

APPLICATION NO.	P22/V0996/RM
SITE	Land South of Steeds Farm Coxwell Road Faringdon
PARISH	GREAT FARINGDON
PROPOSAL	Reserved Matters following Outline Permission P18/V0259/O for the appearance, landscaping, layout and scale for the development of 125 dwellings. Discharge of Conditions 7 (Biodiversity Enhancement Plan), 8 (Building Heights), 9 (Green Interface), 10 (Lighting), 11 (Acoustic Insulation & Ventilation Scheme), 14 (Floor Levels), 15 (Construction Method Statement), 17 (Travel Plan) and 18 (Electric Charging Points) on planning application P18/V0259/O. (As amended by plans and documentation received 18 and 25 October 2022, 28 February 2023 and 4 April 2023)
WARD MEMBER(S)	David Grant Bethia Thomas Simon Howell Elaine Ware
APPLICANT OFFICER	Wain Homes Sally Appleyard

RECOMMENDATION

It is recommended that reserved matters are approved subject to the following conditions:

Standard conditions

1. Approved plans

Pre-commencement conditions

2. Surface water and foul water drainage details
3. Off-site water supply network upgrades
4. Implementation of tree and hedge protection measures
5. Subterranean utility routes to be submitted
6. Details of materials
7. Landscaping scheme
8. External lighting
9. Biodiversity enhancement plan

Pre-occupation conditions

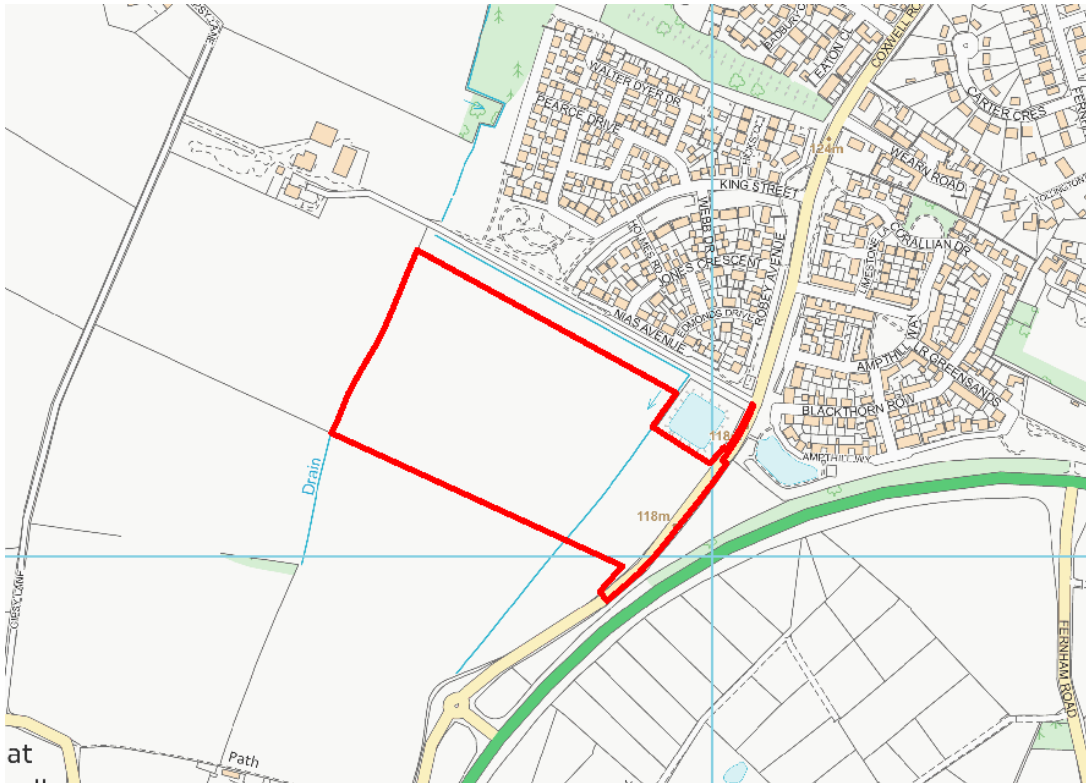
10. Internal visibility splays
11. Car parking in accordance with approved plan
12. Cycle parking details
13. Boundary treatments
14. Construction of roads, footways, cycle ways and street lighting

Compliance conditions

15. Garages restricted to parking

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is presented to planning committee due to an objection from Faringdon Town Council.
- 1.2 This application seeks approval of reserved matters for 125 dwellings of the southern part of the South of Faringdon strategic housing site, as allocated for housing by Core Policy 4 of the Local Plan 2031 Part 1 (LPP1). Outline planning permission was granted on appeal in July 2021 under application reference P18/V0259/O for up to 125 dwellings and associated public open space.
- 1.3 In April 2019 parish boundaries in the vicinity of the site were changed and the application site now falls within the Faringdon Town administration boundary. The application site does however remain within the designated area of the made Great Coxwell Neighbourhood Plan, therefore it is this neighbourhood plan that forms part of the Development Plan to which the application will be assessed against, along with the Local Plan 2031 Part 1 (LPP1) and Part 2 (LPP2).
- 1.4 The site currently comprises agricultural land with the existing access road to Steeds Farm located to the north and housing beyond (the northern part of the strategic site allocation). To the east of the site is Coxwell Road and to south and west there is further agricultural land.
- 1.5 A location plan showing the site in its local context is provided below:



