

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 8th October 2018

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

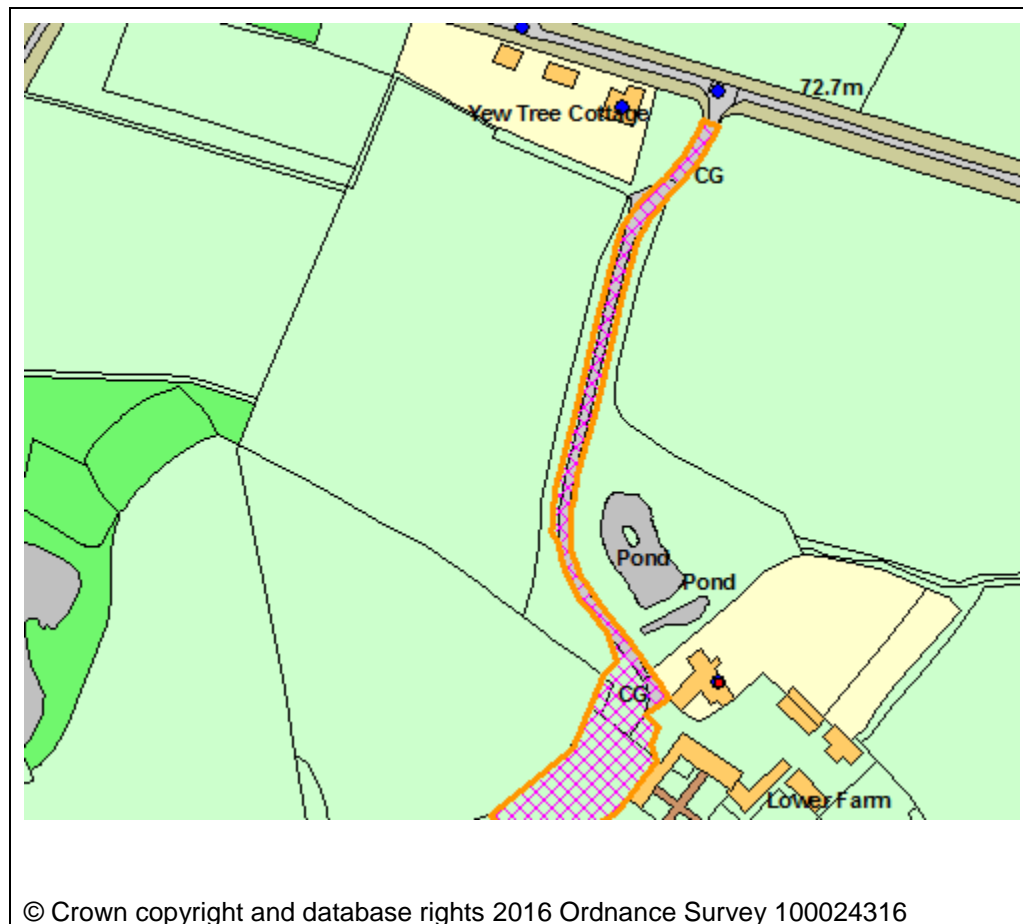
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Application Number	Address	Page
18/01145/FUL	<u>Lower Farm, Lew</u>	3
18/01517/FUL	<u>Linden House, Kilkenny Lane, Brize Norton</u>	8
18/01611/FUL	<u>Land at Former Stanton Harcourt Airfield, Main Road, Stanton Harcourt</u>	21
18/01987/LBC	<u>Wheelwrights Cottage, Bridge Street, Shilton</u>	45
18/02103/FUL	<u>Land adjoining 24 Bakers Piece, Witney</u>	48
18/02606/FUL	<u>Land to the rear 29 Corbett Road, Carterton</u>	55

Application Number	I8/01145/FUL
Site Address	Lower Farm Lew Bampton Oxfordshire OX18 2BB
Date	26th September 2018
Officer	Stuart McIver
Officer Recommendations	Approve subject to Legal Agreement
Parish	Lew Parish Council
Grid Reference	433237 E 206314 N
Committee Date	8th October 2018

Location Map



Application Details:

Change of Use to convert the Games Barn into a Holiday-Let.

Applicant Details:

Mr Stephen Palmer, Wychwood Grange, Fordwells, Oxon, OX29 9BB

I CONSULTATIONS

- I.1 Parish Council The Parish Council object to this Application on the grounds that the Council did not object to the January 2017 application for the erection of the games room "with the proviso that it is not later converted to accommodation". The Council is concerned also about the effect on the local community by the large number of holiday lets now on the site, which it believes to be over-developed, and the consequential effect on traffic in the locality.
- I.2 OCC Highways No Comment Received.
- I.3 Biodiversity Officer The building proposed to be converted from games room to holiday let has been recently constructed and is therefore unlikely to be suitable for or used by roosting bats / nesting birds. I therefore have no objection to the proposed change of use, which would have limited impact on the exterior of the building. I recommend that an informative is attached to planning consent to highlight the legislation protecting nesting birds and roosting bats and what to do in the unlikely event that they are found.

INFORMATIVE:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017, it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a license from Natural England prior to commencing works. Further information can be found at the West Oxfordshire District Council website:
<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-developmentframework/local-plan-evidence-base> (download a copy of the 'Biodiversity and Planning in Oxfordshire' guidance document under the heading 'Environment, nature and open space' and selecting 'Biodiversity' from the drop down box)

2 REPRESENTATIONS

- 2.1 One support comment received from Mr B De Petrucci of Lord Kitchener, Lew Road, Witney, which may be viewed in full on line. It is considered that the main points raised may be summarised as follows:
- Increase in local business
 - Demand for additional holiday lets
 - Consideration given to traffic, environment, amenity

2.2 One objection comment received from Mr J Clayton of Manor Road, Lew, which may be viewed in full on line. It is considered that the main points raised may be summarised as follows:

- Scale and design
- Disregard of local plan policies
- Conditions of use

3 APPLICANT'S CASE

3.1 The games barn that is the subject of this proposal was recently permitted under application 16/03990/FUL. A condition was imposed:

"The use of the games barn hereby permitted shall be used as a games barn ancillary to the existing holiday let uses on the site and shall not be occupied as a separate dwelling or additional holiday let.

REASON: A separate dwelling in this location would be contrary to policy and harmful to the open countryside location."

3.2 Since this application the applicant has applied for planning permission for change of use to convert the games barn into a holiday let (17/01664/FUL). Officers refused on the grounds that the proposal did not meet the requirements of policies E3 and E4 of the emerging local plan. Specifically no justification or demonstration was put forward to state why the barn was no longer needed for recreational purposes. Within the current proposal the applicant has explained how the games barn has proved to be too large for the needs of holiday let guests and the dance studio wing has not proved popular. Many guests feel unhappy sharing the games facilities with large numbers of other guests and therefore the games barn has largely been left unused.

3.3 In response to the refusal of application 17/01664/FUL the applicant requested Pre Application advice (17/02426/PREAPP) asking what they would need to do in order to get permission for the change of use of the games barn. Officers stated "Any subsequent application would have to provide a suitable justification evidenced by occupancy rates and projected turnaround. In policy terms, the business must be viable and justify the need for the accommodation, not the other way around.

3.4 If this can be successfully demonstrated, then the change of use may be considered acceptable, however the legal agreement would need varying as a result of any change of use on site". The applicant has provided evidence within the current proposal that they believe shows a demand for an additional holiday let property at the site. The information provided shows a year on year increase in bookings from 2015 through to April 2018.

4 PLANNING POLICIES

BE2 General Development Standards
BE3 Provision for Movement and Parking
TLC2 Use of Existing Buildings
E4NEW Sustainable tourism
E3NEW Reuse of non residential buildings
OS2NEW Locating development in the right places
T4NEW Parking provision

H4 Construction of new dwellings in the open countryside and small villages
H2NEW Delivery of new homes
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application relates to Lower Farm, Lew. The site is situated in open countryside within a former farm complex to the south of the road to Lew village.
- 5.2 The application is seeking planning permission for change of use to convert a single storey games barn into a holiday let.

Relevant Planning History

- 5.3 16/00314/FUL - Change of use and associated operations to convert existing buildings to five holiday lets. (Part retrospective)
16/03990/FUL - Erection of timber framed detached pitched roof games barn
17/01664/FUL - Change of Use to convert the Games Barn into a Holiday-Let
17/02426/PREAPP - Due to major expansion of our holiday let business at the Cotswold Manor Estate, approved by 16/314/FUL, 16/496/FUL & 16/3990/FUL, enlarged staff accommodation, offices laundry facilities, garaging and storage are required. In addition, change of use from ancillary use to estate management use is required

Principle

- 5.4 The application seeks permission for change of use from games barn to holiday let. With regard to the emerging policies E2, E3 and E4 and the guidance contained in paragraph 28 of the NPPF the principle of change of use located at Lower Farm, Lew for visitor accommodation is considered acceptable in principle.

Siting, Design and Form

- 5.5 Emerging policy E3 supports proposals for the re-use of existing buildings for tourism provided the general character and form of the buildings are not harmful to the surroundings and the scale and type of use is suitable to its location and will not result in excessive alterations or extensions to the host building.
- 5.6 There are no external changes to the games barn that was erected under application 16/03990/FUL. The property features timber cladding, slit windows and an imitation stone slate roof. The design is considered rustic, vernacular and in-keeping with the scale and form found in the existing complex.

Residential Amenities

- 5.7 The proposed conversion of the games barn into a holiday let is not deemed to increase the level of activity at the site to a point where harm is caused to the character and appearance of the area. The significant distance between the barn and third party properties ensures that the

development will not have a negative impact on the amenity of residential occupiers living in the area.

Conclusion

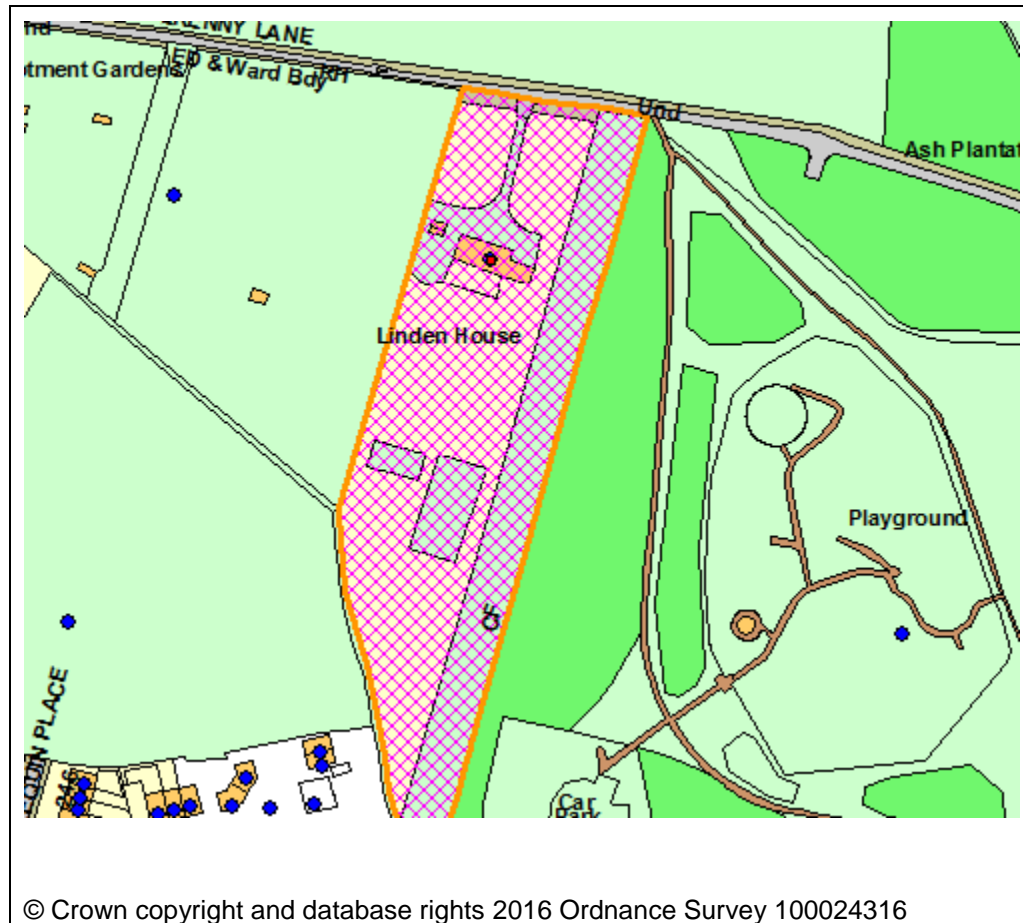
- 5.8 The proposed development complies with Policies BE2, BE3, TLC2 and H4 of the adopted Local Plan and Policies E2, E3, E4, OS2, T4 and H2 of the Emerging Local Plan. Taking into account all of the above matters officers are satisfied that the applicant has rectified previous issues concerning the proposal including stating the need for change of use from games barn to holiday let and taking measures to reduce traffic and minimise the impact on the character and amenity of the local area. In light of this the application is considered to be acceptable and is recommended for approval subject to legal agreement.

6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 The development shall be constructed with the materials specified in the application.
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
- 4 The occupation of the accommodation shall be limited to holiday tenancies not to exceed 6 weeks (in each case) and no person shall occupy the accommodation in consecutive tenancy periods or as a phase of residence. A record of all occupiers shall be kept at all times and shall be made available at the request of the Local Planning Authority.
REASON: The accommodation is on a site where residential development would not normally be permitted, and is unsuitable for continuous residential occupation.

Application Number	I8/01517/FUL
Site Address	Linden House Kilkenny Lane Brize Norton Carterton Oxfordshire OX18 3NU
Date	26th September 2018
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Carterton Town Council
Grid Reference	427961 E 208632 N
Committee Date	8th October 2018

Location Map



Application Details:

Erection of thirty two dwellings and associated works.

Applicant Details:

Mr R, P and C Howse, D Oilly House, Cheyne Lane, Bampton, Oxfordshire, OX18 2HB

I CONSULTATIONS

- I.1 Town Council The Committee felt that the area would be very crowded, this was the fourth application in relation to this land. There were concerns regarding the sewerage capability in this part of town.
- I.2 Town Council Amended Plans No Comment Received.
- I.3 Major Planning Applications Team Amended Plans No Comment Received.
- I.4 Major Planning Applications Team
The development site is not in a very sustainable location. Trip generation from the development is unlikely to have a significant adverse impact on the surrounding road network. OCC would not accept more than one unit from this development taking access from Kilkenny Lane.
A contribution will be required towards the cost of implementing the Carterton Transport Package.
A contribution will be required towards the cost of improving interurban strategic bus services.

