

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 3rd August 2015

**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
I5/00166/OUT	<u>Land West Of Shilton Road, Burford</u>	3
I5/01334/FUL	<u>Priory Barn, Oxford Road, Southcombe</u>	20
I5/01297/FUL	<u>8 Marlborough Crescent, Woodstock</u>	25
I5/02448/S73	<u>Land At Former Churchill House, Hailey Road, Chipping Norton</u>	34

Application Number	I5/00166/OUT
Site Address	Land West Of Shilton Road Burford Oxfordshire
Date	22nd July 2015
Officer	Hannah Wiseman
Officer Recommendations	Refuse
Parish	Burford
Grid Reference	425397 E 211078 N
Committee Date	3rd August 2015

Application Details:

Outline application for the erection of up to 91 dwellings (50% affordable) and care/retirement complex (all matters reserved except means of access)

Applicant Details:

Hallam Land Management
C/o Agent

I CONSULTATIONS

I.1 One Voice Consultations

Highways and Transport

Objection

Officers recommend the application for planning permission is refused for the following reasons:-

1. The submitted transport assessment does not fully demonstrate that traffic arising from the site can be accommodated safely and efficiently on the transport network, contrary to Policy SD1 of Oxfordshire Local Transport Plan 3 and the National Planning Policy Framework.
2. The proposals do not adequately promote sustainable travel for local journeys, contrary to Policy BE3 of the Draft West Oxfordshire Local Plan Policy BE3, and Policy SD1 of Oxfordshire Local Transport Plan 3.
3. The access arrangements compromise road safety, contrary to Policy BE3 of the West Oxfordshire Draft Local Plan (2012), Policy SD1 of the Oxfordshire Local Transport Plan 3 and the National Planning Policy Framework.

Archaeology

No objection subject to conditions

Key issues:

There are no known archaeological features within or adjacent to the application area. There are however a number of cropmark features

in the areas that appear to be archaeological and there is increasing evidence of historic activity on the limestone plateau.

We would therefore recommend that should planning permission be granted that conditions are attached that will require an appropriate level of investigation. This is in line with the NPPF and Local Plan Policy BE13.

Education

Approval subject to the conditions

Key issues:

£498,026 Section 106 required for expansion of permanent primary school capacity in the area. This site lies within Burford Primary School's designated catchment area. Approval is subject to consideration of any possibility of growth potential of Burford Primary School. No Section 106 is expected to be required for expansion of permanent secondary school capacity in the area. This site lies within Burford School's designated catchment area. £34,028 Section 106 required as a proportionate contribution to expansion of Special Educational Needs provision in the area.

Property

The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.

Library £37,570.00
Central Library £7,580.30
Waste Management £28,288.00
Museum Resource Centre £2,210.00
Adult Day Care £123,200.00
Total* £198,848.30

Minerals and Waste

No objections

The proposed development may sterilise deposits of limestone within the site and could prejudice the possible working of limestone deposits of long-term strategic importance for Oxfordshire within adjoining land. It therefore needs to be considered against Oxfordshire Minerals and Waste Local Plan policy SD10. In view of the uncertainty over the presence of workable limestone deposits within the site and the existing constraints on the possible working of mineral deposits in this area on the southern edge of Burford, it is unlikely that the mineral sterilisation that would result from the proposed development would be sufficiently significant to justify an objection to housing development on this site on minerals safeguarding policy grounds.

I.2	WODC Planning Policy Manager	It is important to note in this regard that the principle of residential development on this site has already been considered as part of the Council's SHLAA (2014 update) and it was concluded that the site is not suitable due to its isolated location which is physically segregated from the rest of Burford by the A40, resulting in poor access to services and facilities.
I.3	Wildlife Trust	If the District Council is minded to permit this application then I recommend that they condition the recommendations for mitigation and enhancement as set out in Section 4 of the Ecological Appraisal submitted with this application and require that a Ecological Management Plan is submitted detailing further information on how the enhancements to biodiversity on site will be maintained in the long term to achieve a net gain. In particular details need to be included of the creation of the species-rich wildflower grassland and hedgerows and the long-term management of the green space to ensure a net gain in biodiversity will be achieved.
I.4	WODC Architect	In summary, the site is too remote and too prominent, and is not a natural home for a development of this scales. In fact the choice of this site appears somewhat arbitrary. Appears incompliant with Policy BE2 and BE5 and consent should be refused.
I.5	WODC Head Of Housing	No Comment Received.
I.6	OCC Highways	No Comment Received.
I.7	WODC Landscape And Forestry Officer	No Comment Received.
I.8	Thames Water	No Comment Received.
I.9	Natural England	<p>Natural England has assessed this application, and consulted with the AONB partnership. We advise your authority that the submitted document is a 'Landscape and Visual Appraisal', described as 'an abridged version of the full methodology'. It may not fully address all of the likely impacts of the proposal on the surrounding landscape, including the Cotswolds AONB. There are only 2 viewpoints used from within the AONB itself. While these seem to show that the proposed development site is shielded from view, it would have been nice to see the views of the site from more locations. The photo viewpoints provided demonstrate the existing view with the 'Approximate Extent of Site'.</p> <p>However, we would normally expect to see a landscape wireframe showing the dimensions of the proposed development as part of it, and additionally, photo viewpoints which include the view with the actual development designed in to show the size and dimensions of the buildings as planned.</p>

Natural England does not believe that this proposed development would impact significantly on the purposes of designation of Cotswolds AONB. We advise you to seek the advice of the AONB Partnership. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the AONB designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.

Natural England agrees with the conclusions drawn in the LVA, and would welcome the full landscape and planting plan, which is to be submitted at Reserved Matters stage. We advise that this, together with the recommendations made in section 6.3 'Landscape and Visual Mitigation Measures in the Proposed Scheme' should be attached as appropriately worded conditions to planning permission, should your authority be minded to grant it.

(It should be noted the AONB Board were not specifically notified of this application as the application site is not situated within the AONB.)

I.10 Environment Agency

We have no objection to the outline application, as submitted, subject to the inclusion of the following planning condition, detailed below, to any subsequent planning permission granted.

Without the inclusion of these conditions we are of the opinion the above proposed development would pose an unacceptable risk to the environment.

Condition EAI

No development shall take place until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment & Drainage Strategy Report No: 14132/FRA01 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 include:

The disposal of all surface water generated by the development by infiltration up to and including the critical 1 in 100 year storm event including a 30% allowance for climate change.

Provision for the future maintenance of the surface water drainage system.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these. In accordance with Paragraph 103 of the National Planning Policy Framework (NPPF).

- I.11 Parish Council Burford Town Council agrees to support a Residential and extra care development on the Shilton Road to a maximum of 140 houses.
- I.12 WODC - Sports District Council priority scheme (adopted facilities plan refers) Carterton Leisure Centre phase 2 (consisting of building extension for sports hall etc). Capital contributions will be sought towards Leisure Centre improvements/expansion. Burford population represents 12.3% of the Leisure Centre catchment, capital cost of provision is £4,895,000, 12.3% of which = £602,085, contributions are sought based on the following formula:-

Catchment percentage of capital cost of provision, divided by population, multiplied by household average occupancy and number of residences in the scheme:-
 $£602,085/1,847 = 325.98 \times 2.5 = 814.95 \times 142 = £115,723$

There also exists a demand to provide a skate park to serve the Town, this is a priority for the Town Council. The capital cost of provision is £85,000. Using the same formula as above, contributions are sought as follows:

$$£85,000/1,847 = 46.02 \times 2.5 = 115.05 \times 142 = £16,337$$

Contributions

$£115,723 + £16,337 = £132,060$ off site contribution towards sport/recreation facilities within the catchment. This is index linked to first Quarter 2015 using the BCIS All in Tender Price Index published by RICS.

The proposal includes the onsite provision of a Local Equipped Area for Play (LEAP). Agreement with the Town Council or a management company will need to be secured regarding ownership and management.

Contributions

$£139,916$ for the provision and maintenance of an onsite LEAP. This is index linked to first Quarter 2014 using the BCIS All in Tender Price Index published by RICS.