- 1.6 This application seeks approval for the reserved matters for this development, namely the layout, scale, appearance and landscaping of the scheme. Access to the site is via a new junction onto Coxwell Road and was approved as part of the outline permission.
- 1.7 The proposal includes 82 market units in a mix of 1 bed, 2 bed, 3 bed, 4 bed and 5 bed houses, as well as 43 affordable units (35% in accordance with the S106 agreement) comprising 1 bed apartments, 2 bed and 3 bed houses with private gardens and a mix of both affordable rent and shared ownership. The tenure mix of affordable housing conforms with the S106 agreement.
- 1.8 The application also seeks to discharge planning conditions of the outline consent:
- Condition 7 – Biodiversity Enhancement Plan
 - Condition 8 – Building heights
 - Condition 9 – Green Interface
 - Condition 10 – Lighting
 - Condition 11 – Acoustic Insulation and Ventilation Scheme
 - Condition 14 – Floor Levels
 - Condition 15 – Construction Method Statement
 - Condition 17 – Travel Plan
 - Condition 18 – EV charging points
- 1.9 The proposal has been subject to amendments and additional information in revising the design of the scheme and in seeking to address concerns and technical objections from consultees. A detailed layout plan is attached at **Appendix 1**. All plans and supporting documentation for the application are available to view on our website www.whitehorsedc.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 A summary of the responses received is below. A full copy of all comments can be found online at www.whitehorsedc.gov.uk.

<p>Great Faringdon Town Council</p>	<p><u>Third Consultation (March 2023)</u> Objection:</p> <ul style="list-style-type: none"> - Concerns regarding barrier between Great Coxwell Village and estate, and building heights - Impact on existing traffic accessing both Great Coxwell and the A420 from Faringdon - Only one point of access to the site - The Urban Design officer makes no reference to the Great Coxwell Neighbourhood Plan - Concerns regarding garden sizes - The site is on the edge of a rural setting and the development is out of context with its surroundings - The site is too dense - Minimum distances are not achieved resulting in overlooking and loss of privacy between properties - Building heights does not comply with Great Coxwell Neighbourhood Plan Policy NDS9 - Concerns regarding flooding and drainage - Is there a guarantee that the developer will not retain ransom strips to restrict future access? - FTC declared a Climate Emergency in September 2019 and is committed to achieving carbon neutrality as soon as possible, no later than 2050. The application should accord with the set of measures that are part of this strategy, and we ask that they should be applied to any proposed planning applications. <p><u>Second Consultation (October 2023)</u> Objection:</p> <ul style="list-style-type: none"> - All previous objections still apply - Supports concerns raised by Great Coxwell Parish Council - The proposal does not conform with the Great Coxwell Neighbourhood Plan - Poor connectivity to other housing - Insufficient visitor spaces and allocated parking spaces - 1 bedroom accommodation is needed <p><u>First Consultation (April 2022)</u> Objection:</p> <ul style="list-style-type: none"> - Concerns regarding water pressure - Agree with landscape officer regarding building heights, no street planting, design of the play area,
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	<p>footpaths, cycle paths, lack of connectivity, surfacing and boundaries</p> <ul style="list-style-type: none"> - Concerns regarding noise which requires mitigation - Travel Plan is not acceptable and underestimates travel times - No reference to the Great Coxwell Neighbourhood Plan
<p>Great Coxwell Parish Council</p>	<p><u>Third Consultation (March 2023)</u> <u>Objection:</u></p> <ul style="list-style-type: none"> - The amendments do not address most of the points made in Great Coxwell Parish Councils response to the previous amendments. - The green buffer on the southern boundary is inadequate as it relies on urban features such as attenuation ponds to make up the needed depth and hedgerow and woodland planting is of questionable sustainability, due to its limited extent. This and the issue of building heights, which still fail to meet the requirements of the GCNP, mean the plan does not meet the Vale s local plan requirements for the site to protect the landscape setting of Great Coxwell. - The design compliance statement addendum has not been updated and relies on documents submitted at outline, whose parameters are not adhered to. - Consideration of pedestrian safety during construction is not sufficient. <p><u>Second Consultation (October 2023)</u> <u>Objection:</u></p> <ul style="list-style-type: none"> - The amendments fall short of meeting the requirements of Policy EDQ1 in the Great Coxwell Neighbourhood Plan and impacts on the landscape setting - The green buffer on the southern boundary does not meet the requirements of the site - The building heights are not appropriately sensitive to the setting - Construction traffic and consideration of pedestrian safety remains insufficiently addressed - The green buffer includes the attenuation sone and should not be considered part of the required 20m green buffer protecting the rural setting of Great Coxwell - Policy EDQ1 of the Great Coxwell Neighbourhood Plan states that the interface should be a minimum of 20m which should follow the length f the boundary between any development and the green buffer and

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	<p>should consist of native hedgerow trees, small copses and community orchard areas.</p> <ul style="list-style-type: none"> - Attenuation ponds and lawns are unnatural landscape features, typical of an urban and not a rural setting, and should not be considered part of the required 20m buffer <p><u>First Consultation (April 2022)</u> Objection:</p> <ul style="list-style-type: none"> - The detailed landscape plans do not appear to be in accordance with the green buffer plans submitted with the application and do not fully meet the requirements of the Great Coxwell Neighbourhood Plan ('GCNP') policy EDQ1 for a 20m landscape buffer between the development and the countryside surrounding the village. - The height of buildings exceeding two stories is in contravention of the GCNP policy NDS9 threatening the landscape setting of the village and important protected sightlines including those from schedule ancient monuments the Great Barn and Badbury Clump. Most of these taller buildings are planned for the outer zone of the development contrary to the plan as detailed at outline and discussed in the compliance statement. - There is insufficient consideration of traffic management during the construction period. The junction works required as part of the S106 agreement for this development and the effects of construction traffic on Great Coxwell have not been adequately allowed for. Additionally, pedestrian safety crossing the front of the development during the construction period has not been properly identified as a likely issue.
<p>Residents</p>	<p><u>Third Consultation (March 2023)</u> No further comments received</p> <p><u>Second Consultation (October 2023)</u> No further comments received</p> <p><u>First Consultation (April 2022)</u></p> <ul style="list-style-type: none"> - One letter of representation was received raising the following concerns: - This development encroaches toward the village of Great Coxwell shrinking the boundary between Faringdon and the village. - It depletes the green belt that separates the two communities