No objections subject to a legal agreement, conditions and a S38 agreement.
- I.5 WODC - Arts Request a contribution of £5040 towards temporary public art activities post occupation for the benefit of residents
- I.6 Biodiversity Officer
Once the issue about the orchard and the buffers to the boundary hedgerows can be sorted out, I confirm that my recommendations for planning conditions remain valid and similar conditions should be attached to planning consent for the current application, if minded to approve.
Conditions
Implementation of recommendations in section 7 of the ecological survey report (updated 2018)
Bird and bat box details to be submitted for approval
CEMP - including precautionary site clearance with reptiles in mind (working method statement from section 7 of ecology report)
LEMP - including stream, hedgerow and orchard habitat enhancements and long-term management
Sensitive lighting scheme (external lighting to be minimised)
- I.7 ERS Air Quality No Comment Received.
- I.8 ERS Env. Consultation Sites For a previous application I6/00385/OUT at the same location the proposed development site was noted as a residential property with a septic tank and potentially a fuel storage tank. Both of these are potential sources of contamination. Therefore please would you consider adding the following condition and informative to any grant of permission.

Condition

1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

Relevant Policies: West Oxfordshire Local Planning Policy BE18 and Section 11 of the NPPF.

Informative

The site is not presently registered as Contaminated Land under Part 11a of the Environmental Protection Act 1990. However please be aware there is potential for land contamination from previous use (namely in the vicinity of the existing heating oil tank and septic tank). In the event that contamination is found at any time when carrying out the approved development, please contact the Environmental Health at Cotswold District Council to discuss appropriate remedial measures. It is the developer's responsibility to ensure that land contamination is dealt with to remove risks to human health and the environment. A ground investigation to assess the risks from land contamination may be required for any future development of the site.

I.9	ERS Env Health - Lowlands	I have No Objection.
I.10	WODC Housing Enabler	No Comment Received.
I.11	WODC - Sports	$\pounds 1,156 \times 32 = \pounds 36,992$ off-site contribution towards sport/recreation facilities within the catchment. This is index-linked to second quarter 2016 using the BCIS All in Tender Price Index published by RICS. $\pounds 818 \times 32 = \pounds 26,176$ for the enhancement and maintenance of play/recreation areas within the catchment. This is index-linked to first quarter 2014 using the BCIS All in Tender Price Index published by RICS.
I.12	Thames Water	No Comment Received.
I.13	WODC Env Services - Waste Officer	No properties shall be occupied until confirmation has been provided that either:- all wastewater network upgrades required to accommodate the additional flows from the development have been

completed; or- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

1.14 MOD (Brize Norton) No Comment Received.

2 REPRESENTATIONS

2.1 Two objections have been received to the original proposals, the contents of which may be summarised as follows:

- Too many properties
- No one bed units
- Comments of ecologist have been ignored
- More ecological mitigation is required
- Plans should be rejected
- Problems of raw sewage surcharging in the area will be worsened
- TW have advised that they will not undertake further upgrades despite three recent incidents and a previous 40 year period of no issues

3 APPLICANT'S CASE

3.1 Writing in support of their initial submission the applicants have tabled the usual suite of supporting documents that may be viewed in full on line. Writing in response to concerns raised with the initial submission and in support of the amended proposals they advise:

As promised, please find below each of the comments listed and our response to each point for ease of reference and clarity.

1. Scale bar on the site layout - the scale bar on the site layout drawing 17163(D) 105 has been amended to show the correct scale relative to the drawing.
A copy of the updated drawing 17163 (D) 105E is enclosed.
2. Bat box locations - the location of the bat boxes has been agreed with the ecologist and we enclose a copy of the drawing illustrating the proposed locations of the bat boxes.
3. Landscape buffers - reference to earlier landscape buffers within the site, previously noted within the Design Access and Justification Statement, has been amended to refer to the provision of enhancement landscaping within the adjacent parkland as part of the reinforcement of the existing native species planting.
4. Barge boards to verges - all the proposed dwellings have had the barge board detailing amended to show clipped verges and we enclose amended drawings to illustrate the changes made to the development.
5. Chimney detailing - the majority of plots that have chimneys projecting beyond the gable end walls have been updated to bring the chimneys in line with gable ends of the dwellings

or the chimneys have been set in board of the end gables, to more closely reflect the design features sought by the adopted Design Guidance. Some plots have retained the chimneys projecting beyond the line of the external wall, but these relate to specific dwelling types where the chimney is set further down the roof away from the ridgeline or on subservient elements of the dwelling.

6. Separation distances between dwellings - changes have been made to various plots to provide greater separation distances between dwellings.
These have included:
 - a. All the 5 bedroom houses to the northern end of the site (plots 1, 2, 3 and 6) have had the ground floor garden rooms omitted resulting in the garden areas being increased.
 - b. The first floor Juliette balconies and associated windows to plots 1 and 6 have been re-orientated from facing each other to looking eastwards over the country park, overcoming any potential overlooking.
 - c. Plot 4 has been changed from a 5 bedroom house to a smaller 4 bedroom house resulting in the separation distance being increased to plot 3 to the north. This also results in the garden to plot 4 being increased in size and also the plots 4 and 5 forming a more symmetrical approach to plot 3 to the north.
7. Plot 2 fenestration - the fenestration design for this plot has been rationalised in line with the comments received and amended drawings are included as part of this submission.
8. Tree planting - based upon our discussions with yourselves, it has been agreed that five of the trees on the site are to be removed (two trees adjacent to Plot 32, one tree adjacent to Plots 16/17, one tree in the garden belonging to Plot 8 and tree T12 near the site entrance) to enhance the proposals.
Additional tree planting has consequently been proposed within the adjacent parkland to enhance this public amenity and reinforce the planting along the shared boundary between the parkland and the new homes. These new trees have been selected to complement the existing native species as well as to support the parkland character. The proposals include a greater number of trees than are being removed and their siting within the parkland offers more opportunity for the trees to reach maturity than they might have as part of any private setting.
9. Path to park - this has been relocated to a more central position within the site layout to promote accessibility to the parkland for local residents as well as promoting the use of the parkland, as discussed.
10. Plot 32 - in conjunction with item 7 above, the removal of the proposed trees and the repositioning of the path through to the parkland has allowed the garden space to this house be increased in size and improve its usability.
11. Facing materials - in line with your request, all dwellings across the site now consist of stone facing externally. The materials schedule drawing has been updated accordingly to reflect the changes suggested by yourselves.
12. Boundary treatments - the use of timber fences between the rear gardens has been noted on the 'Boundary Treatments' drawing.
13. Flats - a new low level stone feature wall, approximately 950mm high, has been introduced adjacent to the south elevation of the flats to improve the defensible space to the flats as well as to offer some visual screening to the parking area beyond.
14. All of the updated drawings are to be revised with 'August Amendments' for clarity on the drawings that have been amended.
15. Education contributions - previously the County Council had sought secondary school contributions as a result of the development, however the County Council have now confirmed that under the clause 123 of the CIL Regulations 2010, that they will not now be seeking any contributions towards secondary schools from this development. Please refer

to the extract below from the County Council's latest consultee response dated 16 August 2018:

"OCC considers that the following [secondary] education contributions meet the tests required by Regulation 122 (2) of the CIL Regulations but they are not sought due to Regulation 123."

The reason for not seeking any secondary education contributions under Regulation 123 for this development is understood to be on the basis that the necessary funding has already been secured from other consented developments and the Regulations do not allow for any duplication of the contributions.

Therefore, for clarity, the only educational obligations arising from this development relate to the Early Years and Childcare and Primary school contributions totalling £222,130.

16. Vehicle tracking - the previously submitted tracking plans showed that the waste collection vehicle could access and service the site, however WODC expressed a preference for the proposed road layout to be adjusted in two areas. The first area was the curving entrance road which has been increased in width to allow more space for vehicles to pass each other as well as catering for any potential on street parking. This has involved the removal of tree T12 and the provision of additional replacement planting within the parkland to balance the removal.

The second area where improvements have been made is to the first 'T' junction within the site which has had the radius of the kerbline next to plot 21 increased to improve manoeuvrability around this junction.

We have enclosed copies of the revised tracking drawings to illustrate these improvements. We include drawings 002 P4, 003 P4, 004 P4 and 005 P4 illustrating the tracking of the revised road alignment.

17. Foul water capacity for the development - Thames Water have confirmed that they are in the process of improving and updating their system to accommodate development in this area to meet their obligations to provide sufficient capacity for any new development. We include an extract from the 27 July 2018 correspondence from Thames Water outlining their current position and that they will be ready to serve this development.

"As informed, Thames Water modelling and Asset planning team have come up with a proposal which will be put in place in few week's time.

We do expect by the time you anticipate getting planning, the capacity in the network would be restored/upgraded."

In addition to the above, we understand that contractors are currently installing super-fast broadband to the existing house on the application site and that provision is being made to serve the development as part of their installation. We envisage that this should enhance the sustainability of the development and support the improved connectivity of households within the District.

4 PLANNING POLICIES

CA3NEW Carterton sub-area Strategy

DESGUI West Oxfordshire Design Guide

H2NEW Delivery of new homes

OS4NEW High quality design

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application relates to a site that Members will be familiar with having dealt with a number of proposals upon it in the recent past. Planning consent was secured for 10 units on part of the site, then for 28 units at appeal across the whole site. This scheme seeks to secure 32 units across the whole site.
- 5.2 As tabled the scheme had a series of deficiencies that led Officers to advise that they were minded to refuse the application. The proposals have been substantially revised to seek to take account of these deficiencies and omissions and at the time of agenda preparation the revised plans have just been sent out for re-consultation. Amended responses received will be reported by way of the additional representations report or verbally at the meeting.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.4 The site has secured consent at appeal for a similar number of units and immediately adjoins one of the main centres of population and land allocated for further development as part of the latest local plan. The principle of residential development on this site is therefore considered acceptable.

Siting, Design and Form

- 5.5 This is one of the key issues. In anticipation of the adoption of the local plan and the ability to now demonstrate a 5 year housing land supply Officers have more recently been seeking by way of negotiations to raise the standard of residential schemes which in the past few years and with the so called tilted balance in place have been determined with an emphasis of 'adequacy' and contribution towards the housing land supply rather than the quality per se. Substantial amendments have been secured to this scheme.
- 5.6 The layout has been revised to delete trees that were originally shown as being retained but with no real prospect of them actually surviving the development/occupation of the units. Instead the developer has agreed to plant replacement trees in the adjoining Country Park or elsewhere on site where they will have more room to grow and will additionally provide a better screen between the houses and the Park in the longer term.
- 5.7 Separation distances between the units have been increased such that they now meet or exceed the usual privacy standards and the size of some of the units has been reduced to ensure adequate standards of amenity and reasonable garden sizes. There are still two units with small gardens but these back onto the Park such that they 'borrow' some of the spaciousness from that site. On balance the garden areas for these units is therefore considered adequate.
- 5.8 The design of the units has been revised to seek to omit features not characteristic of the area (e.g. barge boards, external chimneys etc) and to ensure that artificial stone is the predominant building material. This has been particularly successful with some of the units but others retain

the uncharacteristic chimney positions and some uncomfortable fenestration arrangements. However these are not widely visible and in context are not considered to justify refusal. Fences have been replaced with walls in the key visible locations.

- 5.9 Due to the volume of amended material Officers have not, at the point of agenda preparation, had time to go through every plan in detail but on the basis of the agents covering letter it would appear that the major deficiencies of the original scheme have been overcome. A verbal update will be given if any matters emerge either through consultation or review that require further amendments to be made.
- 5.10 In terms of the mix of housing the proposal is somewhat top heavy with larger units but this reflects Members earlier stated wish that the site contribute to a perceived deficiency of larger units in the Town. Seven alternative house types are proposed and the density is 23/ha and reflective of the densities of the adjoining new build developments. The affordable housing offer will be revised from that approved to reflect the uplift in numbers from 28 to 32 units overall.

Highways

- 5.11 As tabled OCC raised some queries regarding the ability of larger vehicles to enter and leave the site without oversailing the opposite carriageway. The agent advises that this concern has been addressed by way of realignment of the carriageways concerned and thus subject to the comments of OCC it is anticipated that this matter will now be acceptable. The site is, all but for one of the units, served through the existing recent housing development through a gap left for that purpose. The remaining house is served direct to Kilkenny Lane as per the extant house which will be demolished. Car parking is generally either on plot or in conveniently sited frontage parking areas. Visitor spaces are also provided.

Residential Amenities

- 5.12 As outlined above the scheme as tabled had major deficiencies as regards both garden sizes and back to back privacy distances. These have now been resolved to your officer's satisfaction. The scheme at present abuts the Country Park and allotments and so no third parties will be directly affected other than by the increase in traffic through the main access. In that regard the increase from 28 to 32 units is not considered material.

Ecology and Sewage

- 5.13 With regards to the concerns raised by local residents as regards the sewage and ecology concerns Officers have asked the applicant to revisit the initial response of Thames Water in light of the issues raised. It would appear from the response quoted as part of the letter accompanying the revised plans that TW are now looking to undertake works to update the system. A condition has been imposed to seek to secure the works. The ecology issue has been addressed by firstly seeking compensatory improvement works to the Country Park where they are more likely to survive and prosper in the longer term and secondly by conditions.

Legal Agreement

- 5.14 The original legal agreement secured community benefits and affordable housing. This will need to have a pro rata update to account for the increase in units but exclude the secondary school element that OCC apparently no longer wish to secure as a result of the pooling restrictions

applying to such contributions. The arrangements for ensuring the connections to and provision of additional landscaping for the Country Park will also need to be addressed.

Conclusion

- 5.15 The site has had a history of approvals by way of both applications and an appeal. Its development is considered acceptable in principle. As originally tabled it was considered that the scheme was too dense and that the relationships of the houses to each other and to the retained trees and hedges were not acceptable. Revisions have been secured that improve these relations and provide mitigation off site as regards the ecology and have additionally improved the house designs and layout generally. It would appear that the sewage issue is no longer insurmountable and can be addressed by condition. It is therefore anticipated that subject to any comments as may be received and matters that may arise from the more detailed review to be undertaken by officers that officers will be recommending approval. The putative conditions are set out below.