2 REPRESENTATIONS

- 2.1 Campaign for the Protection of Rural England commented on this application summarised as Follows:

Regarding the above application for 142 homes in Burford, plus an accommodation complex for the elderly, the CPRE believes that in general the planned growth in the District is excessive and unsustainable. The SHMA figures are based on flawed and exaggerated data and yet this

document (written by property consultants) is cranking up the pressure to increase the housing target yet further. If we are not careful, the rural character of our District will be lost irrevocably, when growth should be focused instead in other areas of the UK to encourage regeneration where it's needed. This particular application is in addition to sites specifically identified in the Draft Local Plan and windfall rates are currently high, so this would be in addition to existing targets which are already high and proven to cater mostly for in-migration. It is noted, that in this proposal, the planned accommodation for the elderly is at least something that the District actually needs. However, the % affordable is stated as 'up to 50%'. That could be anything from 0-50%. Clearly, an amount of affordable housing is needed and developments should not go ahead with less than 50% provision.

Further, the CPRE favours Brownfield sites over Greenfield and this site is on Greenfield land on the edge of the village settlement. Greenfield land is a valuable resource for farming and to retain the pleasant environment and intrinsic value attached to living in the UK. In other parts of the UK there are many Brownfield sites that could be developed for betterment.

2.2 Burford Golf Club have objected to the proposal with their submitted comments summarised as;

Following directly from our view of the strategic merit of this application we have grave concerns regarding a number of features of the proposal, in which there is potential for disturbance an unwanted intrusion both for ourselves as a prominent recreational facility in the area and for the character and fabric of this part of Burford, set in the rural heart of the Cotswold's. We therefore urge you to reject this application.

2.3 Burford Chamber of Trade have objected to the proposal with their comments summarised as;

Feedback from our committee and our members, whom we have canvassed for opinions has been mixed with regard the development as a whole, but we feel we must feed-back one major point of objection, and that is with reference to the coach park proposed. At present, coaches visiting in Burford drop off visitors in Priory Lane. This is central to the town, and is convenient for both drivers and passengers, if slightly limited in space. Overwhelming opinion from both business owners, and, I believe the coach companies themselves, is that they would not be willing to conduct a drop off in Priory Lane, travel to an out of town stopping point, and then pick up again in Priory Lane. Even if they were willing to do this it would double the traffic and pollution. The likely alternative is that they simply cease to visit Burford and divert to a town with easier and simpler access for them. Tourism is a vital part of sustaining Burford's commercial viability, and the loss of coach trade would be felt very strongly. I would urge you to study this element of the proposal very closely, and consider the damage it could cause to the long term future of the town and the businesses it currently supports.

2.4 The Burford Shilton Road Residents' Association have produced a response to the planning application which includes an unsustainability assessment. The full copy of this can be viewed on the website however it concludes that the application is considered unsustainable on all of the following matters;

- Planning Considerations
- Scope and Content of Application
- Access and Movement
- Pedestrian Movement and Access

- Education
- Wider Benefits
- Accommodation for the Elderly
- Social Provisions and Infrastructure
- Visual Character and Ecology

2.5 The Burford Garden Centre have submitted an objection which can be read in full on the website but summarised as;

The proposal will result in an increase in traffic, customers are sensitive to traffic conditions, the level of disruption would be bad for business, the proposal will result in the urbanisation of Shilton Road which is the part of the attraction of BGC. It is not clear how the development will benefit the town as a whole and the BGC does not intend to become a 'Tesco Metro' for the shopping needs of local residents. BGC will be the entity most impacted by any development going ahead given its immediate adjacency to the application site and that it currently leaves the site. We hope the comments here will be given due weight.

2.6 A total of 427 third party objections have been received in relation to the originally submitted application. A majority of these objections took the form of a standard template response raising the following issues (the full responses can be viewed on the Councils Website);

- The development could bring in an extra 400 residents and 200 plus vehicles
- There is no demand for a development of this scale
- WODC do not consider the site is suitable for development- Burford's needs can be met over the next 15 years by in filling and rounding off
- Burford does not have many jobs to offer therefore residents will work elsewhere
- There is not easy access to schools, banks and surgeries etc. by foot or cycle as it is 1.5km from the site.
- The pavement narrows to 1m at points, walking is likely to be the least safe option.
- Use of cars from the site and the likely hold ups at any A40 crossing will lead to further delays.
- Primary school is full and the local GP cannot cope with a possible further 400 plus patients.
- It is an isolated location and is physically segregated from the rest of Burford by the A40
- This proposal would see the most densely populated part of the town bolted on to the outskirts.
- This development would be impossibly dangerous and traffic is quite often at gridlock.
- Shoppers in cars will be unable to stop in tow for lack of parking and will likely travel to Witney or Carterton which will not provide any benefit to the town, combined with the lack of employment the project would be unsustainable
- A pelican crossing although important would in reverse likely cause the busy A40 traffic to back up.
- The provision of so many houses together with additional tourists will surely destroy the character of the small historic market town which is what the attraction is in the first place.

2.7 Since the submission of the amended scheme a further 14 third party objections have been received which take on many of the same grounds as cited before, but are summarised on the grounds below;

- The northern access is directly opposite my property and remains a concern
- No proper consultation from the developers
- Who will adopt and maintain the verges/ bus stop areas?
- Increase in elderly housing not appropriate in this location and may lead to more sizeable buildings.
- The amendment intensifies the density of the dwellings proposed by the introduction of additional three storey buildings.
- The type of development proposed is out of character for the existing area
- There are better sites available for both a care home and affordable housing
- This is too major a development for Burford and no consideration have been given to the impact on the existing Burford community.
- This scheme is out of scale and would turn the town into a modern town with a medieval high street, rather than as a historic town in its own right
- Burford has no need for the number of dwellings proposed and has no work to support the number of people.
- It would create a huge pressure on local amenities
- The site remains disconnected from the main area of Burford
- People living here will have to travel to jobs which will put even more pressure on the roads.
- Making amendments to the proposal does not address the fundamental issues of this proposal.
- Existing objections raised to the earlier application remain valid.

2.8 Four comments of support, and four comments of a general nature, have been received, summarised as;

- The cost of housing is so high for young people if growth is not permitted then the cost of housing if driven up more and young people will leave the area.
- New people/residents will bring money and support to the local community and help it thrive.
- We need housing for young families and those looking to downsize.
- Children could walk to school if the footpath and crossing were improved.
- There is a need to support development; this is an ideal site, which will give our secondary school the money to develop it in to a better place for learning for our local children.
- This would be the best site for the area and affordable houses are need for local people.
- Care facilities are in short supply and the improvements to the A40 crossing would be beneficial for those less active.
- There is no reason to restrict new houses on the edge of Burford when there are much needed, in common with most of the UK.

3 APPLICANT'S CASE

3.1 The Applicant has submitted a Design and Access statement with the proposal which is summarised below; the full document can be accessed via our website.

3.2 “One of the core land-use planning principles set out in the NPPF is to proactively drive and support sustainable economic development to deliver the homes that the country needs and every effort should be made by local authorities to meet the housing needs of an area. West Oxfordshire District Council does not currently have a five year supply of deliverable housing sites as required by the NPPF according to its Interim Position Statement (September 2014). The shortfall will not be addressed in the near future unless the Council decides to approve applications in the short term.

The application site is in an appropriate location for development to address the shortfall because it is suitable, available now and capable of being delivered well within the next five years.

The NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. This site is perhaps the only suitable area for development in Burford that falls outside of the Cotswolds AONB.

The Council has publicly acknowledged that to meet future housing requirements, some development on urban fringe greenfield land will be necessary. As such, simply because the application proposal does not fulfil the requirements of Policy H7, does not necessarily render it unacceptable. Bearing this in mind, in this instance the most applicable element of Policy H7 is to consider whether the proposed development would form a logical complement to the existing pattern of development.

The proposed development will provide a number of benefits, which are as follows:

- This site provides the opportunity for the provision of specialist care accommodation. It should be noted that the Oxfordshire population and household forecasts confirm that there is a very substantial need to provide specialist accommodation to meet the needs of the elderly population within Oxfordshire.
- This site has the ability to deliver much needed affordable housing, which is a factor that should weigh heavily in its favour.
- The reasons for the site being deemed unsuitable in the SHLAA can be overcome and furthermore the site can provide benefits for the existing population of the town.
- The site provides a suitable and sustainable location for new housing growth at Burford.
- Development of the site would contribute to and enhance the natural and local environment through:
 - Protecting the valued landscapes – Cotswold AONB and Conservation Area – from development pressures; and Benefits to the ecosystem – minimising impacts on local biodiversity and providing substantial net gains through the provision of new landscaping on-site.
- The delivery of specialist accommodation to meet the needs of the elderly population within Burford and the surrounding hinterland is a key requirement of the Burford Town Council.
- The site will not result in residual cumulative impacts on the local highway network.
- There are no technical constraints on the delivery of housing on this site.

