

Planning Committee Agenda



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Date: 29 April 2013
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A meeting of the

Planning Committee

will be held on Wednesday 8 May 2013 at 6.30 pm
Council Chamber, The Abbey House, Abingdon

Members of the Committee:

Councillors

Robert Sharp (Chairman)
Sandy Lovatt (Vice chairman)
Eric Batts
Roger Cox
Anthony Hayward
Bob Johnston
Bill Jones

Sue Marchant
Aidan Melville
Jerry Patterson
Helen Pighills
Fiona Roper
Margaret Turner
John Woodford

Substitute councillors

All other councillors trained in planning matters

A large print version of this agenda is available. In addition any background papers referred to may be inspected by prior arrangement.

Please note that this meeting will be held in a wheelchair accessible venue. If you would like to attend and have any special access requirements, please let the Democratic Services Officers know beforehand and they will do their very best to meet your requirements.

A handwritten signature in black ink, appearing to read "M Reed".

Margaret Reed
Head of Legal and Democratic Services

Agenda

Open to the Public including the Press

Map and vision

(Page 5)

A map showing the location of the venue for this meeting is attached. A link to information about nearby car parking is http://www.whitehorsedc.gov.uk/transport/car_parking/default.asp

The council's vision is to take care of your interests across the Vale with enterprise, energy and efficiency.

1. Chairman's announcements

To receive any announcements from the chairman, and general housekeeping matters.

2. Urgent business

To receive notification of any matters which the chairman determines should be considered as urgent business and the special circumstances which have made the matters urgent.

3. Cumulative Housing Figures

(Pages 6 - 8)

To receive an up date of housing figures relating to commitments for major housing schemes to address the councils housing land shortfall.

4. Notification of substitutes and apologies for absence

To record the attendance of substitute members, if any, who have been authorised to attend in accordance with the provisions of standing order 17(1), with notification having been given to the proper officer before the start of the meeting and to receive apologies for absence.

5. Minutes

To adopt and sign as a correct record the minutes of the committee meeting held on 24 April 2013 (circulated separately).

6. Declarations of pecuniary interests and other declarations

To receive any declarations of disclosable pecuniary interests, and other declarations, in respect of items on the agenda for this meeting.

7. Statements and petitions from the public on planning applications

Any statements and/or petitions from members of the public under standing order 33, relating to planning applications, will be made or presented at the meeting.

8. Statements, petitions and questions from the public on other matters

Any statements and/or petitions from the public under standing order 32 will be made or presented at the meeting.

9. Materials

To consider any materials submitted prior to the meeting of the Committee.

Any materials submitted will be on display prior to the meeting.

Planning applications

All the background papers, with the exception of those papers marked exempt/confidential (e.g. within Enforcement Files) used in the following reports within this agenda are held (normally electronically) in the application file (working file) and referenced by its application number. These are available to view at the Council Offices (Abbey House, Abingdon) during normal office hours.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

10. Land off Draycott Road, Southmoor P12/V2653/FUL

(Pages 9 - 29)

Erection of 98 residential dwellings with associated open space, structural landscaping and access. (Amended plans received 20 February 2013).

Recommendation: To authorise the head of planning, in consultation with the committee chairman and vice-chairman, to grant planning permission, subject to:

1. Completion, within the agreed planning performance agreement period, of relevant section 106 agreements.
2. Conditions, referenced in the officer's report.

11. Land to the north of 92 - 112 Milton Road, Sutton Courtenay P13/V0233/FUL

(Pages 30 - 49)

Demolition of 110 Milton Road and erection of 34 dwelling houses with associated access.

Recommendation: To authorise the head of planning, in consultation with the committee

chairman and vice chairman, to grant planning permission subject to:

1. Completion within a month's period of a drainage strategy to address the water infrastructure issues relating to the site, together with a clear and quantified timescale for the implementation of any works required under the drainage strategy, in agreement with Thames Water, to ensure that all such works are completed prior to the commencement of development on the site within the 12 month period.
2. Completion, within the agreed planning performance agreement period, of relevant section 106 agreements.
3. Conditions, referenced in the officer's report.

12. Land adjoining Folly Park, Faringdon P13/V0344/FUL

(Pages 50 - 61)

Proposed development of 28 dwellings, including affordable housing, new access, landscaping and associated works.

Recommendation: To authorise head of planning, in consultation with the chairman and vice-chairman, to grant planning permission, subject to:

1. The completion of section 106 obligations with the Vale and Oxfordshire County Council
2. Conditions, referenced in the officer's report

If the required section 106 obligations are not completed in a timely manner so that planning permission cannot be granted by the determination deadline of 20 May 2013; then it is recommended to authorise the head of planning, in consultation with the committee chairman and vice-chairman, to refuse planning permission.

13. 21 & 23 Eynsham Road, Botley P13/V0457/FUL

(Pages 62 - 79)

Demolition of existing dwelling and garage and erection of nine dwellings in total.

Recommendation: To authorise the head of planning, in consultation with the committee chairman and vice chairman, to grant planning permission subject to the completion of a legal agreement to secure financial contributions to offset the impact of the development on social and physical infrastructure and subject to conditions referenced in the officer's report.

14. Former orchard, land west of Manor Road, Wantage P13/V0161/O

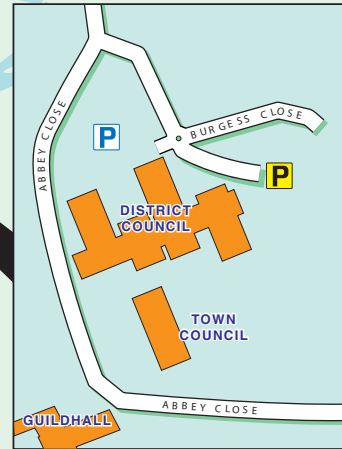
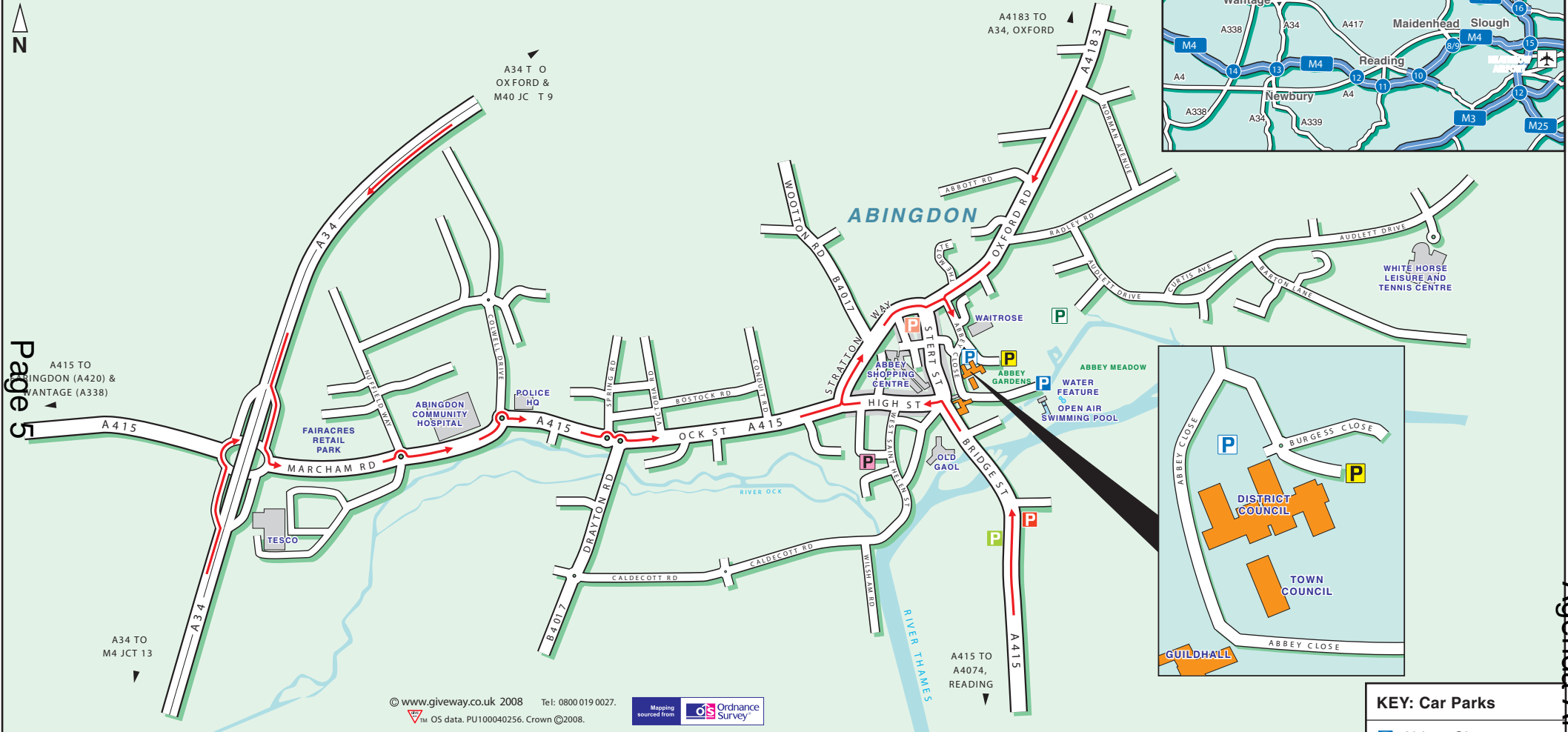
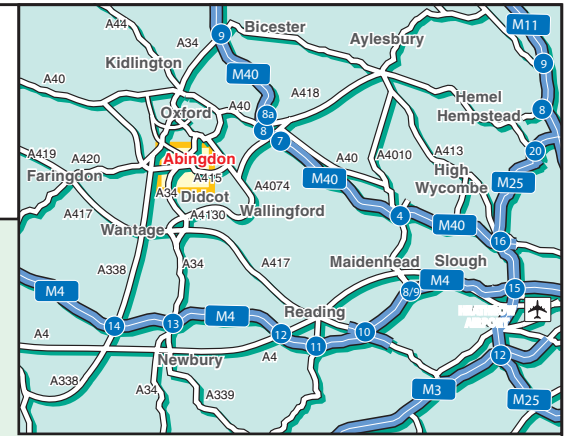
(Pages 80 - 86)

Outline application for erection of two detached dwellings.

Recommendation: to grant planning permission, subject to conditions referenced in the officer's report.

Exempt information under Section 100A(4) of the Local Government Act 1972

There is no exempt or confidential information at the time of agenda publication.



KEY: Car Parks

	Abbey Close
	Cattle Market
	Charter Multi-storey
	Civic
	Rye Farm
	Hales Meadow
	Audlett Drive
	West St Helen Street

By rail – the nearest main line railway stations to Abingdon are either Didcot Parkway (seven miles) or Oxford (eight miles). Radley railway station is located on the main line between Oxford and Didcot and is three miles from Abingdon town centre. For details of train times visit www.nationalrail.co.uk or call 08457 484950

By bus – there are a number of bus routes serving Abingdon town centre. For details of services and timetables, visit Oxfordshire County Council’s website at www.oxfordshire.gov.uk. Contact details for bus operators can be found on the travel information pages on our website www.whitehorsedc.gov.uk

Parking – details of car parks charges can be found on our website

Agenda Item 3

CUMULATIVE HOUSING FIGURES

At the meeting on 7 November 2012, the planning committee requested the inclusion in committee reports of an up date of housing figures relating to commitments (i.e. resolutions to grant permission and permissions) for major housing schemes to address the councils housing land shortfall. These figures do not form part of the individual assessment of any submitted application, which need to be assessed and recommended on the basis of each schemes specific planning merit, but they offer an indication of how the shortfall is being addressed. Each planning permission for these schemes is granted on the basis of a one year implementation period only, to ensure development is initiated and so aid reducing the housing land shortfall figures. The current commitments are shown in the table below.

Current major housing scheme resolutions and permissions					
Parish	Location	Appn no. & date	Units	Running total	Status
Wantage	Land at Broadwater, Manor Road	P11/V1453/0 Permission on appeal 21.03.2012 <i>Reserved matters on 20.12.2012</i>	Up to 18	14	started
Shrivenham	Land between Station Road and Townsend Road	P12/V0324/FUL Resolution on 20.06.2012 Permission on 23.10.2012	31	45	started
Marcham	Anson Field, Morland Road and Hyde Copse, Howard Cornish Road	P12/V0854/FUL Resolution on 15.08.2012	51	96	
East Hanney	Land south of Alfreds Place	P11/V2103/FUL Resolution on 25.04.2012 Permission on 07.09.2012	15	111	
East Challow	Land at Challow Works, Main Road	P12/V1261/FUL Resolution on 12.09.2012 Permission on 18.04.2013	71	182	
Kingston Bagpuize	Land south of Faringdon Road, Southmoor	P12/V1302/O Resolution on 12.09.2012 Permission on 16.01.2013 P12/V1721/RM <i>Reserved Matters on 24.04.2013</i>	50	232	
Watchfield	Land south of Majors Road	P12/V1329/FUL Resolution on 12.09.2012 Permission on 21.12.2012	120	352	started
Grove	Land at Stockham Farm, Denchworth Road	P12/V1240/FUL Resolution on	200	552	

Ashbury	Land off Walnut Trees Hill	P12/V2048 Resolution on 05.12.2012	18	570	
Grove	Land west of Old Station Road	P12/V1545/O Resolution on 05.12.2012	Up to 133	703	
Kingston Bagpuize	Land West of Witney Road and South of A420	P12/V1836/O Resolution on 09.01.2013 Permission on 11.04.2013	Up to 108	811	
Watchfield	Cowan's Camp Depot High Street	P12/V2283/O Resolution on 18.02.2013	Up to 100	911	
West Hanney	Land off Rectory Farm Close	P12/V2429/O Resolution on 18.02.2013	13	924	
Wantage	Land East of Chain Hill	P12/V2316/O Resolution on 12.03.2013	Up to 85	1009	
Steventon	Land off Barnett Road	P13/V0094/O Resolution on 12.03.2013	Up to 50	1059	
Shrivenham	Land east of Highworth Road	P12/V2582/FUL Resolution on 27.03.2013	36	1095	
Milton	Land south of Lambe Avenue	P13/V0145/O Resolution on 24.04.2013	18	1113	

In addition there have been major residential planning applications submitted on the basis of addressing the allocated housing shortfall which have been considered and found not to be acceptable when considering their own planning merits notwithstanding the housing shortfall situation. These applications are shown in the table below unless a resubmission has been made for consideration by the council.

Housing proposals which have been refused / withdrawn				
Parish	Location	Appn no	Units	Running total
Fyfield and Tubney	Sports ground and adjacent land to west of Abingdon Road, south of Kingston Bagpuize	P12/V1125/FUL Withdrawn 12.09.2012 Resubmitted	50	50
East Hendred	Land west of Portway Villas, Reading Road	P12/V1878/FUL Refused 05.12.2012	21	71
Abingdon	Land east of Drayton Road	P12/V2266/FUL Refused 24.01.2013 At appeal	160	231
Stanford in the Vale	Land west of the A417	P12/V2075/FUL Refused 20.12.2012 Resubmitted	77	308

Marcham	Land north of Priory Lane	P12/V2447/FUL Withdrawn 18.02.2013	19	327
Ashbury	Land South of Idstone Road	P13/V0016/FUL Refused 11.04.2013		

Update 25.04.13

APPLICATION NO.	P12/V2653/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10 January 2013
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Taylor Wimpey and The Heathfield Trust
SITE	Land off Draycott Road Southmoor OX13 5NG
PROPOSAL	Erection of 98 dwellings with associated open space, structural landscaping and access
AMENDMENTS	27 March 2013 & 19 April 2013
GRID REFERENCE	439812/198339
OFFICER	David Rothery

1.0 INTRODUCTION

- 1.1 This 4.64ha site lies on the north side of the village, to the west of Draycott Road and the south of the A420 Oxford – Swindon road. It comprises a grassed field enclosed by hedgerows and some inter-spaced trees along the site's north, east and west boundaries, and to the rear of residential and community buildings (village hall and tennis courts) to the south.

- 1.2 Local facilities in the village comprise a primary school, a village hall, post office, shop and public houses. The local sports ground lies south of the village, across the parish boundary in Fyfield and Tubney parish. Kingston Bagpuize with Southmoor itself has approximately 950 households and a population of about 2,349.

- 1.3 A location plan is **attached** at appendix 1

2.0 PROPOSAL

- 2.1 This is a full application to consider all of the planning aspects of the proposed development. The proposal is a major development and is contrary to the policies of the development plan. The proposal has been publicised on this basis.

- 2.2 The proposal is for residential development of the site for 98 dwellings together with roads, footpaths and associated parking areas, landscaping, amenity space, open space and the use of some open land to the south-east of the site as an additional recreational area for use in association with the village hall. Vehicular access is to be taken off Draycott Road, and pedestrian access would also be available to the site from the west, off the footpath / cycle track that allows access to the bridge over the A420.

- 2.3 Cumulatively, this proposal for 98 dwellings would generate an estimated population (based upon district-wide average household figures) of 248 residents. Compared to the approximate 950 existing households and 2,349 population in the parish, therefore the development represents about a 10% increase in the parish. Across the 4.64ha site the 98 dwelling units would produce a density of 21 dwellings per hectare.

- 2.4 Affordable housing for the proposal would amount to 39 dwellings (40%). 26.5% of the dwellings are two bedroom properties or less.
 The proposed mix of dwellings is as follows:
 1-bedroom = 5 units

2-bedroom = 21 units
3-bedroom = 16 units
4-bedroom = 56 units

- 2.5 In support of the application the following documents have been submitted:
- Planning Supporting Statement (Dec 2012 – Kemp & Kemp)
 - Design and Access Statement (Aug 2012 - Savills)
 - Landscape and Visual Impact Assessment (Dec 2012 – edp)
 - Findings of arboricultural assessment (Nov 2012 – edp)
- 2.6 The applicants have been in discussion with council officers and others to agree levels of financial contributions towards off-site services which this proposal (through the increase in population and the activities they generate) would add to the use of, and securing of on-site facilities such as affordable housing. Financial contributions cover facilities and services such as waste collection, street name plates, public art, education (primary, secondary, sixth-form and SEN), library and museums, waste management, social and healthcare, fire and rescue, highways and transport, police equipment, and local recreational facilities.
- 2.7 Extracts from the application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Kingston Bagpuize with Southmoor Parish Council – Objects

A copy of the parish council's comment is **attached** at appendix 3.

3.2 Representations from local residents – A total of 52 representations had been received at the time of writing this report, of which 50 object and 2 specify the need to retain existing features. The objections made are on the following grounds:

- Increased traffic leading to safety issues and additional road congestion
- Appearance and density are out of character with the locality
- Loss of an open field
- Increased pressure on local physical infrastructure
- The site is subject to flooding with inadequate drainage
- Cumulative impact on the village which has limited facilities
- Issues of noise pollution and impact on air quality and lighting
- Loss of a field used for village community amenities

3.3 Campaign for the Protection of Rural England (CPRE) – Object:

1. Over-building in the village as a whole and on this site in particular. The proposed development is too dense. Its approval would change the character of the village to its detriment.
2. Position of the development. The development would be in the middle of the village, next to the village hall, a site specifically ruled out by the recent Parish Plan.
3. Traffic problems. This further new development would generate large amounts of extra traffic in the village which the accompanying highways adjustments would not seem to be able to cope with, causing congestion on Draycott Road and its junctions with other village roads, and the A415 / Faringdon Road junction.
4. Other infrastructure problems.
5. Surveys do not show that proper attention has been paid to the provision of appropriate water pressure, sewerage, and surface water drainage.

6. The application does not seem to satisfy the provisions of the NPPF in preserving the character of the village.

3.4 **County Highways** – no objection subject to suitable conditions to secure highway improvements and contributions towards public transport provision.

3.5 **Design and Conservation Officer** –

The connectivity of the site would be improved if the footpath on the west side of Draycott Road was continued in front of the village hall to link up with the footpath to the south. The footpaths running along the west and north boundaries of the site should be upgraded as part of the development, and the recreational footpath to the north of the site should continue along the entire length of the development (plot 14 would appear to prevent the two ends of the footpath linking up).

Consider providing the local area for play (LEAP) at the village hall where it could be used by the wider community.

The house types in general are acceptable for this location. However, the detailing on the blank side elevation of house type E could be improved and house types 1BC and 2BC (accommodation over garages) are inappropriate for this village location. The north boundary of the village hall site will require a well detailed brick wall and landscaping. Details of the pumping station will need to be agreed by condition.

3.6 **Landscape Architect** – Acceptable layout but there are a number of issues relating to certain plots extending into the existing row of vegetation or with buildings extending too close to the plot boundaries. The tallest buildings are on the northern boundary of the site, closest to the interface between the site and the open countryside to the north of the A420. There is also no pedestrian link between the site and the village hall.

There will also be a sharp transition from the openness of the right of way beside Worcester Place into the south-west corner of the site due to the rear garden of plot 93 and the house position being adjacent to the public right of way.

Also concerned that the proximity and interface of the development on the north-western edge of the development will create an enclosed footpath route with little visual supervision.

The design of the new pumping station is important, as is the proposed linear open space to the east of it. This area will need to be carefully detailed so as not to feel like the left over space dictated by the noise levels of the A420. Currently, the western end of the open space fizzles out into the visitor parking, pumping station and parking associated with plots 85 and 86.

3.7 **Arboriculturalist** – No objection provided relevant tree protection measures are implemented and the vegetation around the perimeter of the development is retained.

3.8 **Ecologist** - Holding objection as discussions relating to the grassland habitat, which is considered to be a UK Biodiversity Action Plan Priority Habitat, are underway to establish a suitable compensation scheme which would allow for the creation of new priority habitats on an identified receptor site.

3.9 **Natural England** – The site includes a biodiversity action plan priority habitat. This should be adequately mitigated or compensated.

3.10 **Environment Agency** – Standard advice offered as site lies within flood zone 1 and is

therefore not a high risk location.

3.11 **Drainage Engineer** – No objection subject to conditions on drainage and flood risk.

3.12 **Thames Water** – Foul water - An initial investigation has identified an inability of the existing waste water infrastructure to accommodate the needs of this development. If planning permission is granted, Thames Water recommends a Grampian condition is imposed requiring a drainage strategy to be completed.

Surface water - The applicant should ensure that storm water flows are attenuated through on-site storage. Groundwater would require a discharge permit to be arranged.

Water supply - The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. Thames Water therefore recommends a Grampian condition be imposed requiring impact studies to be carried out.

3.13 **Environmental Health** –

Air Quality Assessment - This follows sound principles and has assessed the likely impacts of the proposed development on existing residents and also the impacts of pollution from traffic on the A420 on the occupiers of the new development. Air quality is not a constraint on the development.

Noise Assessment - The site is adversely affected by road noise. A scheme of sound insulation to ensure that internal noise levels satisfy BS8233:1999 has been proposed. Permission is recommended subject to the full implementation of the noise mitigation scheme outlined in the report.

3.14 **Housing Services** – The proposal for 98 houses requires the provision of 39 affordable houses (40%), which is proposed.

Policy H17 requires affordable housing to be distributed evenly across the site and to be indistinguishable in appearance from the market housing. The current layout is compliant with the policy.

3.15 **Waste Management Team** – Requires storage areas for wheeled bins per plot to be provided with collection points clear of parking areas.

3.16 **Leisure Services** – Maintenance of open space areas should be clarified and secured by adoption by the parish or through a management company.

4.0 **RELEVANT PLANNING HISTORY**

4.1 None

5.0 **POLICY & GUIDANCE** **Vale of White Horse Local Plan**

5.1 Policy GS1 provides a general location strategy to concentrate development within the five main settlements.

5.2 Policy GS2 indicates that outside the built-up areas new building will not be permitted unless on land identified for development or the proposal is in accordance with other specific policies.

- 5.3 Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.
- 5.4 Policy DC4 requires development on sites of 0.5 ha or more to contribute to public art to significantly contribute to the scheme or the area.
- 5.5 Policy DC6 requires hard and soft landscaping to protect and enhance the visual amenities of the site and surroundings and to maximise nature conservation and wildlife habitat creation.
- 5.6 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
- 5.7 Policy NE7 requires developments within the North Vale Corallian Ridge not to harm the landscape quality of the area unless an overriding need is identified and any impact is minimised.
- 5.8 Policy H11 allows limited development of not more than 15 dwellings in settlements such as Kingston Bagpuize with Southmoor subject to design and no loss of open space.
- 5.9 Policy H13 seeks to limit new housing development outside the built-up areas of settlements.
- 5.10 Policy H16 requires about 50% provision of housing to be two bedrooms or less for schemes of more than 10 dwellings and 10% should meet lifetime homes standards.
- 5.11 Policy H17 requires 40% provision of affordable housing for schemes of more than 5 dwellings.
- 5.12 Policy H23 refers to housing schemes providing open space facilities at 15% for larger villages.

