

APPLICATION NO.	P12/V1721/RM
APPLICATION TYPE	RESERVED MATTERS
REGISTERED	16 January 2013
PARISH	KINGSTON BAGPUIZE
WARD MEMBER(S)	Melinda Tilley
APPLICANT	Pye Homes (Oxford) Ltd
SITE	Land South of Faringdon Road Southmoor OX13 5BH
PROPOSAL	Application for Reserved Matters for erection of 50 dwellings, public open space with vehicular access from Faringdon Road (following outline permission P12/V1302/O)
AMENDMENTS	None
GRID REFERENCE	439521/197944
OFFICER	David Rothery

1.0 INTRODUCTION

- 1.1 Outline planning permission (reference no. P12/V1302/O) was granted on 16 January 2013 for 50 dwellings on this 3.33ha site which lies to the south of Faringdon Road in Southmoor. The outline permission considered the principle of the development of the site for housing, the means of vehicular access from the public highway, the layout of the proposal and the scale of the new buildings. This reserved matters submission considers outstanding matters of the appearance of the buildings and the landscaping of the site.
- 1.2 An area adjoining the south boundary of the site was included in the outline submission. It is within the applicant's ownership or control and is to be provided for informal recreational use as part of the scheme. It is laid to rough grass and is enclosed by hedgerows.
- 1.3 The application comes to committee due to objections from Kingston Bagpuize with Southmoor Parish Council and numerous local residents.
- 1.4 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This is a reserved matters submission to consider the appearance and landscaping of the development. The consideration of the principle of the development, the means of vehicular access into the site, the layout of the development and the scale of the proposed buildings were made at the outline application stage, and are not for reconsideration as part of this reserved matters submission.
- 2.2 In support of the application the following documents have been submitted:
- Planning Statement (August 2012 - WWADP)
 - Landscape and Visual Impact Assessment (July 2012 – Tim Lynch Associates)
- 2.3 In addition the following have been submitted to update other aspects of the proposal:
- Design and Access Statement (Nov 2012 – WWADP)
 - Archaeology Desk Based Assessment (August 2012 - OA)
 - Drainage Strategy – 12-1058.001 Rev D (May 2012 - ICS)

- 2.4 The following have been re-submitted from the outline application for completeness for the current reserved matters application:
- Tree Report (April 2012 – Sacha Barnes)
 - Ecological Report (May 2012 - AAE)
 - Transport Statement (October 2012 – DTA)
- 2.5 The appearance reserved matters details deal with the external finish and appearance of the dwelling houses as approved under the outline permission.
- 2.6 The landscaping reserved matters details cover the hard and soft landscaping treatment of the site other than the roads and private rear domestic gardens.
- 2.7 The proposal is a major development and is contrary to the policies of the development plan. The outline application was publicised as a departure and the decision to grant planning permission was made on this basis.
- 2.8 Extracts from the application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 *Kingston Bagpuize with Southmoor Parish Council* – “ The council confirmed its objection to the proposed development (originally described in P12/V1302/O). The area was specifically excluded from housing development in the recently produced parish plan as it provides open country within the village and views to the Ridgeway. Development would seriously impact on the village environment by making the core of the village significantly more urban. Although the application refers to modifications to the plans following discussions with the parish council, this should not be read as parish council support.

The proposals for planning gain by providing an area of public land hidden behind a dense housing development without any facilities would prove of very limited benefit to the village community.”

In addition the parish council has indicated concerns which they consider “must be fully addressed before the development is approved”. These are not reserved matters but relate to the provision of broadband service connections; water supply and waste water disposal issues identified on other local sites; and the desire to remove car parking off the new estate roads to improve the visual character of the area.

- 3.2 *Representations from local residents* – A total of 30 representations had been received at the time of writing this report, of which 26 object and four support the proposal. The objections are made are on the following grounds:
- Contrary to local policy
 - Increased stress on local amenities, infrastructure and water pressure
 - Increased traffic leading to additional road congestion and safety issues
 - Inadequate parking leading to overspill parking on surrounding roads
 - Harmful impact on the open character of this end of the village
 - Scale of the proposal (density) is out of keeping with the local area
 - Loss of amenity through overlooking, light pollution, loss of views

Support for the scheme is on the basis of :

- Provides houses for young people in the village

3.3 *Design Officer* - There is a lack of variety in the detailing of the proposed dwellings - brick soldier courses, window types and exposed rafter feet for example are common across the site and it is also not clear how materials are to be varied. As presented the dwellings do not readily reflect the character and variety of local buildings and do not reflect the guidance in the Residential Design Guide.