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	<ul style="list-style-type: none"> - The proposed will add increasingly dangerous levels of traffic exiting onto the A420 from the Great Coxwell junction.
Countryside officer	<p><u>Third Consultation (March 2023)</u> No objection</p> <p><u>Second Consultation (October 2023)</u> No objections to amended BEP</p> <p><u>First Consultation (April 2022)</u> No objection: <ul style="list-style-type: none"> - BEP to be amended to correct error </p>
Drainage Engineer	<p><u>Third Consultation (March 2023)</u> No objection</p> <p><u>Second Consultation (October 2023)</u> Holding objection: <ul style="list-style-type: none"> - Insufficient information </p> <p><u>First Consultation (April 2022)</u> Holding objection: <ul style="list-style-type: none"> - Insufficient information submitted </p>
Forestry officer	<p><u>Third Consultation (March 2023)</u> No objection, subject to conditions: <ul style="list-style-type: none"> - Full details of subterranean utility routes - Implementation of tree and hedge protection measures </p> <p><u>Second Consultation (October 2023)</u> No objection subject to conditions: <ul style="list-style-type: none"> - Implementation of tree and hedge protection measures </p> <p><u>First Consultation (April 2022)</u> Holding objection: <ul style="list-style-type: none"> - Changes required to species selection for the trees shown to be planted - Tree Protection Plan to be amended to show additional fencing - Routes for all underground utilities are required to ensure they avoid impacts to existing vegetation and new planting proposed - More street planting required </p>
Air Quality Officer	<p><u>Third Consultation (March 2023)</u> No objection, subject to condition: <ul style="list-style-type: none"> - Implementation of EV charging points </p>

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	<p><u>Second Consultation (October 2023)</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> - Implementation of EV charging points <p><u>First Consultation (April 2022)</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> - Implementation of EV charging points
Contaminated Land	<p><u>Third Consultation (March 2023)</u> No objection</p> <p><u>Second Consultation (October 2023)</u> No objection</p> <p><u>First Consultation (April 2022)</u> No objection</p>
Environmental Protection Team	<p><u>Third Consultation (March 2023)</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> - Scheme of noise mitigation measures to be submitted <p><u>Second Consultation (October 2023)</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> - Implementation of noise mitigation measures <p><u>First Consultation (April 2022)</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> - Implementation of noise mitigation measures
Housing Development Team	<p><u>Third Consultation (March 2023)</u> No objection:</p> <ul style="list-style-type: none"> - Tenure mix conforms with the S106 agreement - Quantum of terraced housing has been reduced - Allocated garden space provided for plots 106-111 - Affordable housing is distributed evenly across the site - Sufficient parking provided for all affordable housing units <p><u>Second Consultation (October 2023)</u> Holding objection:</p> <ul style="list-style-type: none"> - Affordable housing mix and sizes to be amended - Terraced housing and lack of 1-bed market housing considered distinguishable to that of market units - Allocated garden space required for plots 106-111 - Distribution of affordable housing

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	<p><u>First Consultation (April 2022)</u> Holding objection:</p> <ul style="list-style-type: none">- Affordable housing mix to be amended- Terraced housing and lack of 1-bed market housing considered distinguishable to that of market units- Allocated garden space required for plots 106-111- Distribution of affordable housing
<p>Landscape Architect</p>	<p><u>Third Consultation (March 2023)</u> No objection, subject to conditions:</p> <ul style="list-style-type: none">- Tree and hedge planting reinstated along frontage- Tree planting and lighting to coordinate <p><u>Second Consultation (October 2023)</u> Holding objection:</p> <ul style="list-style-type: none">- The building heights more closely match the parameter plans- The revised play area is acceptable, but errors on the plan need to be corrected- Tarmacadam cycle way link required from central footpath to link into cycle way <p><u>First Consultation (April 2022)</u> Holding objection:</p> <ul style="list-style-type: none">- Building heights are unacceptable- Little or no street planting proposed- Planting is required to soften the proposed swales and drainage basins- The proposed SUDS are highly engineered forms- The setting of the footpath on the south western part of the site is poor with little planting and no trees to soften the interface between the private drives, parking and SUDs- The proposed POS requires additional design input with planting, woodland edge and the woodland blocks shaped to create structure and spaces- Additional seats are required within the play area and also the wider areas of POS- The proposed planting requires more diversity- Design of the play area is not suitable, there is little accessible play and the design repeats equipment found in both the play area to the north and east- Boundary details to be clarified- Front garden boundaries adjacent to POS requires defensible space- The central area of POS should be enclosed with an estate rail- Footpath links to the boundary paths- Surfacing of cycle way and footpath link

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	<ul style="list-style-type: none"> - Detailed landscape proposals do not reflect the site layout
Oxfordshire County Council - Transport	<p><u>Third Consultation (March 2023)</u> No objection, subject to conditions:</p> <ul style="list-style-type: none"> - Internal visibility splays - Car parking - Cycle parking - Construction of roads, footways, cycleways and street lighting <p><u>Second Consultation (October 2023)</u> Objection:</p> <ul style="list-style-type: none"> - Width of shared surfaces - Forward visibility splays to be provided - Swept path analysis required - Insufficient car parking provision - CEMP to be further amended - Travel Plan acceptable for discharge <p><u>First Consultation (April 2022)</u> Objection:</p> <ul style="list-style-type: none"> - Further details on carriageway and footway widths - Stage 1 Road Safety Audit required - Internal visibility splays to be indicated - Swept path analysis for 11.6 metres refuse vehicle required - Insufficient allocated/visitor parking - CEMP to be amended - Travel Plan to be amended to meet OCC criteria
Oxfordshire County Council – Lead Local Flood Authority	<p><u>Third Consultation (March 2023)</u> No objection</p> <p><u>Second Consultation (October 2023)</u> No objection</p> <p><u>First Consultation (April 2022)</u> Holding objection</p> <ul style="list-style-type: none"> - Wrong CV values used
Oxfordshire County Council - Archaeology	<p><u>Third Consultation (March 2023)</u> No response</p> <p><u>Second Consultation (October 2023)</u> No response</p> <p><u>First Consultation (April 2022)</u> No objection</p>

