

Supplementary Papers

Development Control Committee

**held in the Guildhall, Abingdon
on Monday, 21st April, 2008 at 6.30 pm**

Open to the Public including the Press

20. **GFA/19649/2-D – Cotswold Gate Reserved matters application for residential development with new access, Land Adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon SN7 7EG. (Pages 2 - 18)**

See attached report.

Agenda item 20

GFA/19649/2-D – Cotswold Gate Ltd Reserved matters application for residential development with a new access Land adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon

1.0 The Proposal

- 1.1 This application was presented to the Meeting on 31 March 2008, when it was resolved to delegate the authority to grant planning permission to the Deputy Director (Planning & Community Strategy) in consultation with the Chair, Vice-Chair and Local Members. A draft of the minute of the Meeting is in **Appendix 1**.
- 1.2 The application was considered at the Meeting of the Deputy Director, Chair and Vice-Chair on 10 April, where Councillor Matthew Barber, representing the Local Members, requested that the application be brought back to Committee due to remaining concerns over the proposal and its impact on neighbours and the wider area.
- 1.3 A copy of the report presented to the Meeting on 31 March is attached as **Appendix 2**. The three-dimensional massing plans presented to the Meeting are in **Appendix 3**.

2.0 Planning History

- 2.1 See report in **Appendix 2**

3.0 Planning Policies

- 3.1 See report in **Appendix 2**

4.0 Consultations

- 4.1 See report in **Appendix 2**
- 4.2 In addition, Faringdon Town Council has objected to the amended plans (see **Appendix 4**)
- 4.3 Crime Prevention Design Advisor – “Having visited the site and viewed the plans I am pleased to say that I do not have any adverse comments. There is good natural surveillance on all public areas and, although I do not normally like rear access to terraced dwellings, this location is so far from the rest of Faringdon that any unknown person should be carefully monitored by the community.”

5.0 Officer Comments

- 5.1 In light of the Local Members concerns, further discussions were taking place between Officers and the applicants at the time of writing the report. An oral update will be given at the Meeting. Officers’ recommendation is for permission.

6.0 Recommendation

- 6.1 *Permission subject to the following conditions:-*

1. *TL1 Time limit*
2. *MC2 Samples of materials*
3. *CN8 Submission of architectural details and gable end wall details*

4. *HY18 Details of estate road*
5. *CN8 Submission of hard surface details*
6. *HY24 Car park layout and turning areas*
7. *RE14 Retention of garages*
8. *RE7 Submission of boundary treatment*
9. *LS4 Submission of landscaping scheme*
10. *RE2 Removal of permitted development rights for new windows in selected elevations*
11. *RE8 Submission of surface and foul water drainage details*
12. *RE22 Slab levels*
13. *CN8 Details of bin stores and cycle stores for flats*

Extract of Development Control Committee Draft Minutes from 31 March 2008

DC.320 GFA/19649/2-D – Cotswold Gate Reserved matters application for residential development with new access, Land Adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon SN7 7EB

(Councillors Matthew Barber and Roger Cox had each declared a personal interest in this item and in accordance with Standing Order 34 they remained in the meeting during its consideration).

The Officers displayed the latest plan advising that the consultation period had not yet expired and therefore should the Committee be minded to approve the application it was asked to delegate authority to the Deputy Director in consultation with the Chair and / or Vice-Chair of the Development Control Committee subject to the expiry of the consultation period and to the receipt of no new matters.

Further to the report the Officers: -

- outlined the financial contributions;
- reported that there would be 40% affordable housing which equated to 13 units;
- advised of the receipt of massing drawings which were displayed at meeting;
- explained the amendments to plots 2 to 10, 20 to 25, and 31 to 35 which included reductions in height to plots and amendments to elevations and gables;
- explained the objections received notably objections to the rear passageway; The Officers commented that the Crime Prevention Officer had advised that he did not consider that the rear passageways would create a security risk and that there was less of a security hazard in this location than if the site was close to the town centre.
- outlined the changes to plot 30 in respect of the gable wall and repositioning of a bedroom window to a side wall in response the comments of the Consultant Architect; The Officers commented that the window to the dressing area on plot 30 could be made obscure glazing.
- described the amendments to plot 31 and advised that an additional plot had been included reflecting the Consultant Architect's comments;
- described in detailed the heights to ridge of the plots it being noted that concerns had been expressed locally in this regard; and
- Explained that the tall fir trees were all to be removed which it was noted the Inspector had supported.

Members were advised that concern had been expressed in terms adverse impact on neighbours. However the Officers asked Members to consider the likely harm having regard to there being no windows overlooking the neighbours which were detached dwellings some distance away.

The Committee noted that local residents had been concerned about the density of the development and height of the proposed buildings. However, Members were informed that the applicant had argued that the proposal was a traditional high density development reflecting the local distinct architecture in the Town. It was specifically commented that there were high houses on the edge of the Town in Church Street and the applicant had argued that the

proposal was an improvement on existing development elsewhere in the Town in that the development was open.