Supplementary Planning Guidance (SPG)

- 5.13 Residential Design Guide – December 2009
Offers guidance on housing design and layout.
- 5.14 Sustainable Design and Construction – December 2009
Code for Sustainable Homes guidance to achieve level 3 and working to level 4 by 2013.
- 5.15 Open space, Sport and Recreation Future Provision – July 2008
Advice for the provision and maintenance requirements for open space areas.
- 5.16 Affordable Housing – July 2006
Provides further guidance in relation to policy H17.
- 5.17 Planning and Public Art – July 2006
Sites over 0.5 ha should provide a contribution towards public art in line with policy DC4.
- 5.18 **National Planning Policy Framework (NPPF)** – March 2012
Paragraphs 14 & 49 – presumption in favour of sustainable development
Paragraph 47 – five year housing supply requirement
Paragraph 50 - create sustainable inclusive and mixed communities

Paragraph 99 – flood risk assessment

Paragraph 109 – contribute to and enhance the natural and local environment

6.0 PLANNING CONSIDERATIONS

National advice

- 6.1 At the heart of the new National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (paragraph 14).
- 6.2 The current lack of a five year supply of housing sites in the district is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the council's new local plan. The current lack of a five year housing land supply justifies some flexibility in line with the NPPF in the consideration of planning applications which do not accord with local plan policy.
- 6.3 This approach is by necessity of a time-limited duration and is aimed at identifying sites considered suitable to address the housing land shortfall whilst still meeting relevant sustainability and design criteria as referred to in the NPPF. An assessment has been made of the case put forward by the applicants that this proposal meets the requirements of the NPPF for providing sustainable development to help address the current housing land shortfall and, as a result, it is considered that the principle of the proposed development is acceptable.
- 6.4 It is clear the application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five year housing land supply, these policies GS2 are inconsistent with the NPPF. The proposed development, therefore, needs to be considered on its site specific merits and whether it constitutes a sustainable form of development as defined in the NPPF.
- 6.5 The assessment of the application needs to balance the desire that the scheme should be considered through a strategic sites allocation process against the tests set out in the NPPF (i.e. sustainable location, appropriate design, landscape impact, drainage, and highway safety) given the current lack of a five year housing land supply.

Use of land

- 6.6 Paragraph 109 of the NPPF says that “the planning system should contribute to and enhance the natural and local environment”, and paragraph 111 says that planning decisions “should encourage the effective use of land by re-using land that has previously been developed (brownfield land).”
- 6.7 The site has been used for agricultural or similar low activity uses in the past. The development of the site for housing is contrary to policy H10 but, as indicated above, this is not a restricting factor given the current housing land shortfall, subject to all other site specific matters being considered acceptable in accordance with the NPPF. The landscape quality of the site is relatively low and so this, in itself, would not prejudice the proposed development
- 6.8 The application site is relatively well visually enclosed. The site is 4.64 ha. and is bounded to the north by the A420, to the east by Draycott Road and housing facing the

site as well as the village hall and tennis courts, on the south by housing backing on to the site from Faringdon Road, and on the west by an open area with a footpath / cycleway route to the bridge that crosses the A420.

- 6.9 The land is physically contained and whilst it may be considered to be an open amenity feature for the village, this is not its authorised use and it is unlikely to remain in such use for the foreseeable future given it not being in public ownership.

Sustainability credentials

- 6.10 The NPPF puts strong emphasis on housing being used to further enhance rural vitality. Kingston Bagpuize is one of the larger villages within the district and scores within the top 20 in the village hierarchy. The location of the site is on the northern fringe of the village and within reasonably close distance to the range of services and facilities available. For these reasons, the principle of the proposal is considered to be acceptable in that the site is a reasonably sustainable location.

Cumulative impact considerations

- 6.11 This site is the fourth major development to have been the subject of an application within the Kingston Bagpuize with Southmoor parish area or an adjacent parish area seeking to assist in addressing the identified housing land shortfall across the district. The other schemes have considered 50 dwellings on land south of Faringdon Road, and a scheme for up to 108 dwellings west of Witney Road both of which have been granted planning permission, and a revised proposal still under consideration for 12 dwellings on land adjacent to the sports ground, Abingdon Road, south of Kingston Bagpuize. There may be further submissions on other sites, but there are no other major sites currently before the council for consideration.

- 6.12 This overall level of development already committed comes to 158 dwellings, which amounts to a 17% increase in the existing housing base in the parish. The proposed development would increase this figure to 27% which it is considered can be accommodated in the locality, provided suitable financial contributions are secured for on-site and off-site services and infrastructure and a good proportion of the new development is affordable housing. This takes into account the housing land shortfall which needs to be addressed and the sustainability benefits of the larger villages taking a fair proportion of new housing to help support and ensure the retention of existing services and attract new services to the locality.

Social infrastructure

- 6.13 There has been some local concern that existing social and physical infrastructure within the village could not cope with the proposed increase in population resulting from this proposal. However, contributions can be secured to offset the impacts arising from the development. The applicant has agreed to the principle of addressing these needs through contributions which can be secured through a section 106 legal agreement.

Access arrangements

- 6.14 The site would be accessed off Draycott Road from the east. The access is shown with acceptable vision splays. No direct vehicular access to the site would be provided from Faringdon Road to the south of the site. Some off site highway improvement works, however, would be required.
- 6.15 There is some local concern that the proposed access would cause highway congestion due to the level of traffic already using Draycott Road from the Blandy Avenue estate and the local primary school to the east. However, the County Engineer has raised no highway objections on traffic generation or highway safety grounds.

Affordable housing

- 6.16 The affordable housing requirement has been confirmed by the applicant to be workable as part of the scheme. The distribution of the affordable housing across the site in accordance with council policies can be secured through the section 106 agreement.

Visual impact - appearance, landscaping, layout and scale

- 6.17 Good design and layout is a key aspect of sustainable development and the NPPF is explicit in seeking high quality outcomes. The submitted proposal has been considered in accordance with the advice in the NPPF and it is considered that this scheme is acceptable in terms of the site specific considerations.
- 6.18 The layout includes a mix of detached, semi-detached and terraced dwellings and some flats with parking below. The revised layout provides a suitable development to complement and add to the existing stock of dwellings in the village. The proposed layout offers external passive surveillance of the surrounding public areas, including the northern boundary footpath which is now to be retained to offer a link into the site from this corner of the site. The dwellings are appropriately separated from the existing dwellings that border the site.
- 6.19 The detailed appearance and design of the dwellings reflect a traditional feel with solid materials and pitched roofscape. There is a mix of dwelling types to cater for different housing requirements, and the pallet of materials offers individuality whilst retaining elements of a common approach throughout the proposed development. The dwelling types providing single level accommodation over garages which were criticised by the Councils Design and Conservation Officer are located in limited and off-street frontage locations. These units are designed to blend in with the overall character of the rural feel of the development and therefore do not have a harmful impact on to the area.
- 6.20 The proposal retains and maintains the existing field boundaries to the site with additional landscaping provided to the boundaries with the A420 and the village hall and tennis courts. The village hall is to be provided with an additional area of land for amenity purposes. There is landscaping shown throughout the proposed layout and on the open areas to be created within the northern and central parts of the development.
- 6.21 The proposed layout show adequate private and public outdoor space, and relates well to the surrounding development. Privacy distances within the development and to neighbouring properties are achieved in accordance with the Residential Design Guide.
- 6.22 Whilst the provision of the proposed two-and-a-half storey dwellings is an uncharacteristic mass of building on the periphery of the development, these buildings adjoin the northern edge of the development close to the A420 and so will assist in defraying possible traffic noise. These properties will include appropriate noise attenuation measures. The provision of these dwelling types as not raised concern from the Council's Design and Conservation Officer.

Impact on neighbours residential amenity

- 6.23 The proposed layout would not have any direct harmful impact on the residential amenity of adjacent properties in terms of overshadowing, light pollution, over-dominance or loss of privacy. The proposed arrangement would provide a generally inward facing development, and adequate spatial separation is achieved between properties in accordance with the Residential Design Guide.
- 6.24 The proposal also includes a revised footpath route at the northern section of the development, linking Draycott Road to the western side of the site, replacing the

permissive path at the northern edge of the site. There is also a need to provide a footway outside the application site along the west side of Draycott Road to the village hall entrance to enable safe pedestrian access. This would be subject to works within the highway which the developer would be required to provide.

Heritage assets

- 6.25 The NPPF requires that account should be taken of the desirability to sustain and enhance heritage assets. The site includes no heritage assets, although there are listed buildings within the surrounding area. None of these are considered to rely on the site as part of their settings. The application has not identified any heritage asset that would be adversely affected by the proposal.

Ecological biodiversity

- 6.26 The submitted habitats survey has identified that the grassland which covers the majority of the site has a relatively diverse species assemblage which would qualify it as a UK Biodiversity Action Plan Priority Habitat. Priority Habitats have been identified as those which are the most threatened within the UK and those which should be protected from harm. The proposal would involve the loss of the majority of this important habitat and this would result in a significant impact on biodiversity locally. However, it is recognised that the current use of the site as horse pasture limits the value of the habitat to some extent and, as a result, the loss of the grassland could be considered acceptable provided a suitable off-site compensation package can be agreed.

- 6.27 Officers, therefore, have sought to negotiate a compensation scheme which would allow the creation and management of high quality habitats on a suitable receptor site. The applicant is currently in discussions to identify a suitable compensation scheme, the details of which are close to finalisation. A further update report on this matter will be made at the meeting.

Drainage and flooding issues

- 6.28 Surface water drainage - The site is considered large enough to enable water storage facilities to dispose of surface water without causing surface water run-off to the highway or onto neighbouring properties. An attenuation scheme is shown as part of the plans as part of the drainage solution for the site's development.
- 6.29 Foul water drainage - Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this proposal. A drainage strategy is required to enable all water drainage (surface and foul) to be discharged into the public sewerage system before any development starts on site.
- 6.30 Water supply - Thames Water has advised that the water supply infrastructure has insufficient capacity to meet the additional demands of the proposed development. An impact study of the existing water supply infrastructure is requested before any works start on site to determine the magnitude of any additional capacity requirement in the system. The impact study can be secured by condition.
- 6.31 The requirements of water supply and waste water discharge need to be addressed before any development starts on site. The timescale for the implementation of any favourable determination are restricted on the basis of the need to ensure the new housing is delivered in the short term. A delay in implementing the required improvements to the water infrastructure would indicate that there is potentially an issue in meeting the required implementation timescales.

- 6.32 The applicant, however, has provided a timetable to show that the drainage requirements are technically possible and can be addressed and all other matters pertaining to the proposed development can be submitted and agreed within the required implementation timescale
- Thames Water's timescales for the conclusion of their investigations and impact studies based on the scale of the development are:
- a scoping report and impact study that will take two weeks to complete
 - the detailed impact study (which will identify Thames Water's preferred solution) will take up to 24 weeks to complete.

This means that the foul water issue can be resolved within the life of a one year planning permission. The timeline will be as follows:

- response to Thames Water's pre-development inquiry - 25 March 2013
- Planning Committee decision on 8 May 2013
- completion of Thames Water's scoping report - expected on 8 August 2013
- completion of section.106 and issue of planning permission by 8 Aug 2013 (three months after the planning committee resolution)
- completion of Thames Water's impact study – expected on 9 Sept 2013 (if it takes the full 24 weeks to complete)
- expiry date of the planning permission – 8 August 2014 (the permission will require the approved drainage scheme to be implemented within one year of the date of the planning decision)

On a worst case basis, this means that there would be at least 11 months in which to obtain condition discharge prior to commencement of development and then make a material start on site following a resolution to grant permission and the completion of the various Thames Water studies.

7.0 CONCLUSION

- 7.1 This proposal does not accord with the development plan and it has been publicised as a departure. However, in the light of the current shortfall in the council's five year housing land supply, the proposal's location adjoining an existing large village with close availability of services and facilities should be afforded appropriate weight. As the proposal would result in a sustainable development in terms of its relationship and proximity to local facilities and services, the principle of the proposal is considered to accord with the NPPF.
- 7.2 In site specific terms, the proposal is not considered to be harmful to the landscape character of the area, the residential amenity of nearby properties, any local heritage assets or highway safety and, therefore, given the current housing land shortfall, it complies with the NPPF. The proposed plans show an acceptable development on the site.
- 7.3 A major issue that has arisen relates to the foul water infrastructure. The council should not grant planning permission if that permission could not be implemented within its 12 month timescale.
- 7.4 The applicants have proposed a timescale to address the water infrastructure issues and to comply with the expected planning condition and still be in a position to implement the development within the 12 month timescale.

7.5 In addition, the scheme could come on stream quickly, as all the necessary criteria are in place for swift development on site which will assist in helping to address the current housing land shortfall.

8.0 **RECOMMENDATION**

8.1 It is recommended that the decision to grant planning permission be delegated to head of planning in consultation with the committee chairman and vice-chairman subject to:

1. Completion within the agreed PPA period of section 106 agreements for on-site affordable housing provision, contributions towards off-site compensation for the creation and management of species rich grassland on a suitable receptor site, contributions to other off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum services, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements;

2. The following conditions, including the requirement that the development be commenced within 12 months from the date of the planning permission in order to help address the immediate housing land shortfall:

- 1: Commencement within 12 months
- 2 : Planning condition listing the approved drawings
- 3 : Materials as on plan
- 4 : LS1 - LS2 landscaping scheme
- 5 : boundary landscaping with footpath to village hall
- 6 : Tree protection measures
- 7 : Boundary walls and fences
- 8 : Plot curtilage boundaries
- 9 : HY2 - Access in accordance with specified plan
- 10 : HY12 -HY13 Roads specification
- 11 : HY8 - Car parking
- 12 : HY20 - Bicycle parking
- 13 : Construction traffic management plan
- 14 : Sustainable travel information pack (STIP)
- 15 : Childrens' play space
- 16 : Open space
- 17 : Bat mitigation
- 18 : Great crested newt mitigation
- 19 : Refuse bin storage
- 20 : Roof top aeriels
- 21 : Fire hydrants
- 22 : Flood risk details
- 23 : Drainage details
- 24 : MC22 - Contamination

8.2 If the required section 106 agreements are not completed in a timely manner and so planning permission cannot be granted by the determination deadline of 24 May 2013, in accordance with the agreed PPA, it is recommended that authority to refuse planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman.

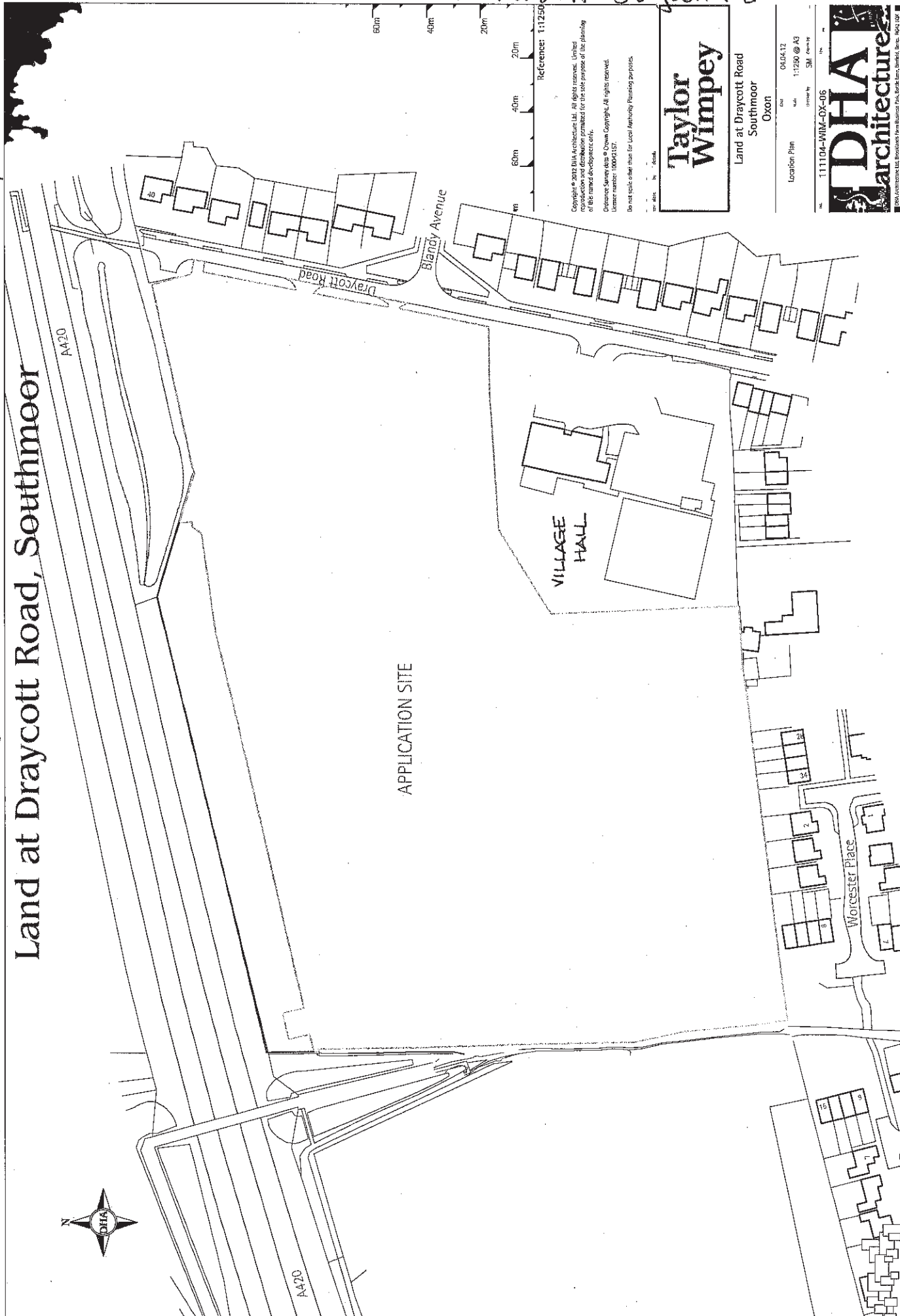
Vale of White Horse District Council – Committee Report – 8 May 2013

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Land at Draycott Road, Southmoor

P12 V2653 FUL
Land at Draycott Rd

Appx 1



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 100% scale: 1:1000

Taylor Wimpey
 Land at Draycott Road
 Southmoor
 Oxon

Location Plan
 Date: 06/04/12
 Scale: 1:1250 @ A3
 Drawn by: SM
 Checked by: SM
 No: 111104-WIM-FX-06



Land at Draycott Road, Southmoor



Taylor Wimpey

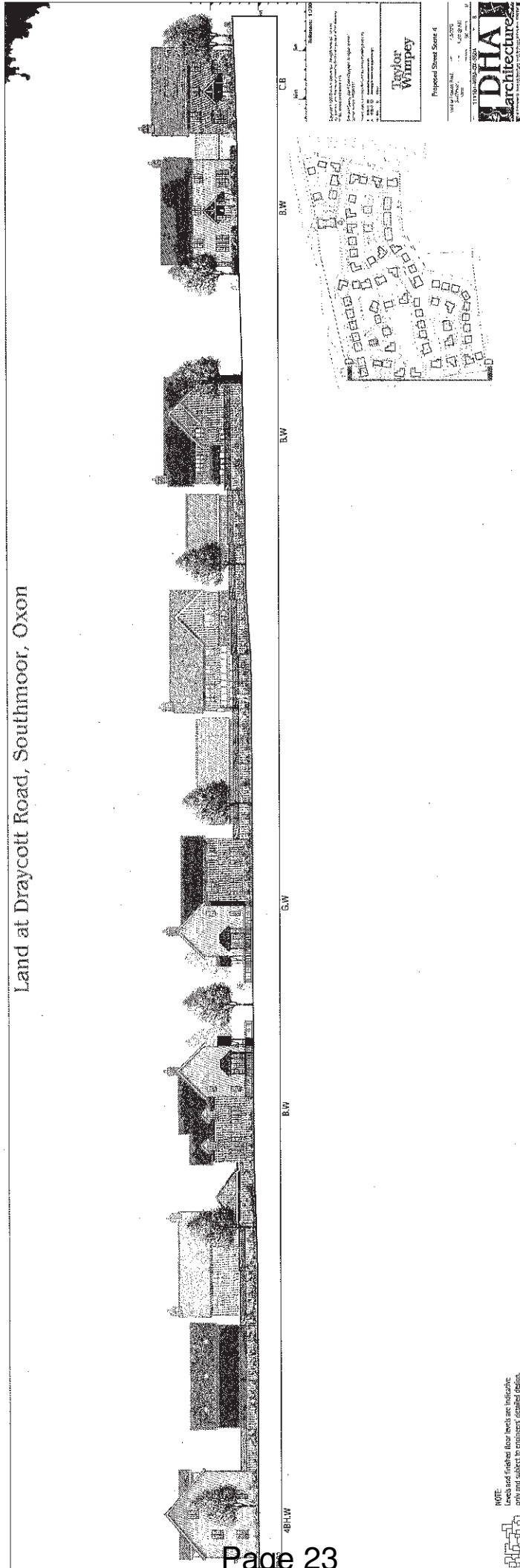
Land at Draycott Road
Southmoor
Oxon

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P12.V2653.FUL
view from the west

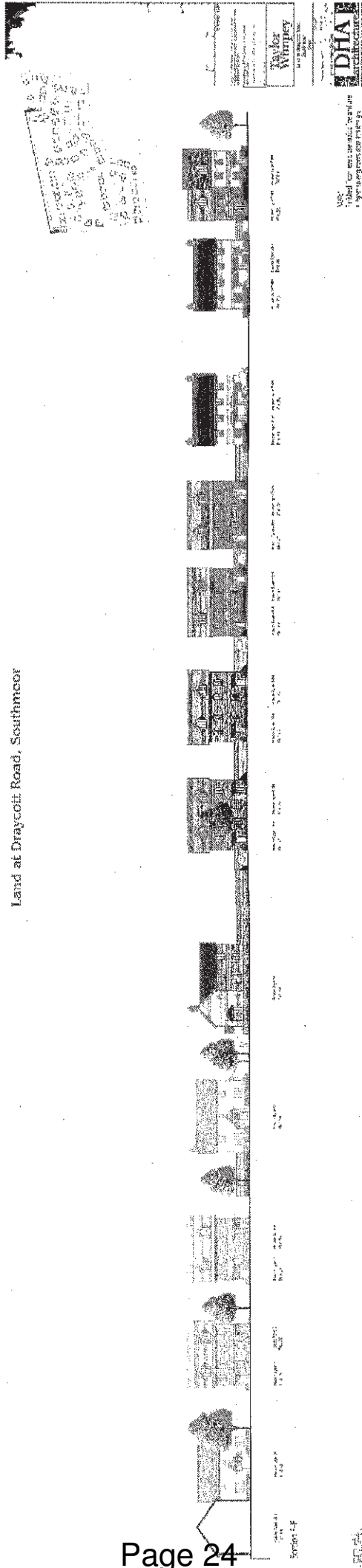
Land at Draycott Road, Southmoor, Oxon



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P12. V2653. FUL
view from the north

Land at Draycott Road, Southmoor



P12.V2653.FUL

LAND OFF DRAYCOTT
ROAD, SOUTHMOOR

APX
3

Kingston Bagpuize with Southmoor Parish Council

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Tuesday, 5 February 2013

Dear Mr Rothery

P12/V2653 – Erection of 98 residential dwellings with associated open space, structural landscaping and access – Land off Draycott Road

The Parish Council strongly and unanimously objects to this application for a number of reasons as set out below, and asks that it be refused.

The cumulative impact on the village

Approval of this application would lead to a gross over-development of the village given existing permissions for large developments totalling 113 dwellings and a 45-bed care home. Should permission be granted, the rapid increase in population will fundamentally affect the character of the village which has few local facilities. This will lead to additional pressure on the local road system making the development unsustainable. This area was specifically excluded from development in the recently produced Parish Plan (2011) as it provides the only large open space within the village perimeter.

Traffic impact on the Draycott Road

The additional vehicular traffic entering the Draycott Road will lead to further congestion at the junctions with Blandy Avenue and the Faringdon Road. Together with permitted developments elsewhere in the village the impact on the local road system especially the mini-roundabout on the A415 / Faringdon Road (by the Hind's Hind) and the roundabout at the A415 / A420 junction will be severe. The Highways Officer report (15/10/2012, prepared to assess P12/V1836/O) shows the mini-roundabout to be at 'practical capacity' using 2014 as the design year and including the additional traffic from the recently permitted developments.

It is essential that as part of any development on the site that the footway on the west of the Draycott Road is extended to connect with the site entrance.

Inadequate provision for water supply and sewage removal

In contrast to the claims in the submitted supporting documentation, parts of the village experience problems with surface water and, on occasions, sewage removal. The stretch of Draycott Road north of the junction with Blandy Avenue experiences surface water after heavy rains and is of concern to neighbouring households, as pointed out in the objections from the site's neighbours. Recent replacement of a short section of mains sewer within the village required sewage from a wide area of the village to be tankered for a period of several months.

The developer appears to be relying on Thames Water to make the necessary investment to assure that water pressure, already low in parts of the village at times, is adequate and sewage removed and treated. The initial site investigation by Thames Water (28/01/2013) has 'identified an inability of the existing waste water infrastructure to accommodate the needs of this application' which 'may lead to sewage flooding'. Thames Water (28/01/2013) has also commented that the 'existing water supply infrastructure has insufficient capacity to meet the additional needs of the proposed development'.

Community involvement

The existing level of community involvement in the proposals is far below that demanded by the NPPF (p. 66). This is especially disappointing given that no opportunity has been provided to residents to comment through a consultation on the Local Development Plan. The document provided with the application merely lists concerns raised and the developer's platitudinous answers. There has been no attempt to enquire as to resident's wishes regarding the nature and scale of future housing in the village, or what facilities should be retained or developed and their appropriate location. Improved consultation would have avoided a number of errors in the supporting documentation. There is no longer a Doctor's surgery or Methodist Church, RH Buses no longer exist (Transport Statement) and the noise consultant would not have invented a District Council. Consultation with the Parish Council has been limited to one meeting. The diversion of the dedicated footpath and cycleway along the northern boundary has not been discussed.

