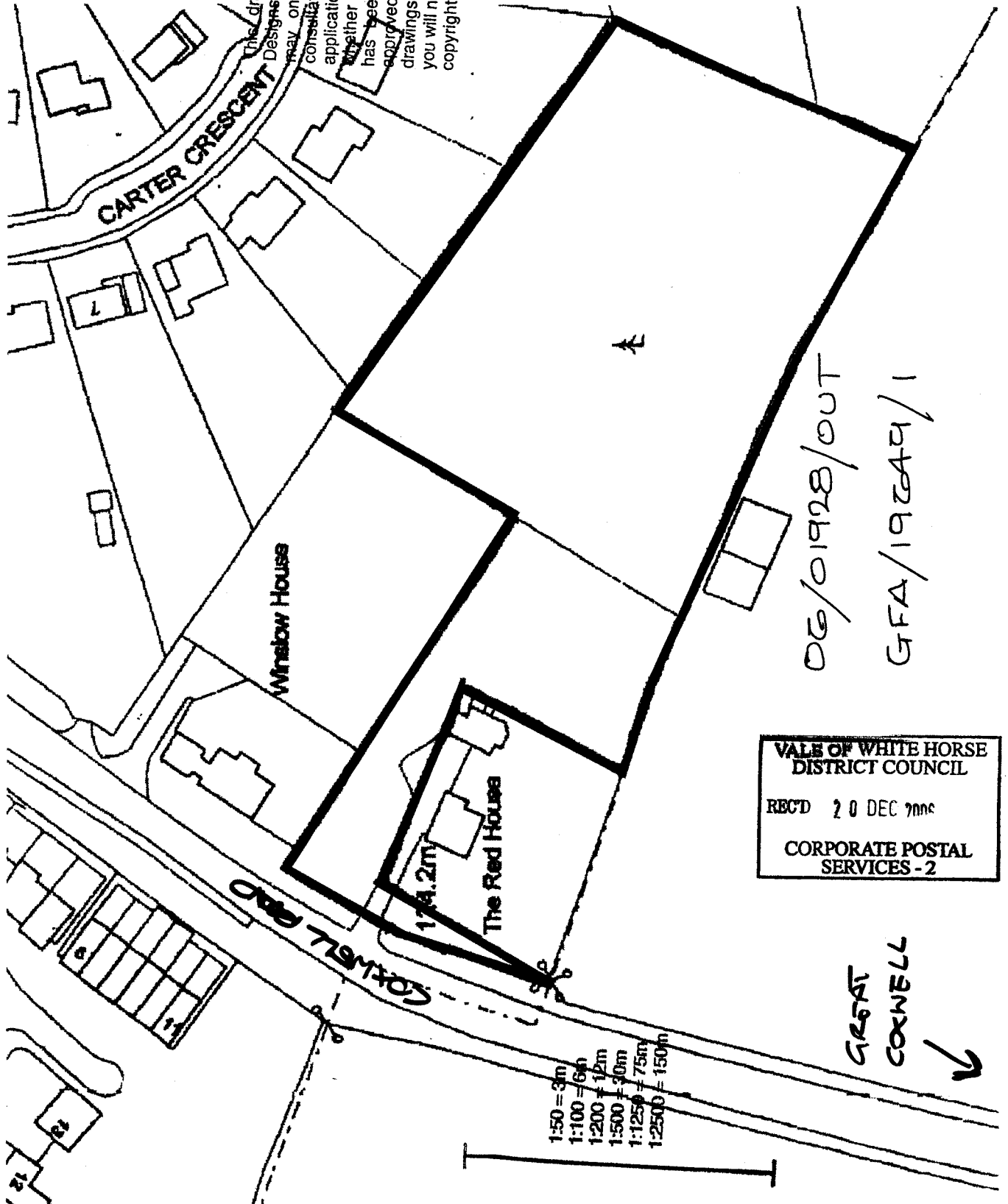
APPENDIX 1

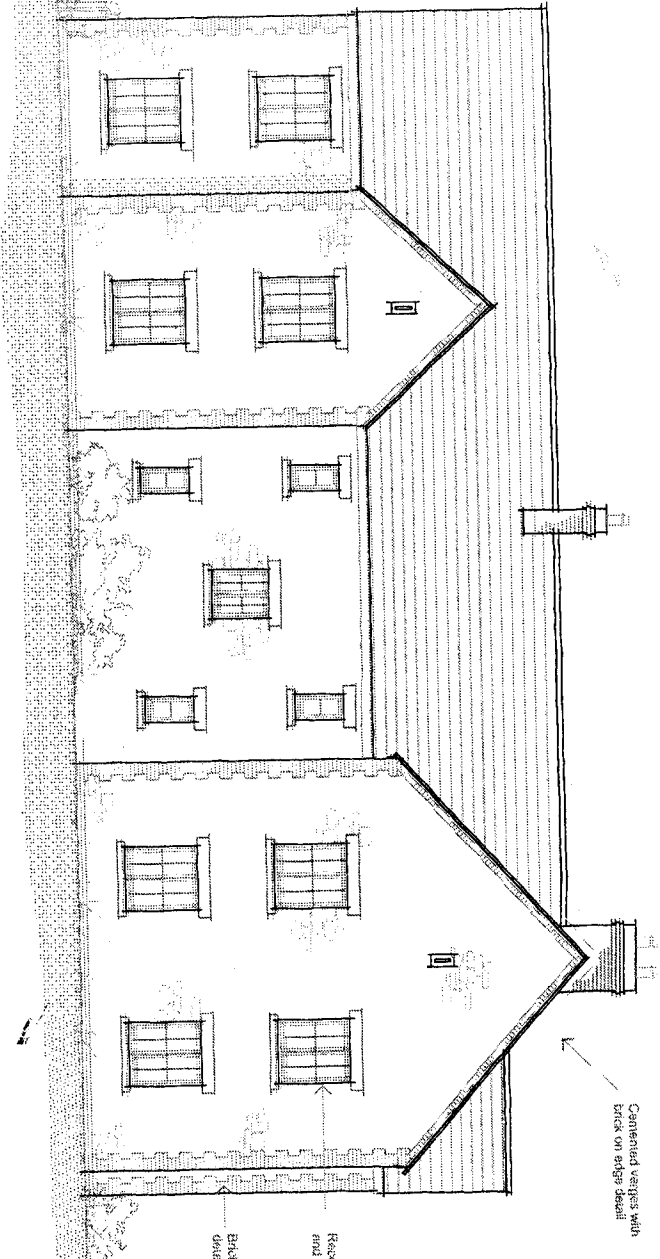


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RPS	
CLIENT	Langdale Western Ltd
PROJECT	Land to the rear of Winslow and Coxwell House
DRAWING TITLE	Site Plan
DATE	7 JUL 05
DRAWN BY	GP
CHECKED BY	BS
DRAWING NO	JWL_0590-02-01