Furthermore, the Officers reported that there was some concern regarding the road type and in particular a shared surface. This meant that there was shared use of the road way and footway by vehicles and pedestrians. However, the Committee noted that the County Council was prepared to adopt this type of road for this site.

Further to the report, the Committee noted that 5 additional letters of concerns raising concerns relating to matters already covered in the report had been received. In particular concerns were raised regarding the increase in the number of units from 35 to 36 thus causing further harm; adverse impact on the character and appearance of the area; impact on the rural entrance to the Town; road levels; the need for a bund to screen the development which it was reported had been a requirement on the opposite development site; and alleged errors made by the Inspector in terms of the site he was considering.

The Officers reminded the Committee that an informative had been added to the outline consent regarding the need for a high quality design that represented its edge of town setting and overlooking of neighbours. It was noted that the distances between the proposed and existing housing more than exceeded the minimum requirements and therefore harm could not be argued on the basis of adverse impact on the amenity of neighbours. Furthermore, in terms of design, it was noted that the Consultant Architect and the Architects Panel supported the scheme. The Committee was advised that the Officers therefore considered that any argument in terms of harm could not be sustained.

Dr Mike Wise made a statement on behalf of the Town Council objecting to the application raising concerns regarding the location of the three storey buildings being out of character with this part of the Town and with adjacent properties which were mainly two storey houses and bungalows on large plots; the development being located on rising ground; the height of the three storey dwellings on the ridge which would be greater than that of the existing screen of trees thereby dominating the skyline and changing the appearance of Faringdon from the South and West in an area of high landscape value; the need to preserve the countryside; the loss of trees which provided a windbreak; the proposed buildings creating wind vortices potentially resulting in damage it being noted that this was a windy area; the number of proposed dwellings; the high density being out of keeping in this rural area; design in terms of living rooms being on the second floors overlooking the rear of the dwellings in Carters Crescent, Tollington Court and Coxwell House; overlooking generally; loss of privacy; fenestration namely 21 windows overlooking neighbours; access through the site in that the long thin spine road would provide for a roadway only 4.25 metres wide which would result in a restriction in the ability for vehicles to pass each other without larger vehicles encroaching on the footpath, hence causing a hazard to pedestrians; lack of on-street parking; access and egress to the site leading to the likelihood that vehicles would need to back on to Coxwell Road; inadequate parking provision; access at the junction with Coxwell Road which was on a brow and blind corner on the edge of a 30 mph speed limit zone; vehicle speeds being higher than 30 mph resulting in a considerable risk of collision for vehicles entering and exiting the site; traffic movements possibly being in excess of 200 per day; the costs involved in the re-orientation of Coxwell Road because of the relative heights of the roadway and footpaths, the relocation of drainage ditches and the overall length required; the footpath being lower than the roadway and maintenance being an issue of concern; potential problems of sewerage and water supply in this part of Faringdon where there

were already instances of low water pressure; the lack of arrangements with the Town Council regarding Section 106 agreements and the general over-development of this inappropriate site.

Mr D Belcher representing the residents of Carters Crescent and Tollington Court made a statement objecting to the application raising concerns regarding gross overdevelopment of the site; the proposal being out of keeping with the nearby large detached properties; the scheme being out of character with this part of Faringdon; the need to have regard to the Informative attached to the outline consent in terms of a high quality design; three storey properties with lounge areas on the first floor resulting in over looking and loss of privacy; adverse impact in terms of visual outlook to the residents of 4 and 5 Tollington Court who would view a complete row of houses; loss of sunlight; fenestration; proximity of the proposed buildings to existing houses; density and a view that there should be a maximum of 31 units on this site; the shared use of the roadway and footpath in terms of safety; and the security concerns associated with the passageway. He urged the Committee to refuse the application which he considered would have a harmful affect on a number of existing residents in nearby houses.

One of the local Members made the following comments: -

- Residents had been concerned that the Committee would determine the application before the expiry of the consultation period.
- The informative on the outline permission referred to a high quality sensitive design to avoid overlooking on this edge of town site.
- The residents of Coxwell House had claimed that they had not been consulted on the application.
- The proposal was mainly for terraced houses.
- The area was close to other existing houses and the design should be compatible with those houses.
- The height of some of the proposed buildings would be similar to the existing trees on the site.
- Great Coxwell Parish Council had expressed concern regarding the impact on views from the countryside into the Town.
- The existing entrance and access to the site would be difficult.
- The views of the Consultant Architect and the Architects' Panel in support were noted but in his view this proposal was overdevelopment on the site.
- The design and style were not suitable for this edge of town site.

Another local Member made the following comments: -

- Comparing the density and style of the development to properties in Church Street was misleading. He explained that Church Street was part of the town centre which was located to the north east. He considered that Church Street was completely different to the site being considered.
- Gravel Walk was also not a fair comparison.
- Coleshill Drive was the nearest development and extensive boundary treatment had been required for that site. He commented that this demonstrated how important the Committee had considered the views into Faringdon at that time.
- The proposal was out of keeping.
- There would be adverse impact in terms of visual appearance when entering the town.
- He referred to the decision to locate the public open space on the southern boundary, commenting that the housing was pushed to the back of the site which impacted on the

neighbouring properties. He considered that this layout did not soften the view of the development in that views would be straight through to the 3 storey houses.