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<p>Community Infrastructure Officer & 106 Officer</p>	<p><u>Third Consultation (March 2023)</u> No objection – not CIL liable as strategic site</p> <p><u>Second Consultation (October 2023)</u> No response</p> <p><u>First Consultation (April 2022)</u> No objection – not CIL liable as strategic site</p>
<p>Crime Prevention Design Adviser</p>	<p><u>Third Consultation (March 2023)</u> No objection. Concerns remain regarding insufficient lighting.</p> <p><u>Second Consultation (October 2023)</u> No objection. Concerns raised:</p> <ul style="list-style-type: none"> - Insufficient lighting over some visitor parking bays - Location of visitor parking spaces - Some parking spaces lack surveillance <p><u>First Consultation (April 2022)</u> Holding objection:</p> <ul style="list-style-type: none"> - Lack of sufficient natural surveillance across the site - Clarity of boundary treatments required - Lack of sufficient lighting of parking bays - Concerns regarding rear access and gates - Mitigation measures required to prevent unauthorised vehicle incursion/illegal encampments to areas of public open space
<p>Thames Water</p>	<p><u>Third Consultation (March 2023)</u> No objection</p> <p><u>Second Consultation (October 2023)</u> No objection</p> <p><u>First Consultation (April 2022)</u> No objection</p>
<p>Urban Design Officer</p>	<p><u>Third Consultation (March 2023)</u> Comments:</p> <ul style="list-style-type: none"> - 28 properties fall short of their minimum recommended sizes, however the overall compliance of gardens for properties across the scheme is 95%. Achieving 100% compliance would have a knock-on effect on other design aspects of the layout which would in turn have a diminishing effect on its design quality. The garden sizes are proportionate to the size of the dwellings. The garden sizes are considered acceptable on the balance of other design considerations.

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	<ul style="list-style-type: none"> - Concerns regarding configuration of private gardens for maisonettes and the impact this has on the overall design of gardens. - Back-to-back and side-to-back distances are considered acceptable and will not result in direct overlooking due to the arrangement of windows <p><u>Second Consultation (October 2023)</u> No objection:</p> <ul style="list-style-type: none"> - The scheme represents a cohesive and high-quality masterplan - The layout has been refined to include a reduced quantity of frontage parking which has been broken up sufficiently to ensure parking does not negatively affect the visual quality of the street scene - Garages have been pushed back to ensure they do not dominate plots or negatively impact plots' private amenity - Building heights are acceptable <p><u>First Consultation (April 2022)</u> No response</p>
<p>Waste Management Officer</p>	<p><u>Third Consultation (March 2023)</u> No response</p> <p><u>Second Consultation (October 2023)</u> No further comments</p> <p><u>First Consultation (April 2022)</u> No objection:</p> <ul style="list-style-type: none"> - Bin collection points are indicated on the refuse strategy - Turning circles of refuse vehicles shown on plan
<p>Environment Agency</p>	<p><u>Third Consultation (March 2023)</u> No comment</p> <p><u>Second Consultation (October 2023)</u> No comment</p> <p><u>First Consultation (April 2022)</u> No comment</p>

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P22/V0998/DIS](#) - Approved (26/01/2023)

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Discharge of conditions 12 (off-site foul water network upgrades) & 13 (off-site water supply network upgrades) on planning application P18/V0259/O. (As amplified by information received 21 December 2022).

[P18/V0259/O](#) - Refused (27/08/2020) - Appeal allowed (20/07/2021)
Outline planning application for up to 125 dwellings and associated public open space. All matters except access reserved. (as amended by plans and documents received 2 May 2018, 3 May 2018 and 31 October 2018). Viability assessment submitted 10 April 2019, amended viability assessment submitted 18 June 2020.

[P17/V0118/RM](#) - Approved (13/06/2017)
Reserved Matters application following Outline planning permission P15/V1934/O for the appearance, landscaping, layout and scale for the erection of 200 houses and flats, along with associated roads, parking, drainage, and landscaping, and provision of access to Coxwell Road. (As amended by drawings and information received on 21 April and 28 April accompanying agent's letter dated 25 April 2017).

[P13/V1102/O](#) - Withdrawn (29/07/2016)
Erection of up to 250 dwellings; a Class A1 retail shop (about 420sq m); a public house (Class A4); Green Infrastructure including sports pitches; children's play area ; sustainable drainage system and other related infrastructure ; internal roads, footways and cycleways; 2 vehicular accesses from Coxwell Road and alterations to the junction of Coxwell Road./A420 (as amended by plans received 20.12.13, 03.12.14, and 29.05.15 and the submission of an EIA on 03.12.14)

[P15/V1934/O](#) - Approved (23/05/2016)
The erection of up to 200 dwellings together with Green Infrastructure, surface water attenuation and a new access from Coxwell Road

3.2 Pre-application History

[P21/V3324/PEJ](#) - Advice provided (07/03/2022)
Reserved Matters Application for 125 dwellings pursuant to outline permission P18/V0259/O

3.3 Screening Opinion requests

None

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 The site area exceeds 5ha in size and therefore is above the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal was screened under the outline application (ref P18/V0259/O) and is not EIA development.