It is therefore considered that the proposal meets each of the dimensions of sustainable development as defined in the NPPF – economic, social and environmental. The scheme is in

accordance with national planning policy, being an attractive development in a sustainable location while also contributing towards meeting the pressing need for more housing, including specialist care accommodation and affordable housing, in West Oxfordshire District.”

- 3.3 The Design and Access statement was further supported by an amended ‘Vision Statement’ to accompany the revised site and master plan. With regards to the justification for the design approach, this has been summarised as;

“The Design and Access Statement goes some way to define the quality and character of the proposals. Rather than simply copy existing elements of the town, the development seeks to acknowledge and reflect certain characteristics whilst creating its own identity and unique environment.

It is not the intention to copy the historic town; nor is it the intention to copy the disjointed development along Shilton Road, which has its own character simply because it has grown sporadically, rather than having been designed as such.

The following pages identify the look and feel of the development. The application is outline, thus further opportunity exists through the reserved matters to build upon the principles set within the Design and Access Statement and this Vision Statement.

A key element will be to ensure that residents within the development feel that the whole development is accessible and open to them. Clearly there will be private areas but in terms of how they use the public spaces and how people will move around, the layout reflects an integrated community, regardless of whether the properties are designed for elderly residents or whether they are the affordable dwellings. There needs to be an element of ‘grouping’ the areas of care, to enable effective management and importantly create an environment in which elderly residents will feel comfortable and secure. The development layout seeks to achieve this.”

4 PLANNING POLICIES

BE1 Environmental and Community Infrastructure.
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
NE1 Safeguarding the Countryside
NE3 Local Landscape Character
NE7 The Water Environment
T1 Traffic Generation
T2 Pedestrian and Cycle Facilities
T3 Public Transport Infrastructure
T6 Traffic Management
H2 General residential development standards
H3 Range and type of residential accommodation
H7 Service centres
H11 Affordable housing on allocated and previously unidentified sites
OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources

OS4NEW High quality design
OS5NEW Supporting infrastructure
T1NEW Sustainable transport
T2NEW Highway improvement schemes
T3NEW Public transport, walking and cycling
T4NEW Parking provision
H4NEW Type and mix of new homes
H1NEW Amount and distribution of housing
H3NEW Affordable Housing
H2NEW Delivery of new homes
H4 Construction of new dwellings in the open countryside and small villages
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application is seeking outline planning consent for the erection of up to 91 dwellings (50% affordable) and care/retirement complex with all matters reserved except for the means of access. This is an amended description to the original submission. The original application proposed a redevelopment of up to 142 Dwellings with 1.68 hectares for the care/Retirement complex or, up to 128 dwellings with 2 hectares of care/retirement complex. Members will recall visiting the site on 28th May 2015.

Background Information

- 5.2 The application site comprises of an approximately 7 hectare grassland field, which is undeveloped and has been used for grazing in recent times. The site is situated on the southern edge of the town of Burford, on the west side of the Shilton Road, opposite the Burford Garden Centre. To the rear, west of the site, lies the Burford Golf Course.
- 5.3 Whilst much of Burford is within The Cotswold AONB, the application site sits outside of this and is also not within the Conservation area. Most of the built development and traditional form of Burford lies north of the A40, with a much less dense pattern of linear development being characteristic of the Shilton Road, where the built form ends and open countryside lies beyond, before reaching the nearby village of Shilton.
- 5.4 There is no relevant planning history to this site as it is previously undeveloped land and there have been no previous applications on this site. The site has been rejected as part of the SHLAA.
- 5.5 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 and layout
 - Highway and Traffic Impacts
 - Residential Amenities
 - Care Complex
 - Affordable Housing Provision
 - Ecology
 - Infrastructure Contributions

Principle

- 5.6 Within the adopted West Oxfordshire Local Plan 2011, Burford is classed as Service centre/rural service centre which places it fairly highly in terms of sustainability and the services it offers. Within the Emerging Local Plan 2031 the town scores well in terms of the sustainability matrix as it offers a good range of services for a town of this size. Taking this in to account it is considered that the town may be capable of taking some form of growth. In fact it has been identified within the Emerging Local Plan that within the Burford- Charlbury Sub area, a projected 800 homes are likely to be required over the period to 2031. However this is only supportable if suitable opportunities are bought forward, which do not conflict with the aims of any other policies within the Plan.
- 5.7 In terms of policy H7 of the adopted WOLP 2011, which relates to new dwellings in service centres, this allows for residential development which is limited to infilling, rounding off or conversion of appropriate buildings. This proposal fulfils neither of those criteria and therefore is not compliant with policy H7.
- 5.8 Given that the site sits outside the main body of Burford and is to the south of the A40, it could be argued that this application should be considered against Policy H4 of the adopted Local Plan, rather than Policy H7. This policy allows for the construction of new dwellings in the countryside and small villages where there is a genuine essential agricultural or other operational need. Whilst officers acknowledge that this policy was conceived some time ago, its aims accord with Paragraph 55 of the NPPF which states that that new isolated homes in the countryside should be avoided and therefore this policy is considered to be up-to-date and relevant.
- 5.9 The applicant is seeking to demonstrate that that the Council does not have an up to date 5-year supply of deliverable housing sites, by making reference to a position statement published in September 2014. Since then however, the position statement has been updated and agreed by full Council at a meeting on 25th February 2015. The updated statement demonstrates that the Council is able to claim a 5-year supply of deliverable housing sites. As such, Policies H4 and H7 both carry weight as part of the adopted development plan.
- 5.10 Notwithstanding the above, officers would accept that Policy H7 is more restrictive than the NPPF and does pre-date it by a significant margin. As the applicant highlights in their supporting statement, the Council has publicly stated that in order to meet its housing targets some development will be needed on greenfield sites on the edge of settlements. This is a point which is reflected in Policy H2 of the emerging Local Plan. The key issue of this case therefore is whether this undeveloped greenfield site represents a suitable and sustainable development opportunity.
- 5.11 With regards to this the principle of residential development on this site has already been considered as part of the Councils Strategic Housing Land Availability Assessment in the 2014 update, which concluded the site was not suitable due to its isolated location which becomes physically segregated from the rest of Burford by the routing of the A40. This results in poor access to the services and facilities of Burford. The hilly topography impedes easy access by foot or cycle to the town centre.
- 5.12 There is nothing contained within this outline application that leads officers to any different conclusion to that of the SHLAA. It is noted the town centre is walking distance for those able

and willing to do so, however in reality this is unlikely to be a viable option on bike or foot due to the difficulty of crossing the A40 at peak times, narrowness of the pavement and gradient of Burford High Street. It is therefore likely that occupants would drive and thereby further exacerbate the congestion and parking problems in the Town centre.

- 5.13 It is noted the applicant demonstrates a comparison to the urban extension at Witney, which is argued to be equally distant from key services and facilities. The two schemes are considered materially different and therefore a comparison cannot be strictly made as the Witney scheme will deliver its own local centre with school and other facilities and well as pedestrian and cycle facilities. This proposal mentions the possibility of a bistro or kiosk/shop being available for use, but other than this, occupants would be reliant on provisions and services outside of the application site.
- 5.14 In summary, the Council can claim a five year housing land supply but even if this were not the case, given that this site is located in an inaccessible location which is segregated from Burford by the A40, it is not considered to represent a sustainable option for development. In addition, the site is not considered to form a logical complement to the existing pattern of development and a residential development of this scale will be entirely out-of-keeping with its surroundings and therefore be contrary to policy BE2 of the adopted WOLP 2011 and policies OS2 and H2 of the emerging Local Plan.

Siting, Design and Form and Layout

- 5.15 The proposal consists of a range of form of dwellings around a focal point of the main care home in a 'Manor House' Style at the rear (west) of the site. The application is submitted for outline consent only and therefore the actual layout and individual design types are indicative only at this stage.
- 5.16 Within the submitted 'Vision Statement' sketched artist's impressions of the proposed house types are provided for indicative purposes. These appear to show dwellings types which reflect the local vernacular and use natural local materials. On the Shilton Road approach the frontages have been set back behind a planted verge and spatially this has been done to try to attempt to replicate the linear pattern of development along the frontage, albeit in a denser pattern.
- 5.17 The layout has been designed around central green which has been done to attempt to integrate the care facilities with the rest of the development. The Care Home will provide the termination of the view through the public open space in this middle section, which could provide an amenity space for residents and could include a bowling green.
- 5.18 The amended layout also shows a soft 'green edge' to the south elevation which will have dwellings facing outwards with mature and substantial landscaping. Overall the design and layout has improved from the original submission, although officers consider that the overall density and location is still inappropriate for this rural and prominent location.
- 5.19 The Council's Architect has commented on the scheme and stated that there appears to be no precedent for a large and intensive development of this type. The denser form of development proposed here would be carried far away from the heart of the town and by doing so divert from the special character of the main settlement which remains very nucleated around the crossing in the town centre.