Should the Planning Committee consider that the site is suitable for housing development a number of issues must be addressed:

Broadband

The developer must ensure that all dwellings have both copper and optical fibre connections to allow future connection to a wide range of services.

Biodiversity

The extent and position of the proposed green spaces will fail to maintain and enhance the biodiversity of the existing grassland, being too small in area and subject to eventual

shading from the proposed tree planting. It is unclear how the small areas proposed could be managed by an annual, or less frequent, hay cut. As p10 of the Extended Phase 1 Habitat Survey makes clear, most of the herbal diversity is around the edges of site where grazing pressure is reduced. The existing edge will be reduced to a tiny length in the NW corner of the site much reducing the floral value of the area to local residents.

The developer must ensure that a high proportion of dwellings are provided with integral bird and bat boxes, especially for Swifts – see comments from Natural England. Surprisingly, House Sparrows, another species which would benefit from the provision of artificial nesting sites, were not observed during the Habitat Survey though are almost habitually present in the hedge bordering the Draycott Road.

The high density of the proposed development

It is essential that the density of development is much reduced from the proposed more than 20 dwellings per hectare, all of either two- or two-and-a-half storeys. Such a high density is unacceptable in a village and compares unfavourably with densities for two permitted developments, ie P12/V1302 - South of the Farringdon Rd - 50 homes, 3.3ha = 15.1 dph and P12/V1836 - West of the Witney Rd - 63 homes, 5.09ha = 12.4 dph. An earlier scheme for the site - Linden Homes, March 2012 - proposed only 67 dwellings and a much larger area of usable public open space.

Insufficient green space

As a consequence of this high density, insufficient usable green space is provided. That which is provided appears to be required as an intrinsic part of the development, eg by buffering the sewage transfer station in the NW corner from the houses.

The lack of a buffer zone between the A420 and the houses

The effect of noise from the A420 on many future residents will be significant. People living in a village wish to enjoy their gardens. It is therefore unacceptable for the developer's noise consultant to claim that satisfactory noise levels can be achieved behind closed double-glazed windows.

The above summarises the Parish Council's objection but it is anticipated that further comments will be submitted when members have an opportunity to review the submissions of other consultees, especially OOC Highways.

Yours sincerely

John Melling

DR
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Kingston Bagpuize with Southmoor Parish Council

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Wednesday, 6 March 2013

Dear Mr Rothery

P12/V2653 – Erection of 98 residential dwellings with associated open space, structural landscaping and access – Land off Draycott Road (Amendment No1 20 Feb 2013)

The Parish Council finds that the amended plans fail to address the objections set out in my letter of 5 February 2013.

The Parish Council holds to its strong and unanimous objection to this application and asks that it be refused.

Yours sincerely

John Melling

Agenda Item 11

Vale of White Horse District Council – Committee Report – 8 May 2013

APPLICATION NO.	P13/V0233/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6 February 2013
PARISH	SUTTON COURTENAY
WARD MEMBER(S)	Margaret Turner, Reg Waite, Gervase Duffield
APPLICANT	Pye Homes
SITE	Land to the north of 92 -112 Milton Road Sutton Courtenay
PROPOSAL	Demolition of 110 Milton Road and erection of 34 dwelling houses with associated access
AMENDMENTS	None
GRID REFERENCE	449402/192956
OFFICER	David Rothery

1.0 INTRODUCTION

1.1 This 1.67 ha site lies on the north side of Milton Road at the south-west end of Sutton Courtenay, on the boundary with Milton parish and to the rear of the road frontage properties. It comprises a grassed field enclosed by hedgerows and some inter-spaced trees along the north, east and west boundaries. The south boundary adjoins the rear gardens of residential properties fronting Milton Road. Access is proposed from Milton Road by the removal of no. 110 Milton Road and the creation of a new access road. Overhead electricity lines cross the south and west corner of the site.

1.2 Local facilities in the village are focused at the northern end and comprise a primary school, a village hall, post office, local shop, and public houses. The local sports ground lies to the east of the central area of the village off Old Wallingford Way, and there are other recreational and fitness facilities at Milton Park to the south. Sutton Courtenay parish itself has approximately 1,007 households and an estimated population of 2,421 residents.

1.3 A location plan is **attached** at appendix 1

2.0 PROPOSAL

2.1 This is a full application to consider all the planning aspects of the proposed development. The proposal is a major development and is contrary to the policies of the development plan. The proposal has been publicised on this basis.

2.2 The proposal is for the residential development of the site with 34 dwellings (following the demolition of the existing property for the new access road) together with roads, footpaths and associated parking areas, landscaping, amenity space, and open space.

2.3 This proposal for 34 dwellings would result in an estimated additional 83 residents (based upon district-wide average household figures), which represents about a 3% increase in the parish population. Across the 1.67 ha site the 34 dwellings would result in a density of 20 dwellings per hectare.

2.4 Affordable housing is proposed at 40% (i.e. 13 dwellings). 26.5% of the dwellings are two-bedroom properties or less.

The proposed mix of dwelling units is as follows:

1-bedroom = 0 units

2-bedroom = 13 units of which 9 are shown as affordable properties

3-bedroom = 8 units of which 4 are shown as affordable properties
4-bedroom = 13 units

- 2.5 The following documents have been submitted in support of the application:
- Planning Statement & Design and Access Statement (Feb 2013 - WWADP)
 - Landscape and Visual Impact Assessment (Jan 2013 – Lockhart Garratt)
 - Green Infrastructure Supporting Statement (Jan 2013 – Lockhart Garratt)
 - Arboricultural Report (Jan 2013 – Lockhart Garratt)
 - Ecological Report (Jan 2013 – Aae)
 - Flood Risk Assessment and Drainage Statement (Dec 2012 – ICS)
 - Supplementary Hydrological Groundwater Impact Assessment (Mar 2013 – ICS)
 - Cultural Heritage Assessment (Jan 2013 – Oxford Archaeology)
 - Transport Statement (Feb 2013 – David Tucker Associates)
 - Sustainable Design checklist (Jan 2013 – Blewburton)
 - Code for Sustainable Homes pre-assessment (Jan 2013 – Breglobal)
 - Renewable Energy Options Appraisal (Jan 2013 – Blewburton)
 - Statement of Community Engagement (Jan 2013 – Meeting Place)

- 2.6 The applicants have been in discussion with council officers and others to agree levels of financial contribution towards off-site services which this proposal (through the increase in population and the activities they generate) would add to the use of, and securing on-site facilities such as affordable housing. Financial contributions cover facilities and services such as waste collection, street name plates, public art, education (primary, secondary, sixth-form and SEN), library and museums, waste management, social and healthcare, fire and rescue, highways and transport, police equipment, and local recreational facilities.

- 2.7 Extracts from the application plans are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Sutton Courtenay Parish Council – Object

A copy of the parish council's comments is **attached** at appendix 3A.

3.2 Milton Parish Council – Object:

“Milton Parish Council considers that this application should be refused. Milton village currently suffers from the inadequate road infrastructure associated with Milton Park and the A34 interchange and any additional car movements can only add to the problems. Milton Parish Council is also concerned about the flood risk posed by further housing. Ginge Brook is currently unable to cope with water levels – frequently flooding and indeed closing Footpath 5. Any disturbance of the water table will surely make things worse.”

3.3 Drayton Parish Council – Object

A copy of the parish council's comments is **attached** at appendix 3B.

- 3.4 **Local residents** – A total of 109 representations had been received from local residents at the time of writing this report, all of which object. The objections are made on the following grounds:

- Increased traffic leading to safety issues and additional road congestion
- The site is subject to flooding with inadequate drainage
- Increased pressure on local infrastructure

- Erosion of the village's rural character
- Cumulative impact on the village which has limited facilities
- Issues of noise pollution and impact on air quality and lighting
- Loss of an open field which is a habitat for wildlife

3.5 Keep Sutton Courtenay Rural – Object

The group has submitted its objections in the form of a report against this proposal and a proposal on adjoining land (application reference no. P13/V0401/O). In addition the group has commissioned and submitted two reports dealing with the application's transport assessment and flood risk assessment as follows:

Review of Transport Assessments (March 2013 – Capita Symonds)
Sutton Courtenay FRA Evaluation (February 2013 – Hydro-GIS Ltd)

Both of these reports have been sent to the consultees who advise the council on these matters.

3.6 Campaign for the Protection of Rural England (CPRE) – Object

“CPRE Oxfordshire objects to this application on the grounds that it would lead to unsustainable development of the village of Sutton Courtenay. Sutton Courtenay is a pretty riverside village with a strong sense of community. However, rapid and significant expansion of the village threatens to overwhelm local services and facilities, and puts at risk its current green setting. CPRE notes that applications for 160+ houses have already been approved within the village. Further development within this short time period will not be sustainable.

In particular, our concerns are:

1. The density of the proposed development is too great. For example, it will lead to cars from the new development right next to gardens of existing houses.
2. Traffic problems will be created, in particular at key 'narrowings' which are already bad such as Culham Bridge, Milton Heights, Harwell Road.
3. Surface water flooding is already a problem and additional hard surfacing will exacerbate this.
4. Appropriate infrastructure for sewage is not in place.

In addition we note that both this and the current application for further housing at a different point on Milton Road will swallow up some of the remaining green land around the village. If housing is required, the imminent potential of brown field land becoming available at the Didcot A site would be an alternative option which should be considered in the first instance.”

3.7 County Highways – No objection subject to suitable conditions to secure highway improvements and contributions towards public transport provision.

3.8 Landscape Architect – “This site is particularly visible when travelling from Milton to Sutton Courtenay along the Milton Road and when using the public footpath adjacent to the site. The existing hedge and boundary trees help screen the site and should be retained and enhanced. In the Green Infrastructure Statement, ref: 12-2247 3607 D04 page 16, 5.1.7, it states that the hedge will be buffered from the development by a maintenance corridor, which will allow consistent management throughout. Details of this maintenance corridor will be needed.

Details of proposed fences, garden walls and enclosures within the development should be required. It is not clear what the design is between the existing industrial units in the south-west corner of the site and the housing development. Maybe this car

park should be screened off from the housing?

To create an avenue into the development more trees would be required on each side of the entrance road, possibly another four birch trees. There seems to be more opportunities to plant trees within the development site, as indicated in the Proposed Site Plan drawing no. P01 rev. H. It would be good to have more street trees so long as there is no conflict with services and lighting.”

- 3.9 **Arboriculturalist** – No objection provided tree protection measures are implemented and the vegetation around the perimeter of the site is retained.
- 3.10 **Ecologist** - No objection provided the recommendations of the ecological report are followed. There are no significant ecological constraints on this site.
- 3.11 **Natural England** – Standard advice offered. The proposal does not appear to affect any statutorily protected sites or landscapes.
- 3.12 **Environment Agency** – Standard advice offered as the site lies within flood zone 1 and, therefore, it is not a high risk location. Standard advice on surface water flooding has been provided and this can be incorporated into a planning condition.
- 3.13 **Drainage Engineer** – Holding objection on drainage and flood risk grounds pending further information.

There are concerns on the effectiveness of the proposed drainage strategy with the high ground water table. Further information is requested to demonstrate that the proposed development can be effectively drained and will not be prone to flood risk.

Regarding the report submitted by Keep Sutton Courtenay Rural, the surface water and groundwater situation has been responded to by the Environment Agency who has raised no objection from a groundwater protection perspective.

- 3.14 **Thames Water** – An initial investigation has identified an inability of the existing waste water infrastructure to accommodate the needs of this development. If planning permission is granted, Thames Water recommends a 'Grampian' condition is imposed requiring a drainage strategy to be completed.

Regarding the report submitted by Keep Sutton Courtenay Rural, Thames Water indicates that at this stage their comments remain the same. They are aware of capacity concerns for this development and have requested that the developer discusses mitigation measures with them in accordance with the recommended planning condition.

- 3.15 **Environmental Health** – No objection
Air quality - The area has not been identified as an area of poor air quality and the proposed development will be unlikely to result in a significant impact on local air quality.
- 3.16 **Design and Conservation Officer** – There are no known heritage assets on the site that will be affected by the development. The site is visually well contained by existing development and landscaping features which are to be retained and will enhance the development. The design of the proposed housing is appropriate to the location. The sustainability of the site would be improved if there was a more direct pedestrian route from the site into the village.

- 3.17 **County Archaeologist** – The site is within an area of archaeological potential. As such, an archaeological desk-based assessment has been carried out. However, a pre-determination archaeological field evaluation should also be undertaken. A written scheme of investigation has been approved and the field evaluation will be undertaken shortly.
- 3.18 **English Heritage** – Has considered the information submitted and does not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of the council's specialist conservation advice.
- 3.19 **Housing Services** – The proposal to deliver 34 houses following the demolition of one existing dwelling would result in a gain of 33 dwellings. 40% provision of affordable housing would require 13 dwellings, which is proposed.
- Policy H17 requires affordable housing to be distributed evenly across the site and to be indistinguishable in appearance from the market housing. The proposed distribution is not policy compliant.
- 3.20 **Equalities Officer** – Requires storage areas for wheeled bins so that they are not left on the pavement to cause obstruction to pedestrians and wheelchair users. A contribution towards the shopmobility scheme in Abingdon would be requested.
- 3.21 **Waste Management Team** – Requires storage areas for wheeled bins per plot to be provided with collection points clear of parking areas.
- 3.22 **Lesiure Services** – Maintenance of open space areas should be clarified and secured either by adoption by the parish council or through a management company.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P00/V1120](#) - Refused (24/08/2000) - Dismissed on appeal (31/01/2001)
Demolition of bungalow. Erection of four bungalows served by access way.
- 4.2 P13/V0401/O – Pending determination.
Demolition of no. 44 Milton Road to create access, residential development of site for up to 70 dwellings, including vehicular access, pedestrian and cycle links, public open space, landscaping and drainage.

5.0 **POLICY & GUIDANCE**

Vale of White Horse Local Plan 2011

- 5.1 Policy GS1 provides a general location strategy to concentrate development within the five main settlements.
- 5.2 Policy GS2 indicates that outside the built-up areas new building will not be permitted unless on land identified for development or the proposal is in accordance with other specific policies.
- 5.3 Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.
- 5.4 Policy DC4 requires development on sites of 0.5 ha or more to contribute to public art to significantly contribute to the development or the local area.

- 5.5 Policy DC6 requires hard and soft landscaping to protect and enhance the visual amenities of the site and surroundings and to maximise nature conservation and wildlife habitat creation.
- 5.6 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties or the wider environment.
- 5.7 Policy NE9 says that development in the Lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long and open views within or across the area.
- 5.8 Policy NE10 says that development which would harm the essentially open or rural character of areas on the urban fringes and in the important gaps between settlements will not be permitted.
- 5.9 Policy NE11 seeks to enhance the landscape character of areas which have been damaged or compromised.
- 5.10 Policy H11 allows limited development of not more than 15 dwellings within villages such as Sutton Courtenay subject to design issues and not losing open space.
- 5.11 Policy H13 seeks to limit new housing development outside the built-up areas of settlements.
- 5.12 Policy H16 requires about 50% provision of housing to be two-bedroom or less for schemes of more than 10 dwellings and 10% should meet lifetime homes standards.
- 5.13 Policy H17 requires 40% provision of affordable housing for schemes of more than 5 dwellings.
- 5.14 Policy H23 refers to housing schemes providing open space at 15% for the larger villages.

Supplementary Planning Guidance (SPG)

- 5.15 Residential Design Guide – December 2009
Offers guidance on housing design and layout.
- 5.16 Sustainable Design and Construction – December 2009
Code for Sustainable Homes guidance to achieve level 3 and working to level 4 by 2013.
- 5.17 Open space, Sport and Recreation Future Provision – July 2008
Advice for the provision and maintenance requirements for open space areas.
- 5.18 Affordable Housing – July 2006
Provides further guidance in relation to policy H17.
- 5.19 Planning and Public Art – July 2006
Sites over 0.5 ha should provide a contribution towards public art in line with policy DC4.
- 5.20 **National Planning Policy Framework (NPPF)** – March 2012
Paragraph 14 & 49 – presumption in favour of sustainable development
Paragraph 47 – five year housing supply requirement
Paragraph 50 - create sustainable inclusive and mixed communities

Paragraph 99 – flood risk assessment

Paragraph 109 – contribute to and enhance the natural and local environment

6.0 PLANNING CONSIDERATIONS

National advice

6.1 At the heart of the new National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (paragraph 14).

6.2 The current lack of a five year supply of housing sites in the district is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the council's new local plan. The current lack of a five year housing land supply justifies some flexibility in line with the NPPF in the consideration of planning applications which do not accord with local plan policy.

6.3 This approach is by necessity of a time-limited duration and is aimed at identifying sites considered suitable to address the housing land shortfall whilst still meeting relevant sustainability and design criteria as referred to in the NPPF. An assessment has been made of the case put forward by the applicants that this proposal meets the requirements of the NPPF for providing sustainable development to help address the current housing land shortfall and, as a result, it is considered that the principle of the proposed development is acceptable.

6.4 It is clear the application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five year housing land supply, these policies are inconsistent with the NPPF. The proposed development, therefore, needs to be considered on its site specific merits and whether it constitutes a sustainable form of development as defined in the NPPF.

Use of land

6.5 Paragraph 109 of the NPPF says that “the planning system should contribute to and enhance the natural and local environment”, and paragraph 111 says that planning decisions “should encourage the effective use of land by re-using land that has previously been developed (brownfield land).”

6.6 The site has been used for agricultural or similar low activity uses in the past. The development of the site for housing is contrary to policy H11 but, as indicated above, this is not a restricting factor given the current housing land shortfall, subject to all other site specific matters being considered acceptable in accordance with the NPPF. The landscape quality of the site is relatively low and so this, in itself, would not prejudice the proposed development

Sustainability credentials

6.7 The NPPF puts strong emphasis on housing being used to further enhance rural vitality. Sutton Courtenay is one of the larger villages within the district and scores within the top 20 in the village hierarchy. The location of the site is on the fringe of the southern part of the village, but it is reasonably close to the range of services and facilities available within the village. For these reasons, the principle of the proposal is considered to be acceptable in that the site is a reasonably sustainable location.

Cumulative impact considerations

- 6.8 This is the first major proposed housing development within the parish area or an adjacent parish area seeking to assist in addressing the identified housing land shortfall across the district. There is another proposal still pending consideration on land adjacent to this site for up to 70 dwellings, also accessed from Milton Road. Other locations may result in future applications, but there are no other large sites currently before the council for consideration.
- 6.9 The proposal would result in an increase of about 3% in the existing parish housing stock with a commensurate increase in population within the ward of about 3.5%. The overall level of proposed cumulative development could result in an additional 104 dwellings, on the basis of existing applications (including P13/V0401/O the neighbouring site as yet to be considered). This amounts to an 11% increase in the existing housing stock in the parish..
- 6.10 The proposed development is considered to be capable of being accommodated in the locality, provided suitable contributions are secured to on-site and off-site services and infrastructure. This takes into account the housing land shortfall which needs to be addressed and the sustainability benefit of the larger settlements taking a fair proportion of the required additional housing to support and ensure the retention of existing services.

Social infrastructure

- 6.11 There has been some local concern that existing social and physical infrastructure within the village could not cope with the proposed increase in population resulting from this proposal. However, contributions can be secured to offset the impacts arising from the development. The applicant has agreed to the principle of addressing these needs through contributions which can be secured through a section 106 legal agreement.

Access arrangements

- 6.12 The site would be accessed off Milton Road from the south. The access is shown with acceptable vision splays following the receipt of amended plans to address original concerns. Some off-site highway improvements would also be required and could be secured through legal agreements.
- 6.13 Some local concern has been expressed that the proposed access would cause traffic congestion due to the level of traffic using the road from Milton village to the west. However, there are no objections from the County Engineer on traffic generation or highway safety grounds. This takes into account the additional transport assessment report submitted by the Keep Sutton Courtenay Rural residents' group (KSCR).

Affordable housing

- 6.14 The affordable housing requirement has been confirmed by the applicant to be workable as part of the scheme. The distribution of the affordable housing across the site is clustered in one area. This is the preference of the registered social landlord provider who is interested in this element of the scheme. Given the small size of the site, this small clustering is not considered to be overly detrimental to the layout or social integration.

Visual impact - appearance, landscaping, layout and scale

- 6.15 Good design and layout is a key aspect of sustainable development and the NPPF is explicit in seeking high quality outcomes. The submitted proposal has been considered in accordance with the advice in the NPPF and it is viewed that the scheme is acceptable in terms of the site specific considerations.
- 6.16 The layout has a mix of detached, semi-detached and terraced dwellings which

provides a suitable development to complement and add to the existing mix of dwellings in the village. The proposed provision of two storey dwellings is considered acceptable on the periphery of the village layout and can reflect the character of other parts of the existing village environment.

- 6.17 The detailed appearance and design of the dwellings reflect a traditional feel with solid materials and a pitched roofscape. There is a mix of dwelling types to cater for different housing requirements, and the pallet of materials offers individuality whilst retaining elements of a common approach throughout the proposed development.
- 6.18 The proposed dwellings offer passive surveillance of the surrounding public areas and are appropriately separated from the existing dwellings that border the site.
- 6.19 Adequate private garden space is provided and the proposed layout relates well to the surrounding development in the area. Privacy distances within the development and to neighbouring properties are achieved in accordance with the Residential Design Guide.
- 6.20 The proposal retains and maintains the existing field boundaries to the site with additional landscaping provided throughout the proposed layout.

Impact on the residential amenity of neighbours

- 6.21 The proposed layout would not have any direct harmful impact on the residential amenity of adjacent properties in terms of overshadowing, light pollution, over-dominance or loss of privacy. The proposed arrangement would provide a generally inward facing development, and adequate spatial separation is achieved between properties in accordance with the Residential Design Guide.

Heritage assets

- 6.22 The NPPF requires that account should be taken of the desirability to sustain and enhance heritage assets. The proposal has no heritage assets within the site or within the surrounding area. The application has not identified any heritage asset in the local area that would be subject to any adverse impact from the proposal.

Drainage and flooding issues

- 6.23 Surface water drainage – The site is subject to a high water table which requires further assessment by way of a hydrological groundwater impact assessment. Work on this is currently under discussion with Thames Water. An update on this matter will be given at the meeting.
- 6.24 Foul water drainage – Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this proposal. A drainage strategy is required to enable all water drainage (surface and foul) to be discharged into the public sewerage system before any development starts on site.
- 6.25 There is uncertainty about whether the necessary works to provide a drainage strategy can be completed within the life of a 12 month planning permission. Clarification of this matter is awaited from Thames Water, and an update will be given at the meeting.

7.0 CONCLUSION

- 7.1 This outline proposal does not accord with the development plan and it has been publicised as a departure. However, in the light of the current shortfall in the council's five year housing land supply, the proposal's location adjoining an existing large village with close availability of services and facilities should be afforded appropriate weight. As the proposal would result in a sustainable development in terms of its relationship

and proximity to local facilities and services, the principle of the proposal is considered to accord with the NPPF.

- 7.2 In site specific terms, the proposal is not considered to be harmful to the landscape character of the area, the residential amenity of nearby properties, any local heritage assets or highway safety and, therefore, given the current housing land shortfall, it complies with the NPPF. The proposed plans show an acceptable development on the site.
- 7.3 A major issue that has arisen relates to the foul water infrastructure. The council should not grant planning permission if that permission could not be implemented within its 12 month timescale.
- 7.4 The applicants have confirmed they are actively investigating appropriate measures to address the surface water and foul water drainage issues with Thames Water. This investigation is ongoing at the time of writing this report but it is expected to be finalised within the next few days. If satisfactorily resolved, the issues can be properly addressed by imposing conditions on the permission.
- 7.5 In addition, the scheme could come on stream quickly, as all the necessary criteria are in place for swift development on site which will assist in helping to address the current housing land shortfall.

8.0 **RECOMMENDATION**

It is recommended that the decision to grant planning permission be delegated to head of planning in consultation with the committee chairman subject to:

1. Completion within a months period of a drainage strategy to address the water infrastructure issues relating to the site, together with a clear and quantified timescale for the implementation of any works required under the drainage strategy in agreement with Thames Water to ensure that all such works are completed prior to the commencement of development on the site within the 12 month period.

2. Completion within the agreed PPA period of section 106 agreements for on-site affordable housing provision, contributions towards off-site facilities and services including highways works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, local and area hub recreational and community facility improvements.

3. The following conditions, including the requirement for the commencement of development within 12 months from the date of the issue of planning permission to help address the immediate housing land shortfall:

- 1. TL1 - Time limit (12 months)**
- 2. MC2 - materials**
- 3. LS1 - landscape**
- 4. LS4 - tree protection details**
- 5. RE6 - boundary walls and fences – including walls to open frontages**
- 6. Plot curtilage boundaries**
- 7. Plot restriction to southern boundary**
- 8. Ecology**
- 9. MC24 - drainage requirements**

10. Drainage timetable to be implemented
11. Construction traffic management plan
12. Travel information packs
13. Access visibility
14. Parking provision
15. Building height parameters
16. Refuse bin storage
17. Roof top aeriels
18. Maintenance of open space areas
19. Protect and maintain hedges during development operations
20. Approved drawings

If the required section 106 agreements are not completed in a timely manner and so planning permission cannot be granted by the determination deadline of 19 June 2013, in accordance with the agreed PPA, it is recommended that authority to refuse planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman.