5.0 MAIN ISSUES

5.1 The main issues for consideration in this application are:

- **The principle of development**
- **Reserved Matters**
 - *Layout*
 - *Scale*
 - *Appearance*
 - *Landscape and Open Space*
- **Residential amenity**
 - *Minimum distances*
 - *Private amenity space*
 - *Noise*
 - *Air Quality*
- **Affordable housing and housing mix**
 - *Affordable housing*
 - *Market Housing and mix*
- **Flood risk and drainage**
- **Traffic and highway safety**
 - *Layout*
 - *Car parking*
 - *Cycle parking*
 - *Construction method Statement*
 - *Travel Plan*
- **Historic Environment**
- **Biodiversity**

5.2 **The principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.3 The development plan for this case comprises of the Vale of White Horse Local Plan 2031 Part 1 (the LPP1) and the Vale of White Horse Local Plan 2031 Part 2 (the LPP2). The application site is within the designated area of the made Great Coxwell Neighbourhood Plan, which also forms part of the Development Plan

5.4 The principle of up to 125 dwellings on this site with access to Coxwell Road is established through the extant outline planning permission (P18/V0259/O) and the allocation of the site for housing in the LPP1.

5.5 **Reserved Matters**

Policy CP37 of the LPP1 states that new development must demonstrate high quality design that responds positively to the site and its surroundings, creating a distinctive sense of place through high quality townscape and landscaping that physically and visually integrates with its surroundings. It sets out further design criterion for streets and movement, green infrastructure, social inclusion and safe communities, climate change resilience and that development must be visually attractive, with scale, height, massing and materials appropriate to the site and surrounding area. Policy CP38 of the LPP1 sets out more detailed design criterion required for strategic and major development sites.

5.6 Layout

The site development template in the LPP1 sets out the following principles for the overall strategic site relating to design and layout:

- Include linkages to the existing and planned facilities and services on site and to the adjacent site allocations (South West of Faringdon and East of Coxwell Road, Faringdon)
- Housing will need to front the public realm, including roads and areas of public open space
- Access should be provided from Coxwell Road
- Provide adequate pedestrian and cycle links to Fernham Road and Coxwell Road
- Create a landscape buffer on the southern and western part of the site to soften the interface with the higher ground to the west and to prevent coalescence with Great Coxwell
- Create a new landscape structure, building on existing landscape features, to meet the Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy and contribute to the aims of the Great Western Community Forest

5.7 The proposal responds positively to the Local Plan policies and Design Guide with a mix of house sizes and types and these comprise a mix of detached, semi-detached and terraced town houses and some flats. These are arranged in perimeter blocks that respond to the grain of the existing development to the north. The dwellings all face outwards and address the edges of the site and the public open space in a positive way, ensuring enclosure and passive surveillance of streets and open spaces. In addition, dwellings at key locations ensure they are now dual aspect and 'turn' the corner effectively along with key dwelling terminating vistas along street scenes within the scheme.

5.8 In accordance with the outline consent, a green buffer has been provided along the south and west boundaries of the site, as well as a central area of open space. Vehicular access to the site will be located onto Coxwell Road to the east as approved under the outline consent, with a primary road running through the centre of the development. There is a clear hierarchy of the connected streets with secondary residential streets and shared surfaces leading from the primary access road, helping to create differing character areas through the site, reduce vehicle speeds and encourage walking and cycling. A separate pedestrian/cycle access to the Coxwell Road in the north-east will be provided, along with access points to the north. These will help facilitate connectivity with the existing settlement of Faringdon and are acceptable.

5.9 In terms of the provision of the links between the application site and the Bellway Site to the north (The Steeds Phase 1), these are currently controlled by a legal agreement between the previous owner of the site and Bellway Homes. The agreement restricted the ability to connect to The Steeds until 5 years from the time of the consent being granted has lapsed (or on the completion of the last house). The agreement was dated 9 March 2016 and expired on 9 March 2021. Therefore, the agreement limiting the access into

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Phase 1 has now expired and a connection can now be made between the Steeds and the Bellway development, as secured through the S106 agreement. The layout demonstrates three cycle/pedestrian links to the site to the north which are considered acceptable.

- 5.10 Throughout the course of the application, the layout has been amended to align with design guide principles including a reduced quantity of frontage parking which has been broken up sufficiently to ensure parking, particularly on terraced housing, does not negatively affect the visual quality of the street scene. There is also variation in the set back of dwellings many with front gardens and scope for tree planting in the streets with hedges defining front gardens. Garages have been brought forward and sized accordingly to ensure they do not dominate plots or negatively impact private amenity of future occupants.
- 5.11 The proposal is considered to comply with core Policy CP37 of the LPP1 and the Design Guide Principles.
- 5.12 Scale
Policy NDS9 of the Great Coxwell Neighbourhood Plan requires that new development should be no higher than two storeys with roof space behind the dormers. Officers interpret this allows for 2.5 storey accommodation.
- 5.13 A Building Heights plan has been submitted that indicates that the majority of buildings within the site are two storey, with heights ranging from 7.7 metres to a maximum ridge height of 8.6 metres. There are three properties that are 2.5 storey with a higher ridge height of up to 9.8 metres, which are located within the centre of the site around the central area of open space. The number of 2.5 storey dwellings has been reduced from six as originally submitted, and dormer windows have been amended to rooflights to address the concerns raised by the parish and town councils and comments received from the landscape architect.
- 5.14 Whilst it is likely that the rooflines of the development will be seen in some glimpsed long distance views from higher land to the south west, the development will be seen in the context of the existing urban edge of Faringdon. Furthermore, it is considered that the proposed heights of the buildings, coupled with the proposed landscaping, particularly along the southern and western edges, respond to the desire for this part of the site to be sensitive to heritage assets.
- 5.15 The proposed building heights are considered acceptable and are considered to comply with Policy NDS9 of the Great Coxwell Neighbourhood Plan.
- 5.16 Appearance
The proposal includes a mix of house sizes and types and these comprise a mix of detached, semi-detached and terraced town houses and some flats. There are three character areas identified; the neighbourhood core, the green edge around the south, east and west of the site, and focal buildings located at key corners within the centre of the site. These character areas are considered

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to provide a sense of place which responds positively to the site and its surroundings. The proposed material strategy and boundary treatments are considered acceptable, with further specification details to be secured by condition.