6 CONDITIONS

- I The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
 - I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.
- 4 Demolition and construction works shall not take place outside 0800 hours to 1700 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and shall not take place at any time on Sundays and Bank Holidays.
REASON: To safeguard living conditions in nearby properties.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to avoid harm to trees/hedges and retain neighbour amenity
- 6 The external walls shall be constructed of either artificial stone or natural stone in accordance with a sample panel which shall be erected on site and approved in writing by the Local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 7 The walls of the proposed building shall be laid and pointed with 'bagged' joints unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that a traditional practice of the area is carried out in the interests of the finished appearance of the building.
- 8 The roof(s) of the building(s) shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
REASON: To safeguard the character and appearance of the area.
- 9 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.
- 10 The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure the architectural detailing of the building reflects the established character of the locality.
- 11 All new external joinery shall be cream, white or Burford Green and shall thereafter be retained in that colour.
REASON: To safeguard the character and appearance of the area.
- 12 No part of the development shall be occupied until the facilities for the storage of refuse at the site have been approved in accordance with details first approved by the Local Planning Authority and thereafter the facilities shall be permanently retained.
REASON: To safeguard the character and appearance of the area.
- 13 Prior to the above ground works commencing, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings shall be submitted to the local planning authority for approval. The details shall include a drawing/s

showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraph 175 of the National Planning Policy Framework 2018, Policy NE13 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

- 14 Prior to the commencement of development above ground level, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbs). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.

REASON: In the interest of improving connectivity in the District.

NB Council will be able to advise developers of known network operators in the area.

- 15 A schedule of landscape maintenance for a minimum period of 10 years should be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

REASON: To safeguard the character and landscape of the area.

- 16 No development within 10 m of the canopy edge of any tree or hedge to be retained (including site works and demolition) shall commence until all existing trees/hedges which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

- 17 No dwelling shall be occupied until the boundary treatment to be erected has been completed in accordance with the approved details and the said boundary enclosures shall be retained thereafter.

REASON: To safeguard the character and appearance of the area.

- 18 No ground disturbing development shall be commenced until:-
a) A detailed site investigation has been carried out to establish:-
I. If the site is contaminated;
II. To assess the degree and nature of the contamination present;

III. To determine the potential for the pollution of the water environment by contaminants and
IV. The implication for residential development of the site and the quality of residential environment for future occupiers.

Such detailed site investigation to accord with a statement of method and extent which shall previously have been agreed in writing by the Local Planning Authority, and

b) The results and conclusions of the detailed site investigations referred to in (a) above have been submitted to and the conclusions approved in writing by the Local Planning Authority, and
c) A scheme showing appropriate measures to prevent the pollution of the water environment, to ensure the integrity of the residential development hereby approved and to ensure an adequate quality of residential environment for future occupiers in the light of such results and approved conclusions has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in (c) above.

REASON: To ensure the means to prevent pollution and secure a safe environment for the development of and future occupiers of the site.

- 19 No properties shall be occupied until confirmation has been provided that either:- all wastewater and water network upgrades required to accommodate the additional flows from the development have been completed; or- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.
REASON: The development may lead to sewage flooding or suffer from low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated to/from the new development. Any necessary reinforcement works will be necessary in order to ensure water supply and avoid sewer flooding and/or potential pollution incidents.
- 20 The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
REASON: To ensure a safe and adequate access.
- 21 Other than one access to a replacement dwelling served from Kilkenny Lane, the means of access to and from the land shall be taken only to and from the new development area to the SW of the site and shall be formed, laid out and constructed in accordance with the approved plans before use of the land for the purpose hereby permitted.
REASON: To ensure a safe and adequate access.
- 22 No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and specifications that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
- 23 No dwelling shall be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in

accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.

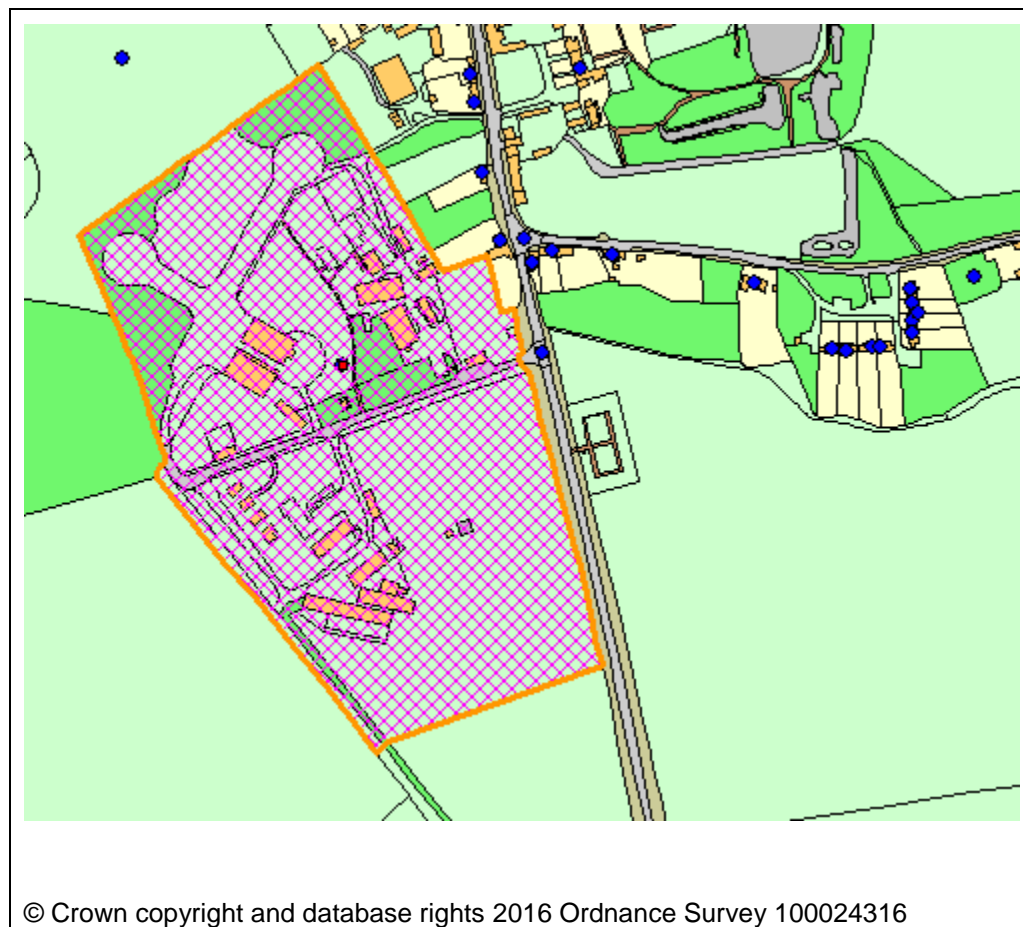
- 24 Before any above ground works or works of ground clearance are undertaken details of the following shall be agreed in writing by the LPA and shall be implemented/retained in accordance with arrangements also agreed by the LPA prior to their implementation.
- Full delivery of the recommendations in section 7 of the ecological survey report (updated 2018)
 - Implementation of a CEMP - including precautionary site clearance with reptiles in mind (working method statement from section 7 of ecology report) and when complete delivery of a LEMP - including stream, hedgerow and orchard habitat enhancements and long-term management
 - Details of any lighting scheme (external lighting to be minimised)
- REASON: To minimise/mitigate the ecological impacts of the development.

NOTES TO APPLICANT

1. If any of the roads within the new development are to be offered up for adoption to the Local Highway Authority, a S38 Agreement will be required. For any private roads, a Private Road Agreement will be required between the developer and Oxfordshire County Council. For guidance and information on road adoptions please contact the County's Road Agreements Team on 01865 815700 or email Road.Agreements@oxfordshire.gov.uk
2. Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

Application Number	18/01611/FUL
Site Address	Land at Former Stanton Harcourt Airfield Main Road Stanton Harcourt Oxfordshire
Date	26th September 2018
Officer	Catherine Tetlow
Officer Recommendations	Approve subject to Legal Agreement
Parish	Stanton Harcourt Parish Council
Grid Reference	441452 E 205396 N
Committee Date	8th October 2018

Location Map



Application Details:

Erection of 66 dwellings (comprising 61 new build homes and 5 dwellings within retained and converted buildings), retention and conversion of the 'Guard House' as a community use building, and 'Ground Instructional Building' as a car port, retention of the 'Water Tower', 3 blast shelters and 1 air raid shelter, demolition of all other existing buildings on site and provision of green infrastructure, public open space and access from Main Road.

Applicant Details:

Mr Mark Gay, 2 The Courtyard, 707 Warwick Road, Solihull, B91 3DA

I CONSULTATIONS

I.1 Parish Council

Housing:

66 houses , together with those with outline planning in Butts Piece (40), involves too large an increase at one go for a village of currently some 300 houses; a reduction to 50 houses should be agreed.

The houses should be more eco-friendly and green- from raw materials, heating and water considerations and they should be laid with wifi.

The major part of any build in this village should be stone and should be designed to stand out as of architectural merit. At present these plans do not.

The design of the buildings, except for those being reused, is not appropriate. They neither reflect the history of the site or the time at which they are built. The buildings do not incorporate any methods for harvesting renewable energy or rainwater. This should be a reasonable expectation in a modern development.

As expected by those who looked up Hayfield's achievements to date, the offer is a 'Toytown' of copybook designs with a token variation of façades to convey 'variety'.

Recent developments elsewhere in the village are gradually blending-in because they avoid incongruous juxtaposition of different styles. It would be better if a more uniform style of front elevation were used for the new buildings on the airfield site.

Water/Waste:

While acknowledging that Thames Water have stated that there is capacity in the drainage system, my local knowledge suggests that this is not the case and that there is a lack of foul water drainage capacity. We all know the infrastructure (water and sewerage) is inadequate in spite of all the denials from Thames Water and a further 106 houses would be catastrophic. Transport/Roads:

This development of 66 households along with the 40 in the Butts Piece development cannot be sustained in the Village. The present plan for the Airfield would mean traffic would have to use the road through Stanton Harcourt to gain access to the B4449 and this would have certainly cause problems with access to the school for children (can the schools in the area or the local surgery cope with potentially another 106 families moving into Stanton Harcourt), so if this development is to go forward then it should only be considered along with the Butts Piece development and have a route to the B4449 that does not require travelling through the village.

This coupled with the propped developments in Eynsham, Witney and Barnards Gate would mean the B4449 would become even busier than it is now (It is already used as a "Rat Run" because of the existing problems with the A40) None of these developments should be considered without a Sutton Bypass and a suitable road network on these two developments that would eliminate travelling through

Stanton Harcourt and just as important work undertaken to improve both the water pressure and sewerage problems.

There should be a road through this development attaching itself to the Butts Piece independent development to ensure that there will be access other than through the centre of the village (this has been discussed with Phil Shaw/OCC Highways and the Applicant). It is a very important requirement to preserve the historic entity of this conservation village and would join Blackditch to the Northmoor Standlake road opposite the cemetery.

I do not accept that the published numbers of vehicle movements are realistic, I appreciate that the developers have used nationally approved guidelines for their calculations, they do not reflect reality. My household now has 6 vehicles registered at it as my children are now driving, 4 of these could be driven through the village at the same time. My household is not unique in having more than 2 vehicles.

In my opinion, the road infrastructure in the village is not able to accommodate the additional traffic. Not only will this include householders vehicles but also deliveries and other services coming to site during and after construction.

It should be possible for the developers to negotiate with landowners a permissive path linking the north east corner of the development and the right of way at the southern end of The Green. Air Quality: Concern remains about the methane and other effluent emanating from the neighbouring landfill and whether an EU air quality survey had been taken. Screening/Plants:

The new houses are set back from the road, but there is nevertheless a need for screen-planting to preserve the rural character of the approach to the cluster of building at the junction with Steadys Lane. A good proportion of the trees and shrubs should be evergreen - Holm oaks would be a good choice (and they grow well here).

Other:

The Guardhouse (it would have been called the Guardroom) would be more reminiscent of the real thing if it were provided with a veranda, as exemplified by the equivalent building at the former RNAS airfield at Culham (see photo). This would also enhance its potential value as a Community asset.

The Parish Council will discuss with the Applicant the communal use of the Guard House as suggested by the Applicant.

There needs to be a legally-binding agreement about maintenance of common-user areas and buildings.

I.2 Major Planning
Applications Team

Highways -

Education - No objection subject to primary education contribution

Archaeology - No objection subject to conditions

Minerals and waste - No objection

I.3	WODC - Arts	A S106 contribution of £8,400 is required towards artist-led activity to enhance and interpret the environment of the development and build connections to the existing settlement.
I.4	Conservation Officer	Advice incorporated into Officer assessment.
I.5	Environment Agency	<p>Thank you for consulting us on the proposed development. We have reviewed the information submitted in relation to development on land where the previous use may have caused contamination and have the following comments to make.</p> <p>This site has previously operated as an airfield and therefore subsequent development on this site presents a risk that contamination on site could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the site is above a Secondary A Aquifer.</p> <p>We generally agree with the proposed conceptual model for this site, as presented in the Geo-environmental Desk Study Report, prepared by Mott MacDonald, reference 351252-BNI-MID-001-B, dated April 2015. However, further detailed information will be required before built development is undertaken.</p> <p>We have no objection to the proposal as submitted. We consider that planning permission could be granted to the proposed development as submitted subject to conditions. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.</p>
I.6	ERS Air Quality	No Comment Received.
I.7	ERS Env. Consultation Sites	No objection subject to condition.
I.8	ERS Env Health - Lowlands	<p>I have No Objection.</p> <p>A robust noise report is presented by the applicants and I am able to support the application based on the developer bringing forward a suitable scheme of mitigation to ensure internal and external sound environments are afforded protection as required by criteria laid out in the appropriate British Standard. The application requires conditioning as the industrial estate is clearly a source of potential noise.</p> <p>Potential conditions:</p> <p>Before the use commences the development shall be insulated against external noise in accordance with a scheme to be agreed in writing by the Local Planning Authority.</p> <p>The internal noise levels to be achieved in bedrooms and living rooms</p>

in residential properties post construction is 30 dBLAeq T (where T is 23:00 - 07:00) and 35 dBLAeq T (where T is 07:00 - 23:00). Noise from individual external events typical to the area shall not exceed 45dBLAmax when measured in bedrooms and living rooms internally between 23:00 and 07:00, post construction. Noise levels in gardens and public open spaces should not exceed 55 dB LAeq 1 hour when measured at any period (in accordance with the WHO figure contained in BS8233:2014). Unless otherwise agreed in writing by the local planning authority.