Plots 6-10
EAST ELEVATION

Plots 6-10

CLIENT: _____

VALLE OF WHITE HORSE DISTRICT COUNCIL
CORPORATE POSTAL SERVICES - 2

VALLE OF WHITE HORSE DISTRICT COUNCIL
CORPORATE POSTAL SERVICES - 2
REC'D 11 MAR 2008

APPENDIX 2

Plot 13
SOUTH ELEVATION

Canopy porch

Contrast brick above 1st floor level finish

Plot 14

Keystone stone elevations with round heads and tiles

Plot 15

Guck head and sill detail

Lawn to porch

Plot 16

Feather elevations over feature brick panels

Plot 17

Brick elevations with timber finish and round tiles

Plot 18

Cabbed porch

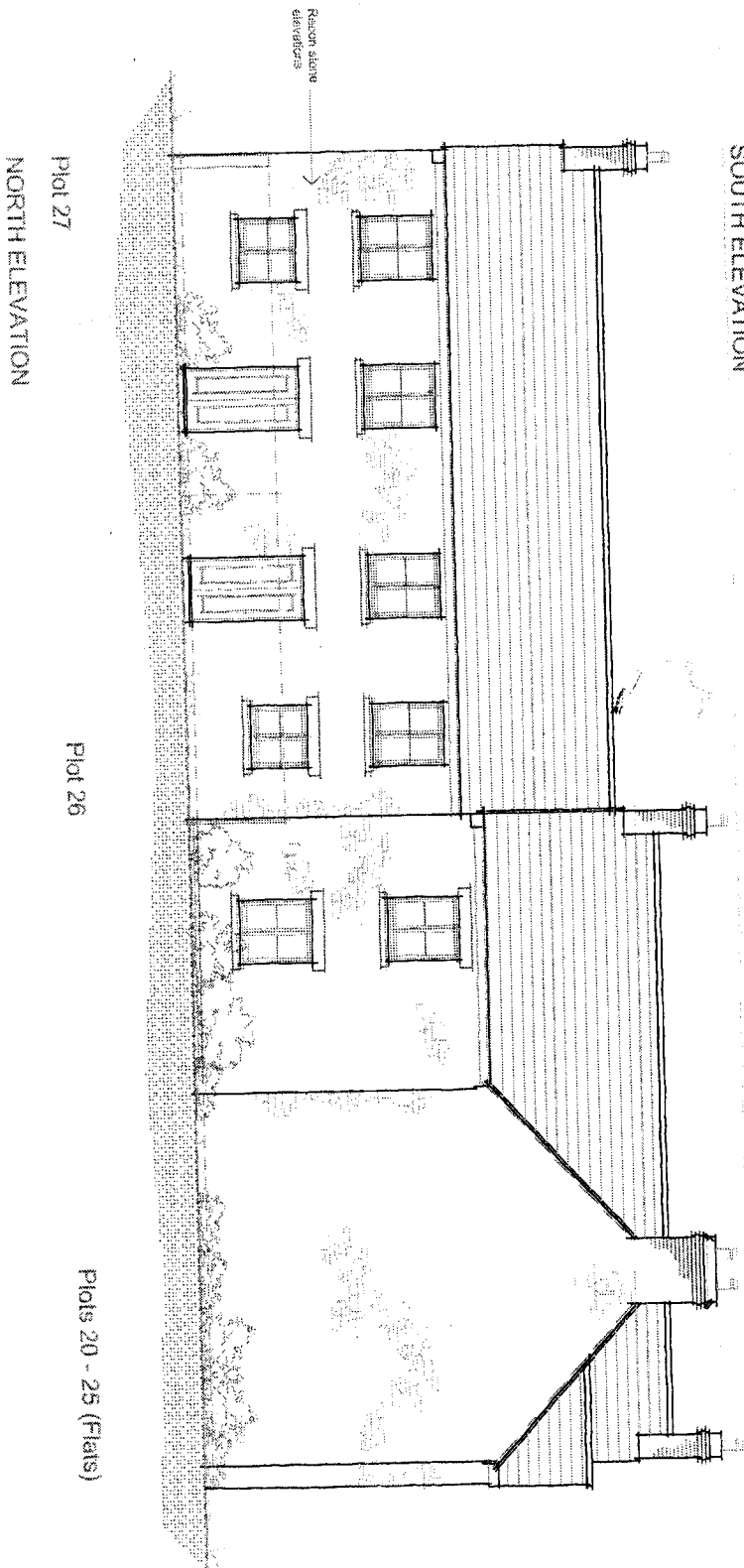
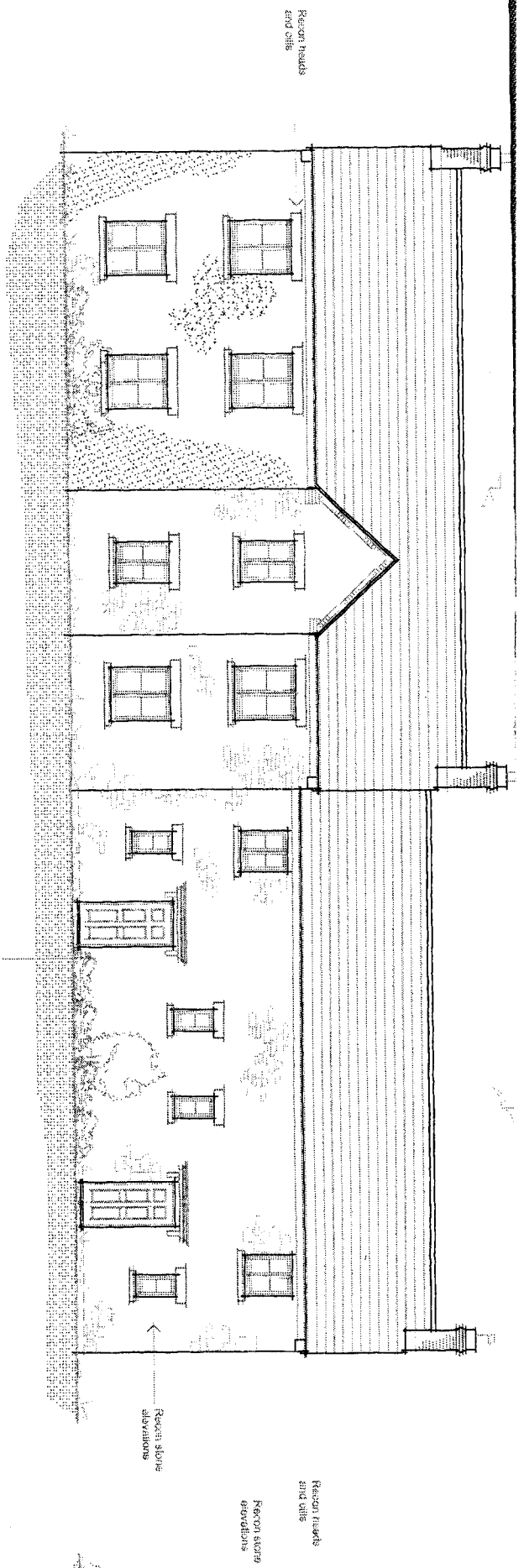