- 5.20 The development in all is still considered to be too remote from Burford town centre and too prominent for a development of this scale. The design has failed to take account of the very characters which make Burford unique and in fact have provided a somewhat generic design which could be replicated anywhere in the country with no reference to the setting as proposed here. As a result the proposal is considered to be contrary to policies BE2 and BE5 of the WOLP 2011 (with reference to the character of the surrounding approach and setting of the town centre), policies OS2 and OS4 of the emerging Local Plan 2031 and paragraphs 58 and 60 of the NPPF.
- 5.21 The site is also very flat and thereby any form of development on this site would be highly visible and the site is lacking any natural topological features which would help it assimilate into the landscape. Given the wide spanning views across the open countryside, any buildings in this location would appear unduly prominent, incongruous and urbanise the setting of the adjacent countryside.
- 5.22 It is noted the omission of the coach park will allow for more meaningful landscaping on the southern and eastern boundary however taking into account the above matters the proposal is still considered to result in a harmful impact on the countryside and wider landscape setting and is therefore contrary to policies NE1 and NE3 of the WOLP 2011.

Highway and Traffic Impacts

- 5.23 The OCC highways department originally raised a number of objections to the original transport assessment and proposals, including the methodology regarding the surveys and the physical proposals of the pavement widening and the provision of the crossing. The full comments can be viewed on the website and have been reported in the consultees section of this report.
- 5.24 At the time of writing, the highways comments on the revised proposals and travel plan have yet to be received. Officers will report these comments as late representations and request delegated powers to draft any potential additional highways refusal reasons, depending on the nature of those comments received.

Residential Amenities

- 5.25 Due to the positioning of the properties as proposed there would appear to be no immediate harmful impacts on neighbouring amenities in terms of a loss of light or privacy, although in a wider context the outlook of many of the properties on Shilton Road would undoubtedly be affected as would the general increase in level of activity and disturbance that would result from the increase in dwellings in this location.
- 5.26 As a result the low density and quiet residential nature of this edge of village location would be affected by the introduction of a development of this size by the introduction of additional households. The increase in population will also have an impact on limited resources, some of which have already been touched upon above, and will be assessed in greater detail below at 5.9.

Care Complex

- 5.27 The provision of the care complex has come forward in this scheme, according to the applicants' submissions, from the need for care provisions and specialist homes for older

persons across the District. It is noted that there is an ageing population in areas of the District in which Burford is one. The Councils' Policy team have confirmed that from the details of the common waiting list there would currently be 112 households who would qualify for housing on this settlement, were it available today (including the affordable provision) of which 30+ would require affordable older persons accommodation.

- 5.28 The Care complex as proposed in the amended proposal consists of;
- Up to 90 Bed care Home provided full care 24 hours a day
 - Up to 48 Assisted Living apartments which provide full care but with occupants having independent facilities; and
 - Up to 30 Supported living dwellings which provide the lowest level of care, where occupants are expected to buy in to at least 1.5 hours of care a week.
- 5.29 Officers consider for the purposes of this application that the care complex would be use class C3. The specific breakdown of the properties has not been provided as this is an outline application only, however the mix as suggested would be unit mix of 65% 1 and 2 bedroom properties, 30% 3 bedroom homes and no more than 5% 4 bedroom houses. In addition there is an identified need of 3% Wheelchair ready / adaptable homes, ranged across the overall mix.
- 5.30 Notwithstanding the above, officers are still of the opinion that the proposed development does not relate well to Burford itself and would likely prove difficult for elderly or infirm residents, without their own means of private transport, to access the facilities such as shops and GP surgeries.

Affordable Housing Provision

- 5.31 The proposal has been submitted as providing 50% affordable dwellings across the site. This would be in compliance with policy H11 of the WOLP 2011 which seeks 50% of the total development to be provided for affordable housing.

Ecology

- 5.32 It is noted that within the SHLAA this site was stated as having limited ecological value on site due to limited trees and hedgerows on site, but that records of protected species have been noted nearby.
- 5.33 The Councils' Ecologist has noted that the area to the south east of the site, although only classed as semi improved grassland, it does have a number of species recorded and therefore is considered species rich and as such there is scope within this outline application to include mitigation measures to enhance this area. That said, the recommendations within the submitted Ecology report are generally considered acceptable and it would be feasible to include a condition to secure ecological enhancements, as this is an outline application only.
- 5.34 It has since been noted by a third party that several plant species which are identified as Nationally Rare have been noted to flower and take seed in the site. The Ecologist has since confirmed that such plants are afforded protection from picking and destruction. It is therefore suggested that the area these plants are found growing in should be retained as part of any proposed development.

- 5.35 Again, as this is an outline application there is scope for this to be addressed by way of condition or reserved matters and therefore officers do not consider there is significant weight in the evidence submitted to provide a refusal reason on the grounds of ecology.

Infrastructure Contributions

- 5.36 A proposal of this size and scale will have an impact on Local Services and therefore suitable contributions will be required to offset the impacts of a proposal of this size, on the local community. The full contributions as sought by the County Council have been set out in their 'one voice' response in the consultees section of this report.
- 5.37 Since the County's original submission, they have now adopted the CIL Charging Regulations which results in some of the required amounts not being able to be secured through section 106 contributions, if they do not meet the CIL charging tests. The county has been requested to revise their response in light of this and to clarify which of the contributions may still be sought via section 106 Contributions.
- 5.38 Officers hope to be in a position to update members on this by the time of the Committee meeting; at the time of writing the revised response has not been received. It may be necessary for members to delegate powers to Officers to further negotiate this with County Officers, if considered necessary.
- 5.39 However it should be noted there are no objections on the grounds of education, museums, archaeology, property and minerals and waste subject to conditions suggested in the responses and the required contributions. There is at present no agreed section 106 in place and so, in the event the application is refused, this would represent a further refusal reason.

Conclusion

- 5.40 By reason of the scale of the development in the location proposed the scheme is not considered to form a logical compliment to the existing pattern of development and would form an incongruous feature in this rural, edge of town setting. The development by way of its proposed form would be visually intrusive and harmful to wider countryside views.
- 5.41 The development would be isolated from the facilities and services within Burford and due to the difficulty in reaching the town by safe, sustainable means of travel such as by foot or cycle, would be considered unsustainable.
- 5.42 The proposal is not considered to have taken the opportunity to fully promote or reinforce any local distinctiveness in the design and layout as proposed and is not reflective of the special characteristics of Burford. No agreed mitigation package has been put forward and without this it is not clear the additional impacts of a development of this scale can be sufficiently mitigated against.
- 5.43 Taking in to account all the matters raised including the case made for the development by the applicant and the representations received to date, for all of the above reasons your officers recommend the refusal of this application.

6 REASONS FOR REFUSAL

- 1 By reason of its location, remote from the Town Centre facilities and with difficulty of access, the development would be isolated and heavily reliant on the use of private vehicles. Furthermore, the layout and location as proposed is not considered to form a logical complement to the existing pattern of development. As such the development is not considered to represent a form of sustainable development and is considered to be contrary to policies H4, H7, BE2 and BE3 of the Adopted Local Plan 2011, policies OS2 and H2 of the Emerging Local Plan 2031 and provisions of the National Planning Policy Framework.
- 2 The proposal is not considered to have taken the opportunity to fully promote or reinforce local distinctiveness in the design and layout as proposed and is not considered reflective of the special characteristics of Burford. The development by reason of its proposed form would be visually intrusive and harmful to wider countryside views and would form an incongruous feature in this rural, edge of town setting. The proposal would therefore be contrary to Policies BE2, NE1 and NE3 of the Adopted Local Plan 2011, Policy OS4 of the Emerging Local Plan and paragraphs 58 and 60 of the National Planning Policy Framework.
- 3 The proposal is lacking any agreed mitigation package thereby compounding the concerns of the potential impact of this proposal on the local community and facilities. Without the demonstration these impacts can be sufficiently mitigated against, the proposal is considered contrary to policy BE1 of the Adopted Local Plan 2011 and OS1 of the Emerging Local Plan 2031 and the provisions of the National Planning Policy Framework.