5.17 Landscaping and open space

Policy CP44 of the LPP1 confirms that key features that contribute to the nature and quality of the district's landscape will be protected from harmful development, and where possible enhanced. Where development is acceptable in principle, proposals will need to demonstrate how they have responded to landscape character and incorporate appropriate landscape proposals. Policy DP33 of the LPP2 requires major development to provide 15% of the site as public open space.

5.18 The site development template in the LPP1 sets out the following principles for the overall site relating to landscape:

- Key objective to protect the landscape setting of Great Coxwell and retain an open gap between the village and the proposed development in Faringdon
- Create a landscape buffer on the southern and western part of the site to soften the interface with the higher ground to the west and to prevent coalescence with Great Coxwell
- Create a new landscape structure, building on existing landscape features, to meet the Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy and contribute to the aims of the Great Western Community Forest
- Integrate existing trees and hedges into the development
- Landscape Strategy should contribute to the aims of the Great Western Community Forest, including provisions for the creation of a diverse woodland environment.
- Plant new trees and hedgerows along the southern edge of the site
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

5.19 Policy EDQ1 of the Great Coxwell Neighbourhood Plan designates a green buffer between Great Coxwell, Faringdon and the A420. The policy requires development that encroaches on the green buffer to provide a green interface with the surrounding countryside along the length of its boundary with the green buffer, of varying widths a minimum of 20 metres wide, providing vegetation planting including native hedgerow trees, small copses and community orchard areas. The policy sets out that this should not create an unnatural 'wall' of vegetation, but provide a visible and accessible interface to pro-actively inform and improve the landscape character, structure and connectivity between Great Coxwell and Faringdon, while delineating the identity of the two. The green interface may incorporate footpaths and cycle paths running between Faringdon and Great Coxwell.

5.20 Condition 9 of the outline consent required the submission of a Green Interface Plan with any reserved matters application and set out that this shall include details of green interfaces along the boundaries of the site; as well as a green

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‘buffer’ that shall be a minimum depth of 20m along the southern and western sides of the site. This has been provided.

- 5.21 The Green Interface Plan demonstrates a 20m green buffer along the southern and western boundaries of the site is achieved. The landscape plans submitted show the buffer along the western side to consist of a native hedgerow and tree planting along the boundary. A footpath then runs along the boundary, with amenity grassland on either side. Woodland planting with a depth of approximately 11 metres is adjacent to this, with amenity grassland, tree planting and wildflower planting to the east of the woodland planting. The built form of development is set off the western boundary by approximately 40 metres. This is acceptable.
- 5.22 The buffer along the southern side is similar, with a native hedgerow along the boundary. The footpath continues down the southern side of the site with amenity grassland and tree planting on either side. Woodland planting of various depths is also along the southern boundary of the site. Part of the attenuation pond and swale is shown within the 20m buffer. The built form of the development is set off the southern boundary by approximately 30 metres overall.
- 5.23 It is acknowledged that both Great Coxwell parish Council and Faringdon Town Council have raised concerns regarding the inclusion of attenuation ponds and swales and amenity grassland within the 20m buffer, as they are not natural landscape features. Nevertheless, they are integrated into the landscape of the site, and would not constitute built form. It is considered that the green buffer as proposed meets the purpose of the policy EDQ1 which is *“to prevent Faringdon and Great Coxwell from merging and to maintain the rural setting of Great Coxwell”*. It is not considered that the inclusion of the attenuation pond or swale would detract from the purpose of the green buffer to warrant refusal of the application.
- 5.24 The submitted plans indicate the provision of public open space will meet the policy requirement, as well as requirements set out in the S106 agreement. In addition to the provision of a 20-metre buffer around the south and west side of the site, an area of open space is provided within the centre of the site and a LEAP is provided at the western end of the site. All areas of Public Open Space are readily accessible by walking and cycle routes.
- 5.25 The landscape architect initially raised concerns over the diversity of planting and the lack of planting to soften the proposed swales and drainage basins, as well as the loss of a hedgerow and trees along the frontage of the site, which were to mitigate the loss of the vegetation along Coxwell Road and soften the built form of the development. Amended plans have since been submitted to address these concerns. The landscape architect has raised no objections to the landscaping of the site, including the green buffer, however further details on tree planting within the site is required, and this needs to coordinate with the lighting scheme. As such, notwithstanding the details submitted, some minor amendments will be required and this can be secured by condition.