Carriaged verge with brick on edge detail

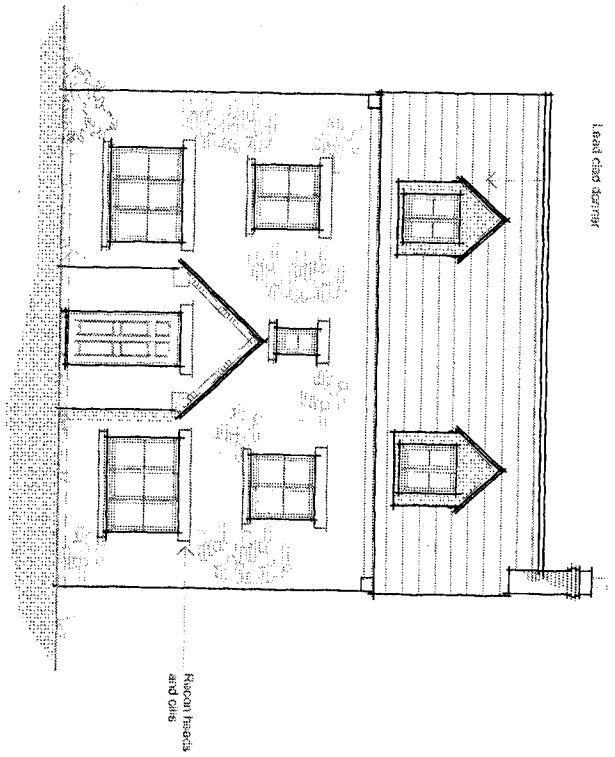
Lead shed dormer and conservation style roof light