- | | | |
|------|---|---|
| I.9 | WODC Housing Enabler | The policy compliant provision for this locality is 40% of new build overall. The offer from the applicant is in broad terms compliant with this policy. |
| I.10 | Oxford Clinical Commissioning Group NHS | <p>OCCG notes that primary medical care in the West Oxfordshire locality is mostly at capacity, and further housing growth will require additional or expanded infrastructure to be in place. OCCG therefore object to this application pending agreement of appropriate contributions to primary care infrastructure.</p> <p>We would be seeking a developer contribution of at least £57,024 to support improvement of local primary care infrastructure if this development were to go ahead.</p> <p>This calculation is based on OCCG's adopted policy to use a calculation of 2.4 x number of dwellings x £360 for contributions to health infrastructure.</p> <p>The size of this development does not justify a new separate health centre or equivalent, so we would anticipate funds being used for enhancing existing primary care medical infrastructure to meet the needs of a growing population.</p> <p>We would wish to engage in discussion about the developer contributions for this development.</p> |
| I.11 | Open Space Officer | No Comment Received. |
| I.12 | WODC - Sports | No Comment Received. |
| I.13 | Thames Water | <p>Waste Comments</p> <p>Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided</p> <p>The application indicates that surface waters will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority.</p> <p>Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.</p> |

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- | | | |
|------|-----------------------------------|---|
| I.14 | WODC Env Services - Waste Officer | No Comment Received. |
| I.15 | Natural England | <p>As submitted, the application could have potential significant effects on Stanton Harcourt SSSI. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.</p> <p>The following information is required:</p> <p>Identification of Stanton Harcourt SSSI and a 10m buffer around it on the application plans</p> <p>Confirmation that the SSSI and the surrounding buffer zone will not be indirectly impacted by any associated infrastructure (e.g. drainage, cables etc.), footpaths with permanent surface treatments or inappropriate planting/landscaping.</p> <p>A Construction and Environment Management Plan which identifies how damage to the SSSI during construction will be avoided.</p> <p>A geological and conservation management plan to detail how the SSSI will be conserved and enhanced</p> <p>Please re-consult Natural England once this information has been obtained.</p> |
| I.16 | Biodiversity Officer | No objection subject to conditions. |
| I.17 | Parish Council | No further comments received. |
| I.18 | Major Planning Applications Team | <p>On being re-consulted, OCC has the following comments on Highways matters:</p> <p>The site is in an unsustainable location for transport.</p> <p>Visibility at the site access is now acceptable.</p> <p>Refuse vehicle tracking requires amendment.</p> |
| I.19 | Biodiversity Officer | No objection subject to conditions. |
| I.20 | Natural England | No further comments received. |

2 REPRESENTATIONS

- 2.1 6 objections summarised as follows:

- The historical importance of the site, along with the numerous short and long term threats to health and safety posed by demolition, excavation and construction work should rule out any idea of its suitability for residential development.
- The former RAF base is a severely contaminated site adjacent to a former waste dump. As such it is totally unsuitable for housing.
- When seeking outline planning permission for this site, Gladman referred to the construction of 'up to fifty residential dwellings'. The current application seeks permission to build 66 units. The developer should be required to adhere to the original number. This is important given the shortcomings of the local infrastructure (e.g. schools, sewerage, health care, public transport, shops, and leisure facilities) in terms of being able to accommodate the large amount of development taking place and scheduled to take place in Stanton Harcourt.
- The development is totally out of keeping with the small village consisting of listed and /or old thatched buildings. It will dramatically change the nature of the village.
- Local infrastructure, shops, schools, roads etc., cannot support this level of development.
- Impact on ecology.
- The proposal is outside of the scope of the local plan.
- The site is of historic significance and retains considerable infrastructure from its use as Second World War airfield.
- Impact on users of public footpath through the site.
- Impact on highway safety.
- Impact on the character of the area.
- Development at Eynsham makes this completely unnecessary.
- Impact from contamination.
- Impact on SSSI.
- Impact on archaeology.
- The appearance of the houses lack character and choice of materials is poor.
- This latest plan now intends for only a handful of the buildings to be retained - if this plan is ever actually seriously implemented - in what appears to be a form of sop to the many people who have quite rightly already expressed major concern about the demolition of these extremely historic and important facilities. As so many people keep saying to Airfields of Britain Conservation Trust, we just cannot remotely afford to lose Britain's airfields, whether they are active or disused. These places are now (albeit belatedly) becoming recognised as this country's greatest ever physical assets, and have without question revolutionised everyday society for the advancement and betterment of society as a whole.
- Another most worrying idea would be to alter these few earmarked buildings out of all recognition, as they would completely lose their unique historical and social relevance. Following on from this, such alterations would ensure that the buildings and other facilities would most certainly never receive listed status of any kind.
- Britain's airfields are being both needlessly and unfairly singled out for housing schemes, and ABCT - along with many other organisations and individuals - is doing everything we can to stop this more recent turn of events. This is a genuine (if perhaps not yet fully recognised) crisis about which everyone in society should be gravely concerned. As for the general housing situation, the obvious immediate answer is that new houses should not be built at places such as Stanton Harcourt Airfield but within towns and cities, through (a) utilising the large amounts of spare land within them and (b) converting ex-business premises in these areas to residential properties.

3 APPLICANT'S CASE

- The application site has the benefit of an outline consent for up to 50 dwellings, a new access from the highway and a building retention strategy. The Hayfield Homes' full application for 66 homes is submitted on the basis that it provides a greater variety of house types and makes best use of the retained buildings. The overall number of dwellings includes five converted homes in former airfield buildings. The layout of the scheme retains the proposed new vehicular access from Main Road that was an important element in the outline application illustrative master plan, maintains existing and introduces new footpath and cycle connections to link the site to established routes through the village.
- The informal design of the housing layout and the arrangement of buildings and planted areas are designed to follow the grain of the existing village. Although a contemporary design approach has been considered, a more traditional approach to architectural style and the use of external materials has been adopted after public consultation. The curvilinear pattern of roads is designed to maintain the character of a rural settlement. The inclusion of single storey homes provides a visual link between the new development and the existing single-storey buildings on the site. The varied architectural vocabulary and palette of wall and roof finishes avoids uniformity and harmonises with the existing village.
- The range of dwellings, in terms of size, accommodation and tenure and the inclusion of smaller houses and bungalows would be of benefit in contributing to a balanced community. The overall number of dwellings includes five converted homes in former airfield buildings. The creation of well-landscape public open space with an area for play provides a functional and visual amenity for all residents of the village including residents of the scheme.
- The site would be transformed from a redundant site with derelict buildings and large areas of hard-standing to an attractive residential enclave on the edge of the existing settlement. The comprehensive landscaping scheme proposed in the application would provide a parkland setting around the new housing and reinforce the boundary planting enhancing the approach to the village from the south and creating an area of attractive public open space. The new planting is designed to contribute to the biodiversity of the area and provide 'wildlife corridors' within the site. Care has been taken to mitigate any adverse impacts in the removal of existing structures by creating additional habitats.
- The proximity of the site to the conservation area and to a substantial number of historic buildings has dictated the scale and massing of new development, the choice of architectural style and materials and the scheme for hard and soft landscaping and boundary planting. The low density, informal layout and small scale of proposed buildings has ensured that important views from within and across the site of landmark historic buildings are preserved. The approach to the retention of buildings is varied from the outline application in so far as the buildings selected for restoration are envisaged as a group within a defined heritage area rather than being subsumed into the housing layout. In addition, the scheme maximises the potential of the retained buildings for housing, rather than introducing commercial uses into what will become a high quality residential area.
- The application scheme accords with national and local policy, and design and heritage guidance in providing a high quality residential design, well-considered in relation to its rural, village and conservation area -edge setting. It brings a redundant site into beneficial

use and addresses housing need, improves local connectivity and provides substantial environmental enhancement on a main approach to the settlement.

4 PLANNING POLICIES

BE1 Environmental and Community Infrastructure.
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE5 Conservation Areas
BE8 Development affecting the Setting of a Listed Building
BE13 Archaeological Assessments
BE18 Pollution
BE19 Noise
H2 General residential development standards
H11 Affordable housing on allocated and previously unidentified sites
H5 Villages
NE1 Safeguarding the Countryside
NE3 Local Landscape Character
NE13 Biodiversity Conservation
NE15 Protected Species
NE6 Retention of Trees, Woodlands and Hedgerows
T1 Traffic Generation
T2 Pedestrian and Cycle Facilities
T3 Public Transport Infrastructure
EH1NEW Landscape character
EH2NEW Biodiversity
EH3NEW Public realm and green infrastructure
EH6NEW Environmental protection
EH7NEW Historic Environment
EH8 Conservation Areas
EH9 Listed Buildings
EH14 Non designated heritage assets
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS4NEW High quality design
OS5NEW Supporting infrastructure
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EW2NEW Eynsham-Woodstock sub-area
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 The proposal is a full application for the "Erection of 66 dwellings (comprising 61 new build homes and 5 dwellings within retained and converted buildings), retention and conversion of the

'Guard House' as a community use building, and 'Ground Instructional Building' as a car port, retention of the 'Water Tower', 3 blast shelters and 1 air raid shelter, demolition of all other existing buildings on site and provision of green infrastructure, public open space and access from Main Road". In response to consultation advice, the plans were amended in September. A range of supporting information has been provided.

- 5.2 The site is a former WWII airfield with a range of buildings and structures spread over a wide area of the site. It is therefore brownfield land. Some of the wartime buildings are used for agricultural purposes and storage, but most are unused and in various stages of dilapidation. Some modern storage buildings have been erected and are used for agriculture. The older buildings are predominantly single storey, constructed of single skin brick with outer render and asbestos sheet roofs.
- 5.3 The land around the buildings has largely reverted to nature and apart from some areas of track and hardstanding is quite overgrown. There is existing screening to the boundaries in the form of trees and hedgerow.
- 5.4 The boundary of the Stanton Harcourt Conservation Area adjoins part of the northern and eastern boundary of the application site, but the site itself is not within the Conservation Area. The site includes part of Stanton Harcourt SSSI (this is designated for geological interest).
- 5.5 The site, along with other land to the south of the village, is subject to an Article 4 Direction dated 05/04/54 which introduced a restriction on the use of land for motor car or motor cycle racing, pacing or trials or other similar use.
- 5.6 The relevant planning history is as follows:
- 16/01054/OUT - Re-development of former airfield for housing-led development comprising up to 50 dwellings and up to 450 sqm of office space, green infrastructure, public open space, access from Main Road and the demolition/retention of existing buildings in accordance with the submitted Airfield Building Retention Strategy (amended description and details) - approved 06/07/17 07/0232/P/TCN - erection of 15m slimline monopole and base cabinets - approved 20/03/07
- W89/1102 - change of use from redundant agricultural to Class B1 - refused 17/08/89 and dismissed at appeal.
- W88/2378 - change of use of airfield buildings to industrial use - refused 23/02/89
- W86/0778 - change of use of buildings from agricultural to craft workshops, light industrial and storage - withdrawn.
- W78/1444 - retention of 4 buildings and continued use for housing machinery and repair of agricultural vehicles and machinery - no decision recorded.
- 5.7 The site was not identified in the SHLAA 2014, but under a review of the SHLAA the site has been allocated in the replacement Local Plan as site EW1h. At the time of writing the Council had received the examining Inspector's report, but the Plan had not been formally adopted. Officer advice is therefore framed with reference to both the 2011 Plan and the 2031 Plan. Nonetheless it is considered that the Plan currently has almost full weight. Committee will be updated on the status of the Plan at the meeting.

- 5.8 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle
Siting, design and form
Heritage
Highways
Trees, landscaping and ecology
Drainage
Residential amenity
Contamination
SI06 matters

Principle

- 5.9 Stanton Harcourt (with Sutton) is classified in the Local Plan 2011 as Group A settlement (village). Based on the settlement sustainability assessment (Dec 2013) the village sits in the bottom half of the range of the towns and villages assessed in terms of services and facilities available.
- 5.10 The village benefits from services, including a primary school, community building, sports facilities and pub, but the bus service was withdrawn in the summer of 2016 and the village is not located in close proximity to a higher order settlement which would provide a wider range of facilities.
- 5.11 Local Plan 2011 Policy H5 would not allow for the development of the application site because it involves new build housing that does not constitute infilling. However, this policy is considered out of date with reference to the NPPF.
- 5.12 The site is a Local Plan 2031 allocation and benefits from outline planning permission for up to 50 dwellings. Therefore the principle of development for residential purposes is established under Policies H1 and H2.

Siting, Design and Form

- 5.13 Notwithstanding the previous permission for up to 50 dwellings, and the wording of the allocation policy referring to "around 50 dwellings", the site layout submitted shows that 66 dwellings can be appropriately accommodated on those parts of the site previously contemplated for built form.
- 5.14 A substantial amount of open space would be retained for formal and informal recreation, and to provide suitable landscaping. The open space would include retention of areas around the taxi ways and retained brick built blast shelters and an air raid shelter.
- 5.15 Following discussions with the applicant regarding the airfield heritage of the site, it is intended that a number of the existing buildings on the site will be retained and reused, namely the Crew Block to the southern end of the site, the bomber trainer to the east, open fronted storage building, the guard house and water tower.

- 5.16 The dwellings would be a mix of single storey and two storey, with a number of bungalows included to reflect the height and form of many of the airfield buildings. There is a hierarchy of built form in this location with the high status Manor House and Pope's Tower being the most prominent. The character of modern housing in the village is largely 2 storey.
- 5.17 The character of the existing site is quite distinct with repetitive use of simple rectangular, single storey buildings constructed of brick with external render. There are some notable exceptions to this, for example, the bomber trainer and water tower. The design of many of the units has been amended on the advice of the Council's Conservation Architect to simplify the approach and avoid excessive detailing. The external materials are restricted to brick and render and overtly domestic elements, such as porches, of modest appearance.
- 5.18 The approach into the site from the access passes the air raid shelter and blast shelters, and the retained guard house and crew block are visible on the eastern edge. It was considered important to place the emphasis on single storey buildings along the eastern edge of the development, as this would best reflect the character and scale of the existing buildings. To that end, bungalows of a simple design are placed facing the access and open space and provide resonance with the site history.
- 5.19 Views out of the site towards the historic cluster of buildings to the north east are maintained by leaving the area to the north of the guard house as open space.

Heritage

- 5.20 The site's northern boundary adjoins a section of the Stanton Harcourt Conservation Area, and there are listed buildings within it. The cottages at 8-10 Main Road are the closest and share a boundary with the site. The setting of all nearby listed buildings needs to be considered under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.21 Local Plan Policy BE5 states that the character and appearance of Conservation Areas should not be eroded by the introduction of unsympathetic development proposals within or affecting their setting. Policy BE8 requires that development should not detract from the setting of a listed building.
- 5.22 Section 16 of the NPPF deals with the historic environment and addresses the impact of development on heritage assets. Emerging Local Plan Policy EH7 promotes the conservation and enhancement of West Oxfordshire's historic environment. Policies EH8 (Conservation Areas), EH9 (Listed Buildings), EH13 (archaeology) and EH14 (non-designated heritage assets) are also of relevance in dealing with the particular location and characteristics of the site.
- 5.23 The application site undoubtedly forms part of the setting of the Conservation Area, but the visual relationship of the site and the Conservation Area is limited by existing vegetation. Views towards the Conservation Area from within the site along the public footpath are across and between existing buildings and picking out particular buildings within the village is difficult. However, in certain positions, Pope's Tower is visible. From the road, apart from where the existing access enters the site, it is well screened by existing hedgerow and trees on its eastern boundary. The sense of entering the village only really becomes apparent around the junction of the main road and Steady's Lane.