- He noted that the Crime Prevention Officer regarding the passageway but commented that it would become enclosed as residents would erect fences along their boundaries.
- There would be overlooking and loss of privacy.
- He had concerns regarding parking and road layout, including the lack of on-street parking within the site.
- The 3 storey element would be clearly visible and he asked whether the development could be rotated on the site to reduce the impact on the amenity of the existing houses.

Some Members spoke in support of the application making the following comments: -

- The site was an allocated site for development. The Council had not wished to develop this site but the principle of development had been agreed by the Inspector.
- There were no grounds to refuse the application
- The applicant's arguments regarding the views into Faringdon from Radcot Road were acceptable. It was not disputed that Church Street was the centre of the town, but it was also the approach into Faringdon.
- The bund on the opposite site should not be repeated for this development.
- The heights of the buildings were not consistent and therefore the appearance would not be that of a whole row of houses. There would be 11 metre high peaks.
- The distances of the proposed buildings to existing houses exceeded minimum requirements.
- In terms of design and style, the Consultant Architect and Architects Panel were supportive.
- The development was for a higher density than neighbouring developments but this was what the Government was encouraging.
- The access and roadway was supported by the County Engineer who was the expert in these concerns. Furthermore, the County Council had indicated that it would adopt the roadway.
- As much planting as possible to screen the development should be provided to address concerns regarding views and to soften the views on the edge of the town.
- The 3 storey elements would be partially hidden by the larger blocks.
- Parking would be adequate it being noted that concerns had been raised regarding similar road proposals elsewhere but these concerns had subsequently been unfounded. However, one Member disagreed with this comment reporting that the development referred to was not similar in that it related to a retired persons development.
- Access had been approved at the outline stage.
- The affordable housing was welcomed.
- The distances of 36 and 37 metres exceeded the 21 metres minimum standard. The nearest property was in Tollington Court with a window to window distance of 23 metres.

It was proposed by Councillor Matthew Barber and seconded by Councillor Roger Cox that consideration of application GFA/19649/2-D be deferred to enable the expiry of the consultation period and to seek amendment to the scheme to address the concerns raised. On being put to the vote this was lost by 7 for and 8 votes against with the Chair having exercised his casting vote.

Some Members spoke against the application making the following comments: -

- The proposal amounted to over development of the site.

- The buildings would be overcrowded.
- The design was out of keeping.
- Parking was inadequate which would lead to neighbour disputes.
- There was concern regarding pedestrian safety.
- There was concern regarding the adequacy of footpaths in terms of safety.
- Notwithstanding with the comments of the Crime Prevention Officers there were concerns regarding the passageway in terms on noise, security and nuisance.

One Member commented that a condition should be added to require bollards to prevent the public open space being used as a parking area. Furthermore, it was suggested a condition to address slab levels and bin and cycle stores for the flats.

One Member noted the concerns raised by the speaker regarding the area being windy and he asked that these concerns be brought to the attention of the developer.

One Member commented that there were a number of gable walls in the scheme which might look very bland. It was suggested that some detailing should be provided and the Officers undertook to discuss this with the applicant.

By 13 votes to nil with 1 abstention it was

RESOLVED

that the Deputy Director (planning and Community Strategy) be delegated authority to approve application GFA/19649/2-D subject to: -

- (1) the expiry of the consultation period and the receipt of no new material considerations;*
- (2) the conditions set out in the report;*
- (3) further conditions to require bollards to prevent the public open space being used as a parking area and to address slab levels and bin and cycle stores for the flats.*

**GFA/19649/2-D – Cotswold Gate
Reserved matters application for residential development (23 houses and 13 flats) with new access
Land Adjoining Coxwell House and Winslow House, Coxwell Road, Faringdon**

1.0 The Proposal

- 1.1 This application is on the allocated housing site on Coxwell Road. Outline planning permission for residential development was granted on 14 August 2007. A copy of the decision letter and site plan is in **Appendix 1**. The outline planning permission included approval of a new access road into the site from Coxwell Road.
- 1.2 The site lies to the east of two detached houses known as Winslow and Coxwell House (formerly Red House). To the north are houses in Carter Crescent and to the east are Nos 4 and 5 Tollington Court. An open field lies to the south. A group of overgrown Christmas trees has been a distinctive feature on the site for several decades. These were not considered worthy of protection by a TPO and they have been recently cut down.
- 1.3 The current application is for the reserved matters, namely the details of the proposed housing, road layout, parking, and public open space. The housing development would be a mix of 23 houses and 13 flats. Extracts from the application plans are in **Appendix 2**. The proposed housing would be mainly terraces of houses and flats, with four detached houses, one pair of semi-detached houses and two "flats over garages", all arranged around an area of public open space located on the south boundary. Parking would be provided at a ratio of 1 space per 1-bedroom dwelling and 2 spaces each for the other dwellings.
- 1.4 The application has been amended by significantly reducing the original amount of three-storey development in the scheme. The amended plans have been the subject of fresh consultation and the consultation period expires just after the date of the Meeting, on 2 April 2008.
- 1.5 The application comes to Committee because the Town Council and more than 3 local residents object

2.0 Planning History

- 2.1 This site was allocated for housing development on the recommendation of the Local Plan Inspector. His rationale for doing so is in **Appendix 3**. He noted that the 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."
- 2.2 With respect to the stand of Christmas trees, he noted that ".. 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.., I do not accept that the presence of these trees precludes consideration of the site for new residential development."
- 2.3 He went on to state that "...I conclude that development of this partly brownfield site would not be unduly intrusive in landscape terms."