Plots 13-18

APPENDIX 2

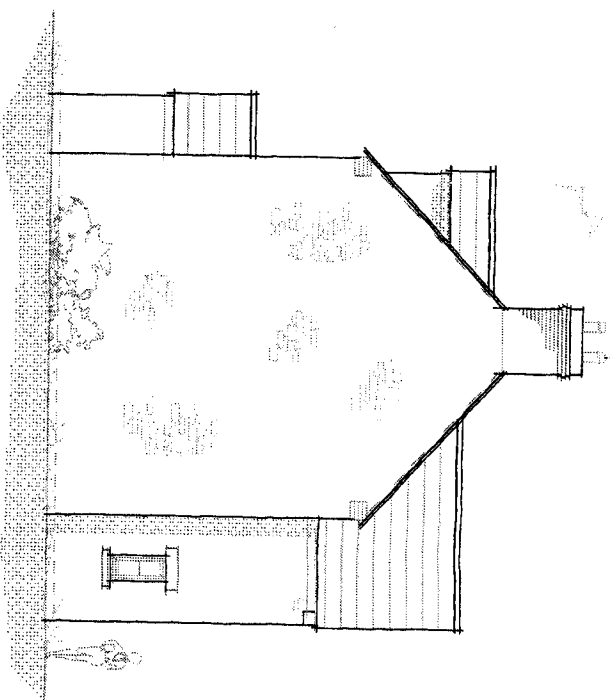


APPENDIX 2

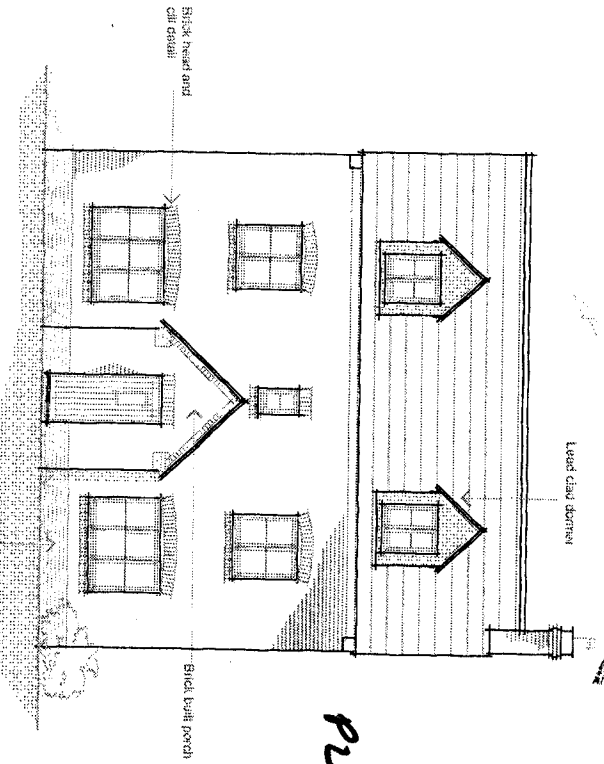


Plot 29
SOUTH ELEVATION

Plot 29

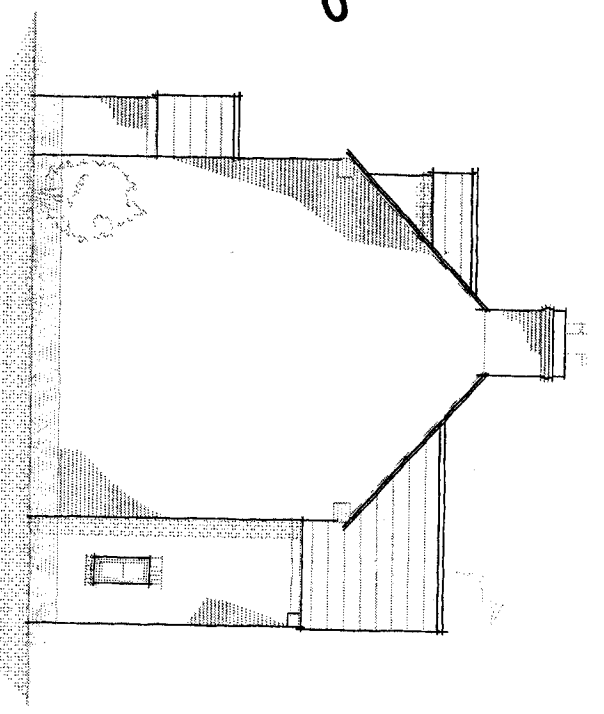


Plot 29
EAST ELEVATION



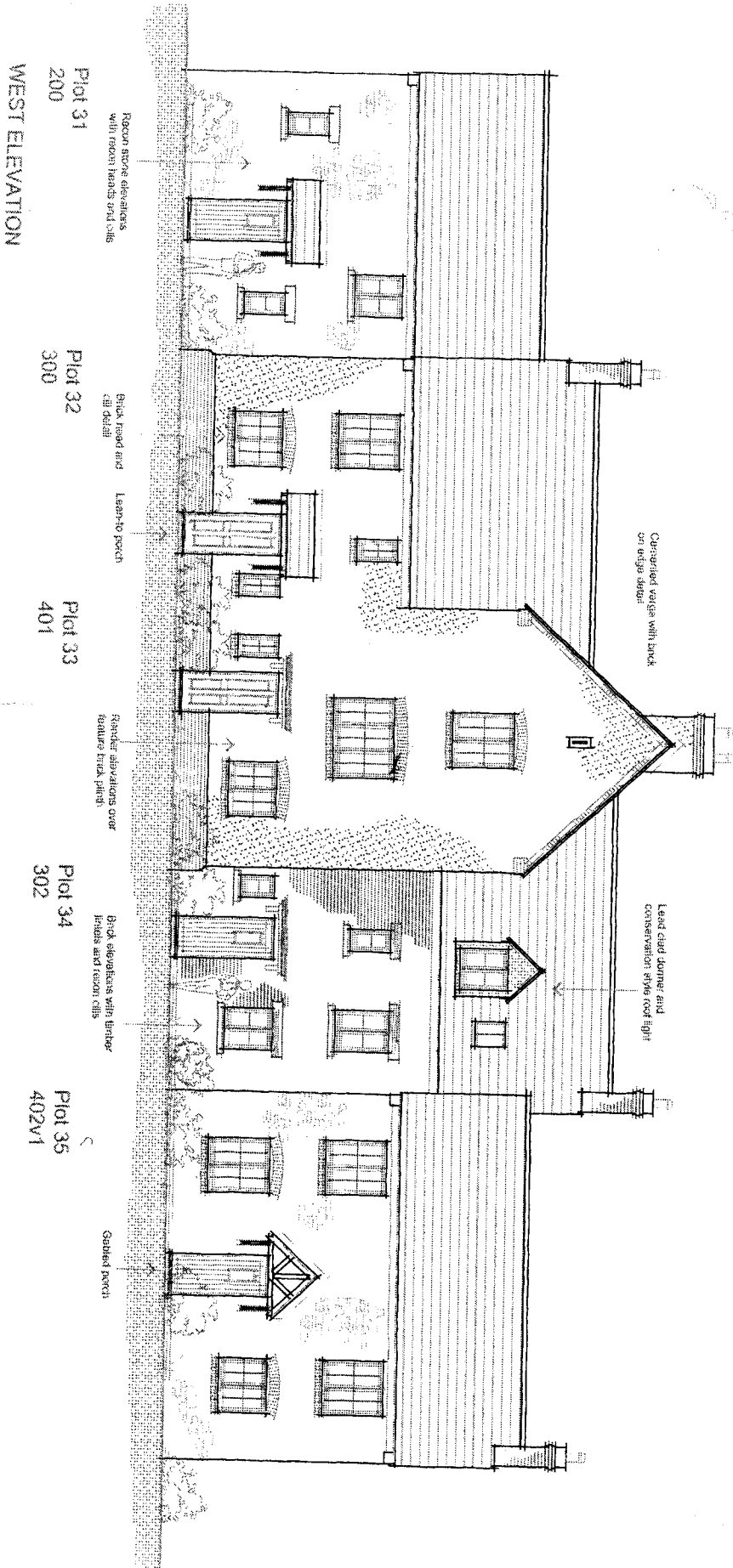
Plot 30

Plot 30



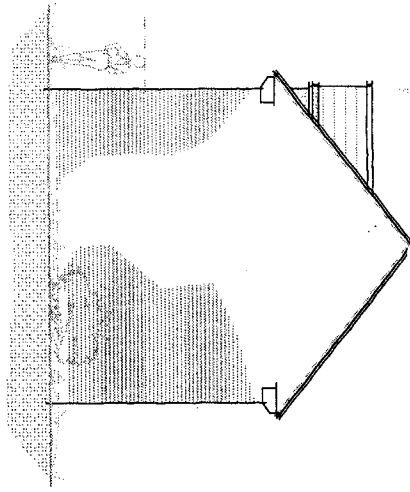
Plot 30

Central brick detail to form flush finish

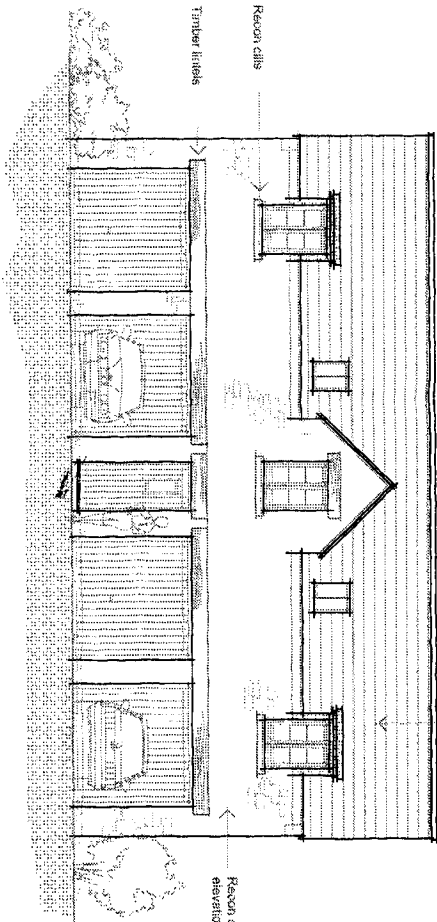
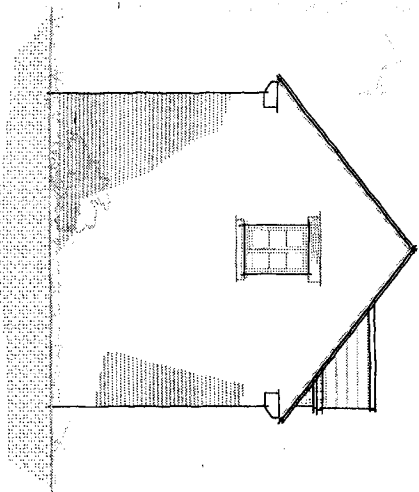


Plots 31 - 35

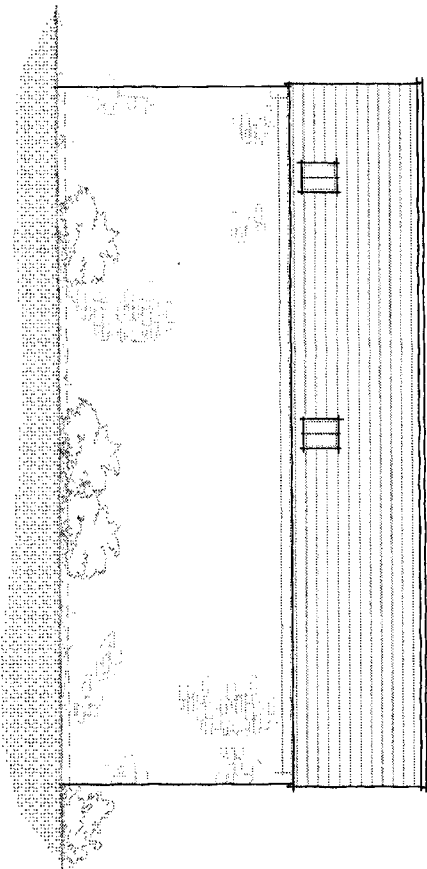
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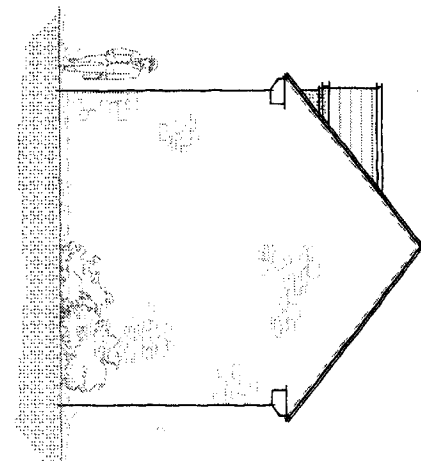
Plot 19
SOUTH ELEVATION



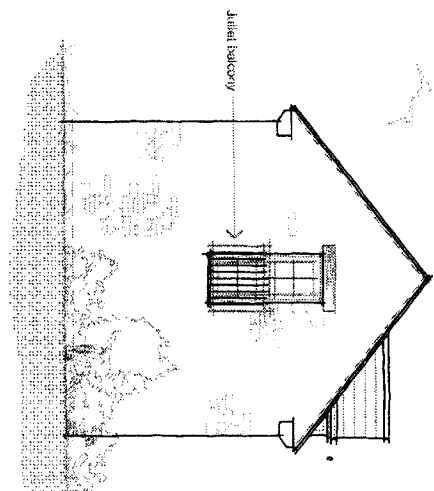
Plot 36
EAST ELEVATION



Lead clad doors and conservation style roof lights



Plot 35
NORTH ELEVATION



materially in favour of the H4 allocation s
accordance with national guidance such as PP

APPENDIX 3

8.10.7 I acknowledge the potential public be
of new public open space and woodland plant
to the GWCF as part of a new housing scheme on the objection site. However, the
location is such that links to the majority of the built up area of the town would be
significantly less good than from the extension to Folly Park on land to the north of
Park Road. Moreover, the present opportunity for a comprehensive scheme
securing the future of all the land between the town and the bypass in that locality
might well be lost if the proposed development of 400 houses were to be split
between one or more additional sites. The Council believes and I accept that the
necessary and desirable balance of mixed uses, including important improvements
to public leisure and recreation facilities, are unlikely to be achieved by a smaller
scheme as it would not be economically viable. On the same basis, only a
comprehensive scheme would be likely to provide improved access links to the
town centre for existing as well as new residents in this part of the town. In
contrast, as proposed, the objection site is only capable of accommodating around
half of the new housing required to help revitalise the economy of the town and
meet local and strategic needs.