Application Number	I5/01334/FUL
Site Address	Priory Barn Oxford Road Southcombe Chipping Norton Oxfordshire OX7 5QH
Date	22nd July 2015
Officer	Gemma Smith
Officer Recommendations	Approve
Parish	Chipping Norton
Grid Reference	433414 E 227951 N
Committee Date	3rd August 2015

Application Details:

Erection of agricultural building for hay and food storage. Extension to existing barn for storage, office space and hatchery.

Applicant Details:

Mr Justin Whitton
19A Hailey Avenue
Chipping Norton
Oxfordshire
OX7 5JG

I CONSULTATIONS

I.1 Parish Council No objection.

2 REPRESENTATIONS

2.1 Six letters of objection have been received from: Mr N Clayton of Cold Norton Priory, Priory Road, Heythrop, Mr Homer of Priory Cottages, Ms Lawless of Priory Cottages, Ms Kemp of Priory Barn and Mr Wiggins (no.2) of Priory Farm. These representations are briefly summarised as follows:

- Applicant's holding has been gradually parcelled off and sold, leading to a diverse mixture of animal shelters and barns, altering the local environment.
- Danger that this development may lead to piecemeal erosion of agricultural use.
- The proposal has sought to make the barn fit in with the local environment and be sited to cause the minimum impact on the neighbouring properties.
- Objection is based on the evolution from grazing to agricultural production and the commercial exploitation of the property.
- Previous grounds for refusal of 09/0320/P/FP still apply – the new barn and extension do not appear to be commensurate with the site.
- Cluttering impact on the rural unspoilt character roof the Enstone Uplands landscape.
- A holding of 11 acres is not sufficient to be a standalone commercial agricultural enterprise.

- Concerns over the level of vehicles and hard-standing.
- The site is located within the Glyme and Dorn Valleys Conservation Area.
- The extension to the existing barn and the addition of a new building seems excessive for a relatively small site even including the proposed additional land.
- The hedging on the north side of the site is not evergreen and would not provide screening to Priory Cottages.
- Not in-keeping with the character of the area.
- Concerns that the land is being used as storage for a construction company.
- Plans are inadequate more information required with regards to ventilation and internal partitioning.
- Concerns over the legitimacy of the functional need for another building or extension at the site.
- Concerns over the claims that the present stocking levels could consume the quantities of animal feed needed to obtain bulk purchase discount, 1 ton minimum, before it's nutritional values had lapsed.
- We feel that the proposed development will have a negative and harmful impact on the generally unspoilt character of this rural landscape.
- Further intensification of the agricultural enterprise on this sloping site, especially the out-door pigs and the water run off associated with them leaching into the water course and having a detrimental effect on the neighbouring property of Priory Farm.
- Concerns over the detrimental effect on the nearby county wild life site.

3 APPLICANT'S CASE

3.1 A Design and Access Statement, business plan and letter from a local business has been submitted in support of the application.

3.2 Design and Access Statement:

- The proposed planning application has been subject to pre-planning advice.
- Currently there is a barn on site with two stable son one end. There are two large pigs pens and a large chicken run and hen house.
- There are 4 horses on site, 2 sows both of which are pregnant, and 11 ewes and a ram.
- There has been a small scale agricultural use on site for a number of years and the site is now in a position where it can consistently supply local businesses with produce.
- The current barn is up to full capacity and more space is needed due to financial and welfare issues.
- Not having the building will be detrimental to my business and welfare of my animals.
- There has been a significant loss to poultry due to rodents and a more substantial hatchery is needed.
- The new barn would be used for storage of hay, straw, pig, sheep and chicken food.
- The extension would house tools and equipment, a small farm office and a hatchery.
- The new barn would have a green agricultural roof and be constructed out of a rural brindle brick.
- The extension would be constructed to match the existing barn.
- The brick barn will be clad in vertical timber that will age to a silver grey on the North side.

3.3 Business Plan:

- The business plan is the forecast for the next year of business.
- The numbers are intended to increase by 50% in the net year and by 100% in the year after.
- It is unlikely that the business will have any significant growth after this.

4 PLANNING POLICIES

BE2 General Development Standards

E3 Individual Premises

NE1 Safeguarding the Countryside

NE3 Local Landscape Character

OS2NEW Locating development in the right places

EH1NEW Landscape character

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

5 PLANNING HISTORY

12/1877/P/AGD Erection of an agricultural building. Withdrawn 18th January 2013.

12/0442/P/FP Erection of agricultural building for a hatchery, food storage and preparation room. Refused 1st May 2012 for the following reasons:

1. By reason of its proposed use, the proposed development does not constitute farm diversification. As such, the proposal constitutes unsustainable development in an open countryside location contrary to Policy E3 of the West Oxfordshire Local Plan 2011 and section 3 of the National Planning Policy Framework.
2. The proposed development will have a harmful cluttering impact on the rural, pastoral and generally unspoilt character of the minor valleys of the Enstone Uplands landscape contrary to Policies NE1 and NE3 of the West Oxfordshire Local Plan 2011 and Section 11 of the National Planning Policy Framework.

Appeal Dismissed.

09/1314/P/FP Erection of stable/storage building approved subject to conditions 7th December 2009.

Condition 4: The stable/storage building hereby approved shall not be used for the purposes of a livery or riding school or any other commercial purposes.

09/0320/P/FP: Erection of barn.

Refused dated 8th May 2009.

6 PLANNING ASSESSMENT

- 6.1 Members will recall that this application was brought in front of the Uplands Sub-Committee in June with a recommendation to defer. The application seeks planning permission for the erection of an agricultural building and extension to an existing barn. The application site is located in the open countryside approximately 350 metres from the A3400 to the west of the

application site and approximately 244 metres from Priory Lane to the north of the application site.

Background Information

- 6.2 The application site is a parcel of land approximately 1.82 hectares in area. An existing barn is situated on the site on the north boundary of the parcel of land approved under planning reference 09/1314/P/FP.
- 6.3 The proposed barn would measure approx. 12m in length, 5m in width and approx. 4.5m to roof ridge height. The barn would be constructed out of brindle brick under green box profile tin and would be clad in vertical timber on the North elevation. In addition it is proposed to extend the existing barn on the site by 6m in length on the East elevation of the existing barn.
- 6.4 Further information has now been received from the applicant as requested by way of details of the business being undertaken at the holding and a business plan.
- 6.5 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:
- The principle of the development;
 - Siting, Design and Form
 - Landscape impact;
 - Additional considerations.
- 6.6 Planning permission was refused in 2012 and an appeal dismissed for the erection of a new barn at the site under planning reference 12/0442/P/FP. The application was appealed and subsequently dismissed. The barn in question measured 84 square metres in area with an eaves height of 2.7m and a ridge height of 4.3m. The Inspector concluded that the proposal would not maintain or enhance the local character and beauty of the countryside. Thus would be contrary to Policy NE1 and NE3 of the WOLP, 2011.
- 6.7 Furthermore the appeal concluded that the proposal would result in cluttering of buildings within the natural landscape.
- 6.8 The proposed barn would be timber cladded to the north elevation reducing its wider impact from third property views from the north of the site. Furthermore the scale of the barn has been reduced in height to approx. 4.5m to roof ridge height. It is considered that the proposed building would be easily assimilated into the landscape as a low-key agricultural barn typical within the open countryside setting.
- 6.9 It is considered the extension to the existing barn would be acceptable in relation to the design and form of the existing building.
- 6.10 The design, form and material of the proposed new barn are considered to be appropriate to its rural setting. Given the reduction in the scale of the building and change in materials, the proposed agricultural barn is considered to be more commensurate in scale to the context of the site. It is considered that the proposed barn would not have an adverse impact upon the natural beauty or visual quality of the Limestone Wolds. The site already features a large

agricultural building. As the land around the application site has been subdivided into smallholdings there is pressure for built form on each plot. As such, in order to protect this particular landscape, the position and type of buildings on each of the smallholdings needs to be carefully considered.

- 6.11 The applicant states that there has been a small-scale agricultural use on the site for number of years and the site is now a position to supply local businesses. As a result of this and in support of this application the applicant seeks to acquire 6 acres of land to the south of the existing site. The new barn would be required for the storage of hay, straw and animal feed. The extension of the existing barn would be used to house tools and equipment a small farm office and a hatchery at the site.
- 6.12 Farm accounts and a business plan have now been received by the applicant in relation to the agricultural land in question. Officers consider there is enough evidence to demonstrate a reasonable need for the proposed new building at the site.