Author / Officer: David Rothery - Major Applications Officer
Contact number: 01235 540349
Email address: david.rothery@southandvale.gov.uk

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Dimensions to be checked on site before work commences and any discrepancies reported to the architect.

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Rev	Date	Revision	Check	Checked
A	4 JAN 13	SJS		
B	4 JAN 13	SJS		
C	9 JAN 13	SJS		
D	9 JAN 13	SJS		
E	21 JAN 13	SJS		
F	22 JAN 13	SJS		
G	24 JAN 13	SJS		
H	26 JAN 13	SJS		

**Residential Development
Milton Road, Sutton Courtenay
for Pye Homes**

Proposed Site Plan

Westwaddy ADP
30 East St, Milton Street
Ayrton, Devonshire, Devon, UK
Tel: 01238 52182
www.westwaddyadp.co.uk

ASPECTS AND PLANNING CONSULTANTS

westwaddy ADP

December 2012
Date: 1:500@A1
Drawn: PJM
Checked: SS

Job No: 00152
Drawing: P 01
Rev: H

Scale: 1:500

Type	No.	Beds	Sq ft
A	4	2	895
B	2	3	1115
B1	2	3	1315
C	2	4	1621
D	8	4	1489
E	8	4	2182
F	9	2	843
G	3	3	1013
H	1	3 bungalow	1009
Total 34 houses			41,715 sqft
Total no.2 bed houses = 13 (38%)			
Discounted value of affordable housing = 13 (38%)			

Proposed Low-level Planting

- Hedge Row
- Ending Tree
- Proposed Tree
- Existing (obscured / damaged / young trees to be removed)
- Atterable Housing - street ownership
- Atterable Housing - shared ownership
- Site Boundary
- Public Footpath



FOR DETAILS OF VISUAL IMPACT AND TRAFFIC ASSESSMENT, SEE APPENDICES 1 AND 2.

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REV	DATE	REVISION	DESIGN	APPROVED

Residential Development
Milton Road, Sutton Courtenay
for Pye Homes

House Types A, B & B1
Front & Side Elevations
Plots 1, 2, 3, 4

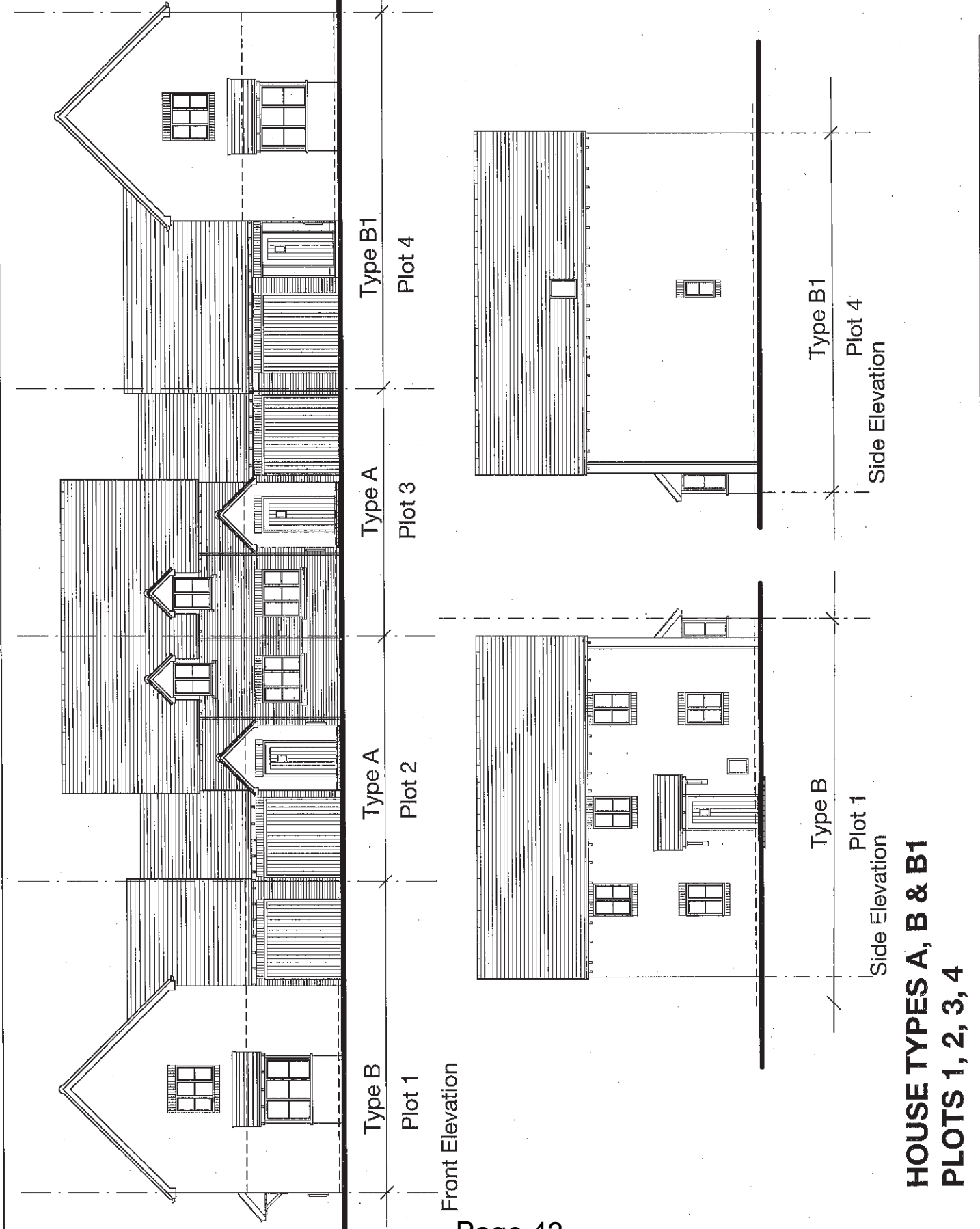
The Millbrook, Street
Aldington, Oxfordshire, OX14 5BB
Tel: 01235 229159
Fax: 01235 229160
e-mail: westwaddy@westwaddy.co.uk

ARCHITECTS AND TOWN PLANNERS
westwaddyADP
January 2013

Date: 1:50@A1 1:100@A3
Scale: JS

Drawn: JS
Job No: 0152
Rev: P04

Doc:101-CP-84-9



**HOUSE TYPES A, B & B1
PLOTS 1, 2, 3, 4**

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Rev	Date	Revisions	Initials	Checked

Residential Development
Milton Road, Sutton Courtenay
for Pye Homes

House Type D - Elevations
Plots 5, 6, 8, 9, 10, 11, 15 and 17

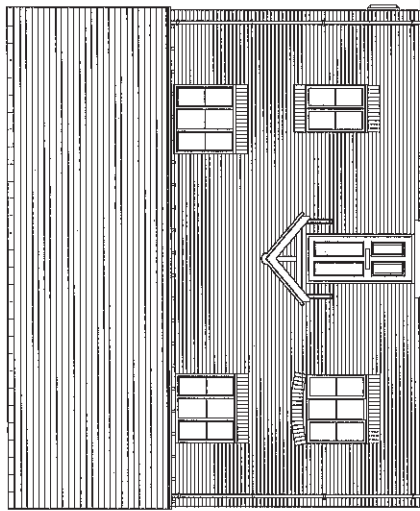
The Architect
6th Floor, 10, High Street
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e-mail: enquiries@westwaddy-adp.co.uk

Architects and Town Planners
WestwaddyADP

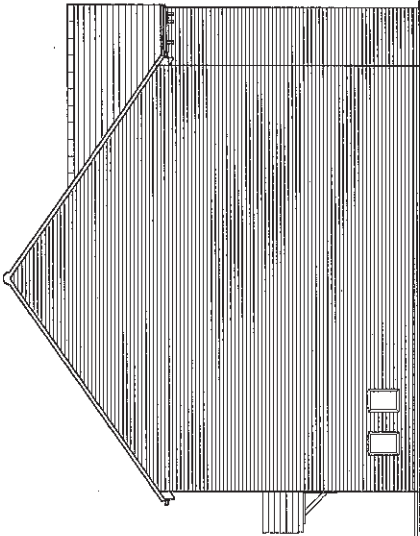
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Drawn: SJS
Checked: SJS
Job No: P13
Rev:

Doc: 368-CP-94-3

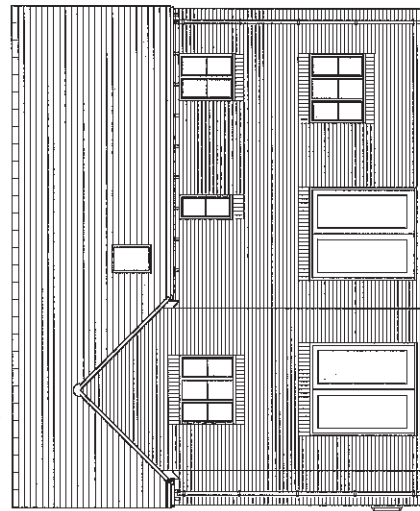
HOUSE TYPE D



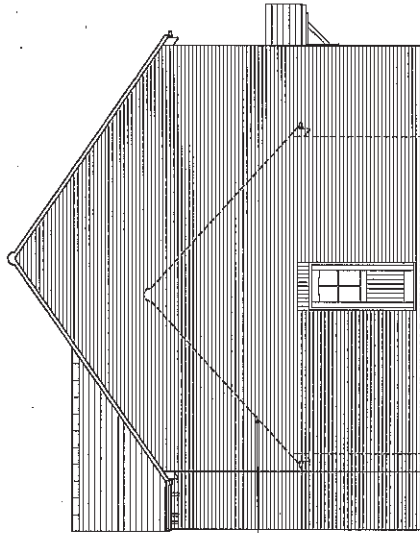
Front Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Side Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Rear Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Side Elevation Plot 17
Plots 6, 8, 10 with garage (shown dotted)
Plots 5, 9, 11 and 15 (with garage) handed

outline of position of
garage on plots
5, 6, 8, 9, 10, 11 and 15

Sutton Courtenay Parish Council

P13V0233FUL
MILTON ROAD
APPX 3A

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath
(01865 391833)

Email: info@suttoncourtenay-pc.gov.uk

Orchard House,
90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Mr. D. Rothery,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

28th March, 2013

Dear Mr. Rothery,

**P13/V0233 Demolition of 110 Milton Road and erection of 34 dwellings
Land north of 92-112 Milton Road
For: J.A. Pye**

The Parish Council objects to the application on the following grounds:

1. At a meeting of the Vale of White Horse District Council held on 20th February, 2013, the Parish Council presented a land use survey of the parish. Over 60% of the land in the parish was in use for commercial/industrial/mineral and waste operations. Only 19% of land remained for agricultural use. The parish is being squeezed by uses that are harmful to both the health and well being of the community. During the Council's strategic housing land availability assessment last year, the Vale of White Horse District Council, through a written reply from Cllr. Cox, to a question on housing allocations to 2025 specifically gave firm assurances that the village would not have to accept further land allocations for housing beyond existing commitments. Those commitments are 140 houses at the Amey site in Appleford Road, and 15 houses on the Catholic Church site in Hobbyhorse Lane. These more than meet the housing requirements for Sutton Courtenay. The village has had more than its fair share of development commitments.

In response to the presentation to the Vale of White Horse District Council on 20th February, Cllr. Cox gave cause for hope in his response letter. Cllr. Cox accepted the obligation to fully recognise the need to retain the identity and character of Sutton Courtenay from unacceptable and harmful development. Previously, when several sites within the parish were considered as part of the screening options, it was concluded that there was no need for further development. The development is outside of the existing developed footprint of the village and therefore beyond its boundary. The plan shown to the Vale of White Horse District Council on 20th February showed just 19% agricultural land remaining in what is a rural parish. The proposal represents an incursion into the remaining available agricultural land.

2. The entrance/exit into Milton Road is at an unacceptably dangerous point. There is a bend and downward slope in the road which reduces adequate visibility. Good visibility of the proposed new junction is difficult to achieve. No vehicle speed statistics appear to be lodged with the application, yet it is well known locally that the 85 percentile figure is well in excess of the permitted 30 mph at this point.

3. The Parish Council believes the statistics given regarding traffic flows are not accurate. At the time the traffic counter was installed in December 2012 Southern Gas Networks were replacing gas pipes in the village. The roads affected were Church Street, High Street, Frilsham Street, Harwell Road and Milton Road. There have been reduced traffic flows in the village for a considerable number of weeks. Drivers found alternative routes to avoid the traffic lights that were in operation, and the consequent delays that followed. The route through the village is normally used frequently by drivers gaining access to the A415. The Culham bridge is at capacity for peak time traffic, and there is increasing frustration at periods with queuing back over several hundred metres into the High Street.

4. The current foul water and sewerage system in the parish is at capacity. Properties in Frilsham Street and High Street have suffered surcharging with sewage on more than one occasion entering the property. Thames Water utilities have fitted an active drainage device to one property in an attempt to prevent sewage leaking from a manhole. The experience of this Council is that Thames Water regularly clears blockages in the system and has to jet the main pipe network. No consideration has been given in the application to the accumulative effect and the problems that the development would cause in the sewerage system elsewhere in the parish. Thames Water itself has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Given another application for 70 dwellings only a short distance away from this site, then the accumulative effect on the village's overloaded foul water system is paramount.

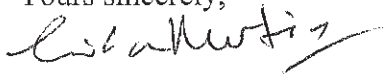
5. The proposed development is located just South of Mill Brook which feeds into Ginge Brook and then the River Thames. In times of heavy rainfall and rising waters in the Thames, the flow of water into the River Thames is controlled by the operation of sluices from Ginge Brook. This results in more water in the Ginge which consequently results in flooding. Brook Street (B4016) has had to be closed by the County Council in times past when Ginge Brook has overflowed its banks causing flooding in the village. In 2007 properties in The Nursery were flooded out when the Ginge overflowed. In fact one or more access roads to the village were closed, this, and the previous Winter for a number of days. Traffic movements were restricted for over a week.

The Parish Council is greatly concerned that using a SUDS system for surface water disposal, and diverting surface water in the direction of the Ginge would only exacerbate the local flooding problems given the known high water table, equally diverting, surface water into the foul water system which is at capacity would only cause even more surcharging in the system.

Given the proposed development is outside of the built up area of the village, and the access is at the entry point to the village where there is known speeding, the Parish Council believes the proposal is contrary to existing policies NE9 which seeks to resist development which would have an adverse impact on the landscape of the Lowland Vale, particularly on the long open views across the area, and also DC5 which requires development to have safe and convenient access from the adjoining highway network for all modes of transport.

The Parish Council would urge refusal of the application.

Yours sincerely,



Linda Martin
Clerk to the Council

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land to the north of 92 -112 Milton Road Sutton Courtenay

Proposal : Demolition of 110 Milton Road and erection of 34 dwelling houses with associated access.

Application Reference : P13/V0233/FUL - 85

Please complete

Your name :	Drayton Parish Council
Your address :	
Date :	15 March 2013

Use the space below for your comments

Drayton Parish Council is concerned about the impact that the above development would have on its residents and would ask the District Council to take the following representations into account.

As you will know Drayton Parish Council is in the process of preparing a neighbourhood development plan (Drayton2020) . Its vision is to ensure the long-term sustainability of the village...". The District Council (see the 2011 Local Plan) acknowledges the car dependency of the villages, a point that applies equally to Drayton and Sutton Courtenay. Whilst Drayton's NDP is at an early stage and Sutton Courtenay may not yet have decided to prepare one, the principle of sustainability is raised to the level of a 'presumption' in the NPPF.

Both the developments of Milton Road would appear to be very car-dependent due to the lack of facilities and employment within the village, and also bus services that would appear to be even poorer than those serving Drayton. In these circumstances a significant level of car traffic will be generated some of which will impact on Drayton, and the road network used by Drayton residents; driving, cycling and on the local buses. No permission should be granted without contributions being made to both commercial and subsidised services so as to ensure that the congestion on the local transport network is not exacerbated.

Contributions towards improvements to the local cycle network would also be justified to mitigate the increase in traffic that would be likely to occur even if the bus services were improved.

Sutton Courtenay Parish Council should be consulted on what other local services could be enhanced to improve the sustainability of the village so that reasonable contributions could be sought from the development should it receive planning permission.

The District Council should also be concerned, even were the location to be made more sustainable, that the houses themselves would be constructed to a standard in accordance with the NPPF and carbon reduction targets consistent with the Climate Change Act 2008.

Agenda Item 12

Vale of White Horse District Council – Committee Report – 8 May 2013

APPLICATION NO.	P13/V0344/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	18 February 2013
PARISH	GREAT FARINGDON
WARD MEMBER(S)	Roger Cox Mohinder Kainth Alison Thomson
APPLICANT	Bloor Homes Western
SITE	Land Adjoining Folly Park Faringdon
PROPOSAL	Proposed development of 28 dwellings, including affordable housing, new access, landscaping and associated works
AMENDMENTS	None
GRID REFERENCE	429386/194936
OFFICER	Martin Deans

1.0 INTRODUCTION

1.1 The application site is approximately one hectare in area and lies next to the recently completed housing areas on the Folly Park View estate (the former Folly Farm), off Park Road in Faringdon. The site has been used by Bloor Homes as the main compound during the construction of the housing. It has an existing vehicular access from Clements Way. A site location plan is **attached** as appendix 1.

1.2 The site is bordered on the north and west sides by housing in Clements Way and Palmer Road. Inside the west boundary is a row of semi-mature trees. To the south lies a recently completed attenuation pond that is part of the surface water drainage system for the new housing development, and further south beyond this is a row of mature poplar trees. To the east lies a drainage channel that is also part of the surface water drainage system.

1.3 The site slopes up towards the north and there is a distinct change in level between the northern limit of the site and the adjoining properties in Palmer Road. The application comes to committee because of the number of neighbour objections.

2.0 PROPOSAL

2.1 This site has outline planning permission for new business development as part of the Folly Farm development area. The applicants argue that the site is not attractive for new business development given its relatively discrete location, tucked away from view from main roads, and the depressed state of the current market where there is an oversupply of land allocated for new business development. In support they also point to paragraph 22 of the NPPF, which states that sites allocated for employment use should not be prevented from being put to another use if there is no reasonable prospect of the employment use coming forward and there is evidence of need for the alternative use. The applicants refer to the current lack of a five year supply of housing land in the Vale, which they consider proves the need for housing, and adds further weight in favour of the proposal.

2.2 The application seeks full planning permission to build 28 dwellings on the site, 11 of which will be affordable (which equates to 40%). Home offices will be provided above three of the proposed domestic garages. Extracts from the application drawings are **attached** as appendix 2. The proposed mix of housing is:

2 x 1-bedroom flats
2 x 2-bedroom flats
4 x 2-bedroom houses
17 x 3-bedroom houses
3 x 4-bedroom houses

2.3 The existing row of mature trees along the west boundary will be retained.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Faringdon Town Council “has no objection to this particular planning application but would like to be involved in discussions that may take place involving section 106 obligations.”

3.2 Neighbours have submitted ten letters of objection and two letters of observation. The grounds of objection are:

- The site should be used for recreational purposes to help meet the demands of the existing residents
- The application needs to be seen as part of the overall dense Folly Park View estate and will add further problems
- Further overdevelopment of the area
- Additional traffic on already very busy and dangerous roads
- Additional strain on inadequate facilities in the town
- Loss of view (this is not a material planning consideration)

3.3 County Engineer – no objections

3.4 Environment Agency – no objections subject to conditions

3.5 Principal Engineer (Drainage) – no objections subject to conditions

3.6 Countryside Officer – no objections

3.7 Housing Officer had requested amendments to the mix of affordable housing, to which the applicants have responded. An update on this will be reported to committee.

3.8 Landscape Officer has concerns about the treatment of site boundaries to which the applicants have responded. An update on this will be reported to committee.

3.9 Forestry Team had requested more information on the impact of the proposal on the row of mature trees, to which the applicants have responded. A update on this will be reported to committee.

3.10 Waste Management Team – no objections

3.11 Thames Water requests a Grampian-style condition for the assessment of local sewerage capacity, and for the completion of upgrading works, if necessary, prior to the first occupation of any dwelling.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P08/V1078/RM](#) - Approved (07/01/2009)

Approval of reserved matters for second phase (332 units) with related open space and infrastructure.

- 4.2 [P08/V0793/RM](#) - Approved (14/08/2008)
Approval of reserved matters for first phase housing (68 units) with associated open space and infrastructure.
- 4.3 [P06/V1939/O](#) - Approved (17/04/2008)
Demolition of residual tree nursery structures. New housing, business and leisure development with ancillary infrastructure and landscaping.
- 4.4 The adopted local plan allocation for the Folly Farm site earmarked one hectare for business development. The outline planning permission P06/V1939/O approved the application site for business development.
- 5.0 **POLICY & GUIDANCE**
- 5.1 The National Planning Policy Framework (NPPF), published in March 2012, replaced all previous PPG's and PPS's. In accordance with paragraph 215 of the NPPF, weight has to be attached to relevant policies of the adopted Vale of White Horse Local Plan 2011 in relation to their degree of consistency with the NPPF.
- 5.2 Relevant policies from the adopted local plan are DC1 (design), DC5 (highway safety), DC7 (waste collection), DC8 (mitigation of impact on local services), DC9 (impact on neighbours), and H17 (affordable housing). These policies are considered to be fully consistent with the NPPF, and should be given full weight.
- 5.3 Paragraph 22 of the NPPF states that sites allocated for employment use should not be prevented from being put to another use if there is no reasonable prospect of the employment use coming forward and there is evidence of need for the proposed alternative use.
- 5.4 The Residential Design Guide was adopted in December 2009
- 6.0 **PLANNING CONSIDERATIONS**
- 6.1 The main issues for committee to consider are first, the principle of housing on the site; second, the impact of the proposal on the character and appearance of the area; third, the impact on neighbours; fourth, the impact on local services and facilities; and, fifth, highway safety. With regard to the first issue, the applicants argue that the allocation of the site for new business development is not realistic. The site is not prominent from main roads, which reduces its attractiveness for new businesses.
- 6.2 Officers have given careful consideration to this argument, and are mindful of the advice in paragraph 22 of the NPPF concerning the release of employment sites that are unlikely to come forward. The application site is one hectare in area. To the south-east of the site is the allocated employment site on the corner of Park Road and the A420, which is much more prominent from the public highway, and is four hectares in area. Half a mile to the south-west is another allocated employment site, at Rogers Concrete, which also has much more prominence from the A420. The loss of the application site from its allocated employment use would still leave these other two allocated sites in Faringdon. There is also the issue of the current lack of a five year supply of housing land in the Vale, to which significant weight needs to be attached. Overall, officers consider that, given the existence of other more prominent employment sites in Faringdon, it is unlikely that the application site will come forward for business development, certainly in the short to medium-term.
- 6.3 Neighbours have requested that the application site be used for recreational purposes instead, to help meet demand from existing residents. However, the site has always

been allocated for development and was originally purchased by the applicants on that understanding. Officers consider it would be unreasonable now to decide that the site had to be used for recreational purposes. The masterplan for the development included a significant extension to Folly Park and access routes from the new housing area into Folly Park for use by residents. Consequently, following the advice in paragraph 22 of the NPPF and the current shortfall in housing land, the use of the application site for recreational use is not considered to be reasonable and its use for housing development is considered to be acceptable.

- 6.4 Turning to the second issue, the designs of the proposed housing follow the types permitted on the adjacent Folly Farm site, and are therefore considered to be acceptable. Following requests from the council's landscape officer and forestry team, the applicant has submitted additional information concerning the boundary treatment of the site and the relationship of the proposed housing closest to the existing semi-mature trees on the west boundary. This information was being considered at the time of writing the report, and an update on these matters will be reported to the meeting.
- 6.5 Regarding the third issue, the impact on neighbours, the nearest neighbouring properties are in Palmer Road and Clements Way and lie to the north and west of the site. The layout of the proposed housing has been designed so that the council's adopted minimum separation distances will be met. As a consequence there will be no harm from loss of privacy. The site level is below that of the level of the housing to the north, so there will be no harm from loss of light. The existing row of trees on the west boundary provides an effective screen in this direction. Thames Water has requested that a Grampian-style condition be attached to require assessment of local sewerage capacity and the provision of upgrading works if necessary prior to the first occupation of the dwellings. This condition can be added.
- 6.6 The fourth issue is the impact on local services. Oxfordshire County Council has assessed the application and made requests for financial contributions towards education, the local library, youth services, social services, waste management and the county museum. These will be secured via a section 106 obligation. The Vale has requested contributions towards the maintenance of public open space in Folly Park, the provision of waste bins and street nameplates, and public art. The contributions that have been sought are calculated to offset the impact on services by the future residents of the scheme, and mean that the impact of the development on local services will be acceptable.
- 6.7 The final matter is highway safety. The county engineer has assessed the application, and concluded that the amount of parking and the proposed highway details are satisfactory. Therefore, the county engineer has no objections on the grounds of highway safety.
- 6.8 The application has a deadline for determination of 20 May 2013. Planning obligations with both the Vale and Oxfordshire County Council are well advanced and, if committee agrees with the recommendation, officers are confident that a decision can be made by the deadline. To guard against unanticipated problems, however, the recommendation includes authority to refuse planning permission if necessary should the application fail to make the expected progress before the deadline for making the decision.
- 7.0 **CONCLUSION**
- 7.1 In the light of recent guidance in the NPPF, and the current lack of a five year supply of housing land, officers consider the change in the use of the site from an allocated employment site to housing is acceptable. The impact of the proposal on the character and appearance of the area is also acceptable. Proposed separation distances are

such that neighbours' amenities will not be harmed, and financial contributions will be used to offset the impact on local services. There is no objection on highway safety grounds. Overall the proposal accords with relevant policies of the development plan, particularly policies DC1, DC5, DC7, DC8, DC9, and H17 of the Vale of White Horse Local Plan 2011, and with the NPPF.