- 5.24 The proposal would have some effect on the Conservation Area by introducing development within its setting, but it is considered on balance that the setting would be preserved, particularly as the developed areas would coincide with the location of existing built form. The harm is at the lower end of the less than substantial range under paragraph 196 of the NPPF.
- 5.25 The development would not introduce new buildings closer to existing listed buildings than those that exist at present. Whilst the density of built form would be greater than the loose arrangement of the former airfield buildings, this would not significantly harm the setting of the nearby listed buildings. Important public views towards and away from heritage assets would not be materially affected. Not all of the site would be developed and significant areas would be left as open space. Boundary planting would be substantially retained.
- 5.26 The applicant has undertaken both geophysical survey and archaeological field evaluation of the application site. The evaluation has targeted potential archaeological features and anomalies revealed by the geophysics and have tested the blank areas to test the veracity of the geophysical survey results. The geophysical survey also corresponded with the cropmark evidence.
- 5.27 In the south eastern corner of the application site a curvilinear feature was revealed that appears to form part of the circular ditch surrounding a Bronze Age barrow. Other similar barrows are known from around the Devils Quoits to the south. There is no evidence that the Romano British cemetery beneath the cricket pitch extends into the application area.
- 5.28 Over most of the application area an extensive system of drove roads and field boundaries were identified that date to the earlier part of the Romano British period. The densest area of Romano British features is in the northwest part of the application area. Numerous post holes and evidence of domestic rubbish were identified and this strongly suggests that the focus of settlement is in the vicinity. The pottery dates these features to the later first and second centuries AD. The known Romano British cemetery to the south on the site of the cricket field is however of a later date.
- 5.29 Within the southern part of the site there is little evidence of settlement and this area appears to have been predominantly agricultural in character and away from the focus of settlement. There is also evidence of post medieval quarrying across the site. There has also been considerable truncation of features when the airbase was constructed.
- 5.30 No features that are demonstrably of equivalent significance to scheduled monuments have been revealed and there is no evidence of archaeological features that are of such significance as to preclude the principle of development being present. The site is however of considerable regional importance and will need to be investigated in advance of the development.
- 5.31 Conditions are recommended to secure the implementation of a programme of archaeological work.
- 5.32 A number of non-designated heritage assets, namely the Crew Block, bomber trainer, open fronted storage building, guard house, blast shelters, air raid shelter and water tower would be retained and would provide ongoing connection between the past and present. This is considered to be a significantly positive aspect of the scheme.

- 5.33 The proposal will result in limited harm to the setting of the Conservation Area which is judged in the lower end of the less than substantial range. In this case the main public benefit would be the provision of housing to meet housing needs, and in particular the provision of 40% affordable housing. This is considered to outweigh the limited harm.

Trees, landscaping and ecology

- 5.34 There are hedgerows on all boundaries of the site and a significant number of trees, except on the southern boundary. The development would not encroach into peripheral areas of the site and except for a small amount of removal to facilitate the new access, this peripheral planting would be retained. Some self-seeded trees and scrub and a group of trees in the middle of the site would be removed to facilitate the development. This removal would be off-set with significant new planting elsewhere on the site.
- 5.35 Subject to the submission of a full tree protection plan which can be secured by condition, it is considered that there would be no detriment in landscape terms arising from the treatment of trees on the site.
- 5.36 The extent of open space is generally consistent with that suggested under the outline application and represents a significant proportion of the site area.
- 5.37 The plans include a potential pedestrian link to the north west corner of the site. Although a path joining this in the adjoining land is not currently provided, it would at least allow such a link to be created in the future.
- 5.38 The submitted ecological reports have been considered by the Council's Biodiversity Officer and no objection is raised subject to conditions.
- 5.39 Natural England raised concerns in their initial comments as regards buffering to the SSSI, provision of a Construction and Environmental Management Plan, and requirement for a geological and conservation management plan. Following further submissions additional comments from Natural England had not been received. However, in any event conditions are recommended to address the points made.

Highways

- 5.40 Access would be taken from Main Road, south of the existing access which would be closed to traffic and retained only for pedestrian access on the alignment of the public footpath. An additional footpath link would be provided to the north east of the site.
- 5.41 Having assessed further submissions on highways matters OCC does not object to the access arrangements but requires amendments to vehicle tracking for refuse vehicles. This can be readily resolved by small changes to the layout. It is expected that a revised drawing can be provided prior to the meeting or it can be addressed by condition.
- 5.42 The site is located on the southern edge of Stanton Harcourt but still within reasonable walking and cycling distance of the available, albeit somewhat limited, local services.
- 5.43 The County Council's withdrawal of financial support of the number 18 bus service will prevent safe and suitable access for all and will not allow use of sustainable transport modes to be

maximised. However, as the Council has noted an intention to support housing development on the site, by way of allocation, and in light of permission having been granted for an outline scheme of up to 50 units it is considered that it would be unreasonable to withhold consent on this basis. The disbenefit of a lack of public transport is outweighed by the benefit of the provision of new housing, including affordable housing.

Drainage

- 5.44 The site is within Flood Zone I and therefore at low risk of flooding. Subject to a sustainable drainage scheme being agreed, there is no reason to believe that the development would result in detriment as regards increased flood risk.
- 5.45 No objection on the grounds of flood risk and drainage are raised by the Environment Agency or OCC. No objection is raised by Thames Water regarding sewerage. Subject to a surface water drainage condition, it is considered that the proposal would be acceptable.

Residential amenity

- 5.46 All the dwellings proposed are set well away from existing residential properties and there would be no material effect in terms of privacy, light or general amenity to neighbouring property. Separation distances within the site are generally acceptable. Whilst some frontage distances are somewhat closer than might be ideal, this is not uncommon on modern layouts where properties more directly address streets and don't have deep front gardens. A lesser degree of privacy is to be expected in elevations addressing the public realm. The density is acceptable and makes good use of the previously developed areas of the site.
- 5.47 There would be significant separation between the site and the industrial buildings to the west and there would be unlikely to be unacceptable pollution impacts in this regard.

Minerals consultation area

- 5.48 The southern part of the application site lies within a Mineral Safeguarding Area for sharp sand and gravel, and most of the remainder of the site is within a Mineral Consultation Area, both as shown on the Policies Map of the Oxfordshire Minerals and Waste Local Plan: Part I - Core Strategy, September 2017. Policy M8 of this plan therefore needs to be taken into consideration in the determination of this application.
- 5.49 The application site is underlain by deposits of sharp sand and gravel which are likely to be similar to those that have been worked at the adjacent Dix Pit mineral extraction site. The site has previously been developed by the airfield and associated buildings and by subsequent built development and uses. Therefore, any potentially workable sand and gravel deposits have already been sterilised by development. In addition, this is a small site which is now isolated from active mineral working operations and is heavily constrained by its proximity to existing housing at Stanton Harcourt. Therefore, no objection is raised on minerals safeguarding policy grounds.

Contamination

- 5.50 The submissions have been assessed by the Environment Agency and WODC Pollution Control.

- 5.51 The site is adjacent to the Dix Pit landfill site which has been used for the disposal of non-hazardous waste, including municipal solid waste. Deposit of waste has ceased and the site is now being restored.
- 5.52 The Environment Agency and WODC Pollution Control Officer raise no objection but recommend conditions to address potential effects of contamination.

SI06 matters

- 5.53 The applicant has referred to the provision of 40% affordable housing which is a policy compliant contribution.
- 5.54 A contribution of £8,400.00 is required towards public art.
- 5.55 A contribution of £1,723 x 66 = £113,718 off-site contribution towards sport/recreation facilities within the catchment. In addition, an on-site LEAP in accordance with District Council's specification (the current proposal is not), a commuted sum towards maintenance should the Parish Council take over the LEAP, along with £40,900 towards existing play areas. Management of on-site open space should be included in the legal agreement.
- 5.56 A contribution to Primary education of £367,670.00 is required.
- 5.57 OCC will require £2,700.00 towards the introduction of a Traffic Regulation Order and £5,000.00 Public Rights of Way contribution.
- 5.58 Oxfordshire Clinical Commissioning Group would be seeking a developer contribution of at least £57,024 to support improvement of local primary care infrastructure if this development were to go ahead. This calculation is based on OCCG's adopted policy to use a calculation of 2.4 x number of dwellings x £360 for contributions to health infrastructure.

Conclusion

- 5.58 The site adjoins a village, which although doesn't provide a full range of amenities is considered a suitable location for some new development. This is recognised by the allocation of the site in the Local Plan 2031.
- 5.59 The site lies adjacent to the Stanton Harcourt Conservation Area and within a relatively short distance of a number of listed buildings. Although there would be some effect in terms of siting significant housing development within a relatively short distance, of heritage assets, the impact on the setting of these heritage assets would be less than substantial. The provision of new housing, including 40% affordable, in a suitable location is considered to outweigh this limited harm in this case.
- 5.60 Existing trees and hedgerow would be retained, save for limited removal to facilitate the development. The development would therefore sit within an established landscape setting, and additional landscaping would be provided as part of any future scheme.
- 5.61 The access to the site is acceptable in highways terms, subject to conditions.
- 5.62 The site is at low risk of flooding and a sustainable drainage scheme can be secured by condition.

- 5.63 There would be no impact on protected species and mitigation and enhancements for wildlife can be secured by condition. Appropriate treatment to the SSSI can be secured by conditions.
- 5.64 Residential amenity to existing residents would not be materially affected. The layout of the site is acceptable in amenity terms.
- 5.65 The design appropriately responds to its context and suitable provision is made for open space and recreation.
- 5.66 Whilst the constraint of the adjacent landfill site is noted, no objection from formal consultees is raised and suitably worded conditions can address potential hazards and mitigation strategies.
- 5.67 Having taken into account material planning matters, it is recommended that the application is approved subject to completion of a legal agreement.

6 CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
REASON: To safeguard the character and appearance of the area.
- 4 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
1. A preliminary risk assessment which has identified:
 - i) all previous uses
 - ii) potential contaminants associated with those uses
 - iii) a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are undertaken.
- Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution in line with paragraph 109 of the National Planning Policy Framework.

- 5 Prior to commencement of above ground work, sample panels of the brick and render external walls shall be erected on site and approved in writing by the local Planning Authority and thereafter be retained until the development is completed. The works shall be completed in accordance with the approved panels.
REASON: To safeguard the character and appearance of the area.
- 6 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
REASON: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.
- 7 The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that ensures that soakaways are not constructed into contaminated land has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
REASON: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.
- 8 The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological investigation, to be undertaken prior to development commencing. The investigation shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.
REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF.
- 9 Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition , a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.
REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF.
- 10 No development (including site clearance and demolition) shall commence until all existing trees shown to be retained within the submitted "Arboricultural Assessment" by FPCR dated May

2018 have been protected in accordance the tree protection plan therein which shall comply with BS 5837:2012: 'Trees in Relation to design, demolition and construction'. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

- 11 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.

- 12 Prior to the commencement of development above ground level, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbps). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.
REASON: In the interest of improving connectivity in the District.

NB Council will be able to advise developers of known network operators in the area.

- 13 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- i) The parking of vehicles for site operatives and visitors
 - ii) The loading and unloading of plant and materials
 - iii) The storage of plant and materials used in constructing the development
 - iv) The erection and maintenance of security hoarding including decorative displays
 - v) Wheel washing facilities
 - vi) Measures to control the emission of dust and dirt during construction
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - viii) Hours of operation of the site.
- REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

- 14 The internal noise levels to be achieved in bedrooms and living rooms in residential properties post construction is 30 dBLAeq T (where T is 23:00 - 07:00) and 35 dBLAeq T (where T is 07:00 - 23:00). Noise from individual external events typical to the area shall not exceed 45dBLAmax when measured in bedrooms and living rooms internally between 23:00 and 07:00,

post construction. Noise levels in gardens and public open spaces should not exceed 55 dB LAeq 1 hour when measured at any period (in accordance with the WHO figure contained in BS8233:2014). Unless otherwise agreed in writing by the local planning authority.
REASON: To ensure an acceptable noise level is achieved in the interests of residential amenity.

- 15 Prior to commencement of the development, a geological conservation and management plan shall be submitted to and approved in writing by the local planning authority, in consultation with Natural England. No development, inclusive of tree planting and public footpaths shall take place within the Stanton Harcourt SSSI boundary and works proposed adjacent to the SSSI should avoid indirect impacts on the SSSI or access to it.
REASON: To ensure that the development, as submitted, will not impact upon the features of special interest for which Stanton Harcourt SSSI is notified.
- 16 Prior to first occupation of the development hereby approved, a scheme shall have been submitted to and approved in writing by the Local Planning Authority which sets out how the "Guard House" will be instituted and subsequently maintained for community use. The scheme shall include the nature of the use and management roles and responsibilities.
REASON: To ensure on-going retention and beneficial use of the Guard House in the interests of conservation and community benefit.
- 17 Prior to the commencement of the development, a plan showing the main pedestrian access to the site which runs from Main Road to the eastern side of the access road immediately opposite Plot No. 40 on Drawing No. 101A, including its proposed hard surfacing, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the development, the path shall have been provided in accordance with the approved details.
REASON: In the interests of ensuring safe and suitable access to the development for all road users in accordance with the NPPF.
- 18 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- 1) Discharge Rates
 - 2) Discharge Volumes
 - 3) Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement)
 - 4) Sizing of features - attenuation volume
 - 5) Infiltration tests to be undertaken in accordance with BRE365
 - 6) Detailed drainage layout with pipe numbers
 - 7) SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
 - 8) Network drainage calculations
 - 9) Phasing plans
 - 10) No private drainage into the public and the adoptable highway drainage systems.
- REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.