- 2.4 The August 2007 outline planning permission included an informative which stated that any development on the site should respect its edge of town location and the privacy of surrounding neighbours. Attached to the permission was a Section 106 Obligation which required commuted sums for public open space, off-site play equipment, art, local primary and secondary schools, and local transport. These sums will be paid once the development commences.

3.0 Planning Policies

- 3.1 Policy H4 iii) of the adopted Vale of White Horse Local Plan allocates the site for housing development. Policies DC1, DC5 and DC9 require all new development to be acceptable in terms of design, highway safety and impact on neighbours.

4.0 Consultations

- 4.1 Faringdon Town Council objected to the original plans for the following reasons –
- “height of the proposed buildings (too high)
 - orientation of the buildings to the east end (would be better if they were turned around to avoid overlooking of neighbouring properties in Tollington Court)
 - density
 - sewerage and water services (how are these going to be provided for in a part of Faringdon where difficulties are already experienced with water pressure)
 - lack of sufficient car parking in an enclosed estate where there is no opportunity for parking elsewhere
 - access and egress (located on a brow which will make it difficult to turn into the development as well as being on a bend)
 - highway will be higher than the footpath – maintenance of the footpath is therefore an issue.”
- 4.2 Great Coxwell Parish Council does not object but requests the following issues be given consideration –
- “The Parish Council expresses concern that the new design of the development consists of a high percentage of 3 storey dwellings which will have an adverse visual impact on the sky line on this edge of town development as viewed from Great Coxwell.”
- 4.3 Any comments received in respect of the amended plans will be reported at the Meeting.
- 4.4 Local Residents – 7 letters of objection and 1 letter of observation have been received in respect of the original plans. The grounds for objection are as follows:-
- i) The height and density of the proposal is out of keeping with the locality
 - ii) Overlooking from numerous first floor windows close to the boundary
 - iii) Loss of light
 - iv) Overdominance due to the height of the proposed housing
 - v) Inadequate parking provision
 - vi) The internal road is narrow and dangerous

- vii) Loss of trees and wildlife
- viii) Lack of security from back passageways to the houses

- 4.5 Any comments received in respect of the amended plans will be reported at the Meeting.
- 4.6 County Engineer – no objection subject to some changes to the design of the access road and conditions
- 4.7 Consultant Architect supports the amended proposal subject to minor amendments to some of the details. His comments are in **Appendix 4**.
- 4.8 Architects Advisory Panel (amended proposal) “Like this scheme – good standard of high density urban design”
- 4.9 Crime Prevention Design Advisor – comments to be reported at the Meeting

5.0 **Officer Comments**

- 5.1 The principle of housing development on the site is established by Policy H4 iii) of the adopted Local Plan. The extant outline planning permission has approved the access onto Coxwell Road, set the amount of affordable housing at 40% and set the amount of public open space at 15% of the site area. Thus objections made concerning the safety of the proposed access, the loss of existing wildlife and the capacity of local sewers are not material to this reserved matters application. These matters aside, there are three main issues to consider. Firstly, the impact on the character and appearance of the area; secondly, the impact on neighbours; and, thirdly, the safety of pedestrians, cyclists and drivers within the site.
- 5.2 With regard to the first issue it needs to be recognised that, in order to meet current Government policy on housing densities, any development on the site will be at a significantly higher density than the existing low density housing in Carter Crescent or Tollington Court. The applicants also argue that simply to replicate the neighbouring post-war form of development at a higher density (similar to the Nursery View development off Stanford Road) would clearly fail to meet current Government guidance on producing high quality new housing that incorporates locally distinctive design. Consequently, the applicants have deliberately set out to produce a development that is distinct from the surrounding houses, using designs that are based on more traditional, higher density vernacular built forms with relatively narrow spans and steeply pitched roofs. Proposed materials are principally artificial stone and render with some red brick, and plain tiles.
- 5.3 The proposed housing is principally two and two-and-a-half storeys in height, but a total of four three-storey elements are spread throughout the scheme. The applicants consider that these elements are relatively small components of the total built form and are justified in design terms when seen as part of the overall composition of the scheme. The proposed terrace designs, including the three storey elements, are shown in **Appendix 2**. The height and massing of the proposal has been significantly reduced from the original submission. Both the Consultant Architect and the Architects’ Advisory Panel now support the design approach.