8.0 RECOMMENDATION

8.1 It is recommended that authority to grant planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman, subject to:-

i) the completion of section 106 obligations with the Vale and Oxfordshire County Council, to secure 40% affordable housing, financial contributions towards the education, the local library, youth services, social services, waste management, the county museum, maintenance of public open space, and for waste bins, street nameplates and public art; and

ii) conditions, including external materials, slab levels, details of access and parking, landscaping, works to protect trees, boundary treatments, details of surface water drainage, and a Grampian-style condition for foul water drainage.

8.2 If the required section 106 obligations are not completed in a timely manner and so planning permission cannot be granted by the determination deadline of 20 May 2013, it is recommended that authority to refuse planning permission is delegated to the head of planning in consultation with the chairman and vice-chairman.

Author: Martin Deans Team Leader (Applications)
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LOCATION PLAN AND THE RELEVANT NOTES AND MATERIALS SPECIFICATION.



NO. LAND OFF FOLLY FARM, FARINGDON

TITLE LOCATION PLAN

SCALE 1:500 @ A1

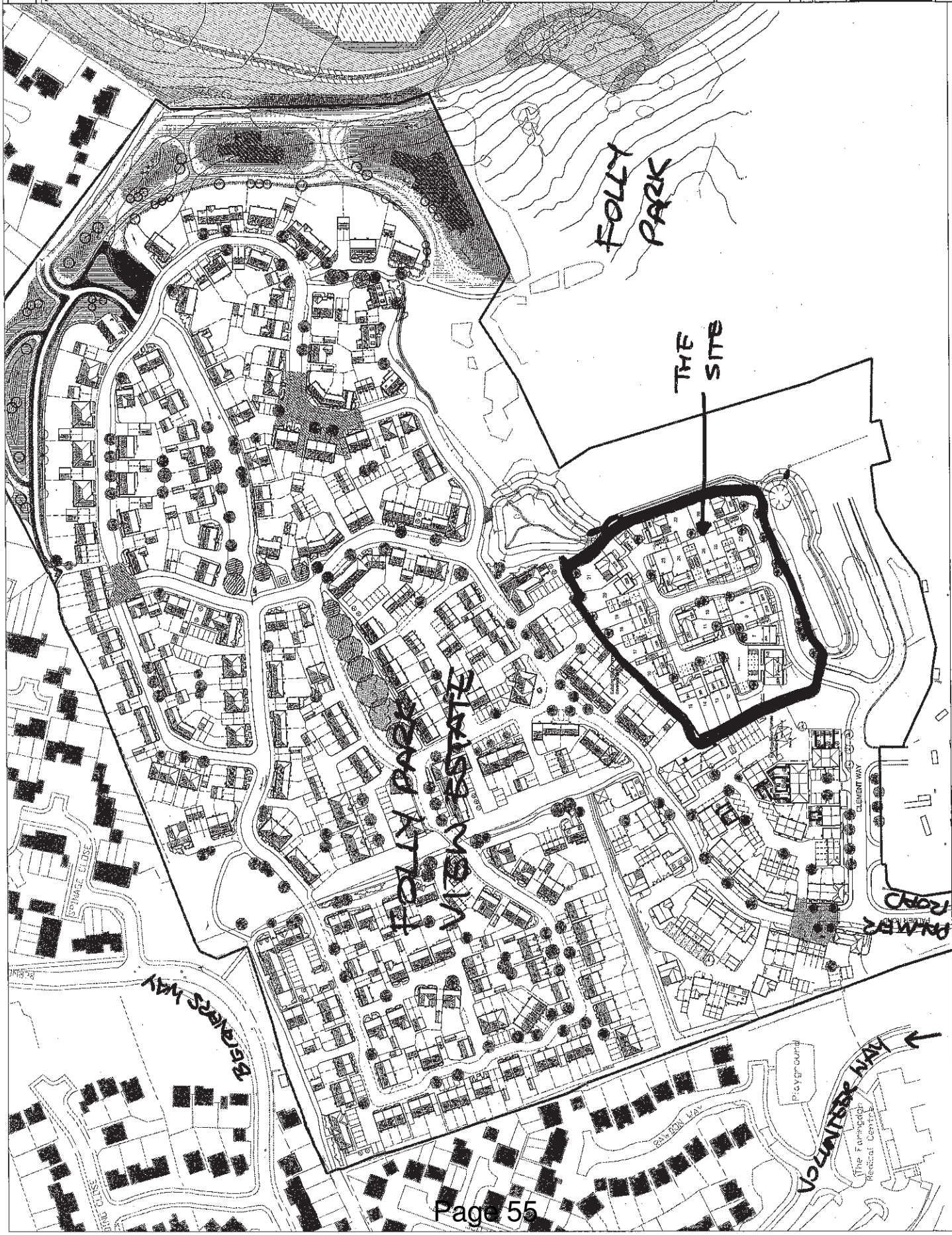
DATE FEB 2013

DRAWN PS

BLOOR HOMES

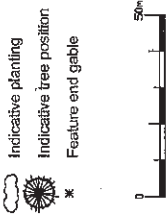
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Drawing No. TE109 - LP 01



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LEGEND



Revision	Description	Date
A	Plot Nos 21-23, 27 & 28 amended. HOCS units added to Plots 21, 27 & 28 as noted.	17/01/13
B	Final site boundary updated in line with Planning 1 & 2 conveyance plan as required.	08/02/13
C	Plot Nos 15 & 16 amended to include HOCS units.	13/03/13
D	Plot Nos 14 repositioned, road centreline amended adjacent Plot No. 15/16.	22/07/13
E	Plot No. 14 amended. Road centreline amended in accordance with engineers requirements.	09/04/13

Job: LAND OFF FOLLY FARM, FARINGDON

Title: PLANNING LAYOUT

Scale: 1:500 @ A2

Date: 20/11/12

Drawn: PS

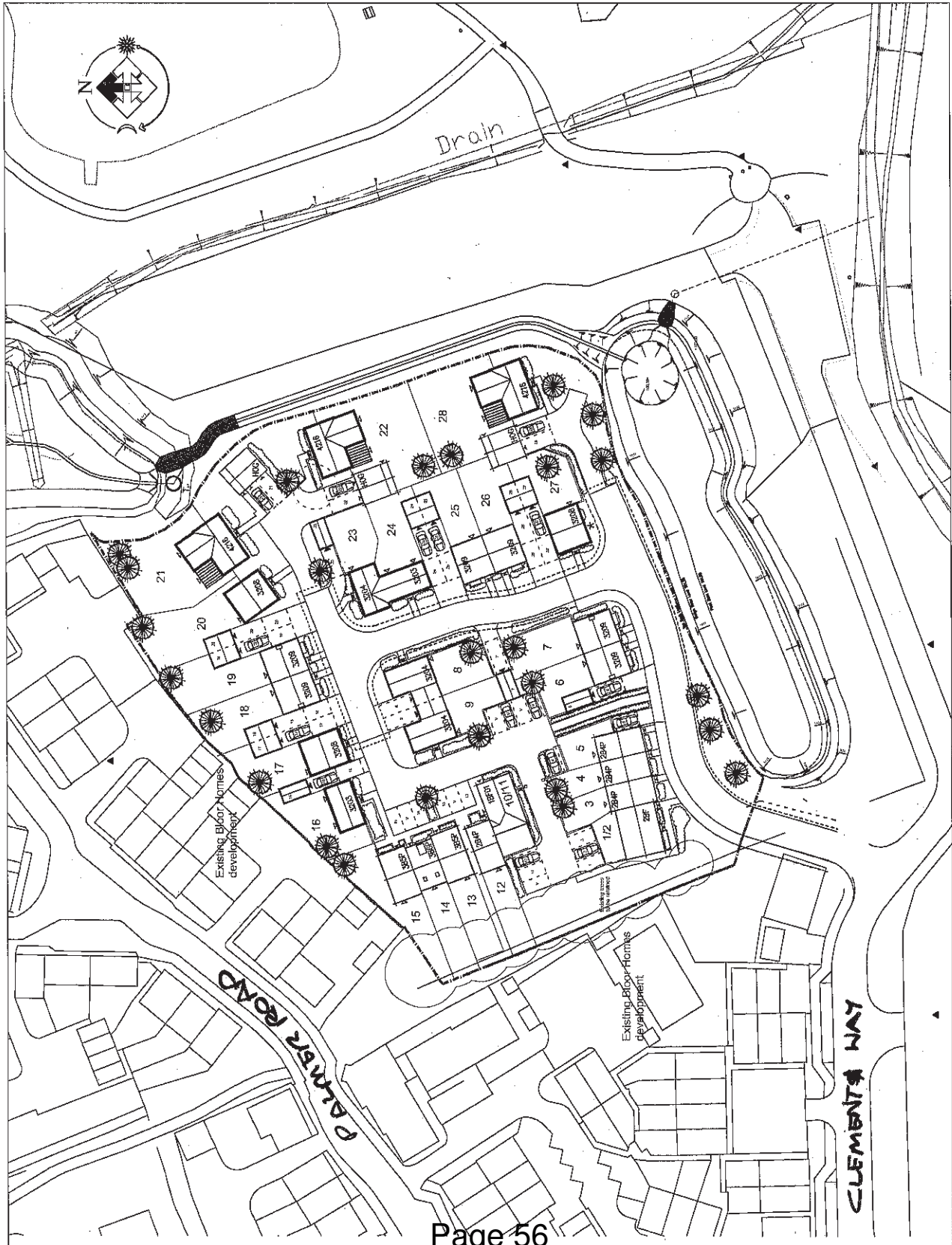
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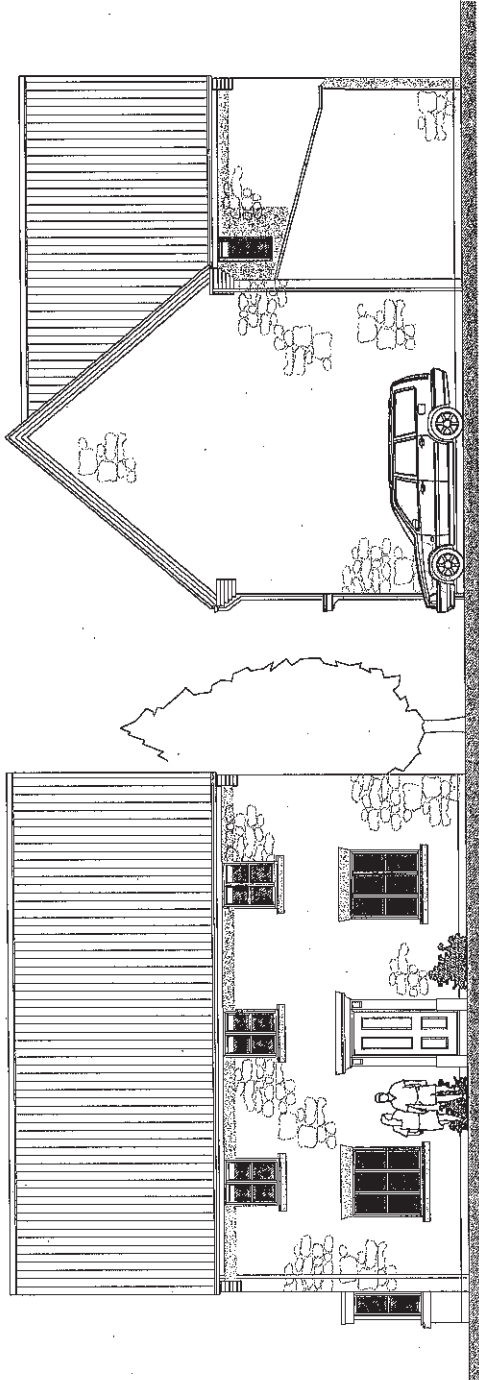
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Drawing No. **TE109 PL-01E**



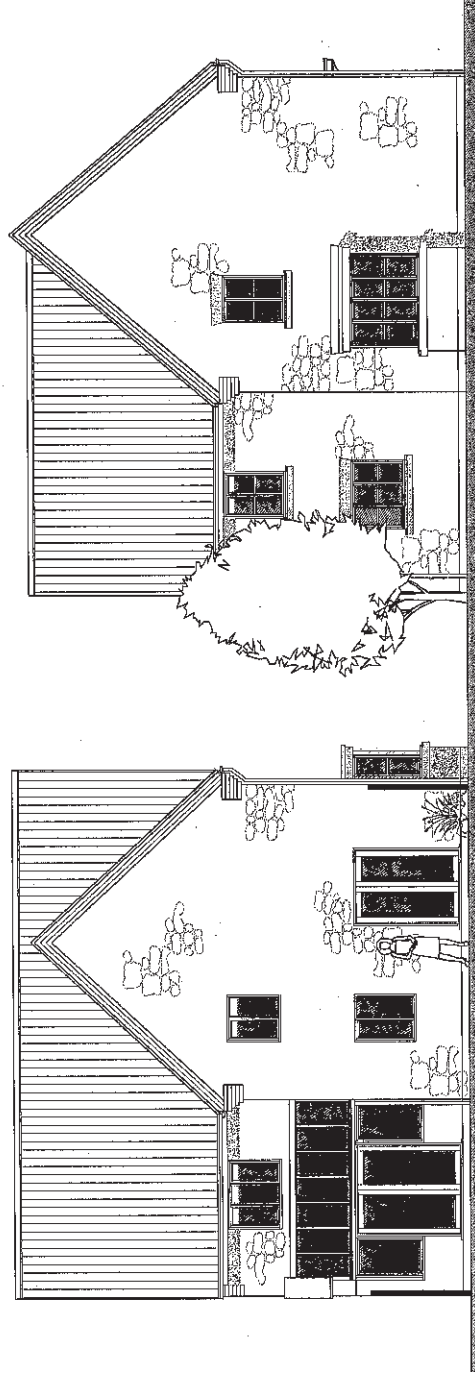
Land off Folly Farm, Faringdon

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SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



Drawing Title:
 Planning Drawing:
 Elevations-Plot Nos 21,22 & 28

Date: JAN 2013	Drawn /
Scale: 1:100	Checked: PS
Dwg No. 4216-PL03	Rev. -

Type: 4 Bed Dwelling
 Name: 4216

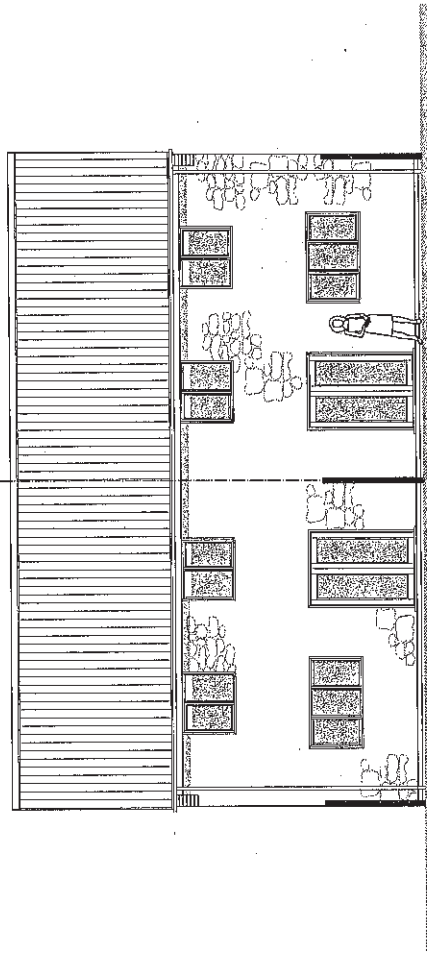
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SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

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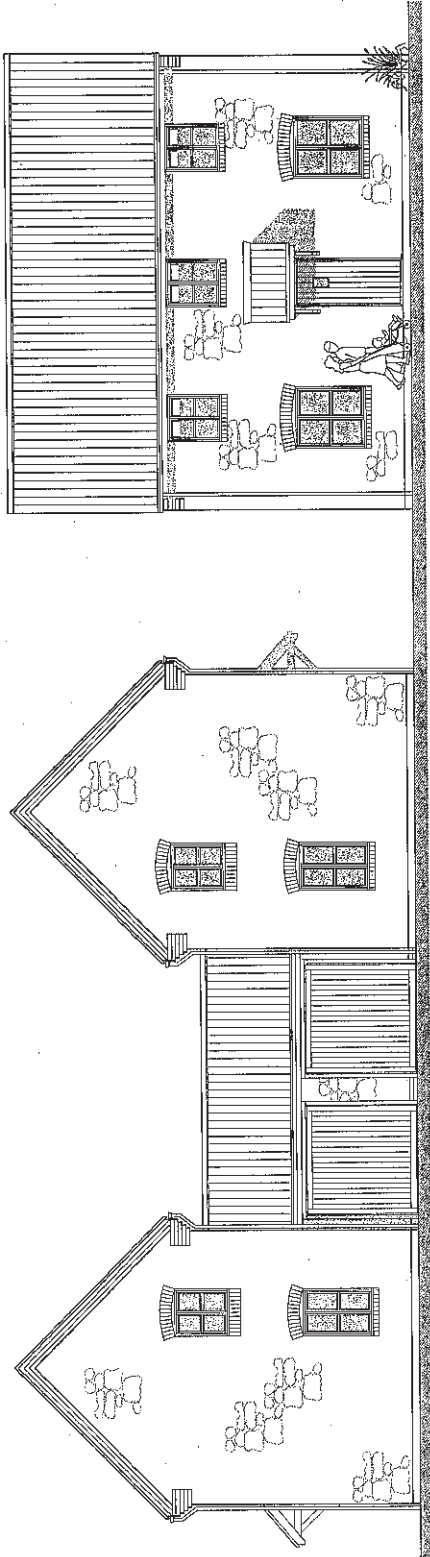
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 Planning Drawing:
 Elevations - Plot Nos 25 & 26

Date: JAN 2013	Drawn /	Rev.
Scale: 1:50	Checked: PS	
Dwg No. 3209-PL04		

Type: 3 Bed Dwelling
 Name: 3209

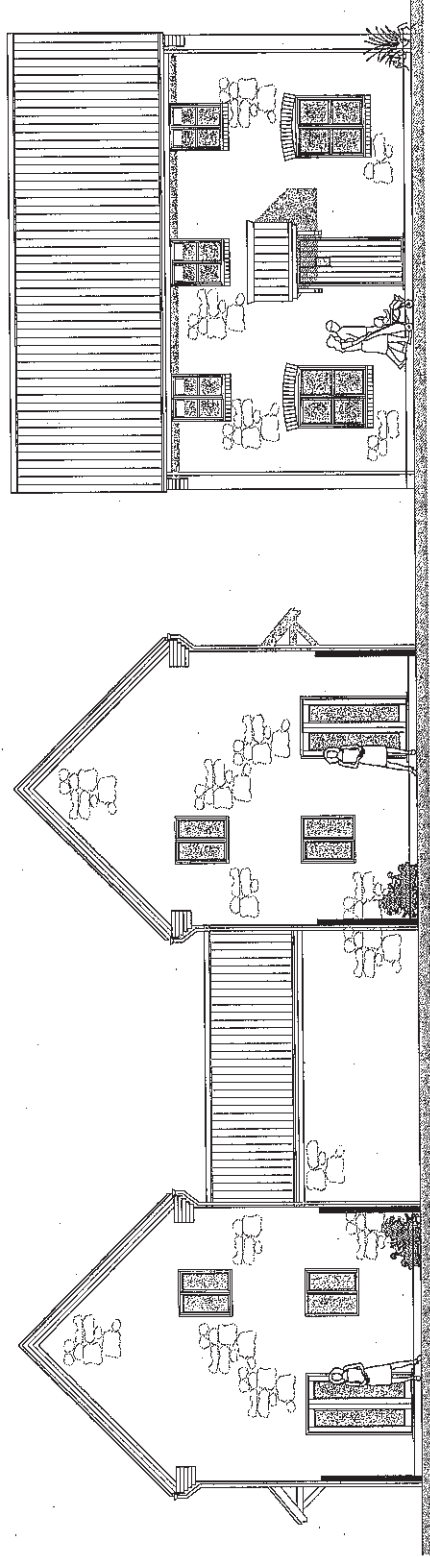
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FRONT ELEVATION

FRONT ELEVATION
3204



FRONT ELEVATION

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**Planning Drawing:
Elevations - Plot Nos 8 & 9**

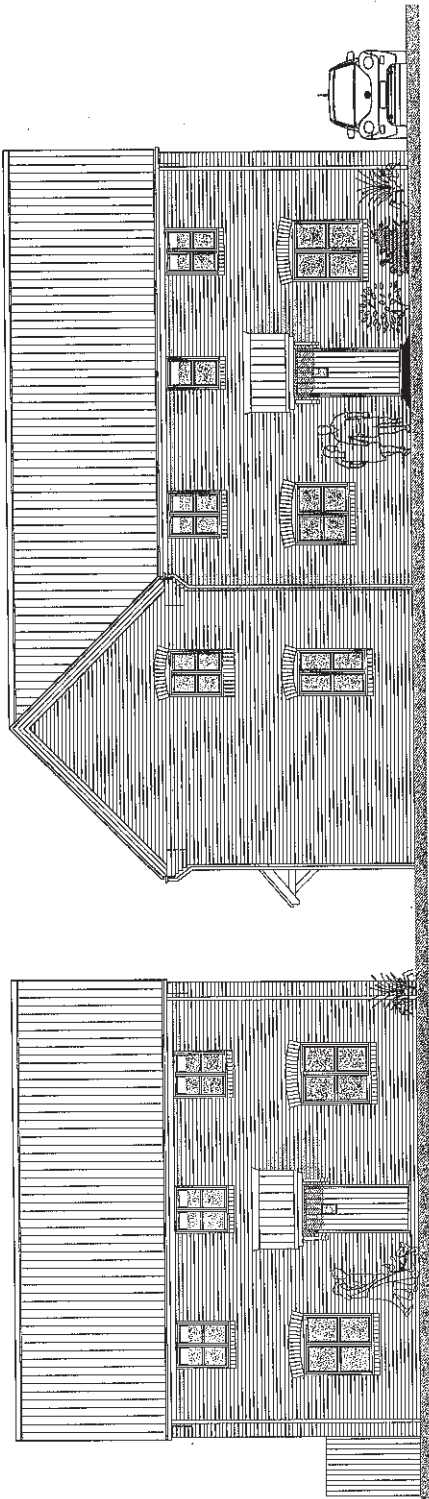
Date: JAN 2013 Drawn /
Scale: 1:100 Checked: RMJ

Dwg No. 3204-P103 Rev. -

Type: 3 Bed Dwelling
Name: 3204

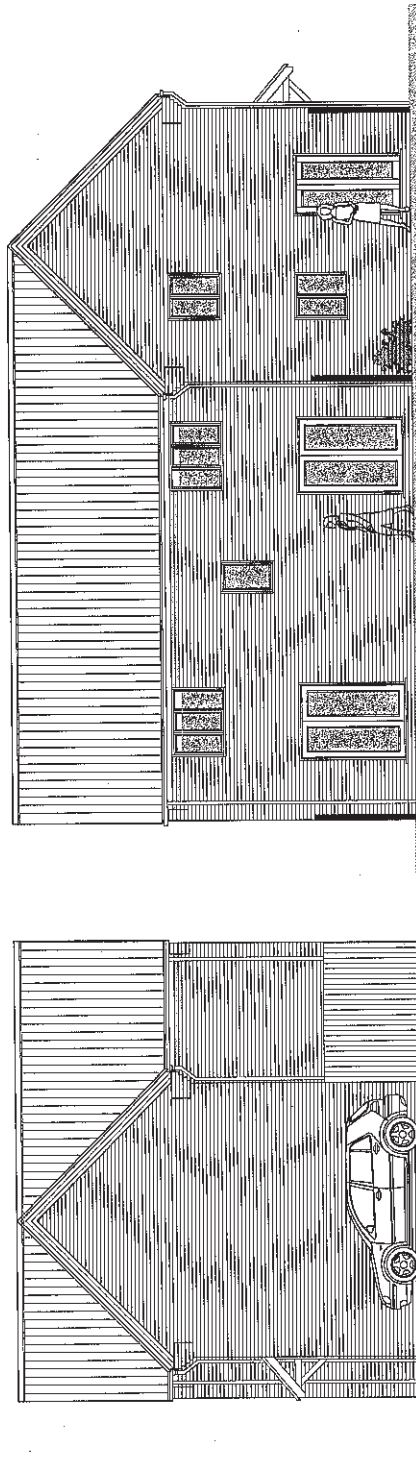
Type 3204

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FRONT ELEVATION

FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION

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Drawing Title:
Planning Drawing:
Elevations - Plot No 23/24

Date: JAN 2013
Scale: 1:100
Dwg No. 3204-P103

Drawn /
Checked: RMJ
Rev. -

Type: 3 Bed Dwelling
Name: 3203 / 3204

Floor Area: 77.08msq (829ftsq)
Floor Area: 77.08msq (829ftsq)

Type 3203 / 3204

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE CONTRACT DOCUMENTS AND CONSTRUCTION NOTES AND MATERIALS SPECIFICATION

Notes



Plot 1-7, 27, 28
Elevation A-A

Plot 1-7 House Type 206-5208

Plot 27 House Type 206-5208

Plot 28 House Type 206-5208

Plot 4 House Type 206-5208

Plot 5 House Type 206-5208

Plot 6 House Type 206-5208

Plot 18 House Type 102-2225

Plot 19 House Type 102-2225

Plot 20 House Type 102-2225

Plot 21 Home Office cum Garage

Plot 23 House Type 102-2216

Plot 24 House Type 102-2225

Plot 25 House Type 102-2225

Plot 26 House Type 102-2225

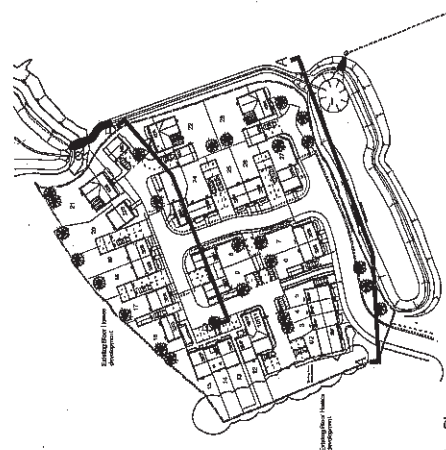
Plot 29 House Type 102-2225

Plot 30 House Type 102-2225

Plot 31 House Type 102-2225

Plot 1-7, 27, 28
Elevation A-A

Plot 18-21
Elevation B-B



Key Plan

Revision	16.04.13	RMJ
A	Plots 18 of Elevation A-A revised. Site levels revised.	