Conclusion

- 6.13 In light of these observations, having considered the relevant planning policies and all other material considerations, your officers consider that the proposed development is acceptable and recommend permission subject to appropriate conditions.

7 CONDITIONS

Grant subject to the following 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 the Town and Country Planning 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 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 agricultural building hereby permitted shall only be used for the purposes of storage of hay and food storage, and for no other purposes.
REASON: To protect the visual amenity and character of the local landscape and to protect residential amenities of neighbouring dwellings. (Policies BE2 and NE1 of the West Oxfordshire Local Plan 2011).

Application Number	I5/01297/FUL
Site Address	8 Marlborough Crescent Woodstock Oxfordshire OX20 1YH
Date	22nd July 2015
Officer	Gemma Smith
Officer Recommendations	Approve
Parish	Woodstock
Grid Reference	444218 E 217323 N
Committee Date	3rd August 2015

Application Details:

Construction of side extension to No. 8 to form a separate dwelling

Applicant Details:

Mr Richard Bennett
8 Marlborough Crescent
WOODSTOCK
OXFORD
OX20 1YH
United Kingdom

I CONSULTATIONS

- I.1 Parish Council Woodstock Town Council OBJECTS to this planning application on the following grounds:
 - WODC policy BE4
 - WODC policy BE2 (as amended in correspondence dated 15/07/2015)
 - Safety concerns associated with sight lines, parking etc.
- I.2 OCC Highways The proposal, if permitted, will not have a significant detrimental effect (in terms of highway safety and convenience) on the local road network.
No objection
- I.3 Thames Water Thames Water would advise that with regard to water and sewerage infrastructure capacity, we would not have any objection to the above planning application.
- I.4 Parish Council No comments received on amended plans

2 REPRESENTATIONS

- 2.1 Twenty-five objections have been received. The representations have been summarised as follows:

- I object to the proposed development because of the visual impact. The estate was designed to provide an open aspect with the corners allowing wide views. The proposed development will restrict some of the views and diminish these for other occupiers.
- Notwithstanding the comments in the design and access statement, there has been very limited development of the estate over the last fifty years and that which has taken place has been sympathetic to the original design. The proposed finishes are at variance to the finishes across the remainder of the estate.
- The proposed development will impact adversely on the character and amenity of the neighbourhood, with its substantial gardens and public spaces.
- The proposed development will impact on adjacent houses, overlooking them and resulting in a loss of privacy.
- In our view the development of 8a Marlborough Crescent would impact our environment by building directly next to the (public) green spaces played on regularly by our children, reducing visibility at the Marlborough Crescent/Manor.
- Close junction and adding additional cars to the quiet roads of our estate.
- The original plans for the Barn Piece Estate included green spaces and open corners to road junctions to promote and maintain the essence of Woodstock as a rural market town. As these areas are encroached, the core values of the rural housing estate are challenged.
- In addition we have recently become aware that 5a Westland Way is up for sale once again, suggesting that smaller in-fill properties on the estate do not provide a long-term home for families to grow and become members of our community.
- This character would be eroded by the proposed development, which would contribute to a cramped feel to the estate.
- The proposed development would exacerbate the existing problem with car parking on the estate.
- Out of keeping with the open-planned, symmetrical vernacular of the rest of the estate will reduce visibility at this junction, and will reduce the informal recreational value of this part of the estate.
- The reduction of visibility at that corner will increase the dangers of traffic to them and dissuade the children from street play.
- Properties of this kind (as the other example shows) are of low design merit and out of keeping with the symmetry of the rest of the estate.
- Building on the corner will restrict views and may result in a serious accident.
- Although a similar bolt-on property has been erected elsewhere on the estate, I believe this build creep should be halted as it will lead to a diminution of the design merits of the estate.
- The traffic situation would be exacerbated as people from Manor Road park along these roads and many visitors to Blenheim who use our estate for parking.
- Building on a corner would alter the open plan estate design and would restrict their view of traffic which would lead to a serious accident.
- To preserve all green lungs around houses and within gardens. This due to the fact that these areas are now becoming critical havens for ecosystems of our national flora and fauna would be lost.
- Strong opposition to the gradual infill of green corners on this open, pleasant estate.
- Unwelcome creation of strong precedent and consequences for the future.
- If the word 'precedent', in planning terms means an example or rule which can be followed in the future, our strong contention would be that 5a Westland Way does not provide a precedent for the current application.

- Significant impact as a result of the additional windows of 8a Marlborough Crescent will face directly towards our house (number 21) and our neighbours at 17 to 23 Marlborough Crescent.
- Does not want a building site opposite during construction of the proposal.
- The proposed materials for the proposed new dwelling would be out of context with any other house on the estate and would look out of place. A rendered cream would be more in-keeping with the local area.
- Would block the views from lounge window to the houses in Westland Way and the left hand side of Marlborough Crescent (from No. 13).
- The grassland, currently looked after by the Council, will be going to the proposed new house for a drive and garage.
- Concerns over the protected tree by the proposed new driveway.
- The addition would result in overcrowding.
- Since 5a Marlborough Crescent was built, I have had to buy new greenery to soften the impact of the dwelling and the two dormer windows overlooking my property which feels like a daily intrusion (2 Marlborough Crescent).
- All the properties are staggered to maintain the feeling of privacy and rounding off will create a feeling of enclosure and isolation.
- Any vagueness in the plans could create a design that is open to interpretation and consequently we cannot be clear what the potential outcome will be.
- I would add that the proposed development does not compliment Marlborough Crescent, creating an additional property at the heart of the Barn Piece estate. The corner plots and green spaces of the Barn Piece estate were intentionally kept open in the original plans to maintain the look and feel of a rural housing development.
- The impact of reduced visibility, more cars, parking close to junctions and driveways will create an environment that is less safe than today for the children that regularly play in Marlborough Crescent.
- Based upon the evidence of 5a Westland Way, building a new property at 8a Marlborough Crescent will likely provide a quick financial return for the applicant but not create a long-term home for a couple or family moving to or within Woodstock.

2.2 One letter of support has been received. The representation is summarised as follows:

- I feel much confusion has been caused by some of the plans submitted, and I wish to alleviate these concerns. No public green space will be lost, no trees will be removed, and the new building will be within the boundary of 8 Marlborough Crescent. There will be no loss of green space, as the property will be built within the curtilage of the garden of No.8 and on a side yard which is just paved concrete, no plants exist.
- The site currently has a 1.8m high brick wall at its eastern boundary. It is proposed that the eastern wall of the new property will be slightly inside the existing plot boundary wall and, in so doing, the existing grassed open space along the eastern side of No.8 would slightly increase.
- Vehicular sightline are not affected as the new build is behind existing boundary wall, the highways agency also have no objection/concerns about the development.
- I believe that the grant of approval for this proposed 2 bedroomed terraced dwelling would provide the opportunity either for a young couple to move into a starter home or for an elderly person or elderly couple to downsize, yet remain in the local community of Woodstock.

3 APPLICANT'S CASE

3.1 A design and access statement and sustainable construction statement has been submitted in support of the application.

3.2 Design and access statement:-

- The small distinctive estate of similar bungalows and terraced houses has been adapted over the years with few achieving the perfect match to the original materials used.
- The design is to refurbish the original bungalow, N. 8 to create a 3-bedroom unit with further living space by converting the internal garage that is too narrow for vehicular access use into an internal room.
- It is intended that the proposal would serve as a self-contained 2 bedroom starter home. The Planning Inspectorate has allowed similar construction on this estate, so we believe a precedent has been set.
- On the gable within the substantial first floor pike and including the vertical faces of the 2 dormers it is intended to use tongue and grooved horizontal plans of Western redwood cedar that mainly will be knot free and allowed to weather to its natural silver grey colour.
- The house and proposed extension is a on level corner with an overall frontage of 45 metres with open plan gardens to the front but a 1.8m high brick wall enclosed rear garden from the road to the eastern side.

3.3 Sustainable construction statement

- The existing property has a northerly frontage but south rear garden aspect within the extension having triple bi-fold double glazed doors to the rear to enhance heat energy and light gain and a smaller window to the front to limit heat loss.
- The extension would be constructed of environmentally sustained materials such as the timber cladding for roof gable ends and floor timbers will be of virgin timber from sustainable sources.
- Waste bricks will be used for garage sub-base and garden landscaping
- With the terminus of local bus within 400m, the provision of secure bicycle storage and shortcut safe paths into Woodstock town, these will encourage the reduction of the use of the private car.
- Waste storage and collection from kerbside is made viable with the access from side and rear gardens so avoiding the unsightly mess of bin storage at the front of a property.
- The present mature garden and trees to the rear will be retained whilst self-drainage of car hard standings will be achieved using stone and recycled mesh grasscrete form of construction. Water butts will be provided at the rear to enable rainwater to be collected.