- 19 Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway on Main Road including position, layout, and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of any of the dwellings, the means of access shall be constructed and retained in accordance with the approved details. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.
REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.
- 20 Prior to the first occupation of the development a travel plan statement and travel information pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved travel plan shall be issued to all new residents on first occupation of every property.
REASON: In the interests of maximising the opportunities for travel by sustainable modes of transport in accordance with the NPPF.
- 21 Prior to the commencement of the development, a drawing which must show that a refuse vehicle of not less than 11.6m in length can enter, turn in, and exit the development safely in forward gear, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the development shall have been carried out in accordance with the approved details.
REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.
- 22 Prior to the commencement of development, a construction traffic management plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
REASON: In the interests of highway safety in accordance with the National Planning Policy Framework.
- 23 The development shall be completed in accordance with the recommendations in sections 4, 5 and 6 of the Ecological Appraisal report dated September 2018 prepared by FPCR and landscaping proposals drawing no. HAY21844 11A (sheets 1 to 9 inclusive) showing 'ecological enhancements'. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and thereafter permanently retained.
REASON: To ensure that the SSSI, bats, great crested newts, reptiles, hedgehogs, nesting birds, hedgerows, trees and woodland are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), and policies NE13, NE14 and NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.
- 24 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. All the recommendations contained in Sections 4, 5 and 6 of the Ecological Appraisal dated September 2018 prepared by FPCR shall be translated into the CEMP, and it shall include, but not necessarily be limited to, the following:
i. Risk assessment of potentially damaging construction activities;

- ii. Identification of 'biodiversity protection zones, including adequate protection of, and no construction-related activities (e.g. storage of materials, car park, site compound) within, the 10 metre buffer area to the Site of Special Scientific Interest (SSSI);
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- v. The times during construction when specialists ecologists need to be present on site to oversee works;
- vi. Responsible persons and lines of communication;
- vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure that the SSSI, protected and priority species (bats, great crested newts/amphibians, reptiles, hedgehogs, nesting birds) and priority habitats (hedgerows) are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), and policies NE13 and NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 25 A report prepared by a professional ecologist, the Ecological Clerk of Works or similarly competent person certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, and detailing the results of site supervision and any necessary remedial works undertaken or required, shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner. Any approved remedial works shall subsequently be carried out under the strict supervision of a professional ecologist following that approval.

REASON: To ensure that the SSSI, protected and priority species (bats, great crested newts/amphibians, reptiles, hedgehogs, nesting birds) and priority habitats (hedgerows) are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, The Hedgerow Regulations 1997, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), and policies NE13 and NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 26 Before development takes place, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the

elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.

REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraphs 170 and 175 of the National Planning Policy Framework, Policy NE13 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006."

- 27 The approved landscaping scheme shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
- REASON: To ensure the safeguarding of the character and landscape of the area during and post development.

- 28 A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
- i. Description and evaluation of features to be managed; including location(s) shown on a site map;
 - ii. Landscape and ecological trends and constraints on site that might influence management;
 - iii. Aims and objectives of management;
 - iv. Appropriate management options for achieving aims and objectives;
 - v. Prescriptions for management actions;
 - vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);
 - vii. Details of the body or organisation responsible for implementation of the plan;
 - viii. Ongoing monitoring and remedial measures;
 - ix. Timeframe for reviewing the plan; and
 - x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular Chapter 15), Policy NE13 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 29 Prior to occupation, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To protect foraging/commuting bats and other nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), policy NE15 of the West Oxfordshire District Local Plan 2011, policy EH2 of the emerging Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

NOTES TO APPLICANT

- 1 This site may have been connected to the national fuel pipeline and if so the location of the fuel entry compound should be identified on site. There is also the potential for the airfield to have had a Petrol Oil and Lubricants (POL) underground fuel tanks and pipe network on the airfield and that these may still be in situ.

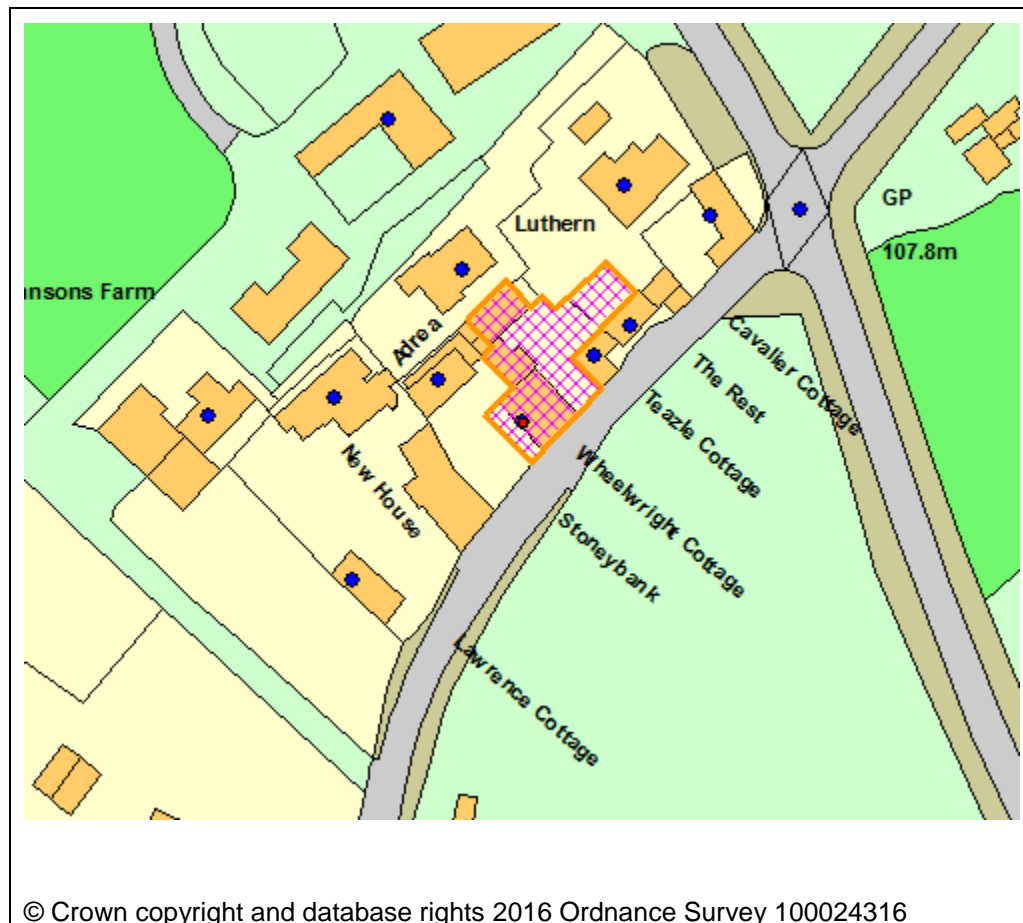
Whilst future site investigations may find that the groundwater is not currently impacted there is the potential for these structures to be damaged during enabling works and this may result in release of petroleum hydrocarbon contaminated water directly into the Secondary A Aquifer. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 3 Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017, including great crested newts, bats, reptiles, badgers and nesting birds. If any great crested newts are discovered during works, then all works must stop in order to obtain advice from Natural England on any special precautions before continuing, including the need for a European protected species licence. Further information can be found on the West Oxfordshire District Council website: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> (download a copy of the 'Biodiversity and Planning in Oxfordshire' guidance document under the heading 'Environment, nature and open space' and selecting 'Biodiversity' from the drop down box) and <https://www.gov.uk/guidance/great-crested-newts-surveys-and-mitigation-for-development-projects>

Application Number	I8/01987/LBC
Site Address	Wheelwrights Cottage Bridge Street Shilton Burford Oxfordshire OX18 4AA
Date	26th September 2018
Officer	Bryan Martin
Officer Recommendations	Approve
Parish	Shilton Parish Council
Grid Reference	426824 E 208901 N
Committee Date	8th October 2018

Location Map



Application Details:

Repair or replace (single glazed to double glazed) windows and doors

Applicant Details:

Mr Alexander Postan, Wheelwrights Cottage, Bridge Street, Shilton, Burford, Oxfordshire, OX18 4AA

I CONSULTATIONS

- 1.1 Conservation Officer Case officer is the conservation officer. See case officer's planning assessment.
- 1.2 Parish Council None received.

2 REPRESENTATIONS

- 2.1 None received.

3 PLANNING POLICIES

EH7NEW Historic Environment
BE2 General Development Standards
BE7 Alterations and Extensions to Listed Buildings
OS4NEW High quality design
EH9 Listed Buildings
The National Planning Policy framework (NPPF) is also a material planning consideration.

4 PLANNING ASSESSMENT

Background Information

- 4.1 These are proposals for replacement of six windows and a pair of French doors, at this Grade II listed building. The existing windows and doors are timber-framed, and single glazed: the replacements would also be timber framed, although they would be fitted with double glazing.
- 4.2 This application is to be heard before the Sub-Committee for consideration as the applicant is a District Councillor.
- 4.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key consideration of the application is:

Impact of proposal on the special architectural or historic interest

- 4.4 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant listed building consent, special regard should be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 of the National Planning Policy Framework (the Framework) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 4.5 In the light of this, and bearing in mind that windows and doors are usually features of special architectural or historic interest, officers do not usually support the fitting of double glazing to listed buildings, as both the general appearance and the perimeter detailing is uncharacteristic. However, officers do sometimes support double glazing where there would be a net aesthetic benefit - and this is typically where the existing window timberwork is modern and of

uncharacteristic form, and where the double glazing would be fitted into new timber framing of more characteristic form. It is notable that at Wheelwrights Cottage the affected existing windows and doors are modern, and that their casements sit uncharacteristically proud of the outer framing - noting that traditional casements are set flush. It is also notable that the proposed replacements, by contrast, have good traditional flush casement detailing, and that in addition slim double glazing of just 12 mm thickness is proposed.

Conclusion

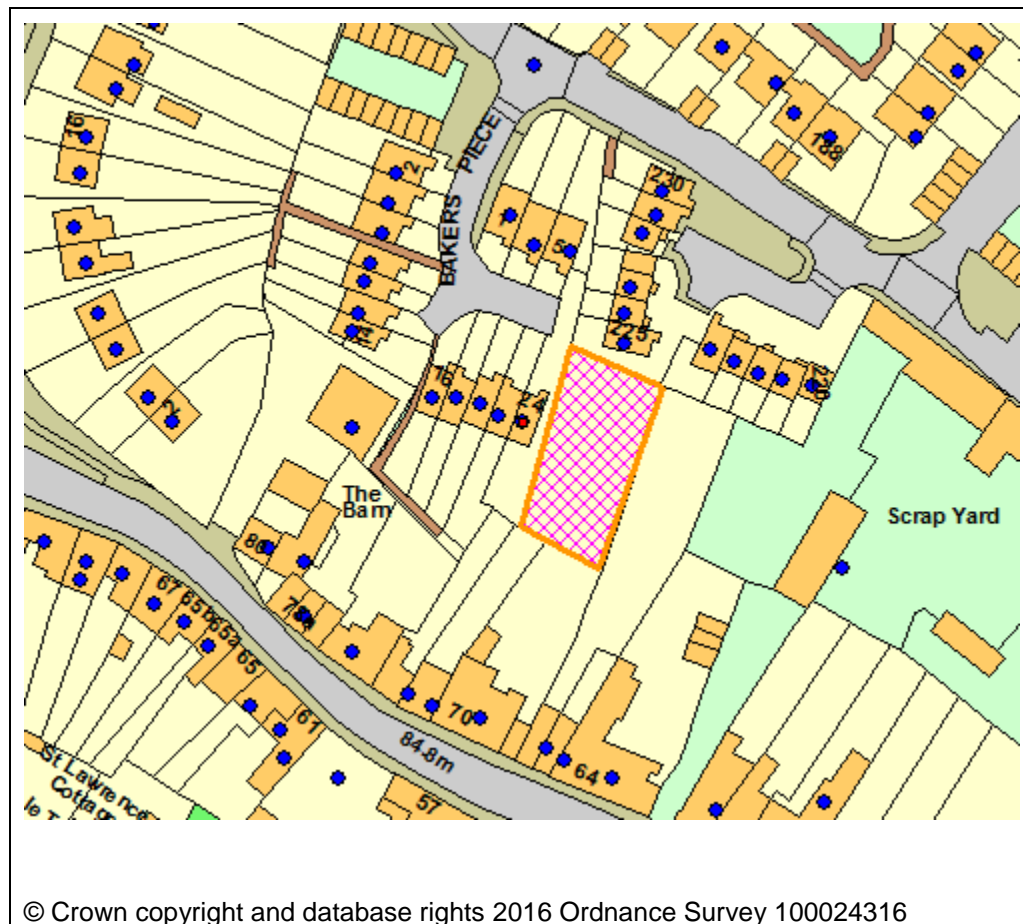
- 4.6 In this case, your officers' view is that there would be a net aesthetic benefit, and that the proposed works would preserve and arguably enhance the special architectural and historic interest of the listed building. It is also officer's view that the proposed works would comply with the policies listed herein, and the application is recommended for approval with conditions.

6 CONDITIONS

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2 That the development be carried out in accordance with the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted.
- 3 No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
REASON: To preserve internal features of the Listed Building.
- 4 All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.
REASON: To preserve the architectural integrity of the Listed Building.

Application Number	18/02103/FUL
Site Address	Land adjoining 24 Bakers Piece Witney Oxfordshire OX28 1PQ
Date	26th September 2018
Officer	Joanna Lishman
Officer Recommendations	Refuse
Parish	Witney Town Council
Grid Reference	435714 E 210595 N
Committee Date	8th October 2018

Location Map



Application Details:

Detached 2 bedroom dwelling with alterations to vehicular access

Applicant Details:

Mr Brian Cade, 141 Abingdon Rd, Standlake, Witney, OX135JZ

I CONSULTATIONS

- 1.1 Conservation Officer No Comment Received.
- 1.2 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network
- Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission subject to conditions.
- 1.3 WODC Drainage Engineers No Comment Received.
- 1.4 Town Council No objection.

2 REPRESENTATIONS

- 2.1 Nineteen letters of objection received from fourteen properties. These are summarised as follows:

- Damage already caused to the boundary wall within the Conservation Area.
- Modern dwelling would not reflect the design of the original West End houses.
- No existing vehicular access.
- Access incorrectly drawn on plans and not wide enough for cars.
- Refuse store too close to neighbouring property.
- Previously grass lawn with wildflowers.
- Garden grabbing.
- Harmful impact on the streetscene and Conservation Area.
- Disruption to current residents.

- 2.2 Five letters of support summarised as follows:

- Thoughtful and well designed plans.
- Good use of derelict land at a time of housing shortage.
- Existing properties should use their garages and not park on pavements to avoid inappropriate parking.
- Extension permitted at no.6

3 APPLICANT'S CASE

- 3.1 The applicants case is set out in the accompanying Design and Access Statement however the conclusion is repeated below.
- 3.2 All departments at the WODC, from the very first contact on the 18th October 2013, supported the proposal 16/02183/FUL. However it was refused by just 1 vote at the Lowlands committee meeting for the reasons outline above. We used all the feedback to put together a proposal that we believe addresses the Lowlands Committees and Officers concerns.