Job: LAND OFF FOLLY FARM
FARINGDON

Title: STREET ELEVATIONS

Scale:	1:200 @ A2	Drawn:	RMJ
Date:	12/02/13	Checked:	PS

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Land off Folly Farm, Faringdon

Agenda Item 13

Vale of White Horse District Council – Committee Report – 08 May 2013

APPLICATION NO.	P13/V0457/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	6 March 2013
PARISH	CUMNOR
WARD MEMBER(S)	Dudley Hoddinott Judy Roberts John Woodford Eric Batts Debby Hallett
APPLICANT	Rivar Ltd
SITE	21 & 23 Eynsham Road Botley Oxford OX2 9BS
PROPOSAL	Demolition of existing dwelling and garage and erection of nine dwellings
AMENDMENTS	16 April 2013 – amendments to landscaping plan
GRID REFERENCE	448088/205900
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This is a proposal to demolish the existing dwelling at 21 Eynsham Road and to redevelop the site, including part of the rear garden of no. 23, with nine new dwellings. It is a revised proposal to an outline application permitted in April 2012.
- 1.2 The application comes to committee because a number of letters of objection have been received.

2.0 PROPOSAL

- 2.1 The application site is located on the south side of Eynsham Road, close to the junction with Rose Gardens. It is surrounded by a mixture of single storey and two storey dwellings. The site is approximately 100m long and 21m wide at the front (widening to 41m at the rear), and it rises gently from Eynsham Road by about 3m over the length of the site.
- 2.2 The proposal involves the demolition of no. 21 Eynsham Road and the erection of nine dwellings comprising seven three bedroom units of 1.5 and 2 storeys, one two bedroom and one four bedroom dwelling both of 1.5 storeys (with rooms in the roof space). Plot 9 is located towards the front of the site and, in essence, replaces the existing dwelling. Plots 7 and 8 are sited in line with the dwellings in Rose Gardens. The remaining dwellings are sited on the southern part of the site, arranged in three pairs of semi-detached units.
- 2.3 The proposal follows the previously approved layout, but with changes to the footprint of plot 9 to remove the forward projection. The new dwellings are of a traditional architectural approach that reflects local vernacular building styles. A copy of the plans showing the location of the proposal and its design is **attached** at appendix 1. A copy of the earlier approved layout is **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Cumnor Parish Council: no objection, subject to a slab level condition to address potential impact on 15A Rose Gardens. The parish council fully supports the conditions requested by the drainage engineer and requests that hard surfaces are permeable.

The parish council also raises loss of privacy and parking as issues which need to be taken into account.

- 3.2 County Highways: no objection, subject to condition.
- 3.3 Drainage Engineer: no objection, subject to conditions.
- 3.4 Thames Water Development Control: no objection.
- 3.5 Landscape Architect: no objection.
- 3.6 Forestry Team: no objection, subject to tree protection condition.
- 3.7 Architects Panel: Approve – the outline permission approved the density and principle, and the amendments to plot 9 are acceptable.
- 3.8 Waste Management: no objections.
- 3.9 Nine letters of objection have been received from neighbours raising the following concerns:
 - Overdevelopment
 - Out of character
 - Massing, bulk and scale
 - Density
 - Traffic generation / highway safety
 - Loss of outlook / privacy
 - Noise disturbance / light pollution
 - Loss of trees
 - Drainage, hydrology and flood risk
 - Inadequate parking provision
 - Inadequate landscaping / amenity space
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P13/V0224/D](#) - Approved (01/03/2013)
Demolition of existing dwelling (no. 21) and garage.
- 4.2 [P11/V1873/O](#) - Approved (18/04/2012)
Outline application for demolition of existing detached dwelling and garage. Erection of 8 semi detached dwellings of 1.5 and 2 storeys and 1 detached dwelling of 1.5 storeys with new access and associated parking.
- 4.3 [P09/V2458](#) - Approved (12/02/2010)
Proposed single storey rear extension.
- 4.4 [P07/V1927/O](#) - Refused (10/03/2008)
Demolition of existing dwelling and garage. Erection of 8 semi detached dwellings of 1.5 and 2 storey and 1 detached dwelling of 1.5 storeys with new access and associated parking.
- 4.5 [P02/V1237](#) - Approved (10/09/2002)
Erection of a two storey side extension to form granny annexe.
- 4.6 [P88/V2013/O](#) - Refused (18/04/1988)
Erection of four dwellings.

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies:

- H10 - Development in the five main settlements
- DC1 - Design
- DC5 - Access
- DC6 - Landscaping
- DC8 - Provision of infrastructure and services
- DC9 - Impact of development on neighbouring uses

5.2 *Residential Design Guide (adopted in December 2009)*

Section 4.2 states that the key factor in the sub-division of plots to provide one or more additional dwellings is that the site's context should dictate the approach for designing and laying out the new buildings. New buildings need to fit comfortably within the street, and there should be a positive relationship between the built form and the street.

5.3 *National Planning Policy Framework*

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- iv. Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it
- v. Support the transition to a low carbon future, taking account of flood risk and encourage the reuse of existing resources
- vi. Contribute to conserving and enhancing the natural environment and
- vii. Take account of and support local strategies to improve health, wealth, and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.4 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:

- i. Delivering a wide choice of high quality homes – housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply of deliverable sites cannot be demonstrated. However, local planning authorities should also consider the case to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- ii. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people by concentrating on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally and permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions and

- iii. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.

6.0 **PLANNING CONSIDERATIONS**

6.1 *Character*

This site is located within the Botley / Cumnor Hill area, an area that can accommodate new housing development provided the layout, mass and design of the proposal would not harm the area's character (policy H10).

- 6.2 The development in the form proposed is not considered to be harmful to the character of the locality. The layout and scale are essentially as previously permitted, with the exception of the proposed changes to plot 9. The layout with the proposed amendments to plot 9 fits with the urban grain of the area, and at a density of 33 dwellings per hectare the scheme is not considered to be an overdevelopment of the site. The heights of the proposed dwellings are considered acceptable as other 1.5 and 2 storey dwellings exist in the vicinity. The proposed dwellings to the rear are also considered to be appropriate, and they have been designed to work well with the site's varying levels. Sufficient amenity space is provided for each dwelling and the proposed landscaping scheme (as amended) is acceptable.

6.3 *Amenity*

It is considered that no undue harm would be caused to those properties adjoining the site in terms of light, outlook and privacy. The proposed dwellings have been carefully sited and designed to respect the amenity and privacy of adjacent dwellings. Any light pollution, noise and general disturbance arising from this development would not be so significant to warrant refusal on amenity grounds.

6.4 *Highways*

Adequate visibility can be achieved at the access point to ensure highway and pedestrian safety. Parking and turning arrangements within the site as shown on the layout plan are also acceptable. Any additional traffic resulting from this development would not be so significant to warrant refusal on highway safety grounds. Consequently, the County Engineer has no objections to the proposal.

6.5 *Drainage*

The applicants have provided sufficient information on foul and surface water drainage to demonstrate an acceptable means of sewage disposal and sustainable surface water disposal from the site and, as a result, the council's drainage engineer raises no objection subject to a condition requiring the submission of further technical details.

6.6 *Other material considerations*

Financial contributions to offset the development's impact on social infrastructure were agreed as part of the outline permission and were subject to a S106 agreement. The applicant has agreed to amend the agreement should planning permission be granted.

7.0 **CONCLUSION**

- 7.1 The proposal to demolish the existing dwelling and erect nine dwellings is considered to be acceptable. It will not detract from the character of the area, and will not harm residential amenity, flood risk, or highway safety. The proposal, therefore, complies with relevant development plan policies.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that the decision to grant planning permission is delegated to the head of planning in consultation with the chairman and vice chairman of the**

planning committee subject to the completion of a legal agreement to secure financial contributions to offset the impact of the development on social and physical infrastructure and subject to the following conditions:

- 1 : TL1 - Time limit**
- 2 : Approved plans**
- 3 : MC3 - Materials in accordance with application**
- 4 : HY6 - Access, parking & turning in accordance with specified plan**
- 5 : MC24 - Drainage details (surface and foul)**
- 6 : MC29 - Sustainable drainage scheme**
- 7 : RE7 – Boundary details in accordance with specified plan**
- 8 : RE17 - Slab levels (dwellings)**
- 10 : Landscaping in accordance with specified plan**
- 11 : Tree protection measures**

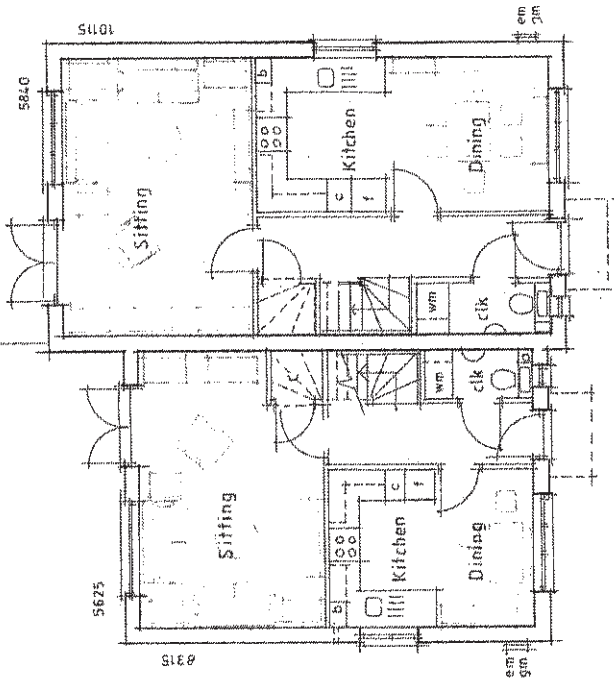
Author: Stuart Walker
Contact number: 01235 540505
Email: stuart.walker@southandvale.gov.uk



Plot No.	Plot Description	Floor Level	Area (sqm)	Density
Plot 1	3 Bed House C105 (1060019) 2 storey	- floor level: 71.30 - 200% parking		32.6/sa
Plot 2	3 Bed House C57 (67587) 2 storey	- floor level: 71.30 - 200% parking		
Plot 3	3 Bed Houses C86 (85787) 2 storey	- floor level: 71.09 - 200% parking		
Plot 4	3 Bed House C36 (88776) 2 storey	- floor level: 71.09 - 200% parking		
Plot 5	3 Bed House C33 (63448) 2 storey	- floor level: 70.70 - 200% parking		
Plot 6	2 Bed House B80 (80281) 1 1/2 storey	- floor level: 70.70 - 200% parking		
Plot 7	3 Bed House C31 (81285) 1 1/2 storey	- floor level: 70.30 - 200% parking		
Plot 8	3 Bed House C25 (65585) 1 1/2 storey	- floor level: 70.30 - 200% parking		
Plot 9	4 Bed House D143 (145047) 1 1/2 storey	- floor level: 69.30 - 300% parking		
Total: 3 No. Houses (8.600sqm) accessed off Eynesham Road				

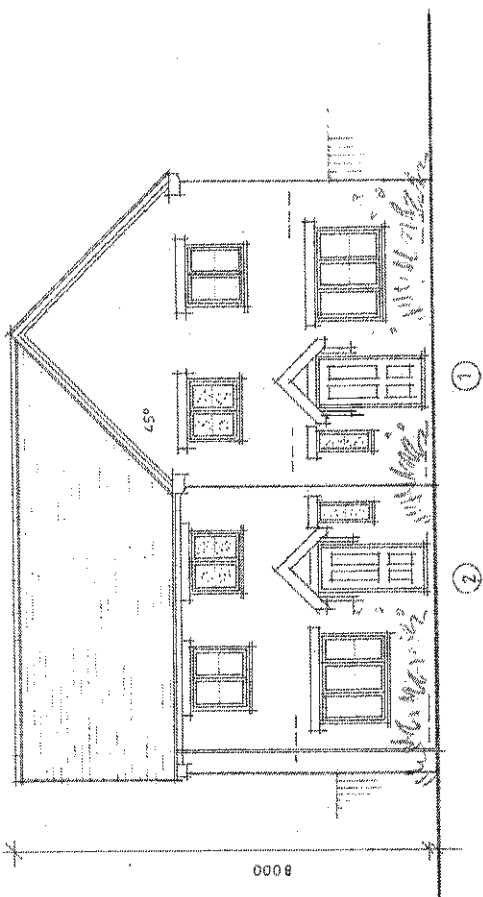
Slings of houses, floor levels, shared access, turning head & parking as Outline Approval
 Proposed Road - 4.8m wide access road with 1.8m footpath for the first 10m emerging to a 4.8m shared
 access road (on road) with 1.8m footpath at the same level. Turning head for fire engine
 Sight lines onto Eynesham Road - 2.4m @ 50m west (91) & 2.4m @ 50m east (92)
 Existing access - 4.8m to be closed
 Cycle - secure storage for 200 cycle spaces within 1.8m @ 4m cycle zones (4) to rear gardens
 Recycling & bin storage - within rear gardens. Collection point laid out at the Eynesham Road junction.

Project: 21/23, Eynesham Road, Botley, Oxford OX2 9BB
 Drawing: PROPOSED SITE LAYOUT FOR 9 No. HOUSES
 Date: 5/5/96 : 1 Scale: 1:500 @ A3 Date: 12.02.13
 Designer: Stephen James Woodhead, B.A. (Hons) Arch
 GRAZ DESIGN STUDIO, HONEY BARN, LOWER FARM, COLE I,
 HAMBURGER LANE, NEWBURY, BERKSHIRE, RG14 5FN
 Telephone: 01357 35121 * email: graze@grazedesign.com

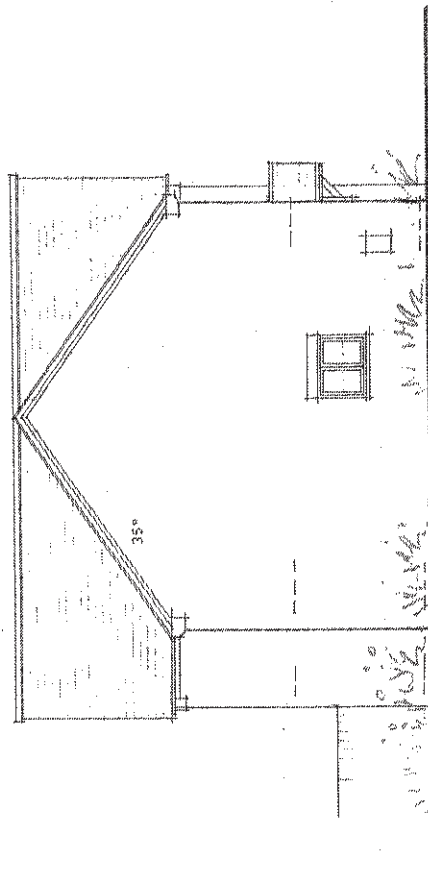


①
②

Ground Floor



①
②
Front Elevation

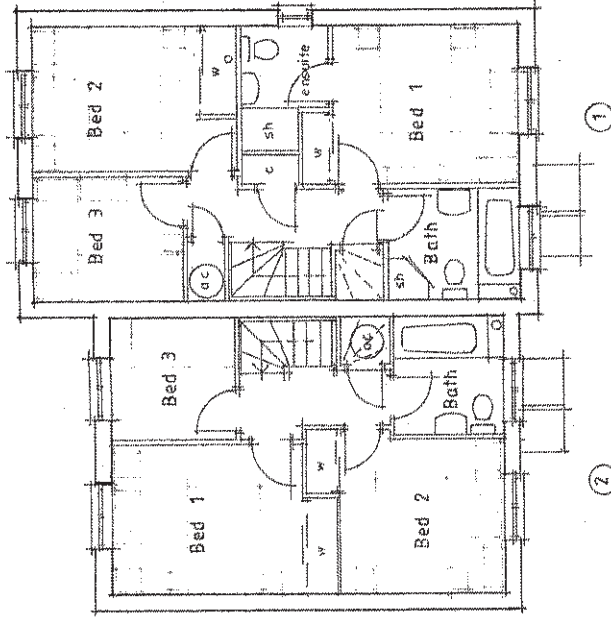


①
②
Side Elevation

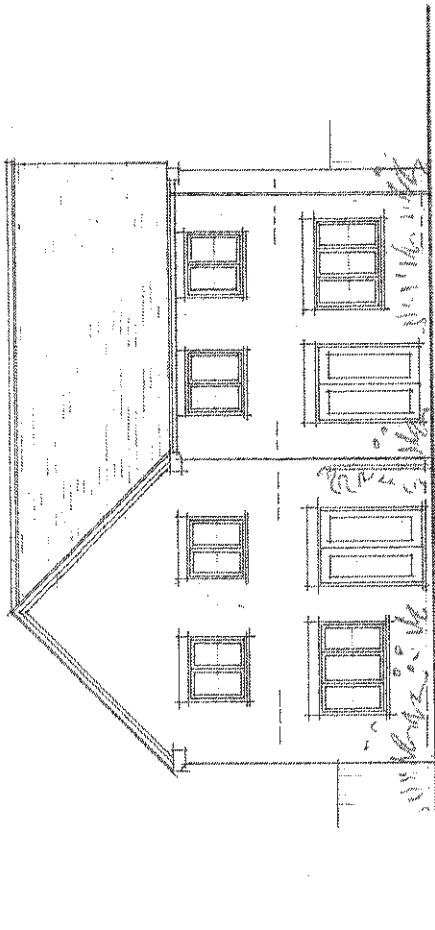
Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing: PLOT 1 & 2 - HOUSE TYPE C106 & C87
 GROUND FLOOR PLAN + FRONT & SIDE ELEVATION

Scale: 1:100 @ A3
 Date: 12.02.13

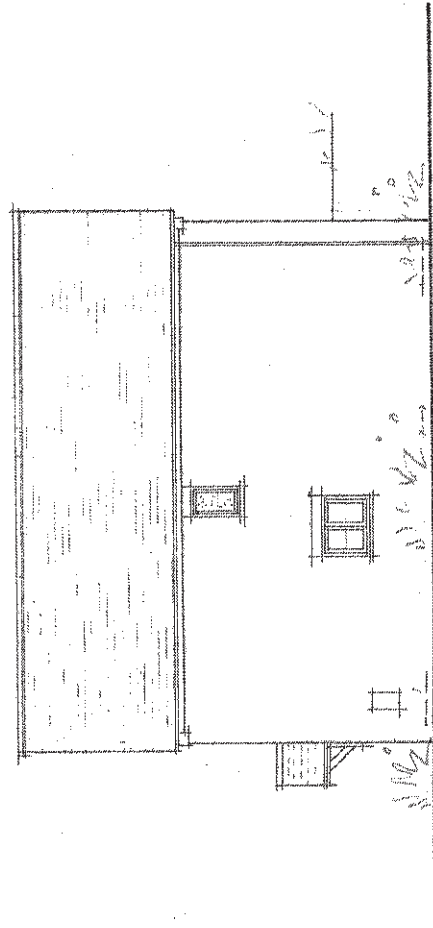
GRAZ DESIGN STUDIO: HOLLY BARR, LORNE FARM, COTSWOLDS, OXFORD, OX1 2JH
 Telephone: 01865 73012 • Email: grazdesign@btinternet.com



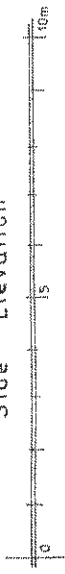
First Floor



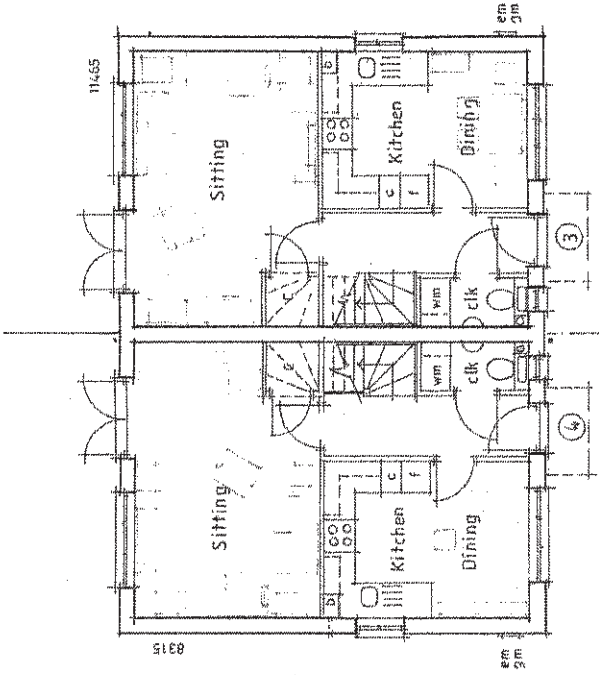
Rear Elevation



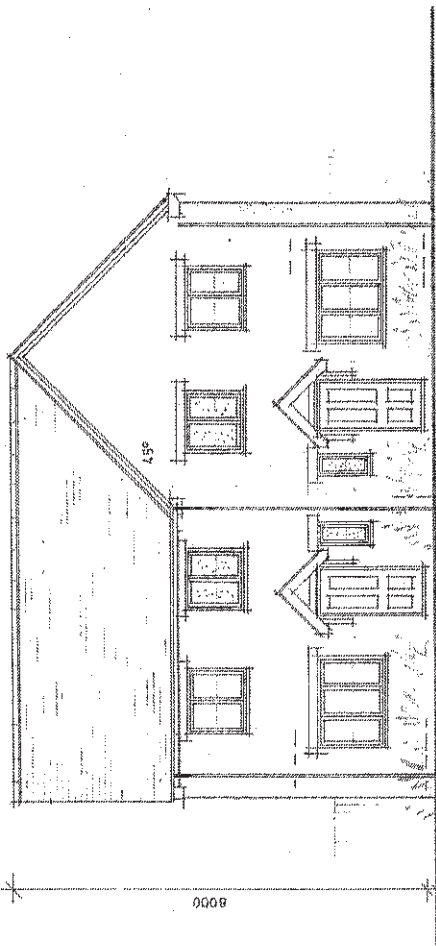
Side Elevation



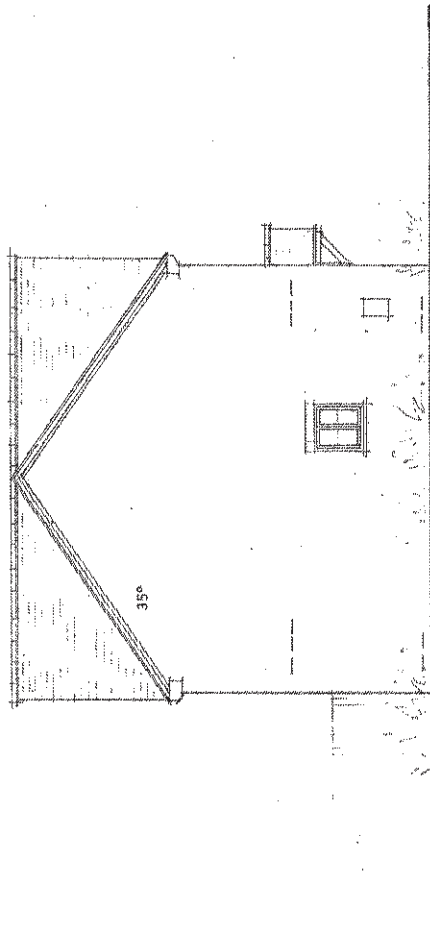
Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing: PLOT 1&2 - HOUSE TYPE C106 & C87
 FIRST FLOOR PLAN + REAR & SIDE ELEVATION
 Date: 5/5/96 : 3 Scale: 1:100 @ A3 Date: 12/2/13
 Stephen James Wrayford, R.A. (Owner Arch)
 GRAZE DESIGN STUDIO, BOLLY MARK, LOWER FAIRM COURT,
 FRODOBERSHAM, OXFORD, OX1 2JF
 Telephone: 01865 30113 e-mail: graze@grazedesign.com