3.4 *Arboriculturalist* - No objection.

3.5 *Landscape Architect* – More details on how the interface between the road and the public open space should be provided. Currently the proposed swale is shown 1.5m wide but no details of its depth are shown. Adjacent to this is then the footpath and behind this a proposed low level fence to prevent vehicle access to the open space. It may be better to create a little more space for the swale, and have the proposed fence adjacent to the road to prevent cars parking on the verge and the swale.

Generally the proposed planting proposals are fine but there are a few issues with the proposed tree planting. With regard to the open space, there is enough space to use a non-street tree species rather than the proposed *Acer campestre* Streetwise . These trees should also wrap around the southern side of the park.

Ash needs to be substituted with another tree species such as small leaf lime and less horse chestnut used in the scheme due to the continued problems with cankers. Indian Horse Chestnut could be used as well.

There are opportunities throughout the scheme, where feature trees could enhance the layout, such as at the terminus of streets i.e. by plot 28, 39, 43, 51, 50 etc. and adjacent to the pumping station.

3.6 *Thames Water* – Initial comments stated that they had no further comment to make on the basis of the outline permission. A reassessment of the drainage issues affecting the area, has now identified the desirability to improve the water infrastructure to address the needs of the development. This is still achievable under the conditions applied to the outline permission for drainage services.

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P12/V1302/O](#) - Approved (16/01/2013)

Outline application for erection of 50 dwellings, new public open space and new vehicular access.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan**

The local plan was adopted in July 2006. The following relevant policies have been considered to be saved by the Secretary of State's decision of 1 July 2009 whilst the new local plan is being produced:

Policy DC1 - requires high quality design

Policy DC6 - requires hard and soft landscaping

Policy DC9 - ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.

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.

5.2 Supplementary Planning Guidance (SPG)

Residential Design Guide – December 2009 : Provides guidance on design and layout and advice for the provision and maintenance requirements for open space areas.
Sustainable Design and Construction – December 2009 : Code for Sustainable Homes guidance to achieve code level 3 and working to code level 4 by 2013.

5.3 National Planning Policy Framework (NPPF) – March 2012

Paragraph 50 - create sustainable, inclusive and mixed communities.
Paragraphs 57, 60 and 61 – promote local distinctiveness and integrate development into the natural, built and historic environment.
Paragraph 109 – contribute to and enhance the natural and local environment.

6.0 PLANNING CONSIDERATIONS

Outline permission

6.1 The outline permission agreed the principle of housing development on this land, the means of vehicular access from the public highway, the layout of the proposed housing, and the scale of the buildings. These aspects have not been materially altered as part of this reserved matters submission and are unaffected by the details presented here. The current application is for the consideration of is the appearance of the buildings and the landscaping of the site.

6.2 The parish council has not raised any comment specifically on the reserved matters issues other than to seek additional facilities for the open space south of the site on land to be transferred to the parish. The parish council comments relate in the main back to the outline application considerations, which have been determined by the planning committee and should therefore not be reconsidered as there has been no significant change in assessment policy or material fact concerning the proposed development of the site.

Appearance reserved matters

6.3 Good design in layout is a key aspect of sustainable development, and the NPPF is explicit in seeking a high quality outcome. The proposed development does not have an adverse impact in terms of the surrounding overall appearance of the area and would generally be in keeping with the existing surroundings.

6.4 The scheme provides for 50 dwellings of both single and two storey design. The proposed arrangement of buildings on the site limits overall views to a couple of aspects from main public vantage points. The development is also a reasonably enclosed area, with retained field boundary hedgerows to Faringdon Road to the north. The development will undoubtedly be seen from beyond the site, but would have a limited overall impact on the existing built-up character of this part of the village.

6.5 The reserved matters proposal reflects dwelling types, which by building outline are similar to the arrangement shown and approved as part of the outline permission. The details of the dwellings are now submitted for consideration. The scheme shows 11 different building types, ranging from three-bedroom bungalows (house type C), through two bedroom dwellings (house types I, J), to five bedroom dwellings (house type H, G). These are of traditional designs with a mix of roof pitch options, dormers, and porch entrance areas. A range of dwellings also have chimneys.