4 PLANNING POLICIES

BE2 General Development Standards

BE3 Provision for Movement and Parking

H2 General residential development standards

H7 Service centres

OS2NEW Locating development in the right places

OS4NEW High quality design

T4NEW Parking provision

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

5 PLANNING ASSESSMENT

Relevant planning history

W98/1007 Erection of two storey side extension and covered way. 33 Marlborough Crescent, Woodstock.

09/0795/P/OP Erection of a two storey detached dwelling with associated parking. 5 Westland Way Woodstock. Refused. 10.08.2009

Refusal reasons:

That the proposed dwelling, due to its siting, scale and form does not form a logical complement to the existing pattern of development nor the filling of a small gap in an otherwise continuous built up frontage. As such the proposal does not conform to the definitions of infilling or rounding off and is contrary to policy H7 of the West Oxfordshire Local Plan 2011.

10/0065/P/OP Erection of attached dwelling and associated parking. 5 Westland Way Woodstock. Refused 03.03.2010.

Outline planning permission (access and scale) for the erection of an attached dwelling was refused Planning Permission by West Oxfordshire District Council on the 3 March 2010 for the following reasons:

1. That the proposed development, due to its siting, scale and massing would detract from the open planned nature of the existing form of development to the detriment of the character of the street scene. As such, the proposal is considered to be contrary to Policies BE2, BE4 and H2 of the West Oxfordshire Local Plan 2011.
2. That the proposed development does not comprise a logical complement to the exiting pattern of development due to its location, scale and massing, and would detract from the established pattern of development to the detriment of the character of the street scene. As such the proposal is contrary to Policies BE2, BE4, H2 and H7 of the West Oxfordshire Local Plan 2011.
3. That the location of the parking to the front of the window in the neighbouring property would give rise to an unacceptable impact upon the residential amenity of occupiers of number 4. Westland Way. As such the proposal would be contrary to Policies BE2, BE3 and H2 of the West Oxfordshire Local Plan 2011.

The District Council's decision to refuse outline Planning Permission was subsequently appealed and the Planning Inspectorate allowed the appeal under reference APP/D3125/A/10/2128740 on the 25 November 2010

11/0045/P/RM Erection of attached dwelling and associated parking. 5 Westland Way Woodstock. Granted subject to conditions 09.02.2011.

Background Information

- 5.1 This application seeks planning permission for the erection of a two-storey side extension to the existing dwelling to form a separate two-bed dwelling. In addition it is proposed for the erection of a garage to the rear of the property and garage access off Marlborough Crescent.

- 5.2 The property in question relates to a 1960's semi-detached dormer bungalow within a housing development of similar properties. The site is located outside of the Woodstock Conservation Area and Cotswolds Area of Outstanding Natural Beauty.
- 5.3 The existing property is located within a large corner plot off Marlborough Crescent.
- 5.4 The proposed side extension would be finished in render and brick quoins under roof tiles to match the existing. The proposal also seeks permission for one car parking space to the front of the extension and for the erection of a garage to the rear. Furthermore fenestration changes are sought for the replacement of the garage door to a window and two velux roof lights to the existing dwelling at No. 8.
- 5.5 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

- 5.6 The principle of new dwellings in Woodstock would be assessed under policy H7 of the West Oxfordshire Local Plan, 2011 and Policy 0S2 of the emerging Local Plan, 2031.
- 5.7 Officers note that a similar scheme at No. 5 Westland Way was refused in 2010 under planning permission 10/0065/P/OP. The proposal was for outline planning permission for a two-storey attached dwelling to the side of the existing property. The scheme was refused for the following reasons:
1. That the proposed development, due to its siting, scale and massing would detract from the open planned nature of the existing form of development to the detriment of the character of the street scene. As such, the proposal is considered to be contrary to Policies BE2, BE4 and H2 of the West Oxfordshire Local Plan 2011.
 2. That the proposed development does not comprise a logical complement to the exiting pattern of development due to its location, scale and massing, and would detract from the established pattern of development to the detriment of the character of the street scene. As such the proposal is contrary to Policies BE2, BE4, H2 and H7 of the West Oxfordshire Local Plan 2011.
 3. That the location of the parking to the front of the window in the neighbouring property would give rise to an unacceptable impact upon the residential amenity of occupiers of number 5 Westland Way. As such the proposal would be contrary to Policies BE2, BE3 and H2 of the West Oxfordshire Local Plan 2011.
- 5.8 The District Council's decision to refuse outline Planning Permission was subsequently appealed and the Planning Inspectorate allowed the appeal under reference APP/D3125/A/10/2128740 and reserved matters resolved in 2011 under planning permission 11/0045/P/RM
- 5.9 Woodstock is a sustainable settlement and Policy H7 of the West Oxfordshire Local Plan supports the provision of new dwellings where they form a logical complement to the existing pattern of development. The proposal is considered to complement the spatial pattern of the estate. It is therefore considered that the proposal accords to Policy H7 of the West Oxfordshire Local Plan, 2011.

Siting, Design and Form

- 5.10 Yours officers consider that the two-storey extension to the existing property would be appropriate in scale, and mass to that of the original dwelling. It is noted that the roof ridge height would be lower than that of the original dwelling and the front elevation would be inset from the existing building line.
- 5.11 Concerns were raised by the use of cladding to the side elevation and dormers of the proposal. Amendments have been made to the original scheme to remove the cladding and rendering to the side elevation. The proposed brick facing finish and roof materials that would match that on the existing dwelling would be considered to be in-keeping with the character of the area.
- 5.12 The proposed garage would be considered to be appropriate by way of siting, scale and would be constructed in materials sympathetic to the character of the area. It is noted that the proposed garage would be of similar dimensions to the that of the property to the rear of 8 Marlborough Crescent at No. 11.
- 5.13 It is considered by officers that there would be no harm to the character of the street scene as a result of the proposal and would read as a subservient form within the built context. The proposal is therefore considered to accord to Policies BE2 and H2 of the West Oxfordshire Local Plan, 2011 and OS2 and OS2 of the emerging Local Plan, 2031.

Highway

- 5.14 The proposed dwelling will be accessed from Marlborough Crescent and two additional off-street car parking spaces would be provided. One space would serve the existing dwelling and one car parking space would serve the proposed. In addition it is proposed to re-instate the access to the rear of the property with a driveway. An access will also be created for an additional garage to be situated to the rear of the proposed new dwelling.
- 5.15 Furthermore the Highways Authority have been consulted and conclude that there would be no significant effect on the local highway network as a result of the proposal subject to conditions.
- 5.16 A number of concerns have been raised from local residents in relation to the increased traffic and on-street parking that the proposal would have in the area. Your officers are confident that there would be no detrimental impact on the local highway network as a result of this proposal. Officers consider that the level of parking would satisfy the parking provision guidelines as outlined within Policy BE3 of the WOLP, 2011 and T4 of the emerging Local Plan, 2031.

Residential Amenities

- 5.17 It is not considered that the proposed extension will be unduly harmful to the amenities of adjacent properties. The proposed dwelling would be situated over 30m in distance to the front elevation of the adjacent properties at No.'s 13 and 15. It is noted that the estate is designed with similar separation distances between front elevations. Your officers do not consider that there would be any detrimental impact by way of overlooking or loss of privacy to the adjacent neighbours.
- 5.18 Concerns have also been raised in relation to loss of privacy and overlooking to No.'s 19-23 Marlborough Crescent as a result of this proposal. Officers do not considered that the proposal

would result in an overbearing impact to the properties to the East (over 30m in distance from proposed side elevation to front elevation).

- 5.19 In addition concerns have been raised to the impact of the increased traffic movements along Marlborough Crescent. Whilst it is accepted that there will be more traffic movements within the road as a result of the additional dwelling, it is not considered so detrimental as to justify the refusal of planning permission.

Other

- 5.20 Concerns have been raised in relation to the loss of green space as a result of the proposal. Your officers conclude that there would be no loss of public green space or verge space as a result of the proposal. A historic paved driveway exists the east of application site.
- 5.21 Concerns have also been received in relation to the reduction of visibility at the junction and the potential accidents that would occur as a result. The Local Highways Authority do not object to the scheme and consider that the proposal would not result in a significant adverse impact on users of the local road network.