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- 5.26 The forestry officer has confirmed that the tree and hedge protection measures are acceptable. The implementation of these measures can be appropriately secured by condition. Details of subterranean utility routes are required to ensure that they avoid tree root protection areas, and this can also be secured by condition.
- 5.27 The proposal is therefore considered to comply with Policy CP44 of the LPP1, Policy DP33 of the LPP2 and Policy EDQ1 of the Great Coxwell Neighbourhood Plan. The proposal also complies with the requirements of the site development template in LPP1, and also condition 9 of the outline consent.
- 5.28 **Residential Amenity**
Policy DP23 of the LPP2 seeks to ensure that development proposals demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses when considering both individual and cumulative impacts in terms of loss of privacy, daylight, sunlight or outlook, or through noise disturbance.
- 5.29 Minimum distances
The Joint Design Guide sets out the minimum distances that should be achieved to ensure that privacy is maintained. The minimum distances are largely achieved across the site, and where there are shortfalls in back-to-back distances or side-to-back distances, these are acceptable as there is no direct overlooking due to the rearrangement of windows in each elevation where dwellings are below 21 meters back-to-back or 12 meters back to side.
- 5.30 Private amenity space
The Joint Design Guide requires an adequate amount of private amenity space for each residential unit, including apartments. Where private amenity space cannot be provided to standards, this requires justification.
- 5.31 The overall compliance of gardens for properties across the scheme is 95%. There are 28 properties which fall short of their minimum recommended sizes. It is important to understand and consider there are multiple spatial constraints affecting the scheme, which in spite of these, the layout achieves a well-conceived and balanced design. In certain locations garden sizes are limited but they still remain proportionate to the size of their dwelling. It is considered that this is a reasonable and acceptable result based on the balance of design considerations the scheme has to address. Properties also have access to the public open space.
- 5.32 The urban design officer has raised concern on the configuration of private amenity space for the maisonettes. The housing development team has requested that amenity space be provided for each individual affordable unit, whereas the urban design officer has suggested that larger amenity space for the ground floor units would provide a more quality design.
- 5.33 Overall, officers consider the short fall in garden sizes to be acceptable in this instance. Achieving 100% compliance across the scheme would have a knock-on impact on other design aspects of the layout which would in turn would have

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a detrimental and diminishing effect on its design quality. Private amenity space is therefore considered to be acceptable when balanced against the design quality of the scheme.

5.34 Noise

Policy DP25 of the LPP2 seeks to ensure new development is acceptable in relation to noise pollution. Condition 11 of the outline consent requires the submission of an Acoustic Insulation and Ventilation Scheme with any reserved matters application. This has been provided.

5.35 The Noise Impact Assessment sets out how noise is addressed from Coxwell Road and the A420. It concludes that it is possible to achieve internal noise targets across the development with standard thermal double glazing. However, in certain instances, there will be a need for other ventilation measures to replace the benefit of an open window. Also recommendations are made regarding noise attenuation in certain gardens.

5.36 The Noise Assessment has been reviewed by the Environmental Protection Team, and it is considered that the suggested scheme of mitigation measures is acceptable. Condition 11 on the outline application is worded to ensure that these approved mitigation measures are implemented to ensure compliance with policy DP25.

5.37 Air Quality

Policy DP26 of the LPP2 seeks to ensure all new development adequately considers air quality. Condition 18 of the outline consent requires the submission of an Electric Vehicle Charging Point (EVCP) Scheme, which shall include the specification and locations of EVCPs to be installed on no less than 93 of the dwellings. An EVCP scheme has been submitted with the application which demonstrates 93 dwellings with EVCPs which is considered acceptable and complies with the requirements of condition 18. Condition 18 on the outline application is worded to ensure that these approved EV charging points are implemented.

5.38 Overall, officers are satisfied that the proposed layout ensures that dwellings have been designed to avoid harmful overlooking, overshadowing, dominance and noise disturbance.

5.39 **Affordable Housing and Housing Mix**

Affordable Housing

The s106 agreement accompanying the outline permission contains a mix of dwelling sizes and floor areas for affordable housing. The proposal accords with the s106 and is therefore satisfactory. Affordable housing is evenly distributed within the site and accords with the requirements of Policy CP24 of the LPP1.

5.40 Market housing and mix

Policy CP22 of the LPP1 expects the market housing mix to be in accordance with the council's current Strategic Housing Market Assessment (SHMA) unless

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an alternative approach can be demonstrated to be more appropriate through the Housing Register or where proven to be necessary due to viability constraints.

- 5.41 Of the 125 dwellings to be developed, 82 are market dwellings. The market housing mix closely follows the SHMA as follows:

	1 bed	2 bed	3 bed	4+ bed
SHMA	5 (5.9%)	18 (21.7%)	35 (42.6%)	24 (29.8%)
Proposed	4	17	36	25

- 5.42 The proposed mix of market units is considered acceptable and compliant with Policy CP22 of the LPP1. The sizes of the houses meet the adopted space standards and accord with Policy DP2 of the LPP2.

5.43 **Flood Risk and drainage**

Policy CP42 of the LPP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings. The site lies within Flood Zone 1 and is at a low risk of flooding from rivers or sea as well as from other potential sources of flood risk.

- 5.44 The site is proposed to be drained via a SuDS system and an attenuation basin discharging into a drainage ditch at existing greenfield rates. The existing drainage ditch is proposed to be diverted to allow for the development. The diversion of the watercourse falls outside the red line boundary of the site, and a separate application (ref P23/V0284/FUL) has been submitted to demonstrate that the applicant has the rights to divert the watercourse.

- 5.45 The drainage engineer has confirmed that the overall drainage strategy and layout is considered acceptable. However further details of all adoptable and plot drainage is required. It is not considered that this detail is essential ahead of determination of reserved matters and can be secured by condition.

- 5.46 Foul water drainage will be drained via a gravity sewer to an on-site pumping station which will pump flows via a rising main to an existing Thames Water sewer. Thames Water advised at outline stage that there is an inability of the existing foul water network infrastructure to accommodate the needs of the development. A condition was imposed on the outline consent (condition 12) required further details of any offsite works to ensure the necessary capacity is available prior to occupations of dwellings on site or an appropriate phasing plan is agreed. This condition was approved under application P22/V0998/DIS in which Thames Water confirmed there will be sufficient capacity in the foul water network to serve the development.

- 5.47 Thames Water also advised at outline stage that there is an inability of the existing water network infrastructure to supply the needs of the development. A condition was imposed (condition 13) which requires further details to upgrade

the supply network to ensure the necessary capacity is available prior to occupations of dwellings on site. This condition is yet to be discharged.

5.48 **Traffic, parking and highway safety**

Layout

The access to the site off Coxwell Road was approved under the outline consent, and is therefore not be consideration at this stage. The highways authority initially raised concerns regarding the internal road layout, surfaces and visibility splays. These have since been addressed through amendments, and the highways authority have no objections.