- 5.4 The Consultant Architect has made suggestions about some relatively minor details which are being discussed with the applicants. His concern about the bedroom window on the side of Plot 30 has to be seen in light of the fact that the window has been deliberately placed there for two reasons – firstly, to provide some overlooking of the parking court and, secondly, to avoid a bedroom window facing the neighbour at No 5 Tollington Court. This issue is illustrated in **Appendix 5**. Improvements to the composition of this end wall are being discussed with the applicants and progress on this will be reported at the Meeting.
- 5.5 The main public view of the site is from Coxwell Road which is the main entrance into Faringdon from the west. The public open space has been deliberately sited on the south boundary in order that the tree and hedgerow planting on the space will provide the maximum screening effect when seen from Coxwell Road. These trees and hedgerows will be under Council control and therefore can be protected for the long term. The treatment along the south boundary will be a mixture of walling behind the housing and post and rail fencing alongside the public open space, as indicated in **Appendix 6**. The proposed walling is designed to screen the parking court to the rear of Plots 2 – 10. Officers consider the positioning of the public open space provides the best means of softening the edge of the development from the countryside beyond, and the overall treatment of the boundary will provide a good quality visual appearance.
- 5.6 The informative on the outline planning permission draws attention to the fact that the site is on the edge of the town. The design approach taken by the applicants is considered inappropriate by the Town Council and by many neighbours, but it has followed Government guidance in terms of producing a locally distinctive solution to higher density housing and uses the public open space to soften the built edge of the development. In simple density terms the proposal equates to 45 dwellings per hectare, but, as Members will be aware, density on its own is only one element in determining the quality of a proposed housing scheme. Overall, Officers consider that the design approach is of high quality and the proposed development will have an acceptable impact on the locality.
- 5.7 The second issue is the impact on neighbours. The informative on the outline planning permission draws attention to maintaining the privacy of surrounding neighbours in Carter Crescent and Tollington Court. Essentially this relates to overlooking from proposed rear facing bedroom windows. Members will be aware that the Council's minimum distance for ensuring privacy between rear windows is 21 metres. In response to this issue, the main rear walls of the proposed houses are set at least 10 metres away from the north and east boundaries of the site. Two single projecting gable windows on Plots 28 and 29 would be 2 metres closer than this, but all the proposed bedroom windows will be at least 35 metres away from the closest houses in Carter Crescent and 23 metres away from the closest dwelling in Tollington Court. The relevant distances are shown in **Appendix 7**. There would be no first floor windows on the north wall of Plot 19 (a flat over the garages) or on the east gable wall of Plot 30 (the closest house to No 5 Tollington Court), and a condition can be imposed to prevent windows being inserted into these walls at a later date.
- 5.8 Given the distances between the proposed housing and the neighbouring houses, which generally exceed the Council's minimum distance by a significant margin, Officers consider that the reasonable expectations of neighbours for privacy in this context will be met, and will certainly be significantly better than on many of the recent housing developments in the town where window-to-window distances of 21 metres

are common. These distances also mean that no harm would arise through loss of light or over-dominance. The concerns about security are being discussed with the Crime Prevention Design Advisor and his comments will be reported at the Meeting.

5.9 The final issue is the one of the safety of occupants and visitors from vehicles moving within the site. The proposed access road has been amended at the request of the County Engineer to introduce narrower sections to help reduce vehicle speeds. The internal road layout has been designed for adoption and the County Engineer has no objections subject to appropriate conditions.

6.0 Recommendation

6.1.1 *Subject to the outcome of further discussions concerning the design detail and safety of the proposal, it is recommended that authority to grant approval of reserved matters is delegated to the Chair, Vice-Chair and Local Members in consultation with the Deputy Director (Planning & Community Strategy) subject to:-*

- i) the expiry of the consultation period on the amended plans and the consideration of issues raised in any further representations that are received, and*
- ii) conditions, including external materials, architectural details, hard surface materials, parking, the retention of garages/car ports, external and internal boundary treatments, landscaping, and the removal of permitted development rights to prevent windows being inserted on some elevations.*

APPENDIX 3

Faringdon Town Council - Objections to GFA/19649/2-D

The location of three storey buildings in this part of Faringdon is completely out of character with adjacent properties, which are mainly two storey houses and bungalows on large plots. There are no three storey dwellings in this part of town. The development is located on rising ground; the height of the three storey dwellings on the ridge, would be greater than that of the existing screen of trees, thereby completely dominating the skyline and changing the appearance of Faringdon from the South and West in an area of high landscape value.

The existing trees act as a windbreak for the predominant south westerlies incident on the slope; the proposed buildings could create vortices, particularly in gales, with consequent damage. This happened previously on this site when panes of glass were sucked from the nursery and deposited in gardens in Carters Crescent. This is a windy area as evidenced by the wind farm in Watchfield.

The proposed development had 80 bedrooms; there are 82 in the amended plan, which now shows 36 dwellings instead of 35, with, confusingly, two plots 35. Assuming one person per bed this is a population density of 108/ha, and for 100 residents, 132/ha. This is out of keeping in a rural area with a low density of population. The average for Faringdon is ~21/ha¹.

