

Land at Townsend Road, Shrivenham (ref. P20/V1279/FUL) – Deputation

Firstly, thank you to the councillors at this planning committee for taking the time to review the application for the development of 10 dwellings on the site.

I am Sarah Hockin a Planner at Turley acting on behalf of our client Infinity Square Limited who are the owners of the bungalow site which is proposed for redevelopment.

We have worked very closely with your planning officers throughout the evolution of the proposed development in order to refine the scheme and to ensure it is suited to the site. Through detailed discussions with the case officer and supporting consultees we have carefully conceived the proposal to take account of the sites surrounding context, the design, highway impacts and ensured the protection of residential amenity. Careful consideration has been given to the impacts to the existing property, Meadow Edge, to ensure that there is sufficient distance between the sites and no direct harmful overlooking.

This has resulted in a high quality development which accords with all of the relevant policies in the adopted Development Plan, including those relating to design, layout and density. The scheme also contributes towards local housing need through the provision of smaller scale housing. As such the scheme is supported by the case officer and has been recommended for approval.

The layout of the proposal has been designed to provide the opportunity for future development of the garage site along the road frontage.

The scheme has retained the existing hedgerow along the western edge which forms a strong defensible boundary between the site and the open countryside beyond.

The development provides an excellent and appropriate use of a redundant brownfield site which is no longer viable for commercial uses. The scheme settles well into the surrounding character and context, with particular regard to the new Bovis housing development opposite, and responds to what has now become the local character of this part of Shrivenham. As a result the scheme will contribute towards the wider regeneration of the gateway into Shrivenham.