- 3.3 To conclude, as this application complies with current policy and the proposed has minimal impact on surrounding properties with the high-quality design and use of material enhancing the local character. It is hoped, therefore, that the application will be supported by Officers and I look forward to receiving the application acknowledgement in due course.

4 PLANNING POLICIES

BE2 General Development Standards
BE5 Conservation Areas
BE8 Development affecting the Setting of a Listed Building
H7 Service centres
BE3 Provision for Movement and Parking
OS2NEW Locating development in the right places
OS4NEW High quality design
EH8 Conservation Areas
EH9 Listed Buildings
H2NEW Delivery of new homes
T4NEW Parking provision
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The applicant seeks planning permission for the erection of a detached 2 bedroom dwelling with alterations to vehicular access. The application includes the provision of 4 car parking spaces and a separate outbuilding for cycle and bin storage.
- 5.2 In 2016 the applicant sought planning permission for the erection of 3no. 2 bedroom dwellings and 8 car parking spaces (ref: 16/02183/FUL). The application was recommended for approval by officers and refused by Members following a site visit. The applicant appealed the decision however the Inspector dismissed the appeal for the reason that the public benefit of providing three dwellings was not outweighed by the harm to the Conservation Area.
- 5.3 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle
Siting, Design and Form
Impact on Heritage Assets
Residential Amenity Impacts
Highways
Drainage
- Principle
- 5.4 The Emerging West Oxfordshire Local Plan 2031 is at an advanced stage following acceptance by the Planning Inspectorate on the 24 August 2018. The report concludes that the West

Oxfordshire Local Plan 2031 provides an appropriate basis for the planning of the District subject to a series of main modifications. It is anticipated that this plan will be presented for formal adoption in September 2018. Substantial weight can now be applied to the policies within this plan for the decision-making purposes.

- 5.5 In light of anticipated timescales, it is likely that any forthcoming planning application will be considered under Local Plan 2031 policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This requires that such applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Following anticipated adoption in September 2018, the Local Plan 2031 will form part of the Council's development plan in place of the West Oxfordshire Local Plan (2011).
- 5.6 The application site is located within the settlement of Witney which is a main service centre and the district's most sustainable settlement.
- 5.7 Local Plan 2011 Policy H7 allows for infilling and rounding-off within existing service centres and the proposal is considered to be broadly consistent with this. Emerging Local Plan 2031 Policy H2 allows for new homes on previously developed land within the main service centres provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in the plan.
- 5.8 The site is a former garden and therefore, on the basis of emerging policies for the supply of housing in a service centre, the development proposed would be acceptable in principle. In terms of the balancing of considerations required under paragraph 11 of the NPPF, officers are of the opinion that given the substantial weight afforded to the emerging Local Plan and the forthcoming adoption, there is no evidence to support a need for the dwelling in terms of being necessary to meet housing need.

Siting, Design and Form

- 5.9 In terms of siting, the proposed 2-bed dwelling would occupy a similar footprint as the 2016 proposal for 3 dwellings. The proposed dwelling is shown to be reduced in height from 8m to 6.7m as a 1.5 storey building with dormers in the roof as opposed to a terrace of two-storey dwellings. The Inspector commented that he did not wish to replicate the uncomfortably close relationship between the Bakers Piece and the West End dwelling by allowing the appeal scheme. Officers consider that the reduction in height of the building does not overcome the siting issue raised by the Inspector.
- 5.10 Despite the applicant referring to the site as a 'left over piece of land', the Inspector considered the currently overgrown and neglected condition of the site to be the result of a lack of maintenance and should not be used to justify its development. Officers consider this point to still apply in this instance.

Impact on Heritage Assets

- 5.11 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 193 and 194 of the National Planning Policy Framework (the Framework) states that when considering the impact of new development on the significance of a listed building, great weight should be given to its conservation. It continues that significance can be harmed or lost through alteration. It draws a distinction between substantial harm and less than substantial harm to such an asset. Any harm to the significance of a designated heritage asset requires clear and convincing justification. The harm should be weighed against the public benefits of the proposal.

- 5.12 Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Further the paragraphs of section 16 'Conserving and enhancing the historic environment ' of the NPPF are relevant to consideration of the application.
- 5.13 In dismissing the appeal, the Inspector stated that the boundary walls provide a strong definition to the edge of the old town core and that the open and undeveloped character plays an important role in providing a setting for the listed buildings on West End and a physical buffer to the modern housing which occupies an elevated position to the north. The proposed dwelling would introduce development to this same area as previously dismissed at appeal and of a similar footprint and scale, despite being a 2-bed dwelling. The proposed dwelling is not considered to represent a logical form of development and would fail to preserve and/or enhance the character and appearance of the Conservation Area and would be harmful to the setting of the nearby listed buildings. In your officers opinion the applicant has not provided clear and convincing justification for the harm (albeit less than substantial). The single dwelling is not required to meet a housing need as referred to in paragraph 5.8 above.

Residential Amenities

- 5.14 The Inspector noted that the previous scheme for 3 dwellings would not be harmful to the living conditions of the occupiers of properties in Bakers Piece. Likewise, officers consider that this scheme would not be harmful by way of loss of light, privacy or appearing overbearing.
- 5.15 The dwelling would be located next to those in Bakers Piece and will face on to the properties on Farmers Close. Comments have been received with regard to increased overlooking between the new dwelling and those in Farmers Close. The proposed dwelling would face on to the side of no. 225 Farmers Close and the rear of no. 224 and the other properties within that terrace. The front to side distance between the properties will exceed the minimal standard of 12m and therefore officers are of the opinion that whilst there will be increased overlooking, the level of overlooking between the properties would be one that would be acceptable in built up residential areas. The terrace of properties in Farmers Close which include no. 224 would also be well separated from the front elevation of the development. Furthermore, due to the layout of the property, the dormer windows in the roof serve the two en-suite bathrooms and thus can be conditioned to be obscurely glazed. The distance between the properties also means that the development would not be considered overbearing or adversely impact the light available to the properties.
- 5.16 The application site and land is set higher than the properties located in West End. The properties located in West End benefit from large gardens. Taking in to account the distance

between the properties and the existing arrangement between the existing properties in Bakers Piece and those in West End the proposed dwelling is not considered to be overbearing, impact the light or unacceptably impact privacy to those properties located in West End.

- 5.17 The proposed dwelling would be located alongside no. 24 Bakers Piece and would not extend excessively behind the properties, the dwellings are therefore not considered to be overbearing or impact the light afforded to neighbouring properties.

Highways

- 5.18 A number of objections have been received relating to highway and pedestrian safety. Oxfordshire County Council Highways were consulted on the application and the parking layout. Highways raise no objection to the width of access (2m), level of parking provided for the new dwelling or the proposed access through Bakers Piece. The Highways Officer considers the scheme would provide satisfactory parking spaces for the development and would not have an adverse impact on pedestrian safety. Given this, the scheme is therefore not considered to cause such harm as to warrant the refusal of a planning permission on grounds of highway safety and convenience.
- 5.19 A number of the comments refer to the disruption that will be caused whilst the development takes place. There is always likely to be some disruption when any development takes place and is not a planning reason for refusal.
- 5.20 Many comments refer to incorrect plans showing the access into the site forward of the demolished section of wall. The wall has not currently been reinstated and is currently fenced off for pedestrian safety. In the event of a planning approval, the applicant would be required to adhere to any approved plans in the siting of the access and boundary wall.

Other Matters

- 5.21 The site is situated within floodzone 1 where development of this type is considered acceptable. Drainage Engineers recommend a surface water drainage condition should the application be recommended for approval in order to ensure that the development provides adequate drainage provisions for the proposed dwellings.
- 5.22 The biodiversity officer was consulted on the previous scheme and raised no objections to the development of the disused garden. The site remains the same as at the time of the 2016 application.

Conclusion

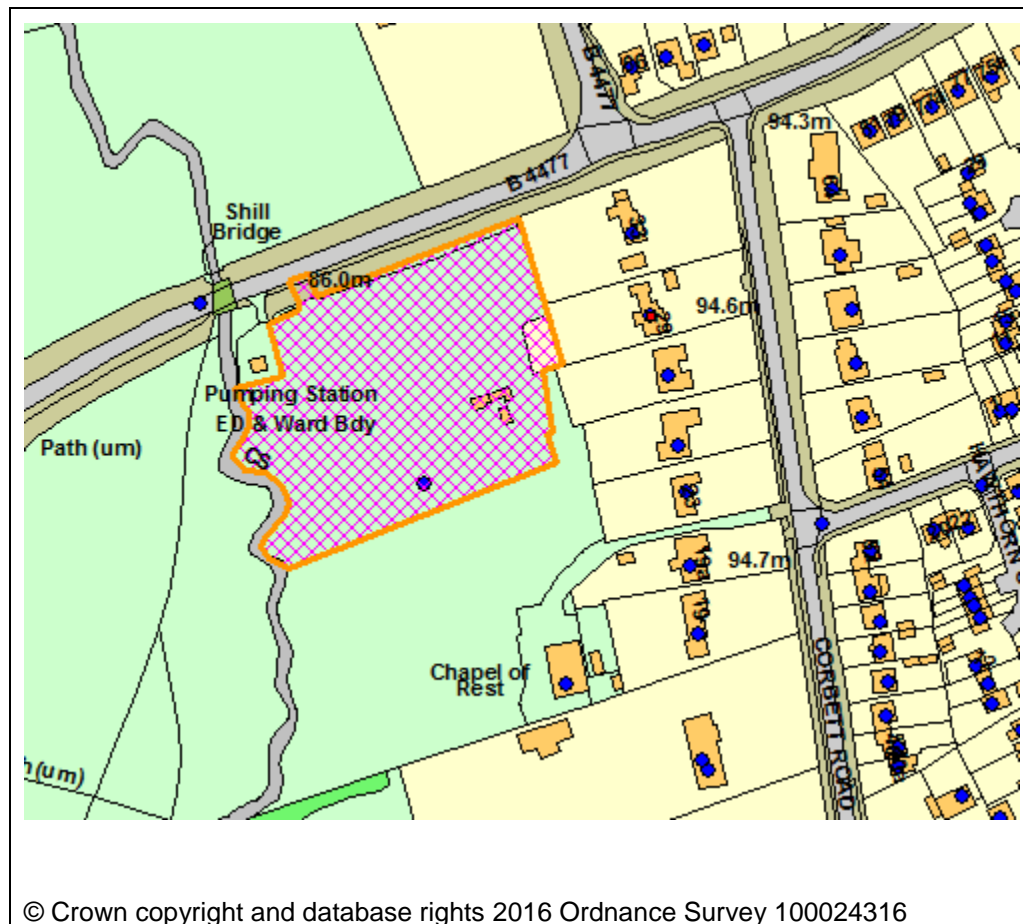
- 5.23 Having regard to the above assessment, officers are of the opinion that the current proposed development continues to be an inappropriate form of development on this open space, failing to conserve and/or enhance the special interest, character and appearance of the Conservation Area or the setting of the listed buildings. The proposal is contrary to Policies BE2 and BE5 and H2 of the adopted West Oxfordshire Local Plan 2011, Policies OS2, OS4, H2, EH7 and EH8 and of the emerging West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF, in particular paragraphs 11, 193, 194 and 196.

6 REASON FOR REFUSAL

The proposed detached dwelling, by reason of the demolition of the attractive boundary wall and the incursion of development into this open area, would fail to form a logical compliment and thus fail to conserve and/or enhance the special interest, character and appearance of this part of the Conservation Area or the setting of the listed buildings on West End. The proposal is contrary to Policies BE2 and BE5 and H2 of the adopted West Oxfordshire Local Plan 2011, Policies OS2, OS4, H2, EH7 and EH8 and of the emerging West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF, in particular paragraphs 11, 193, 194 and 196.

Application Number	18/02606/FUL
Site Address	Land to the rear 29 Corbett Road Carterton Oxfordshire
Date	26th September 2018
Officer	Miranda Clark
Officer Recommendations	Refuse
Parish	Carterton Town Council
Grid Reference	427329 E 206318 N
Committee Date	8th October 2018

Location Map



Application Details:

Erect new dwelling

Applicant Details:

Mr And Mrs A Farmer, 56 Corbett Road, Carterton, Oxfordshire, OX18 3LE

I CONSULTATIONS

I.1 WODC Planning Policy Manager No Comment Received.

I.2 CPRE

CPRE notes that an application for 1 home has been submitted on a site subject to dismissed appeal reference APPD3125/W/17/3170752. The latter was a scheme for 10 houses.

In clause 7 of said Appeal decision summary, the Inspector notes that this site is an area protected from urban sprawl and that new housing is not suitable in such areas.

In clause 8, the Inspector notes that development on this open site cannot be described as infill.

The Appellant picks up on the Inspector's comment in clause 9, where it says that the Inspector has no reason to disagree with the Appellant's LVIA, based on observations. CPRE takes this to mean that the Inspector is lacking evidence to the contrary in respect of the point made in this clause, rather than agreeing with the LVIA. In fact, clauses 12 & 13 indicate that the Inspector specifically does not agree with the LVIA. Also in Clause 9, the Inspector goes on to clarify that the site is part of a rural approach to the town and a landscape buffer between the town and open countryside.

The Appellant also cherry picks clause 10. This states that the Inspector is not convinced about harm to the Shill Brook, but again it's not conclusive. After all, evidence submitted in that regard was limited. The site is in the Conservation Target Area (CTA) and the Biodiversity Area of the Shill Brook Corridor. It is immediately adjacent to a Local Wildlife Site (LWS) and close to another. There is also a Site of Special Scientific Interest (SSSI) in close proximity downstream. The site is located near two areas of Woodland Priority Habitat Areas (to the north around Sunset View and not shown on the plan in the Application). There are also two areas of Ancient Woodland downstream to the South. The Shill Brook is the only Main River in the Carterton Sub Area. Equally, the Shill Brook Corridor is the only CTA in the Carterton Sub Area. The SSSI and Local Wildlife Sites are the only ones in and around the town and they are in close proximity to the site. Therefore, this is clearly the most ecologically sensitive location in the entire Carterton Sub Area. Construction is bound to do harm. The proximity to the Brook is particularly concerning with regard to pollution, in view of the inevitable wet trades involved. A local narrowing of the Shill Brook corridor is undesirable, as it would create a bottleneck for biodiversity. The proximity of a LWF is also of concern. It is difficult to see how harm can be avoided. CPRE would therefore suggest that less sensitive sites could and should be found for development.