There are units with living rooms on the second floor overlooking the rear of dwellings on Carters Crescent, Tollington Court and Coxwell House. On the original plan 25 windows were counted facing the back gardens of Carters Crescent and Tollington Court; this is an intolerable loss of privacy for those residents. The amended plan has 21 such windows.

The enclosed estate is serviced by a long, narrow spine road, which, from the plans, gives a roadway width of 4.25 m. Passing is barely adequate for two cars and impossible for larger vehicles without encroaching on the footpath, so causing a hazard to pedestrians. Parking on this road is impossible and a vehicle entering the estate encountering one leaving could have a long reverse back on to Coxwell Rd.

Parking provision is minimal; some spaces are boxed-in so potentially requiring other vehicles to be moved; there is no provision for visitor parking and there is no possibility of overspill parking on Coxwell Rd.

The junction with Coxwell Rd is on a brow and blind corner on the edge of a 30 mph speed limit; vehicle speeds are probably higher than this giving a considerable risk of collision for vehicles entering and exiting. Because of the estate's distance from the town centre there could be in excess of 200 traffic movements per day. Re-orientation of Coxwell Rd will be costly because of the relative heights of the roadway and footpaths, the relocation of drainage ditches and the overall length required. The footpath will be lower than the roadway and maintenance will be an issue.

There are potential problems of sewerage and water supply in this part of Faringdon where there are already instances of low water pressure.

No arrangements have been made with the Town Council regarding Section 106 agreements; we have not received a reply to our letter of 19th December 2007.

This is over-development of an inappropriate site.

¹ This number was obtained by dividing the population of Faringdon by its area and was stated to be population density of Nursery View by the Officer

I represent the residents of Tollington Court and Carters Crescent, the areas that border the proposed new development.

Our objections are that this is still a gross over development of a small site. All the existing properties bordering the site are large detached properties and this development is not in keeping with this area of Faringdon.

In the outline planning it was stated that "The council expects a high quality and sensitive design to avoid overlooking of houses in Carters Crescent and Tollington Court and to take full account of the edge-of-town location of the development."

This is not the case, it is proposed to include 3 storey properties with lounge areas on the first floor. Creating a grand stand view of our day to day life. Plots 33 and 16 directly overlooking us, completely destroying our privacy.

Numbers 4 and 5 Tollington Court will have a complete block of houses at the rear of their properties giving the situation of no sun to their gardens from late afternoon, completely changing the character of these gardens and destroying any privacy with 10 windows overlooking them.

The local plan states a maximum quantity of 37 homes in this parcel. There are already 2 with a proposed 3 to 4 behind Winslow House, leaving 31 maximum for this site, not 36 as shown. Please reduce even further to blend into this area.

On this current revised plan there is now a footpath from the heart of this development coming upto my boundary and along the rear of my property and also the rear of Carters Crescent, giving rise to a serious security risk. This developer has not considered the neighbouring properties and only shown concern for their own development. *There is no lighting on footpaths.*

The developer has presented the first plans of horrendous proportion and is now trying to make us all feel grateful he has softened the plan, but to us it is still horrendous.

I am putting a heartfelt plea to this council not to allow this development in its present format, but to abide by the outline permission given and not allow our properties to be overlooked.

