Appendix A

Lowlands Planning Committee 18 May 2016

Chairman, Members, good afternoon and thank you for the opportunity to speak to you today which I do on behalf of the applicant and owner of the site.

Members will be aware of the need to deliver additional housing in sustainable locations across the district and this proposal has been developed in compliance with the emerging policies of the West Oxfordshire Local Plan 2031, including those relevant to the supply of housing.

In recommending the application for approval, your officer has found the proposal to be acceptable with regards to access, drainage, ecology, trees, utilities and archaeology. Furthermore it offers a range of benefits, a few of which I would like to highlight today.

The application proposes 24 new houses, 12 of which will be much needed affordable homes. The location is a logical one, helping to establish a more cohesive area of development on Standlake Road whilst respecting neighbouring properties and the setting of the site in the wider landscape.

A new pedestrian crossing and stretch of footway will be provided, connecting the current footpath on Standlake Road to the village's services including the primary school and bus stops. The location of this crossing and footway has been established with the agreement of County Council Highways and is considered within the Committee Report to represent a significant highway safety enhancement. Establishing a continual footway into the village will not only benefit new residents of the development but also current residents of properties along Standlake Road and employees at Ducklington Mill.

The area of open space on the eastern part of the site provides the opportunity for the creation of the type of meadow grassland that forms a valuable local habitat. It also provides a transition to the open countryside ensuring that the development is integrated into the local landscape. Almost all of the trees on and around the site will be retained, significant additional planting will be provided and only a short section of the hedgerow will need to be removed to create the access.

Your officer states that these and the other benefits of the scheme outweigh the limited impact the proposal may have on the setting of the Ducklington's Conservation Area. The site lies outside of the Conservation Area, is separated from it by a dense group of trees, is screened from the road by the substantial hedgerow and is only reached when approaching the village from the south after already having passed several hundred metres of built development. Notwithstanding this, the scheme design helps to retain the semi-rural character of Standlake Road. For example the proposed development is set much further back from the footpath than both the cottages neighbouring the site and the more recent terraces of Fritillary Mews.

In conclusion, this proposal is sustainably located in a medium sized village on the doorstep of the largest settlement in the district. There are no technical constraints on the site, the proposal is consistent with the housing delivery strategy for this part of West Oxfordshire and delivers a number of on and off site benefits. As such I hope you will be minded to endorse your officer's recommendation, vote in favour of the scheme and approve the application.

Thank you Chair.

Appendix B

In response to observations made by the Parish Council, Mr Chattoe explained that the proposed facility would be served by the existing cesspit which was regularly serviced by a contractor.

He questioned the necessity of the proposed condition 5 which required the submission of a full surface water drainage scheme as he knew from his own experience of the site that the level of the land had been raised using a mixture of crushed red brick and stone surfaced with gravel. In effect, this made it a giant soakaway with ample capacity to absorb surface water run-off.

In conclusion, he advised that there were no drainage issues associated with the site as run-off was directed through a drainage channel to the west of the site.