8.10.8 On the land to the south of Park Road and development beyond the
ridgeline would be particularly prominent, due to its elevation in the landscape, as
well as taking up more BMV land. Thus, it is not a preferable or more practical
alternative. Nor would it offer an alternative site for an employment land allocation
that is required and locally supported to assist the regeneration of the town's
economy. Whilst an improved or alternative access to the secondary school and
leisure centre could be provided, I do not see this as a significant benefit given the
existing arrangements. Similarly, improvements to Sands Hill, currently carrying
MGV traffic to and from the Rogers Concrete Works, would not be of such material
highway benefit as to alter the balance of comparability between this site and that
to the north of Park Road, as the road would continue to be used for access to the
industrial site. Accordingly, I do not consider that this objection site should be
allocated for residential development.

8.10.9 Land at the Red House, Coxwell Road - This site on the eastern side of
Coxwell Road is approximately 1.3 ha. in total (issue e) and includes two houses
and associated grounds, known as Winslow and The Red House, as well as a
conifer plantation and some open land to the east. The smaller western portion of
the site has existing residential dwellings and their curtilages and is therefore
previously developed land in accordance with the definition in Annex C of PPG 3.
However, the remaining area of the site is clearly not. Changes made by the
Council at the revised deposit stage now place the whole site under the policy NE10
designation of IOL between Faringdon and the A420 as well as NE7, the AHLV, and
outside the town's development boundary under policy H9. However, I note that
permission has recently been granted for six tennis courts, floodlighting, car
parking and a clubhouse immediately south of the Badgers Walk development on
the opposite side of Coxwell Road.

8.10.10 I have concluded above that some limited additional sites are required to
meet the OSP housing requirement for the district to 2011, principally due to likely
delays to completions on major sites. This is a relatively small site with two
existing dwellings and any new housing development would have to take account
of the site's sensitive location, due to its position close to a ridgeline. The planning
history clearly shows previous Inspectors expressing concerns as to the intrusive

impact that further development could have on the landscape and the ability to provide practical screening of the site. From my site visit, I appreciate that the site can be seen from a number of public viewpoints, not least entering Faringdon along Coxwell Road. However, it would be relatively close to the facilities of the town centre and to public transport links and is thus in a generally sustainable location on the edge of one of the main towns of the district.

8.10.11 Moreover, there would be no objections in principle to residential development on this site in relation to the provision of services, access from Coxwell Road or any other infrastructure considerations. Furthermore, I have concluded that the land at Winslow should be within the existing settlement boundary on the basis that it is more urban than rural in character and forms part of the built up area of the settlement at this location. Similar conclusions apply in respect of the western part of the total site, including The Red House and its garden curtilage, which constitute previously developed land. I therefore conclude that the development of this overall site would be essentially consistent with the search sequence in PPG 3 and other guidance therein.

8.10.12 The Council suggest that any new housing development on this site and particularly the loss of the conifer plantation would be intrusive in the landscape and make the built up area of the town more prominent from public viewpoints by virtue of its position along a ridgeline. However, it seems to me that the differences in levels are subtle rather than stark and that all of this objection site relates more closely to the existing built up area of the town. It is largely seen in the context of the surrounding housing, rather than as part of the open countryside outside it, including from Coxwell Road. It is common ground that the conifers, having been originally planted as Xmas trees around 40 years ago and allowed to grow on, are now reaching the end of their useful life. Furthermore, apart from a few individual specimens of other species that could be retained, they are in a generally poor condition and would not justify the designation of a group TPO in arboricultural terms. As a largely "accidental" and somewhat alien feature in the local landscape, and not prominent from the main A420 road, I do not accept that the presence of these trees precludes consideration of the site for new residential development. In fact, purely in terms of views from the A420, it is a less sensitive location than the policy H4 land allocation, which I fully support.

8.10.13 Taking into account the potential local visual impact of the permitted scheme for new tennis courts and associated buildings, lighting, hardstandings, etc. on the opposite side of Coxwell Road, I conclude that development of this partly brownfield site would not be unduly intrusive in landscape terms. It would provide a small but useful addition to the number of new dwellings to be built in Faringdon to 2011, without extending the built up area into the open countryside around the town and, importantly, this could be achieved in the early years of the plan period. This would probably be before completions are achieved on the larger H4 land allocation, where access and land ownership issues will inevitably take some time to resolve. Furthermore, irrespective of the exact detailed treatment of the southern boundary, it seems to me that development on this site would facilitate the creation of a new, firm, consistent and defensible boundary to the built form of this part of the settlement on its southern side. In conclusion, I consider that this site should be allocated for residential development as H4 iv).

8.10.14 ~~Land north and south of Highworth Road, Faringdon - These objections support the allocation of 400 or so new houses in Faringdon in the plan period in principle. However, one suggests that the size of the H4 iv) allocation should be reduced to around 200 dwellings with land north of Highworth Road to be used for~~

McCoy Associates Chartered Town Planners

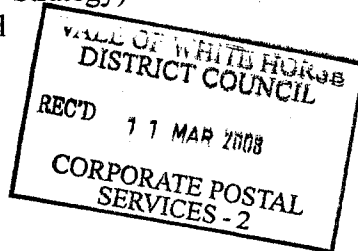
54 New Street • Henley on Thames • Oxon RG9 2BT • Tel: 01491 579113
Fax: 01491 410852 www.mccoyassociates.co.uk email denis@mccoyassoc.co.uk

10 March 2008

For the attention of Alison Blyth

our ref GFA/19649/2

Deputy Director (Planning & Community Strategy)
The Vale of White Horse District Council
PO Box 127
The Abbey House,
ABINGDON OX14 3JN



email and post

Dear Sir

Reserved Matters application for residential development with new vehicular access land adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon

Thank you for the drawings of the above project received on 29 February which was discussed at the Architects Panel meeting on 5 March and on which you have requested design comments. The drawings illustrate revisions to a scheme on which I commented by letter dated 14 December 2007.

It was explained that the contrast of character between housing of this density and adjoining more suburban developments has been accepted in principle – and that some of the buildings are a little lower than before.

What I perceived as a potentially pleasant sequence of spaces and buildings remains – and block 31-33 and its neighbours I judge to be significantly better than before.