5.49 Car Parking

The proposed car parking layout is considered acceptable and complies with OCC's newly adopted parking standards (table 4a). It is considered reasonable and necessary to secure these by conditions to ensure they are available for use at the point of occupation. The car parking provision relies on garages, and therefore it is considered reasonable and necessary to remove permitted development rights to ensure that these are retained for parking vehicles.

5.50 Cycle parking

The revised submission indicate that bicycles are to be stored within garages and cycle storage sheds which is accepted. However, details of the cycle storage sheds have not been provided, including the number of spaces assigned to each dwelling has not been specified on the submitted drawing which should accord with OCC standards. It is considered that this can be addressed by way of a condition.

5.51 Construction Method Statement (CMS)

Condition 15 of the outline consent required the submission of a Construction Method Statement. The details within the CMS are considered acceptable, and previous concerns raised by the highway authority regarding vehicle tracking, delivery times, routing plan have all been addressed. The highway authority have indicated that this condition cannot be discharged until technical approval has been issued for the site access and off-site works. Officer are of the view that this is a separate matter outside of planning, and therefore should not prevent the discharge of this condition.

5.52 Travel Plan

The revised Travel Plan (issue 2) has addressed all concerns previously raised by the highway authority, and as such have raised no objection to the discharge of condition 17 of the outline consent.

5.53 Overall, taking all of these matters into account it is considered the proposal is acceptable in highway terms and accords with Policies CP35 and CP37 of the LPP1.

5.54 **Historic Environment**

Policy DP36 of the LPP2 and Core Policy 39 of the LPP1 state that proposals for new development that may affect heritage assets must demonstrate that

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they conserve and enhance the special interest or significance of the heritage asset and its setting. Policy DP37 of the LPP2 states development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance. Policy DP38 of the LPP2 states that development within the setting of a Listed Building must demonstrate that it will preserve or enhance its special architectural or historic interest and significance. Policy DP39 of the LPP2 states that development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments.

5.55 The conservation officer has raised no objection to the proposal, and considers that the Building Heights parameters plan, coupled with the illustrative street scene elevations, are consistent with the aspirations for the site to be mindful of the wider landscape setting of the Great Coxwell Tithe Barn and the Great Coxwell Conservation Area. It is considered that the proposed heights of the buildings, particularly along the southern and western edges respond to the desire for this part of the site to be sensitive to the heritage assets. The proposed landscaping has the potential to offer significant mitigation to the proposed development and assist with preserving the sense of rural separation between Faringdon and the heritage receptors in Great Coxwell.

5.56 Overall, it is not considered that the proposed development, in particular the building heights, will have a significantly harmful effect on the setting of listed buildings, including the Tithe Barn, upon conservation areas or the setting of the Scheduled Ancient Monument.

5.57 **Biodiversity**

Policy CP46 of the LPP1 seeks to protect and enhance biodiversity across the district. Condition 7 of the outline consent requires the submission of a Biodiversity Enhancement Plan to ensure that the scheme delivers a net gain for biodiversity. The countryside officer has reviewed this and has raised no objection. However, it is noted that some of the bird and bat boxes proposed are located on trees that are to be removed. Therefore an updated Protected Species Enhancements Plan is required, and this can be secured by condition.

6.0 **CONCLUSION**

6.1 The principle of residential development on the site and access into the site has been established through the granting of outline planning permission. The layout, appearance, scale and landscaping of the application site are considered acceptable and compliant with the provisions and policies in the adopted Vale of White Horse Local Plan 2031 Part 1 and Part 2, the Great Coxwell Neighbourhood Plan and the National Planning Policy Framework. It is therefore recommended that reserved matters in this application be approved.

The following planning policies, guidance and legislation have been taken into account:

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Vale of White Horse Local Plan 2031 Part 1 policies:

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP21 - Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP36 - Electronic communications
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP39 - The Historic Environment
- CP40 - Sustainable Design and Construction
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity
- CP47 - Delivery and Contingency

Vale of White Horse Local Plan 2031 Part 2 policies:

- DP02 - Space Standards
- DP16 - Access
- DP17 - Transport Assessments and Travel Plans
- DP20 - Public Art
- DP21 - External Lighting
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP25 - Noise Pollution
- DP26 - Air Quality
- DP27 - Land Affected by Contamination
- DP28 - Waste Collection and Recycling
- DP29 - Settlement Character and Gaps
- DP30 - Watercourses
- DP33 - Open Space
- DP34 - Leisure and Sports Facilities
- DP36 - Heritage Assets
- DP38 - Listed Buildings
- DP39 - Archaeology and Scheduled Monuments

Great Coxwell Neighbourhood Plan policies:

- EDQ1 – Establish a green buffer to protect the village from coalescence
- EDQ3 – Reinforce the character and quality of the Village and Parish
- EDQ4 – Achieve our objectives in as ‘environmentally friendly’ a way as possible
- NDS1 – Vistas

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- NDS4 – Linear spaces: footpaths, carriageway edges and verges
- NDS5 – Roads and Traffic
- NDS6 – Positioning/ Plots
- NDS7 – Driveway, Garages and Parking Plot size
- NDS8 – Plot size
- NDS9 – Bulk of Buildings
- NDS10 – Roofs
- NDS11 – Walls
- NDS12 – Windows
- NDS13 – Gardens and Landscaping
- NDS14 – Drainage

Supplementary Planning Documents (SPD)

- Joint Design Guide
- Developer Contributions SPD

Other material documents/considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Other Relevant Legislation

Due regard has been had to the following legislation;

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 17 of the Crime and Disorder Act 1998
- Obligations under Section 149 of the Equalities Act 2010
- Provisions of the Human Rights Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Section 85 of the Countryside and Rights of Way Act 2000
- Oxfordshire Local Transport Plan

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