- 6.6 The use of materials promoted is varied, but from a limited pallet. This enables variety within the appearance of the different house types, but also a level of consistency of approach to provide a common design link across the development. This does reflect the general character of existing development s in village and given the setting of the site, this is not viewed as being detrimental to the development itself or to the surrounding houses in this part of the village.
- 6.7 Given the relatively small number of units proposed, their arrangement on the site and the variation in house design, the limitation in the variety in the detailing of the proposed dwellings (i.e. brick soldier courses, window types and exposed rafter feet) is not viewed as being a significant visual issue to the scheme or the overall setting of the development.

Landscaping reserved matters

- 6.8 Additional information has been provided to show how the proposal retains and maintains the existing boundaries to the site with additional landscaping of the open area within the housing layout. Planning conditions have secured the retention of hedgerows and trees and excluded boundary screening from individual garden areas to ensure the long-term safeguarding of these important and established landscape features.
- 6.9 Following the comments of the council's Landscape Architect, replacement tree species have been provided to add to the variety of new planting. These changes are considered to address the landscape concerns raised about the originally submitted details.

Other considerations - drainage issues

- 6.10 The outline permission included planning conditions for the submission and approval of a drainage system for the site. This condition was applied to ensure control of the requirements that have been highlighted by Thames Water on this submission.

Other considerations – neighbour impact

- 6.11 The proposal has been considered acceptable and has been given outline permission. The details submitted for reserved matters consideration provide the landscape setting and the appearance of the buildings into the consideration. The details as provided are viewed as being acceptable to the locality and to surrounding neighbouring properties. There is no harmful impact caused due to any overlooking or over shadowing of existing dwellings from the development. The character of the area, with a housing estate to the north of Faringdon Road directly opposite this site, will not be unduly compromised, albeit the open nature will alter due to the fact that buildings will be sited on the land.

7.0 CONCLUSION

- 7.1 This reserved matters application seeks approval for the appearance of the development and the landscaping of the site, and the submitted details are considered acceptable as part of the overall development of the housing site.
- 7.2 The appearance of the proposal would be as a new stand alone housing development, much like other new developments that have taken place within the village over time. The majority of the houses are set well back from Faringdon Road which limits a direct visual comparison with existing properties in the area. Notwithstanding that, the traditional design and use of established materials has been considered and is acceptable within this village environment without any harm being caused to the character or appearance of the area.

- 7.3 The landscaping to be retained and to be additionally provided will enable the development to quickly settle into the general mixed character of residential development along Faringdon Road without harming the character or appearance of the area.

8.0 **RECOMMENDATION**

8.1 **Grant reserved matters approval subject to the following conditions:**

1 Commencement

The approval of the reserved matters to which this permission relates must be begun not later than the expiration of one year FROM 16 January 2013, the date of the outline permission P12/V1302/O.

2 Landscape

All hard and soft landscape works shall be carried out in accordance with the details and programme as submitted and approved by this permission. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted

3 Trees

Prior to the commencement of development, the methodology outlined in the submitted tree report (Sasha Barnes - April 2012) to ensure the protection of trees on the site during construction shall be implemented. No works shall be carried out on site before the arboricultural protection and safeguarding methodology has been implemented. All works shall be carried out in accordance with the approved tree report. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

4 Boundaries

Notwithstanding any details shown on the approved drawings, as part of the landscape details the site internal and external boundaries shall be provided in accordance with a detailed scheme and programme of implementation which shall first have been submitted to and approved in writing by the Local Planning Authority. The programme shall ensure that the approved boundary treatments for each dwelling are completed prior to the occupation of that dwelling, and the approved boundary treatments for the whole site are completed prior to the occupation of the last dwelling. All boundary treatments to individual plots rear private garden areas that adjoin public areas (roads, footpaths, open space, amenity planting areas) shall be constructed in brick and / or stone walls to match the nearby and associated dwelling houses.

5 Plot curtilage boundaries

Notwithstanding the submitted plans showing the layout and plot locations, the individual plot boundaries demarking the curtilages of individual plots shall be provided and shall exclude from individual plots any and all existing areas of field boundary hedgerow and tree planting. Such areas shall be retained as part of the structural landscaping of the site and be subject to comprehensive upkeep and long term management to be agreed as part of legal agreement attached to the planning permission.

6 Plot restriction to southern boundary

Notwithstanding the submitted plans showing the layout and plot locations, the individual house positions shall provide a minimum rear garden length of 10m unless otherwise agreed in writing by the local planning authority and for those plots to be located to the southern boundary of the application site, they shall have a minimum rear garden length if orientated towards the southern boundary of 12m which shall be clear of the retained field hedgerow and tree planting protected by condition 2 above.

Vale of White Horse District Council – Committee Report – 24 April 2013

7 Materials as on plan

The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

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