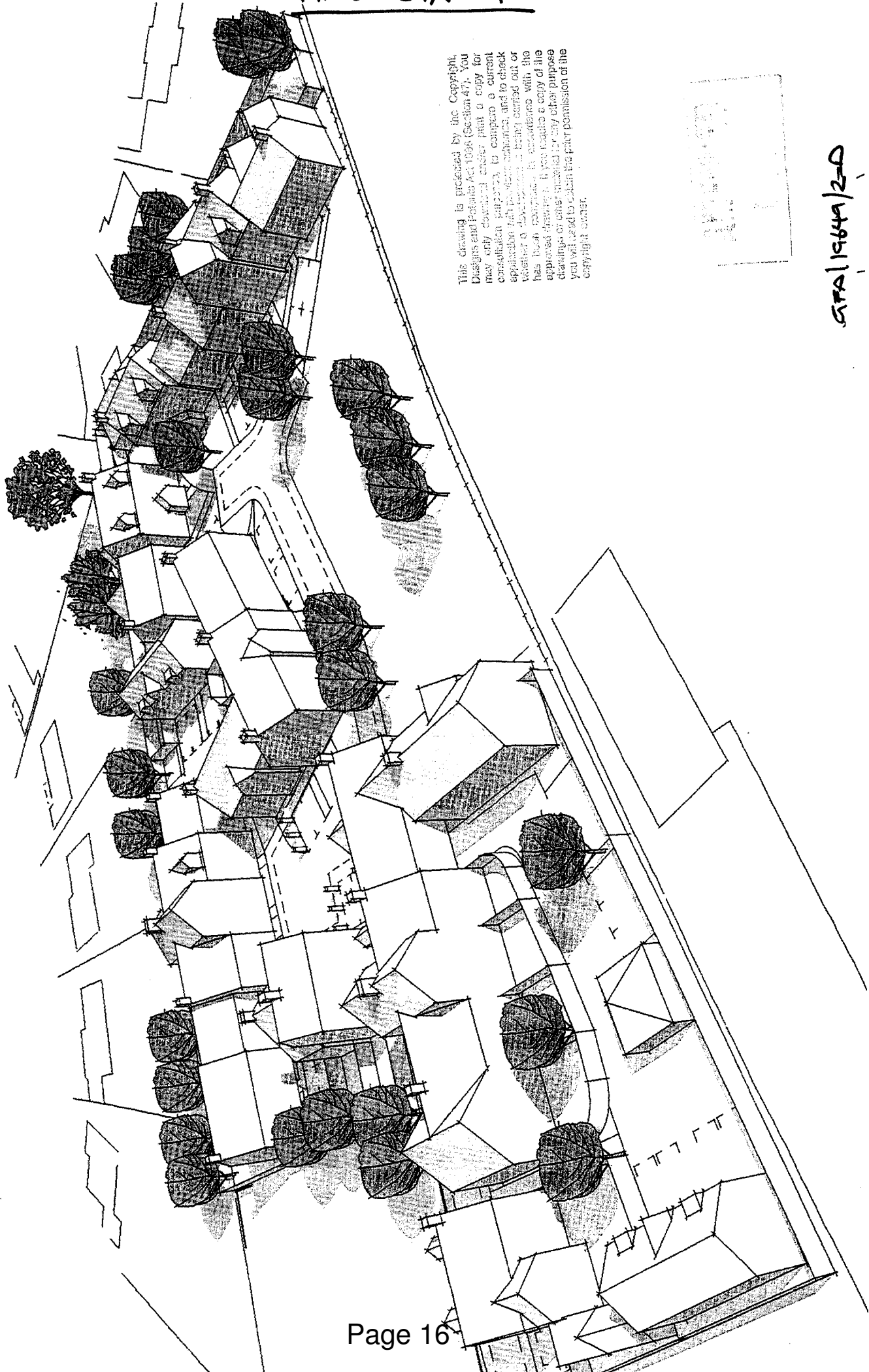
There is not a councillor or inspector here that would welcome this situation and I ask you to refuse this application in its present format.

We do not object to the development but to the total intrusion of privacy and over development.

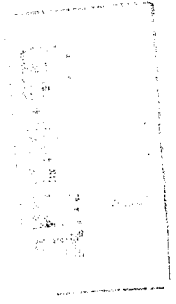
Please help us.