CPRE is not convinced that OCC's access concerns have been addressed in terms of visibility splays.

With regard to 17 Corbett Road, in retrospect CPRE cannot comment on WODC's decision to approve, but can compare. The new home behind no. 17 would appear to be closer to existing

buildings like the chapel and community space and further away from the Brook certainly than some of the areas of the site behind 29 Corbett Road which may be vulnerable to development should this application be passed. It's also not so close to a LWS. The opportunity for further development is limited, as there's no space and access is via the side of the existing house at no. 17, rather than directly off the main road. It is not visible on approach to the town. CPRE is not sure whether the site at no. 17 falls within the CTA or not- the application documents do not clarify and the maps are difficult to check due to scale. Still, CPRE believes that approval of this application cannot be relied upon to justify the proposal at 29 Corbett Road.

CPRE believes that this site would set a precedent for additional houses, being as it is a small house on a large plot, leaving space for further housing, once the principle of new housing has been established.

CPRE therefore objects to this application.

- | | | |
|-----|---------------------------|--|
| I.3 | OCC Highways | No objections |
| I.4 | Town Council | <p>When the matter was discussed by the Planning Committee Cllr Wesson raised the issue of access from Alvescot Road and this may be a problem. the Clerk advised that access issue would be managed by OCC Highways with WODC.</p> <p>The Chair, Cllr Melvin, stated that there had been a previous application on this site, issues with access will be dealt with by the Planning authority.</p> <p>The Clerk advised that each application should be considered on its merits.</p> <p>The Committee could not identify any grounds not to support the application within the guidelines.</p> |
| I.5 | Thames Water | No Comment Received. |
| I.6 | ERS Env Health - Lowlands | I have no objections and no conditions for this application. |

2 REPRESENTATIONS

- 2.1 4 letters received. The comments have been summarised as:
- For all of the same reasons stated in Appeal Ref: APP/D3125/W/17/3170752, Land behind (to the rear of) 29 Corbett Road, Carterton I strongly object to this proposal.
 - The land is recognised as a paddock and not residential building land.
 - If this single dwelling is approved, conveniently positioned at the rear of Number 27 Corbett, then further applications will be made until there is no more paddock.
 - I am extremely concerned about the effect of the proposal on the character and appearance of the area, the setting of the town and the Shill Brook. I fear that the granting of one dwelling will lead to further applications to build on the remaining land.

- I and my husband are the property owners of 29 Corbett Road, having completed purchase of the property from Mr and Mrs Farmer on 17th May.
- We were aware of the previous application for 10 new properties on the land behind us, which had been rejected. We hoped no further planning applications would be made, especially within just 2 and a half months after moving in.
- In addition, if an access road is built for a single property, (with all the associated services of gas, electric, water, sewage, etc), then that opens the door for even further development of that site at a later date.
- We are also concerned that our address is in the subject of the application when it really appears that the planned property is at the rear of number 25. It would appear to anyone concerned with the application that us newcomers are planning the development, which puts us in a poor light with the neighbourhood.
- I objected to the original application for 10 properties proposed for this site (which thankfully was rejected) and I strongly feel that if this application is approved then it will only be a matter of time before more properties will be built on this piece of land.

3 APPLICANT'S CASE

3.1 A Planning Statement has been submitted with the application. It has been summarised as:

- For over 20 years the land has been used as an extension to the garden of 29 and following the sale has been retained for private use. The site is accessed off an existing vehicular entrance off Alvescot Road.
- The site is bounded to the north by Alvescot Road and is sloped rising east up from the Shill Brook Valley towards the rear of the properties at Corbett Road. The site is well screened on all sides. The site is approximately 1 Hectare in area is close mown apart from a wild flower area and has a current function as an extended garden.
- The site is located within a Conservation Target Area which is an area identified as important for wildlife conservation. The applicants have consistently improved the site by planting and land management to improve conservation and this activity will continue.
- The application site has been the subject of a planning application for 10 dwellings which was rejected on appeal. The basis of the Inspectors concern was the effect of the proposal on the character and appearance of the area, the setting of the town and the Shill Brook. However the Inspector comments in paragraph 9 The appellant's Landscape and Visual Impact Assessment identifies that the site is visually well enclosed and from my observations I have no reason to disagree.
- The key reason for rejection would seem to be that taken on balance the loss of mature landscaping along the boundary of Alvescot Road due to the proposed access road and the impact this would have on the open aspect of the land when entering Carterton from the West carried greater weight than the social and economic benefits of the proposal.
- Having considered the report of the Inspector and recognising that application 14/I 136/P/FP was approved for a single dwelling to the rear of No 17 Corbett Road which is almost adjacent to the application site the applicants believe the current application will be acceptable development. The proposal is of smaller footprint, further and better screened from the Shill Brook than that at 17 Corbett Road. The existing access off Alvescot Road which is in regular use without problems and has mature planting inside the site means that the proposed dwelling will not be visible from Alvescot Road thus overcoming this concern.
- The proposed development consists of one 3/4 bedroom chalet bungalow fronting onto the west and located in the south east corner of the site. The dwelling will be sited significantly

lower than those in Corbett Road. The existing outbuildings will be retained for garaging and storage associated with the dwelling and land.

- When exiting the site there is good vision in both directions.
- There is a foul drain located in the west of the site and surface water disposal will be by local soak ways
- No part of the site which is designated Flood Zone I is subject to flooding
- Work undertaken by Aspect Ecology confirms the site is not subject to any statutory or non statutory ecological designations.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS4NEW High quality design

EH1NEW Landscape character

EH2NEW Biodiversity

EH5NEW Flood risk

EH3NEW Public realm and green infrastructure

T4NEW Parking provision

EH6NEW Environmental protection

CA3NEW Carterton sub-area Strategy

BE2 General Development Standards

BE3 Provision for Movement and Parking

BE4 Open space within and adjoining settlements

BE21 Light Pollution

H2 General residential development standards

OS2NEW Locating development in the right places

OS4NEW High quality design

OS1NEW Presumption in favour of sustainable development

NE1 Safeguarding the Countryside

NE2 Countryside around Witney and Carterton

NE3 Local Landscape Character

NE6 Retention of Trees, Woodlands and Hedgerows

NE7 The Water Environment

NE11 Water Quality

NE13 Biodiversity Conservation

NE15 Protected Species

BE18 Pollution

BE19 Noise

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

Planning History

- 5.1 16/02114/OUT Outline application (all matters reserved except for access) for the erection of 10 dwellings - Appeal dismissed.

- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 The Emerging West Oxfordshire Local Plan 2031 is at an advanced stage following acceptance by the Planning Inspectorate on the 24 August 2018. The report concludes that the West Oxfordshire Local Plan 2031 provides an appropriate basis for the planning of the District subject to a series of main modifications. It is anticipated that this plan will be presented for formal adoption in September 2018. Substantial weight can now be applied to the policies within this plan for the decision-making purposes.
- 5.4 In light of anticipated timescales, it is likely that this application when heard before the Committee will be considered under Local Plan 2031 policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This requires that such applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Following anticipated adoption in September 2018, the Local Plan 2031 will form part of the Council's development plan in place of the West Oxfordshire Local Plan (2011).
- 5.5 Carterton is defined in the current adopted West Oxfordshire Local Plan as a Service Centre which allows the principle of new housing development within the town. The emerging West Oxfordshire Local Plan Policies OS2 and H2 also indicates this in general terms. However your officers consider that an important aspect of this proposal is the location of the proposed development and its impact that development in this location would have on the landscape and character of the area.
- 5.6 Your officers are of the opinion that the application site lies on the rural edge of the town. The proposed site layout plan shows the proposed dwelling extending beyond housing to the west of Carterton. As such it would extend the built extent of the town into undeveloped countryside to the west and encroach on the sensitive Shill Brook valley.
- 5.7 The Emerging West Oxfordshire Local Plan Policy OS2 sets out a series of general principles which should be taken into account when determining proposals for development. Development should be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality. Should form a logical complement to the existing scale and pattern of development and character of the area and Protect and where possible enhance the local landscape and setting of the settlement and Not involve the loss of an open space or any other feature that makes an important contribution to the character or appearance of the area.
- 5.8 In view of the above your officers consider that the proposed dwelling does not form a logical complement to the existing pattern of development in this location. Development on this site will harm the character and appearance of the area. It is also considered that development in this location could set a precedent for development along the slopes of the Shill Brook valley with detrimental impacts on the rural character and setting of the town to the west.

- 5.9 Whilst the applicant states that the present use of the land is garden area your officers are of the opinion that by reason of its appearance and history it is more akin to paddock land. Within the Inspector's appeal statement for the previous application he states:

In any event, regardless of the use of the appeal site, it is included within an area identified as a Policy Area to Prevent Urban Sprawl and to Protect Existing Character (Policy Area) within the West Oxfordshire Local Plan 2011 (LP). LP Policy NE2 applies to such areas and its objective is to give protection to some of the most vulnerable gaps or fringe/buffer area adjacent to Witney and Carterton. The policy therefore only permits certain types of appropriate development in such areas. New housing is not identified as such. In that the proposal is for 10 dwellings within this Policy Area, there would be conflict with LP Policy NE2.

He continues; Given the site's location within the above Policy Area, and having regard to its visual and physical relationship to the built form of Corbett Road, I consider that it is not located within the existing built up area of Carterton.

- 5.10 As such your officers consider that the principle of one dwelling is not compliant with the adopted or emerging housing policies.
- 5.11 The applicant has given an example of a dwelling approved at the rear of 17 Corbett Road of similar development. However the committee report described the application site as garden land to the rear of the existing dwelling, with the report recommending approval partly becauseneither the housing policies of the adopted WOLP or the paragraphs of the NPPF preclude the redevelopment of garden land for additional dwellings. In contrast, the current appeal site represents a large paddock within (as will be discussed further below) a policy area to prevent the sprawl of Carterton to the west.

Landscape

- 5.12 The site is located within the Shilton Downs landscape character area and is characterised as a minor valley according the West Oxfordshire Landscape Assessment 1998. The Shilton Downs has an attractive and largely unspoilt, rural character with some occasional detracting influences such as large scale buildings associated with the airbase to the east of the town. It should be noted that the emerging Local Plan seeks to guide residential development to the east of the town where these urbanising influences already prevail. The expansion of Carterton into the open countryside is one of the principal factors threatening landscape quality in this area.
- 5.13 The western side of the town currently has a strong landscape edge which could be compromised by development extending down the valley sides. Draft Policy CA3 (Carterton Sub-Area Strategy) specifically identifies the need to protect and enhance the Shill Brook and the character and setting of Carterton. Policy NE3 of the adopted Local Plan 2011 resists development that would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.
- 5.14 Policy NE1 seeks to ensure that proposals for development maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources and its ecological, agricultural, cultural and outdoor recreational values. Regard should also be had to policies BE4 and NE2 of the adopted Local Plan which also seek to protect the visual amenity and character of settlements.

- 5.15 In the Carterton Sub-Area part of the Emerging West Oxfordshire Local Plan this area has again be noted:

Running along the western boundary of Carterton is the Shill Brook Valley which is a designated biodiversity conservation target area. Conservation Target Areas (CTAs) are the most important areas for wildlife conservation where targeted conservation action will have the greatest benefits. In planning terms they represent areas of ecological opportunity and potential improvements to the District's CTAs. One of the aims of the Emerging Policy CA3 is the protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley maximising opportunities for enhancements within the Conservation Target Areas (CTAs)

- 5.16 The Appeal Inspector also noted the importance of this area and stated:

I share the appellant's view that the site is different in character to the open countryside beyond the Shill Brook, being mown and well maintained. However, the appeal site and neighbouring open land contribute to the attractive rural approach into the town, providing a landscape buffer between the built up form of the town and Shill Brook, and the countryside beyond.

- 5.17 He further stated:

...the appeal proposal would introduce a residential scheme into a largely open area of land, where there is no residential development at present. It would extend the built form of this part of Carterton into the rural landscaped setting of the town. Whilst the layout and appearance of the dwellings is not before me at this stage, the number of dwellings proposed on the appeal site would be likely to be of a much higher density than neighbouring development in Corbett Road. The scheme would have an urbanising effect upon this attractive rural area which would be harmful to the landscaped setting of the town.

- 5.18 Although at present there are limited views of the appeal site as a result of the mature landscaping, it is likely that this would not be so once the new access was provided into the site. This is likely to result in the loss of mature landscaping along the boundary with the road, which would be harmful to the character and appearance of the area and the setting of the town. The new dwellings would be obvious from the new access and would highlight this discordant development, which would exacerbate the harm identified.

- 5.19 Whilst officers note that one dwelling is proposed in this current application, one dwelling still has the potential to urbanise the visual appearance of the area. The new service road leading from the existing access to the proposed new dwelling cuts across the whole of the application site, and in addition that vision splays would have to be sufficient for safe egress. It is not apparent whether the existing hedging and vegetation along the Alvescot Road boundary will survive during the works or in the future. Officers consider that the proposal would be detrimental to this area of open countryside.

Siting, Design and Form

- 5.20 Your officers have no objection in terms of the proposed scale or design of the proposed dwelling.

Highways

- 5.21 OCC Highways have not raised objections with the use of the existing access, in terms of highway safety issues. Your officers have noted the comments raised from the representations, however without an objection from OCC Highways, your officers do not consider that a refusal reason based on highway safety issues would be likely to be sustained at appeal.

Residential Amenities

- 5.22 Given the location of the proposed dwelling, your officers do not consider that there will be harm to the existing or proposed occupiers of dwellings in this location.
- 5.23 With regards to other issues such as drainage and flooding, at the time of the application for ten dwelling OCC Drainage had no objections subject to conditions. As such officers do not consider that there are issues in association with one dwelling.

Conclusion

- 5.24 Given the reasons for the previous appeal decision and that the proposed dwelling by reason its siting will be contrary to the Emerging housing policies and environmental policies, your officers consider that the proposed dwelling would have an adverse impact to the visual appearance of this part of the Shill Brook Valley.

6 REASON FOR REFUSAL

By reason of the location of the proposed dwelling and new access road, within an area of largely open area of land where there is not residential development at present, the proposal would extend the built form of this part of Carterton into the rural landscaped setting of the town. The proposed dwelling would have an urbanising impact upon this attractive rural area which would be harmful to the landscaped setting of the town. The vision splays that would need to be created for the access to serve the proposed dwelling is likely to result in the loss of mature landscaping along the boundary with the road, which would be harmful to the character and appearance of the area and the setting of the town. The proposal is contrary to Policies BE2, BE4, NE1 and NE 2 of the adopted West Oxfordshire Local Plan and Policies EHI, OS 1, OS2 and CA 3 of the Emerging West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.