Ground Floor



Front Elevation

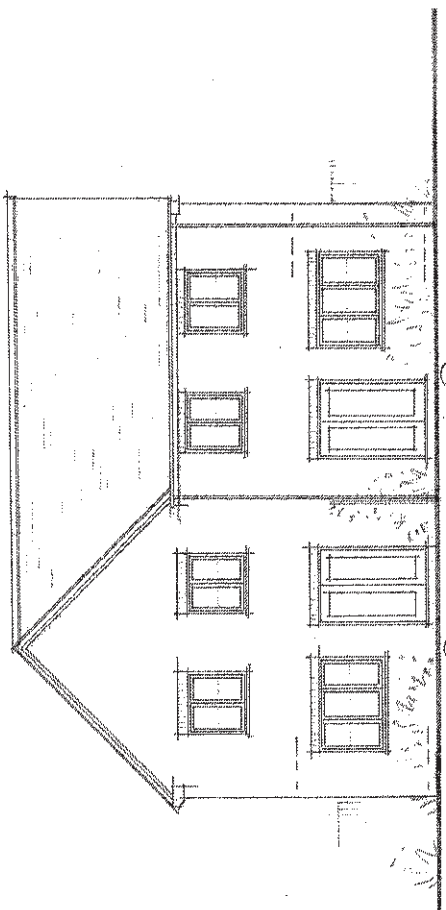


Side Elevation

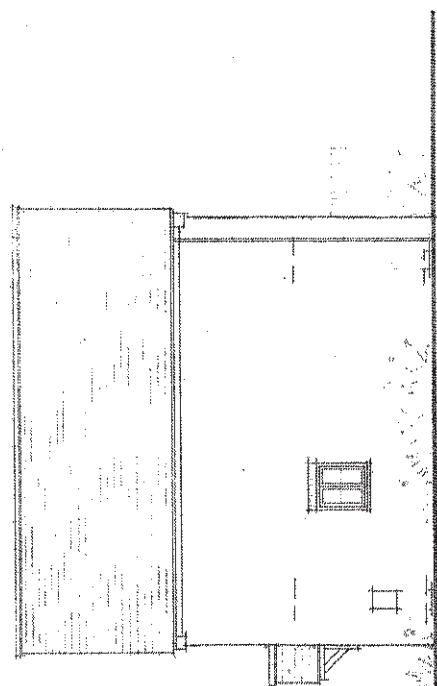


Project 2123, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing PLOT 3 & 4 - HOUSE TYPE C86
 GROUND FLOOR PLAN + FRONT & SIDE ELEVATION
 Scale 1:100 @ A3
 Date 12.02.13

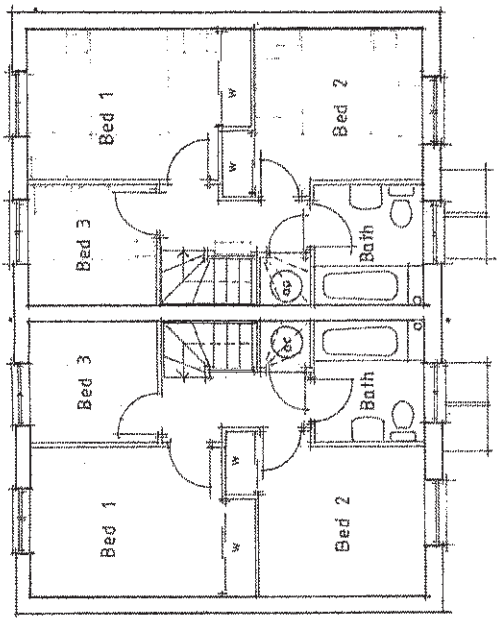
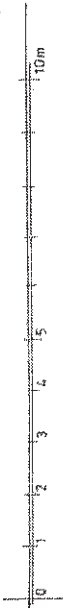
Stephen James Wrzesinski s.j.wrzesinski@aon.co.uk
 GRACE DESIGN STUDIO HOLLY EYRE LONDON
 HOUSE DESIGN ARCHITECTS 2045 ST11
 Telephone 01453 22012 - email: gwrzesinski@gracedesign.com



Rear Elevation

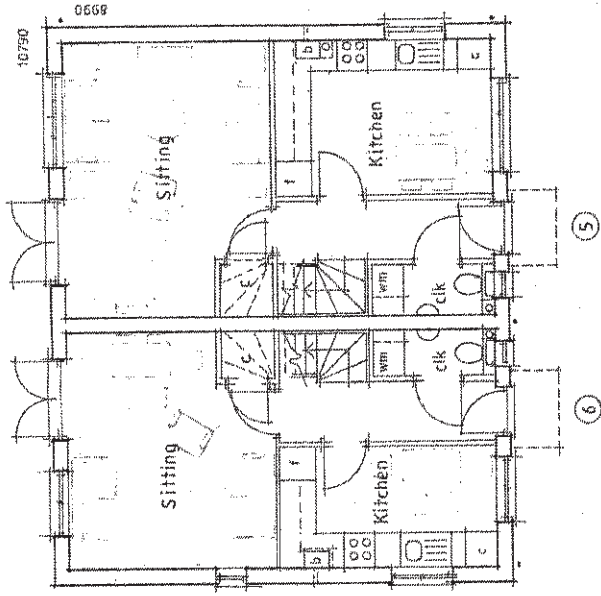


Side Elevation

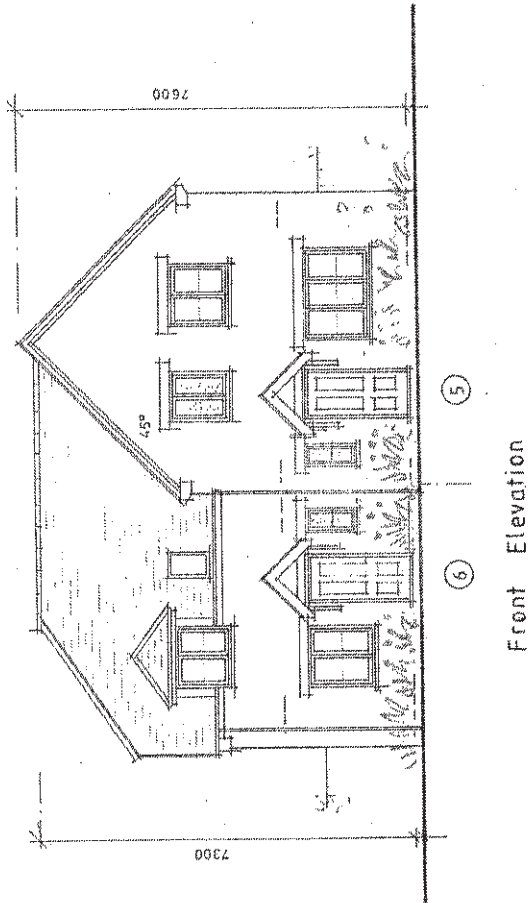


First Floor

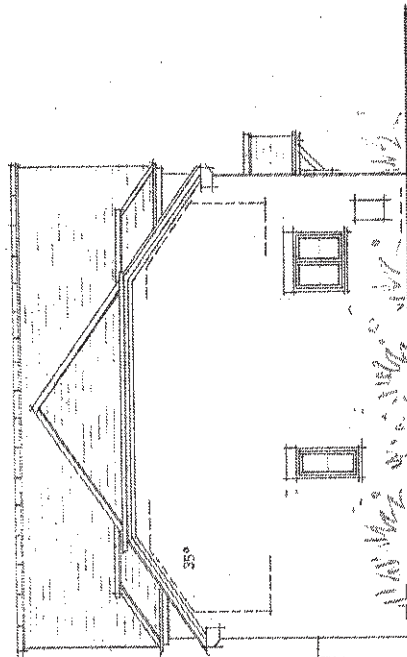
Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing PLOT 3 & 4 - HOUSE TYPE C86
 FIRST FLOOR PLAN + REAR & SIDE ELEVATION
 Date 1: 100 @ A3 Date 12.02.13
 Scale 1: 100 @ A3
 Supplier: James Wyndolowski, S.A. (now Arch)
 GRAZ DESIGN STUDIO, POLLY BARN, LOWER FARM, COUNTRY
 ROAD, EYNHAM, OXFORD OX2 9BS
 Telephone: 01865 32672 e-mail: james@jwsd.co.uk



Ground Floor



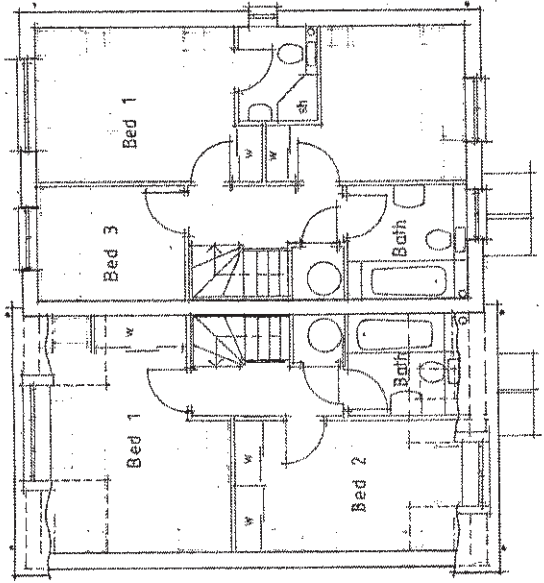
Front Elevation



Side Elevation

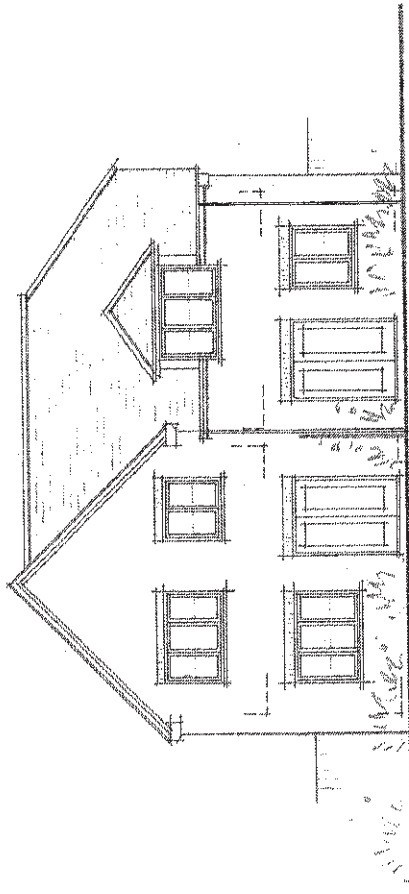
Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing PLOT 5 & 6 - HOUSE TYPE C93 & B80
 GROUND FLOOR PLAN + FRONT & SIDE ELEVATION
 P13 No. 57596 : 8 Scale 1:100 @ A3 Date 12.02.13

Sketch James Woodcock R.A. (Joint Arch)
 GRAZ DESIGN STUDIO, HOLLY BARN, LOWER FARM COOK, HAMBRIDGE LANE, NEWBURY, BERKSHIRE RG13 2PE
 Telephone 01857 38412 - email grazdesign@btinternet.com



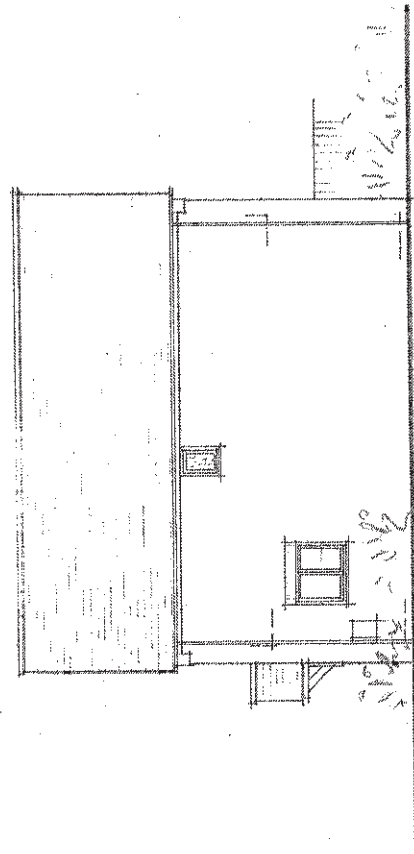
5 6

First Floor



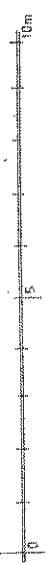
5 6

Rear Elevation



5

Side Elevation

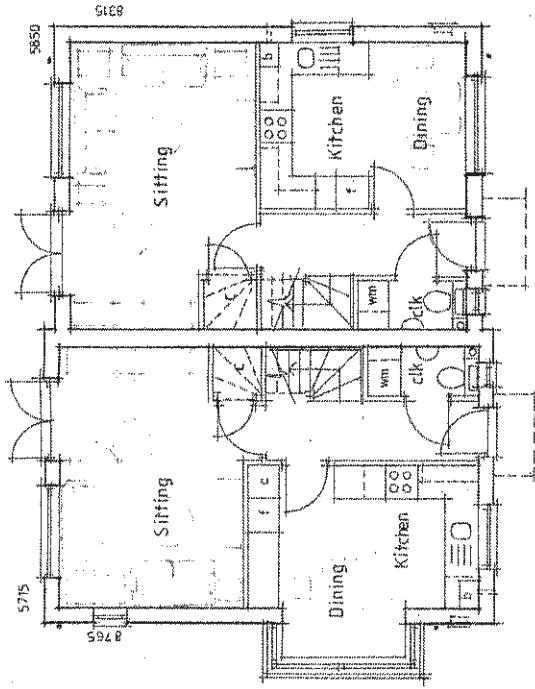


Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS

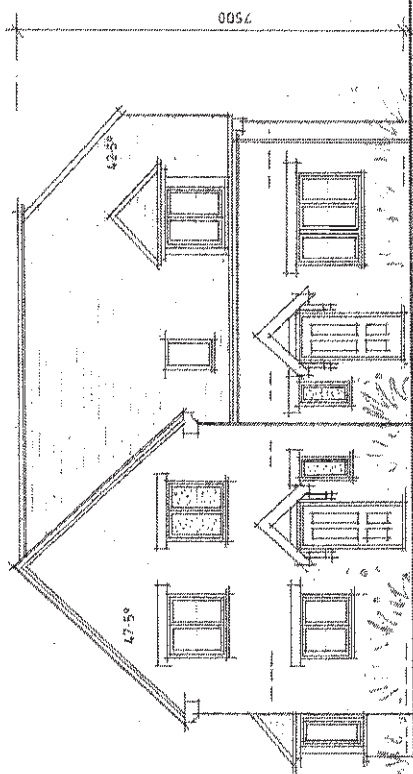
Drawn: PLOT 5 & 6 • HOUSE TYPE C63 & B80

Client: 57596 : 9 Scale: 1:100 @ A3 Date: 12.02.13

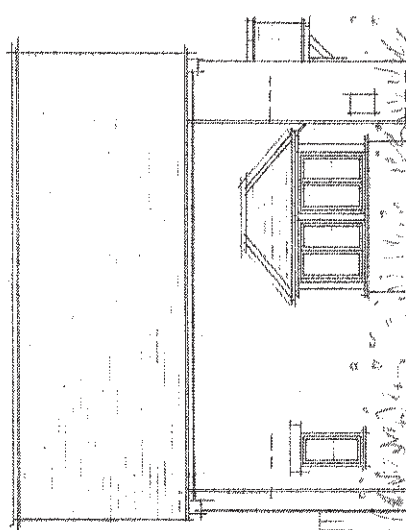
Stables James Strubbing 3, a, Denon Ave
 GRACE FUSION, 100, NEWBURY, BERKSHIRE, RG14 7JX
 BRANDAGE LANE, NEWBURY, BERKSHIRE, RG14 7JX
 Telephone: 01635 28612 • e mail: strubbing@btinternet.com



7 8
Ground Floor



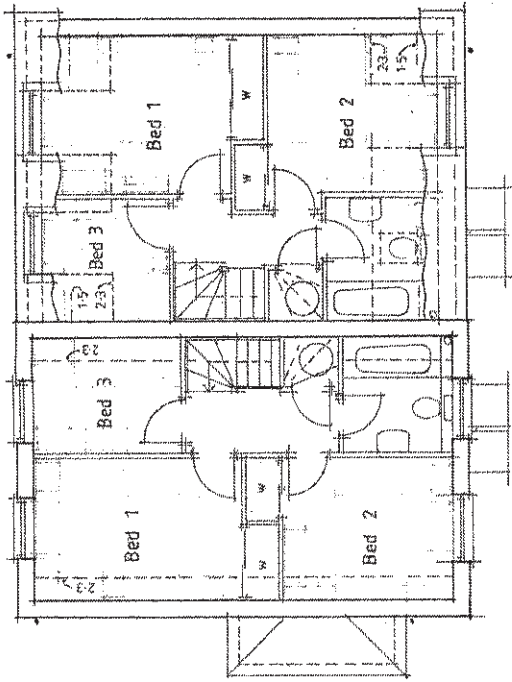
7 8
Front Elevation



7
Side Elevation

Project: 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Client: PLOT 7 & 8 - HOUSE TYPE C81 & C85
 Drawing: GROUND FLOOR PLAN + FRONT & SIDE ELEVATION
 Date: 12.02.13
 Scale: 1:100 @ A3

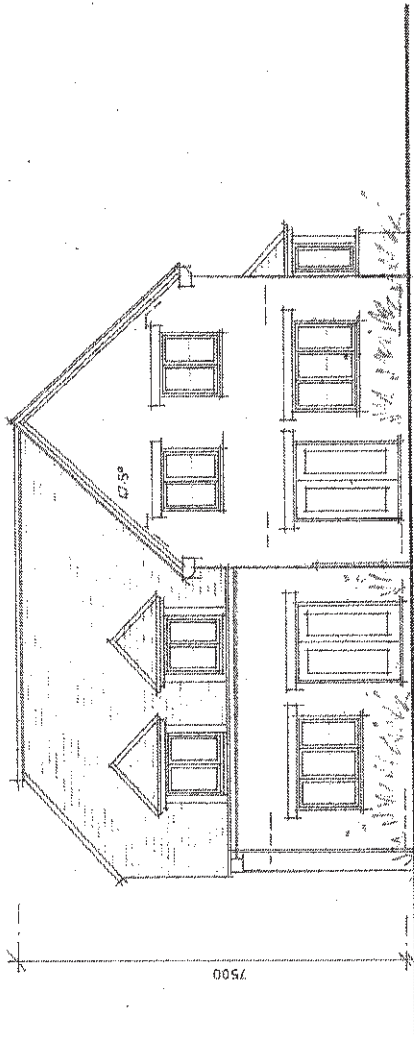
Stephen James Wright Architects, R.A. (Architects)
 GRAZ DESIGN STUDIO, HOLLY BARN, LOWER FARMS COURT,
 BARBRIDGE LANE, NEWBURY, BERKSHIRE RG14 5TH
 Telephone: 01635 53612 • e-mail: grazdesign@kumail.com



(8)

(7)

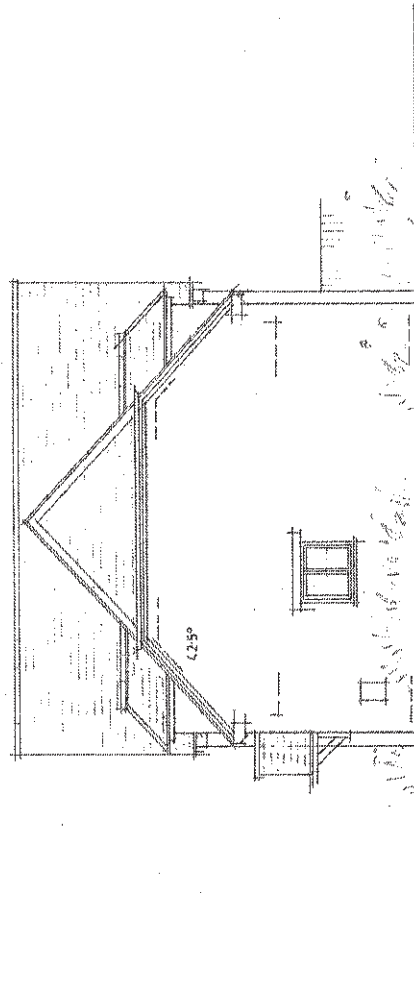
First Floor



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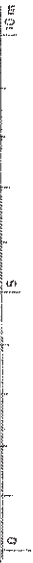
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Rear Elevation

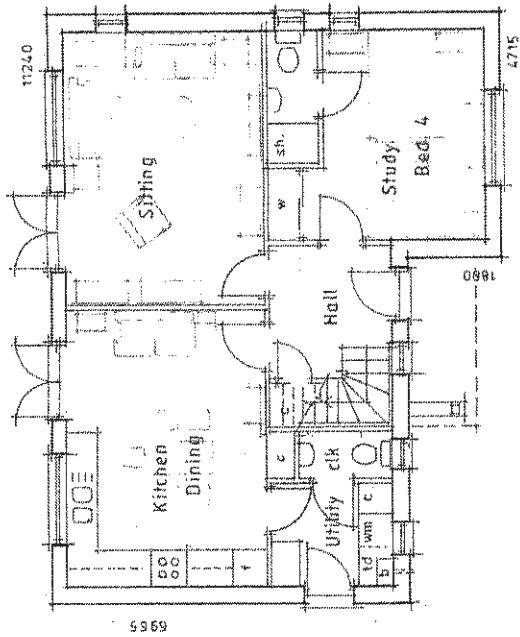


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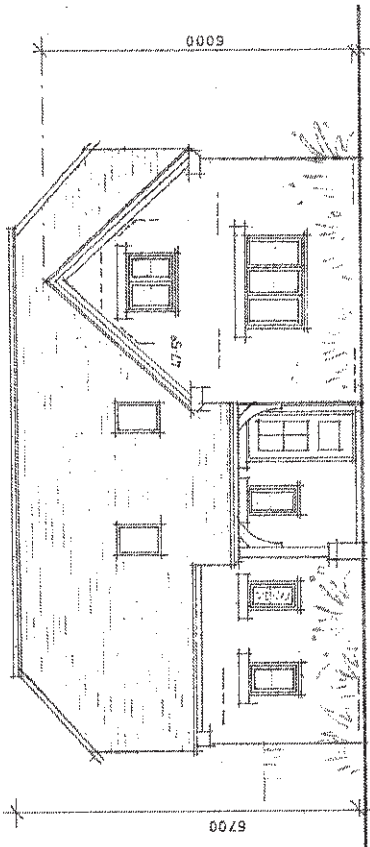
Side Elevation



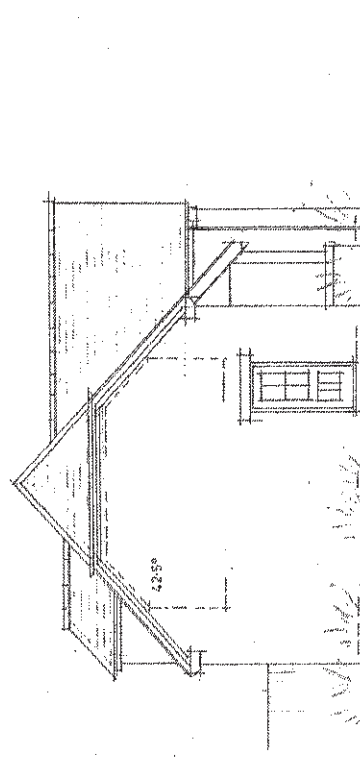
Project: 21123, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing: PLOT 7 & 8 - HOUSE TYPE C91 & C85
 FIRST FLOOR PLAN REAR & SIDE ELEVATION
 Drawing No: 57596 ; 12 Scale: 1:100 @ A3 Date: 12.02.13
 Stephen James Woodhead, R. A. Chartered Architect
 GRACE DESIGN STUDIO, BELLY BASIN, COCKER FARM COURTYARD,
 HAMBROOK LANE, NEMURBY, BERKSHIRE, RG24 5TZ
 Telephone: 01853 24612 • e-mail: gwoodhead@shonahill.com



Ground Floor



Front Elevation



Side Elevation

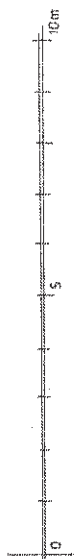
Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS

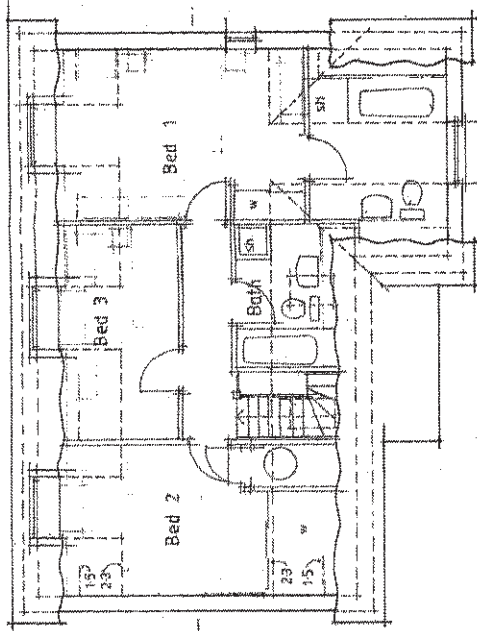
Survey PLOT 9 - HOUSE TYPE D143

GROUND FLOOR PLAN + FRONT & SIDE ELEVATION

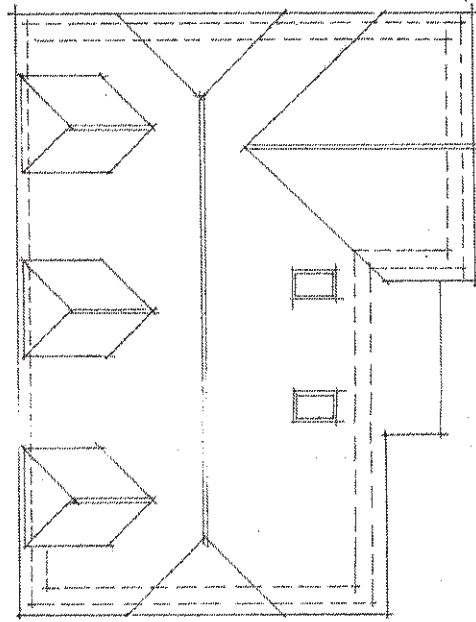
Scale 1:100 @ A3 12.02.13

Gracie Design
 GRAZ DESIGN STUDIO, BOLDY BARN, LOWER FANS COURT,
 FAIRBRIDGE LANE, NEWBURY, BERKSHIRE, RG14 5TH
 Telephone: 01635 33312 • e-mail: grazdesign@hotmail.com

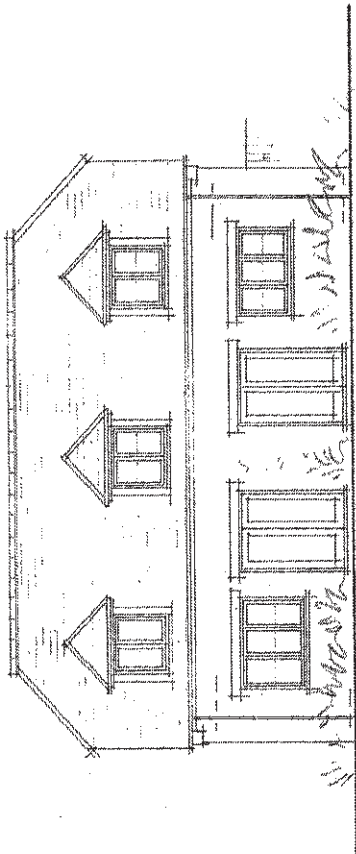




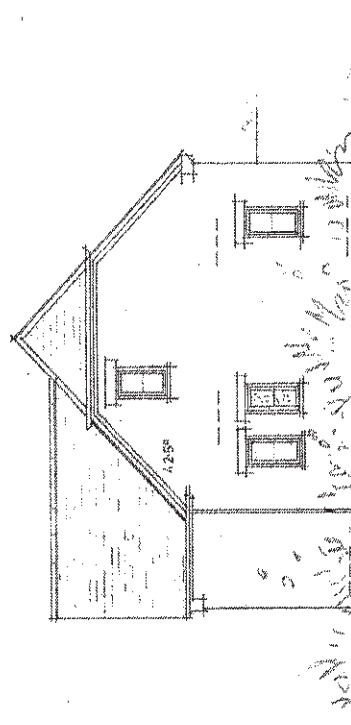
First Floor



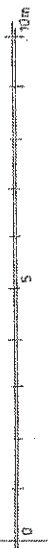
Roof Plan



Rear Elevation



Side Elevation



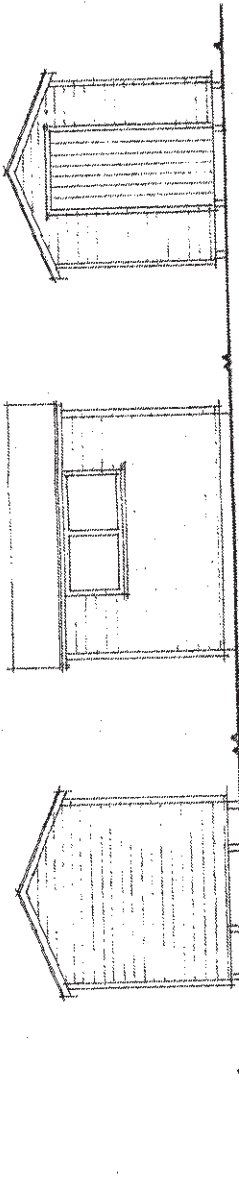
Rev A 06.03.15 Obscure glazed door/corner window added to side elevation

Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS

Plot 9 - HOUSE TYPE D143
FIRST FLOOR & ROOF PLAN
+ REAR & SIDE ELEVATION

57596 : 15A Date 1:100 @ A3 12.02.15

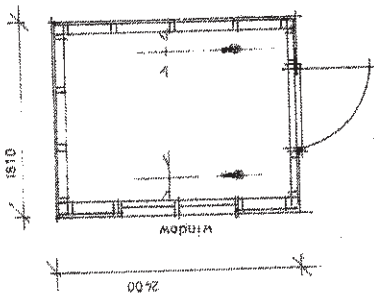
Starchitects
GRAZ DENSON STUDIO, HOLLY BARN, LOWER FARM, KESWICK,
HAMBRIDGE LANE, NEWBURY, BERKSHIRE, RG14 2JX
Telephone 01627 30322 • Email graz@starchitects.com



Front

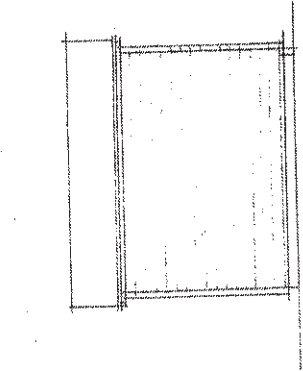
Side

Rear

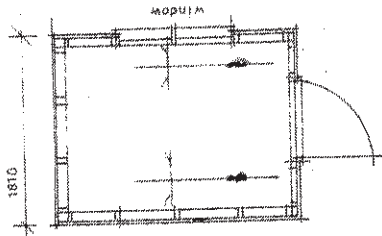


Floor Plan

Plots 1, 3, 5, 6, 8.

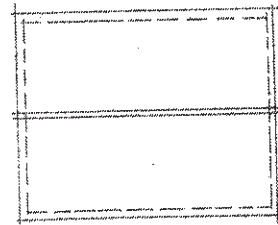


Side



Floor Plan

Plots 2, 4, 7, 9

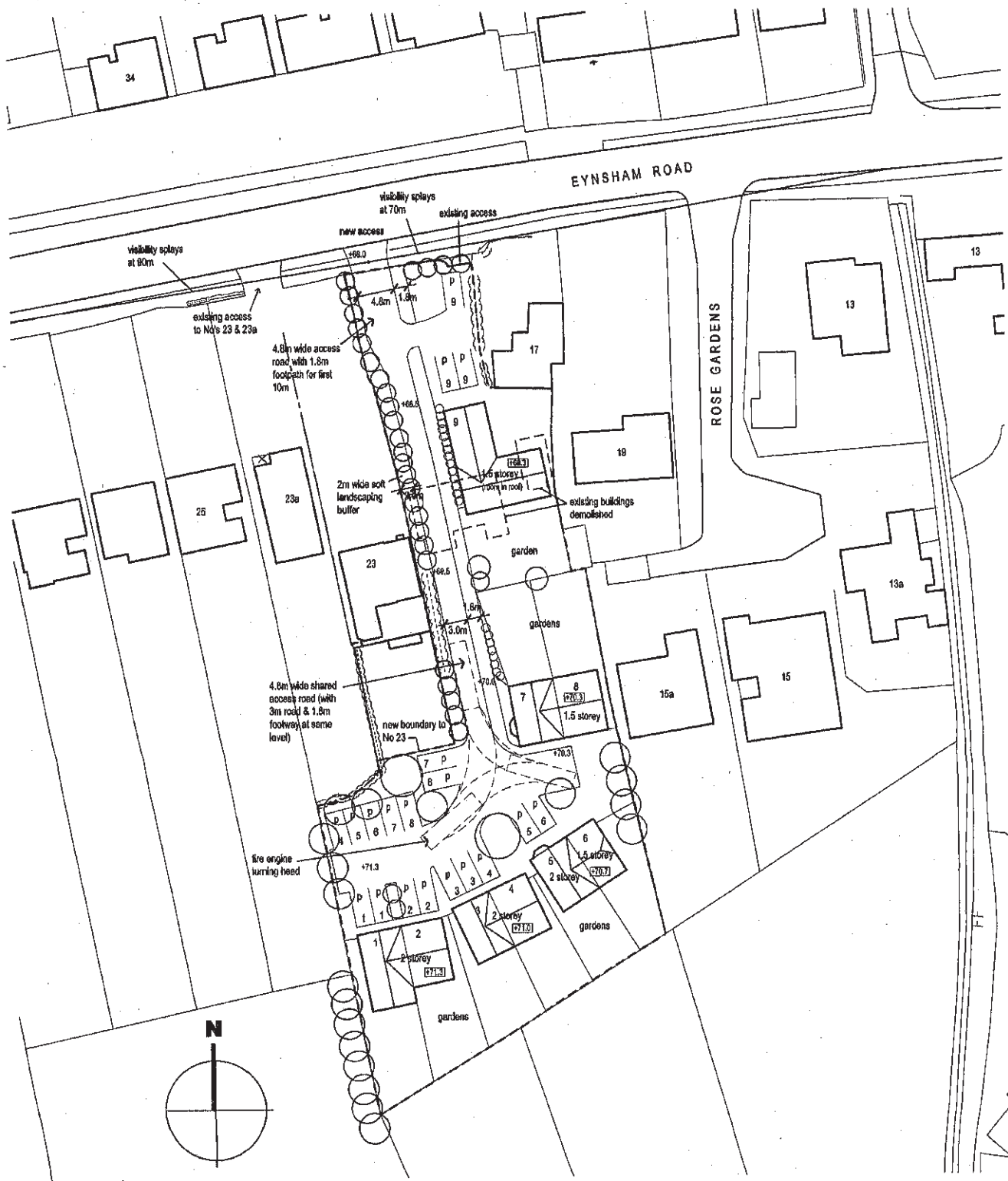


Roof Plan



Rev A 06.03.13 Scale correctly noted
 Project 21/23, Eynsham Road, Botley, Oxford OX2 9BS
 Drawing Cycle Stores - Floor & Roof Plans + Elevations
 Drawing No 57596 : 16A Scale 1:50 @ A3 Date 12.02.13


Stephen James Woodfield, B.A. (Hons) Arch
 GRAZ DESIGN STUDIO, HOLLY BARN, LOWER FASMA COURT,
 HANGESIDGE LANE, NEWBURY, BERKSHIRE RG14 5AH
 Telephone: 01357 33471 e-mail: grazdesign@btinternet.com



0.00 Proposed slab levels
 +0.00 Proposed site levels

PREVIOUS APPROVED
 OUTLINE LAYOUT

Rev A: Parking revised, fire tender manoeuvring indicated EST 010208

		SPRATLEY & WOODFIELD	
		<small>OVERY FARM · BORCHERTON-ON-THAMES · OXFORDSHIRE OX10 1JH T 01865 341404 F 01865 341600 E mail@spratleyandwoodfield.co.uk</small>	
PROJECT			
21 & 23 EYNSHAM ROAD, BOTLEY, OXFORD			
CLIENT			
MR R ROBINSON & MR S EVANS			
DRAWING DESCRIPTION			
BLOCK PLAN			
<small>ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE. ANY DISCREPANCY BETWEEN THIS DRAWING AND OTHER INFORMATION TO BE REFERRED TO SPRATLEY & WOODFIELD</small>			
DATE	DRAWN	SCALE	DRAWING NO.
DEC '07	EST	1: 500 @ A3	750.03
REVISION			A

Agenda Item 14

Vale of White Horse District Council – Committee Report 8 May 2013

APPLICATION NO.	P13/V0161/O
APPLICATION TYPE	OUTLINE
REGISTERED	25 January 2013
PARISH	WANTAGE
WARD MEMBER(S)	Charlotte Dickson John Morgan Fiona Roper
APPLICANT	Mr & Mrs T A Gashe
SITE	Former Orchard, Land West of Manor Road Wantage OX12 8DW
PROPOSAL	Outline application for two detached dwellings
AMENDMENTS	None
GRID REFERENCE	439708/187322
OFFICER	Mark Doodes

1.0 INTRODUCTION

- 1.1 The site is a 0.18 ha field behind Manor Road, Wantage. The site abuts the “Broadwater” site to the north, and is currently undeveloped. The Broadwater site has planning permission for 14 homes which was allowed on appeal on grounds of the lack of a deliverable five year housing land supply.
- 1.2 The Broadwater permission will need to be implemented before this scheme could be built. A number of mature trees exist on the eastern half of the paddock which are in the ownership of the applicant, and smaller trees exist along the west boundary and in the north-west corner. The site is relatively flat. A few larger properties exist in the area, set within generous plots and with medium height screening to the south and more mature screening to the east.
- 1.3 The application comes to committee due to an objection from Wantage Town Council.
- 1.4 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks outline planning permission for two detached four bedroom two storey dwellings on the western part of the field. The remaining area of the field, roughly half, does not form part of the application site. Of note, is that the means of access (a dog-leg section of road from Manor Road to the site, is included in this application. Broadwater house must be demolished to proceed with this proposal. The site is outside the settlement boundary.
- 2.2 Layout, scale and access are to be considered along with the principle of the proposed development. The proposed dwellings are expected to be two storey larger family homes, although the details do not form part of this application. In terms of layout, this has been driven by the proposed access road, which leads off the Broadwater scheme, details of which are **attached** at appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Wantage Town Council “*Object. The proposed development is inappropriate in an area which forms part of the {AONB}. There remain issues concerning the management of sewage for the adjoining development. It is inappropriate to consider any further development in that area until such matters are resolved.*”

- 3.2 Thames Water – Concerns regarding the sewerage capacity in the area and surface water drainage. However, no objections are raised subject to conditions to pre-commencement conditions being imposed.
- 3.3 County Highways - No objections.
- 3.4 Drainage Engineer – Would prefer to see a mains drainage scheme, however it is noted that this is not proposed. A scheme of surface and foul water drainage can be controlled by condition.
- 3.5 Waste Management – Noted that a distance of over 30m will be required to transport refuse bins for collection – this matter can be controlled at the reserved matters stage.
- 3.6 One letter of objection has been received from a neighbour raising the following concerns:
Overshadowing, impact on the AONB, and general concerns about further development in the area.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P12/V2023/RM](#) – Approved (20/12/2012)
Application for reserved matters for a residential development for the maximum of 18 units and associated works of demolition, construction of new access road and landscaping (access not reserved).
- 4.2 [P11/V2935/O](#) - Refused (01/02/2012)
Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping. (Re-submission of refused application 11/01453/OUT)
- 4.3 [P11/V1453/O](#) - Refused (14/09/2011) - Approved on appeal (21/03/2012)
Outline application for residential development for the maximum of 18 units and associated works including demolition, construction of new access road and landscaping.
- 4.4 [P10/V0163/O](#) - Refused (13/05/2010)
Demolition of existing dwelling and erection of a new dwelling with recital hall and recording studio.

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan 2011 policies:

GS2 – Development in the countryside
H10 - Development in the five main settlements
H13 – Development Elsewhere
DC1 - Design
DC5 - Access
DC6 – Landscaping
DC7 - Waste collection and recycling
DC8 – The provision of infrastructure and services
DC9 - Impact of development on neighbouring uses
DC13 & DC 14 – Flooding and surface run-off
HE9 – Archeology
NE6 - North Wessex Downs Area of Outstanding Natural Beauty

5.2 *National Planning Policy Framework (NPPF) – March 2012*

Paragraphs 14 & 49 – presumption in favour of sustainable development
Paragraphs 34 & 37 – encourage minimised journey lengths to work, shopping, leisure and education
Paragraph 47 – five year housing land supply requirement
Paragraph 50 – create sustainable inclusive and mixed communities

5.3 The Residential Design Guide was adopted in December 2009.

6.0 **PLANNING CONSIDERATIONS**

6.1 The key issues in considering this application are:

- 1) The principle of the proposed development, specifically within the context of the Secretary of State's decision on the Broadwater site.
- 2) Site specific issues such as ecology, drainage, landscape impact, character impact, access and parking.

6.2 In terms of the principle of the proposal, the key is the recent appeal decision at Broadwater, which confirmed that the site's location within the AONB did not preclude its development. The site is located within a short distance of local schools, shops, and other services that Wantage offers. The site is considered to be in one of the more sustainable locations in the district, and is therefore considered to be compliant with policy GS1 of the local plan.

6.3 At the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (paragraph 14). This application is considered to accord with the spirit of the NPPF, even taking into account the site's location within the AONB. This view stems from the Planning Inspectors view that the AONB should be given less weight in this location when presented with an opportunity to address five year land supply housing issues.

6.4 The current lack of a five year housing land supply is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the new local plan. The current lack of a five year housing land supply requires some flexibility in line with the NPPF in the consideration of planning applications which do not accord with current local plan policy. This approach is by necessity of a time-limited duration and is aimed at identifying suitable development sites to address the housing land shortfall whilst still meeting the relevant sustainability and design requirements as set out in the NPPF.

6.5 These factors, particularly the prevailing lack of a five year housing land supply, mean that the principle of the proposed development is considered to be acceptable.

6.6 Moving on to the site specific issues, a number of trees on the site are worthy of preservation. The prime concern is that of landscaping. The Planning Inspectors recent decision on the Broadwater site made a clear distinction between the open rolling countryside of the AONB countryside proper and that on the fringes of a large town. It is considered that the proposed development of two homes would be seen clearly within the context of the built form which will envelope it (Broadwater) rather than the open countryside to which the AONB designation suggests. To this end, the Inspector

recently noted of the site that contains many characteristics of “*urban fringe*” and the “...*synthesis between town and country.*” The layout submitted with the application shows that only a few of these trees will need to be removed. This matter can be addressed by imposing a condition on the permission.

- 6.7 Local concerns have been raised about the local drainage infrastructure and sewerage and surface water drainage issues. However, no holding objection has been raised by Thames Water or the council’s drainage engineer, and conditions covering these matters can be imposed on the permission. The applicants have stated their desire to use subterranean sewage storage on-site rather than connecting to public sewers. Thames Water appear to prefer a mains solution, however. In any event, these matters can be dealt with by appropriately worded conditions, which will ensure that suitable and satisfactory arrangements are made to *the satisfaction of Thames Water and the council’s drainage engineer.* Therefore the application is considered to accord with policies DC13 and DC14 by the use of appropriate pre-commencement conditions.
- 6.8 In terms of deliverability of the wider Broadwater site, it is noted that works on the demolition of Broadwater have commenced. Despite this application being dependent on the completion of a third party scheme, granting this permission is not considered to be premature. This is due to the requirement that water, sewerage and drainage infrastructure must be in place before development can be commenced. These works could either be provided by the Broadwater scheme, the applicants or Thames Water (though its investment programme), therefore this development could not proceed without, firstly, reserved matters being granted and, secondly, such infrastructure having been delivered. These matters are clearly fundamental to the scheme’s overall viability and, therefore, it is in both the applicants’ and the third party’s interests that such pre-commencement matters are properly dealt with. In addition, access to this site can only be gained through the Broadwater site, so the risk that this development may be delivered in isolation from the Broadwater scheme is negligible.
- 6.9 Given that the application seeks to exploit the current five year land supply shortage, standard conditions imposed on all such permissions are recommended. The works must be commenced within one year from the date of the outline permission and reserved matters must be submitted within 3 months. Clearly pre-commencement conditions must also be discharged prior to the commencement of development.
- 6.10 The application meets the required standards for parking, turning and other highways requirements. Oxfordshire County Highways have raised no objections, subject to conditions. The scale and layout of the scheme appear to reflect the density, scale etc that one would expect in such a location. The separation from surrounding dwellings, including those proposed at Broadwater, are considered acceptable in every regard (privacy, sense of enclosure etc). As such the proposals are considered to accord with policies DC1 and DC9 of the local plan.
- 6.11 An ecology survey has been submitted with the application. No protected species exist on the site. No archaeology exists on the site.

7.0 **CONCLUSION**

7.1 The proposal does not accord with the development plan and has been publicised as a departure. However, in light of the recent appeal decision at the adjoining site (Broadwater) and the current shortfall in the five year housing land supply, the proposal is considered acceptable on the basis of the following:

- Character & Landscape - the site is within the AONB, however will be seen as part of a larger scheme for 14 homes, as a result, there will only be a limited

landscape impact.

- Sustainability – The site is within the vicinity of Wantage/Grove with a range of access to roads, public transport, schooling, sports facilities and shops all within a reasonable distance.
- New homes – Two new family homes will be delivered.

8.0 RECOMMENDATION

Grant outline planning permission subject to the following conditions:

1 : Approved plans

2 : Commencement – One year from outline planning permission or 3 months from the grant of final reserved matter, which must be submitted within 6 months from outline.

3 : Surface water details prior to commencement

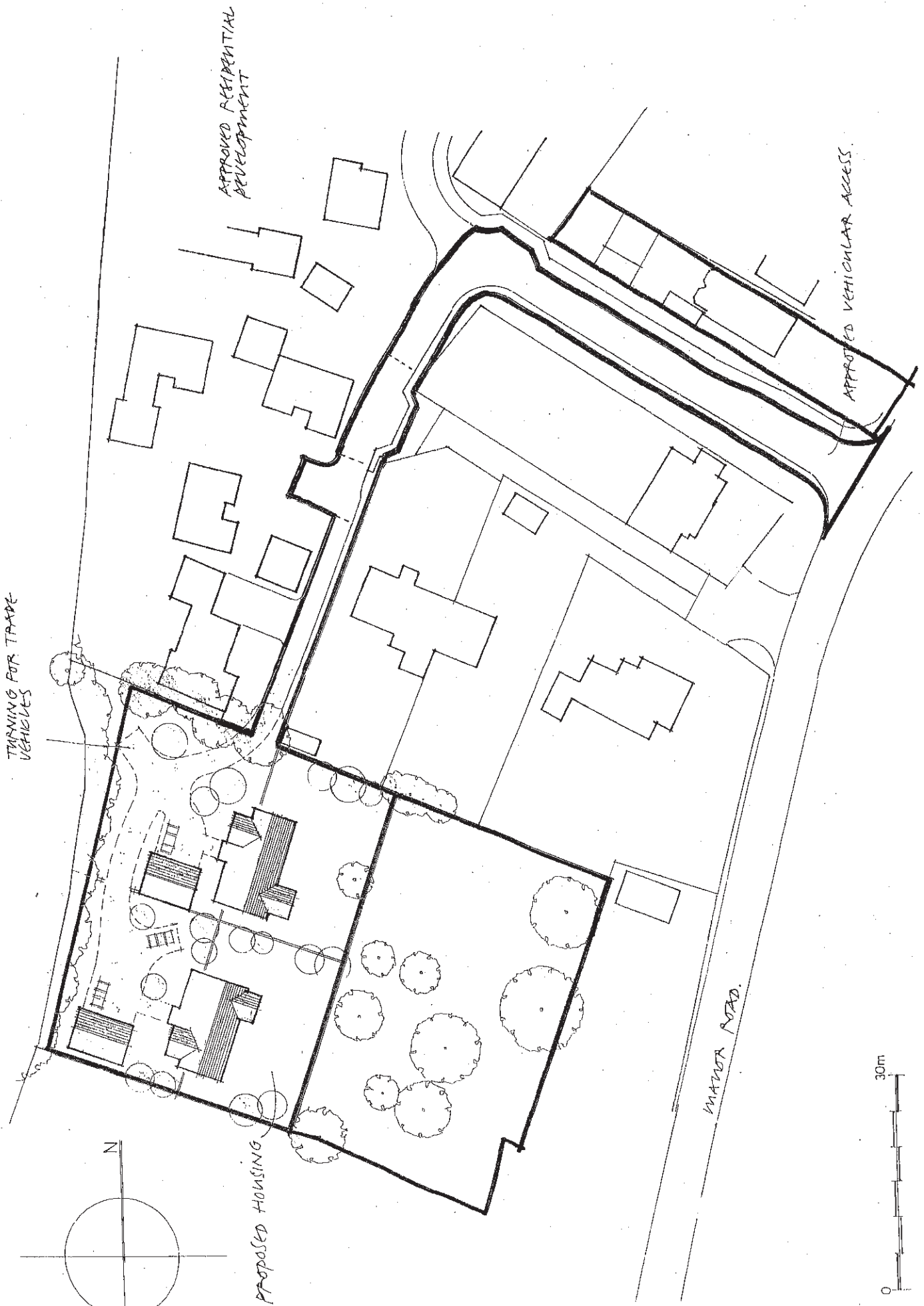
4. Drainage and sewage strategy details to be submitted prior to commencement

5. Parking, means of access, visibility splays to be approved by OCC highways.

6. Boundary details to be approved

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PLAN 2



SCALE 1,500
DATE 20 SEPTEMBER 2012

LAND OFF MANOR ROAD, WANTAGE
PROPOSAL FOR TWO HOUSES AND GARAGING