AB

APPENDIX 4

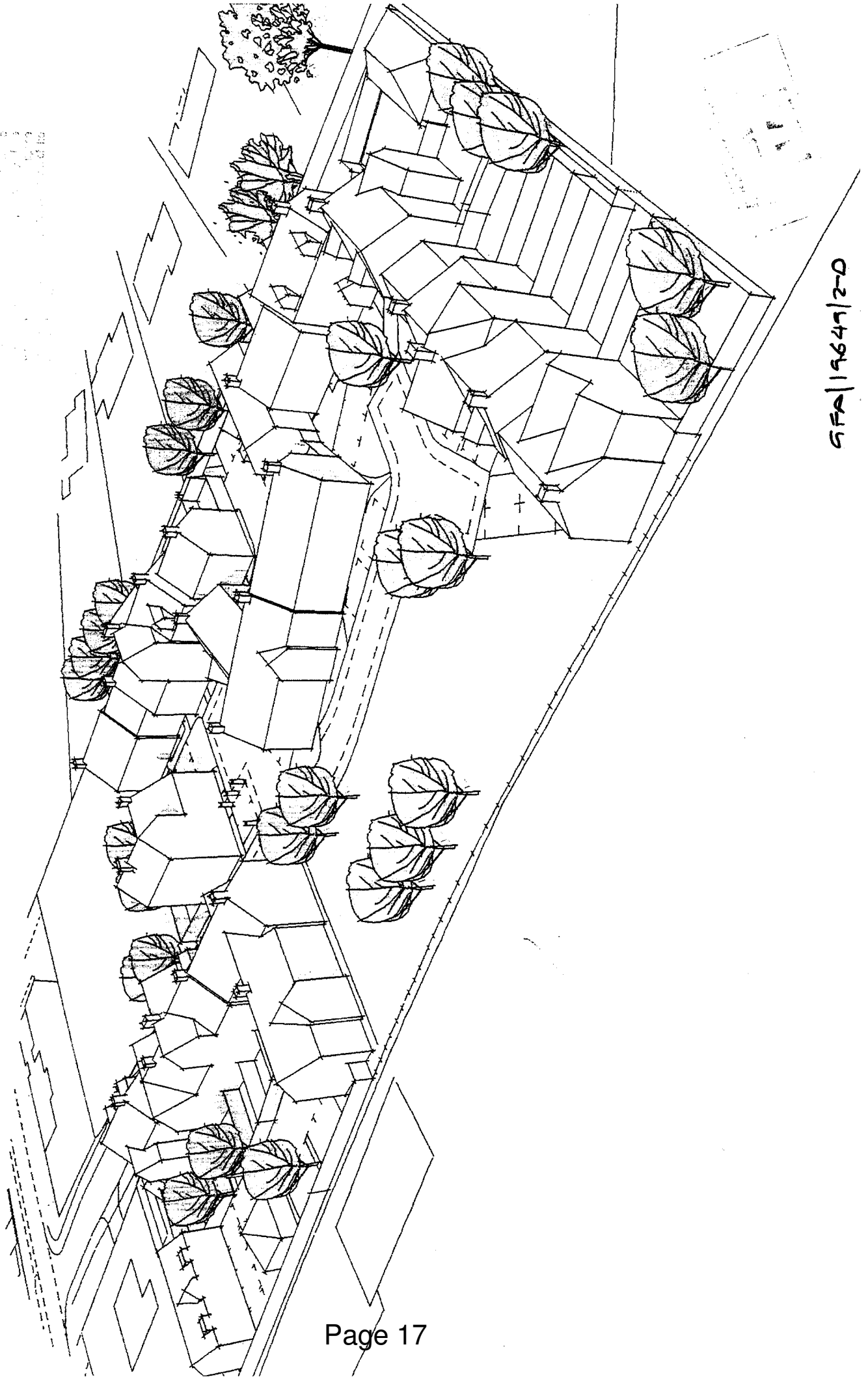


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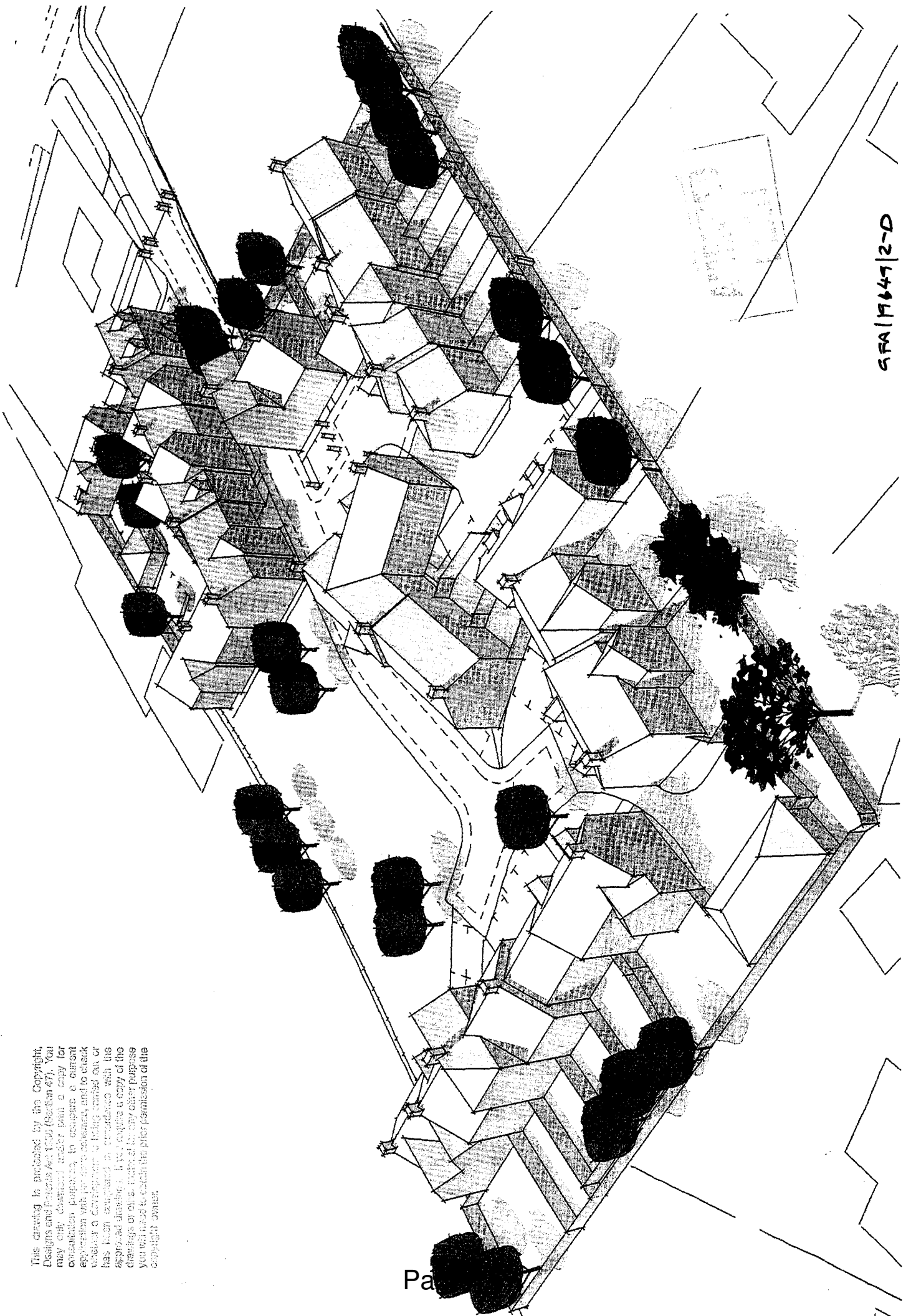
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