The courtyard parking behind plots 1-10 is now to be walled to screen the cars in views from the south, which I consider an improvement. I have not succeeded in identifying the height or material of this wall – and I did wonder whether it wouldn't be advantageous for the south wall of the plot 2 garage to be a continuation of the boundary wall ?

The extra greenery now proposed in the courtyard, though modest, is welcome.

My main concern with these drawings relates to the three storey gables, which look awfully good at paragraph 10 of the Design and Access Statement. But where the gable is proposed to be flush with the rest of the terrace on both sides of plot 4 (see plans : south elevation), I think it less successful. Even where flush on only side the visual benefit is slightly reduced.

The prominent south elevation of plot 35 would be improved by a setback between the gable and the "rear wing" (c.f. concealed east elevation of plot 28). The bedroom 4 window on the north elevation of plot 30 in my judgement makes that elevation unacceptable!

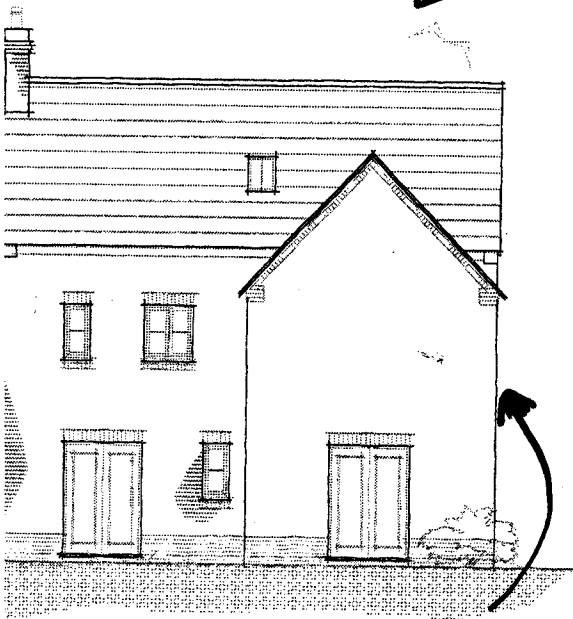
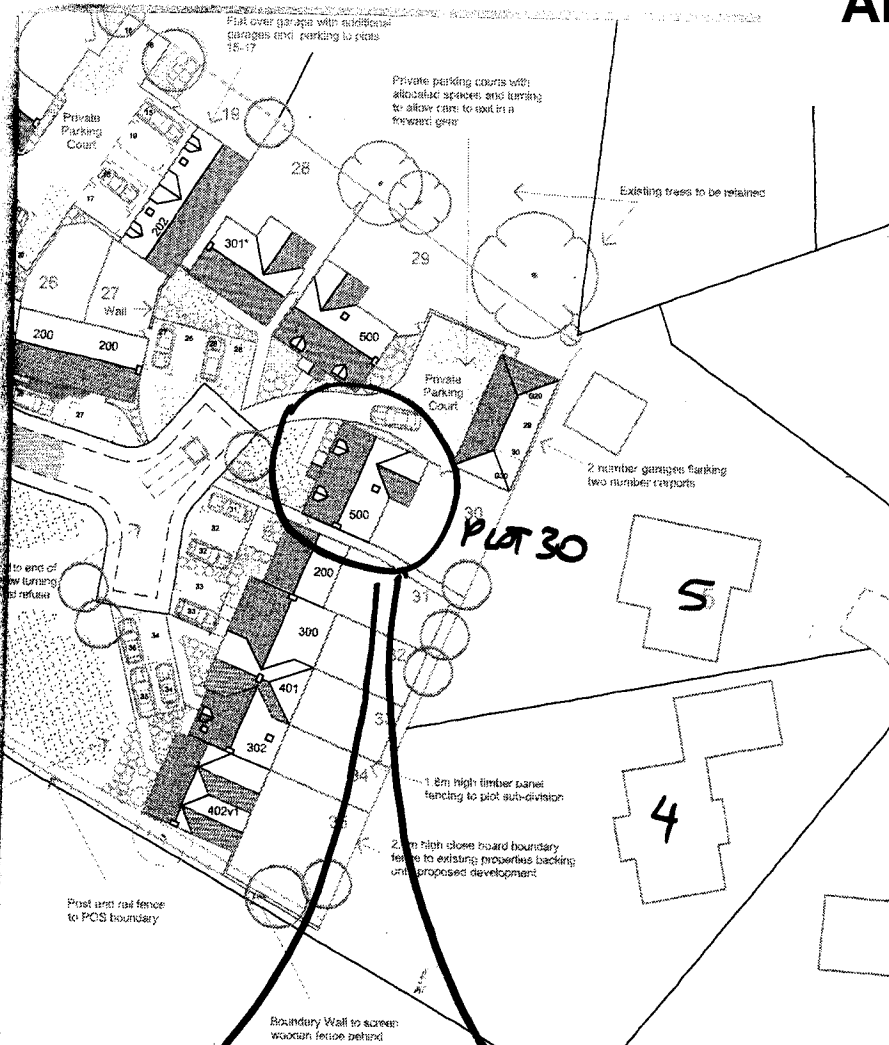
But if these comments can be dealt with I consider the design of this proposal should be supported.

Denis F McCoy DiplArch(Oxford) ARIBA FRTPI FRIAI

Christopher R Baker Company Secretary

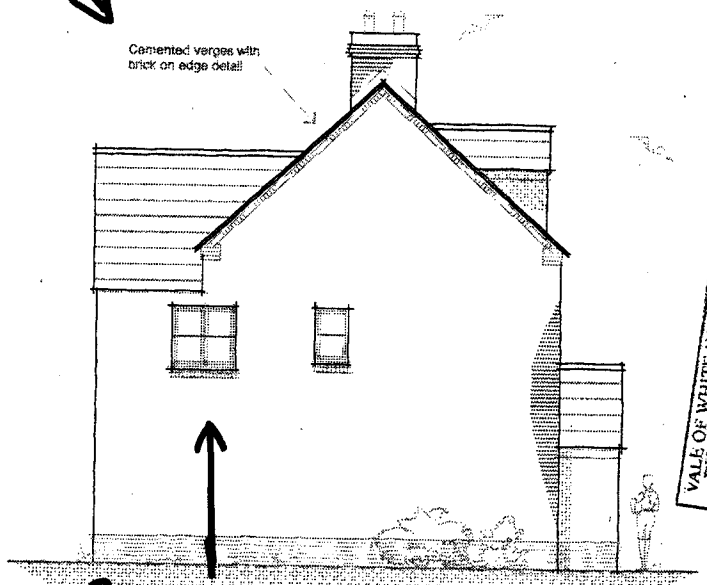
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APPENDIX 5