Conclusion

- 5.22 In light of these observations it is considered that the proposal would accord to Policies BE2, BE3, H2 and H7 of the West Oxfordshire Local Plan, 2011 and Policies OS2, OS4 and T4 of the emerging Local Plan, 2031. Permission is therefore recommended subject to appropriate conditions.

6 CONDITIONS

Grant subject to the following 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 the Town and Country Planning 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.
REASON: To avoid over-development in an area of high density housing. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 4 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.

- 5 Before first occupation of the building hereby permitted the window in the first floor to serve the bathroom; shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.
- 6 No building shall be occupied until space has been laid out within the site for two cars to be parked and such space shall be retained solely for parking purposes thereafter.
REASON: To ensure that adequate provision is to be made for off-street parking.
- 7 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.
- 8 That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

NOTES TO APPLICANT

- 1 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk
- 2 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.

Application Number	I5/02448/S73
Site Address	Land At Former Churchill House Hailey Road Chipping Norton Oxfordshire
Date	22nd July 2015
Officer	Kim Smith
Officer Recommendations	Approve subject to Legal Agreement
Parish	Chipping Norton
Grid Reference	430827 E 226306 N
Committee Date	3rd August 2015

Application Details:

Erection of 10 dwellings with associated vehicular access, landscaping and parking. (Variation of condition 2 of Planning Permission 12/0599/P/FP) to allow the use of a stonework finish instead of timber cladding and render panels and relocation of windows.

Applicant Details:

Greensquare
Barbury House
Stonehill Green
Swindon
SN5 7HB
United Kingdom

I CONSULTATIONS

- I.1 Parish Council No reply at the time of writing
- I.2 WODC Architect No reply at the time of writing
- I.3 OCC Minor Application Consultations No reply at the time of writing
- I.4 WODC Head Of Housing No reply at the time of writing

2 REPRESENTATIONS

- 2.1 None received at the time of writing

3 APPLICANT'S CASE

- 3.1 The original approved drawings indicate the use of varying external surface materials including reconstructed stone and render as well as specific architectural detailing.
- 3.2 Works on site have progressed, starting April 2014, but appear to reflect a previous scheme (refused) that included the use of timber panel cladding and alternative architectural features.

- 3.3 The proposed changes in the main remove the use of timber cladding and render panels and replace it with a stonework finish that matches that used and approved elsewhere on site.
- 3.4 Other architectural features and fenestration detailing have been amended to closer match the approved scheme and have been highlighted on the comparison drawings.

4 PLANNING POLICIES

BE2 General Development Standards
 BE3 Provision for Movement and Parking
 NE6 Retention of Trees, Woodlands and Hedgerows
 T1 Traffic Generation
 T2 Pedestrian and Cycle Facilities
 H2NEW Delivery of new homes
 H7 Service centres
 H11 Affordable housing on allocated and previously unidentified sites
 TLC12 Protection of Existing Community Services and Facilities
 OS2NEW Locating development in the right places
 OS4NEW High quality design
 T1NEW Sustainable transport
 T3NEW Public transport, walking and cycling
 T4NEW Parking provision
 EH1NEW Landscape character
 H2NEW Delivery of new homes
 H3NEW Affordable Housing
 E5NEW Local services and community facilities
 The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1 This application is part retrospective and has been submitted in an attempt to regularise the development that has taken place on site to date which is at variance with the scheme approved under 12/0559. The development that has been constructed on site to date is based on the external finishes (timber cladding, in part) and fenestration detailing submitted as part of refused application 11/0375/P/FP.
- 5.2 Since the variances with the approved and built scheme have come to light development has ceased on site.
- 5.3 The key differences between the approved scheme 12/0559 and what is proposed in this application are as follows:
 - 1 The external elevations of Units 1, 2, 3 and 4 are faced with a mix of artificial stone and render;
 - 2 Units 3 and 4 have the semi dormer details removed from the front elevation;
 - 3. Unit 5 has a modest front extension which has a 'catslide' roof as opposed to a gable;
 - 4. Units 8 and 9 have the semi dormer details removed from the front elevation;

5. The external elevations of Units 8 and 9 are faced with a mix of artificial stone and render;
 6. Unit 6 has a two storey front bay detail approved under 12/0559 which has been removed from the application under consideration.
- 5.4 For the avoidance of doubt and notwithstanding what has been constructed on site to date, this application does not propose the use of timber cladding as an external finish on any of the dwellings.

Background Information

5.5 Planning History

10/1205/P/FP Erection of 10 dwellings and associated access, landscaping and parking. Members visited the site in September 2010. The application was withdrawn.

11/0375/P/FP Erection of 10 dwellings with associated vehicular access, landscaping and parking. Refused at committee in April 2011 on the following grounds: 'The proposed development due to its design, form and materials is neither vernacular nor contemporary and does not demonstrate the exemplary design quality required to ensure that the proposed development makes a positive contribution to this prominent location on the periphery of Chipping Norton. Contrary to policies BE2, H2 and NE4 of the Local Plan.'

12/0559/P/FP Erection of 10 dwellings with associated vehicular access, landscaping and parking. Granted subject to conditions and a legal agreement securing the housing as affordable in perpetuity.

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

- 5.6 The principle of development of the site for 10 dwellings has already been approved. In this respect a corner window that was of concern to one neighbour has been removed/relocated.

Highways

- 5.7 The associated access and parking arrangements have already been approved.

Residential Amenity

- 5.8 The residential amenity impacts of the development have been considered and approved under 12/0559/P/FP.

Impact of Visual Character and Appearance of the Area.

- 5.9 Given that the principle of development of the site for 10 dwellings and the associated access and parking arrangements has already been approved, the key issue when considering this application is the impact that the proposed changes to the scheme will have on the visual character and appearance of the area.

- 5.10 Given the mix of architectural styles in the immediate area, Officers consider that the design changes as outlined above are acceptable as they do not result in unacceptable levels of harm to the visual character and appearance of the area.
- 5.11 The materials that are proposed to face the dwellings, artificial stone and render, are the same materials as approved under 12/0559 and are considered appropriate given the sites context.

Conclusion

- 5.12 In light of the above planning assessment, having considered the relevant planning policies, your Officers recommendation is one of conditional approval subject to a legal agreement securing the housing as affordable in perpetuity. Given that at the time of presentation of the application to the Sub Committee for consideration the consultation date will not have expired, your Officers are seeking delegated authority to approve subject to no further material considerations coming to light in between the Sub Committee date and the expiry of the press observation date.

6 CONDITIONS

- 1 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.
- 2 Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations 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.
- 3 Those parts of the external walls to be constructed of artificial stone shall be constructed of artificial 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 faced in artificial stone and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 4 Those parts of the external walls to be constructed of render shall be constructed of render 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 faced with render and thereafter be retained until the development is completed.
REASON: To safeguard the character and appearance of the area.
- 5 Notwithstanding details contained in the application, detailed specifications and drawings of all external doors and windows (including cills and heads and details of rooflights) at a scale of not less than 1:20 including details of external 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.
- 6 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.

- 7 A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include the retention of any existing trees and shrubs and planting of additional trees and shrubs; proposed finished levels or contours; all ground surface treatments and materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas. The 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 safeguard the character and landscape of the area.
- 8 No development (including site works and demolition) shall commence until all existing trees 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.
- 9 Before the proposed accesses are first used, the existing accesses onto Cornish Road and Hailey Road shall be permanently stopped up by the means of reinstatement of the dropped kerb and footway in accordance with the Highway Authority's specifications and shall not be used by any vehicular traffic whatsoever.
REASON: To ensure a safe and adequate access.
- 10 Prior to occupation the parking and manoeuvring areas shall be provided in accordance with the plan (052 Proposed site plan) hereby approved and shall be constructed, laid out, surfaced (bound material) drained and completed and shall be retained unobstructed except for the parking of vehicles at all times, in accordance with specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
REASON: To ensure a safe and adequate access.
- 11 Prior to first occupation of the dwellings hereby approved the boundary wall on the corner of Churchill Road and Hailey Road shall be rebuilt as per drawing "52 rev D proposed site plan".
REASON: In the interests of visual amenity.
- 12 Before development commences precise details of the finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To protect the character and appearance of the area.
- 13 Development shall not commence until a surface water drainage scheme, including details of the phasing of works, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include results of soakage tests and means of retaining all water on site. The development shall be carried out in accordance with the approved details.
REASON: To secure an adequate and sustainable means of disposing of surface water from the site and to avoid flooding.