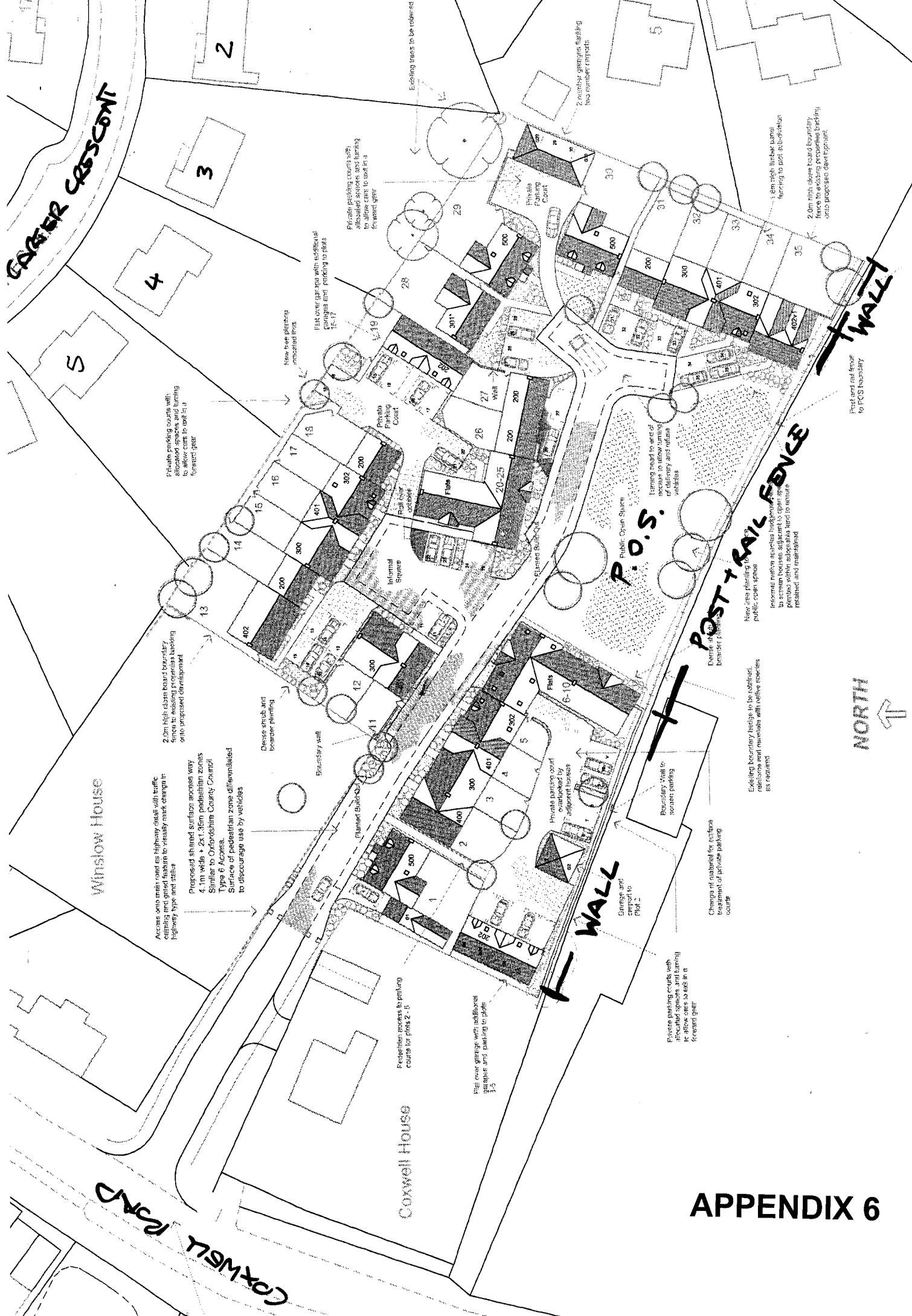
Plot 30
EAST ELEVATION

**BLANK GABLE
FACING NO S
TOLLINGTON COURT**



**BEDROOM WINDOW
IN SIDE WALL**
Plot 30
NORTH ELEVATION

**APPROVED
PLAN**



GARBER CROSSCOURT

Winslow House

Coxwell House

COXWELL ROAD

WALL

POST + RAIL FENCE

NORTH ↑

Access onto main road via highway dual wall buffer, existing and gated feature to ensure street character, highway type and width
 proposed shared surface access way
 4.1m wide x 2x1.5m pedestrian zones
 Similar to Oxfordshire County Council
 Type 6 Access
 Surface or pedestrian zone differentiated to discourage use by vehicles

Private parking courts with allocated spaces and turning to allow cars to exit in a forward gear

Dense shrub and boarder planting

New tree planting proposed trees

Flat over car top with electrical conduits and parking to flats

Private parking courts with allocated spaces and turning to allow cars to exit in a forward gear

Protection access to parking courts for flats 2-5

Flat over garage with additional garages and parking to flats 3-5

P.O.S.
 Public Open Space
 Access road to west of houses to allow turning of delivery and refuse vehicles

Private parking court overlooked by adjacent houses

Private parking courts with allocated spaces and turning to allow cars to exit in a forward gear

Changes of material for surface finish of private parking courts

Existing boundary hedge to be retained, garages and materials with native species as required

New gate planting for public open space

Informal nation structure hedge to be retained to screen houses adjacent to open space, surface alterations and to ensure retained and maintained

2.0m high dense board boundary fence to existing perimeter building onto proposed development

Post and rail fence to FCS boundary

WALL

2 existing garages facing two number 10 flats

APPENDIX 6

