
APPLICATION NO.	P21/V0679/O
APPLICATION TYPE	OUTLINE
REGISTERED	15.3.2021
PARISH	HARWELL
WARD MEMBER(S)	Hayleigh Gascoigne Sarah Medley
APPLICANT	Feltham Holdings (South) Limited
SITE	25 Orchard Way Harwell Didcot, OX11 0LQ
PROPOSAL	Outline application for access for residential development of up to 5 dwellings.(Additional highway and ecology information received 13 May 2021) (Additional archaeology information received 28 May 2021)
OFFICER	Sarah Green

1.0 INTRODUCTION AND PROPOSAL

1.1 The site is the residential plot of No 25. It is a corner plot with the dwelling, a bungalow, situated at the front. The rear garden has a depth of over 65m. It sits on the edge of the village, with the recreation ground along the southern border and open countryside along the western border of the site.

1.2 The application is for outline permission for up to 5 dwellings with access for approval on the plot. Matters such as appearance, scale, landscaping and layout (the reserved matters) would be for approval at a later date. An indicative layout plan has been submitted to show how 5 dwellings could be accommodated on site.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 Harwell Parish Council - Objects on following grounds;

- out of character with surrounding area
- 2-storey design should be 1-storey or dormer bungalow in keeping with other homes in immediate vicinity in Orchard Way on the edge of the built-up residential area
- concerns about parking and extra traffic using Orchard Way which is already congested with on-road parking by residents, visitors and school parking
- PC approves the design of the dark window frames and tiles

Countryside Officer (South and Vale) – no objection following additional information. Suggest biodiversity condition

Drainage - (South&Vale) – No objection subject to conditions

Forestry Officer (South and Vale) – No objection subject to conditions

Vale - Highways Liaison Officer (Oxfordshire County Council) – No objection subject to conditions

Waste Management Officer (District Council) – no objection

Archaeology - No objection subject to conditions

Neighbour comments (3)

Impact on amenity – overlooked

Impact of construction on neighbours and road

Increase in volume of traffic

Strongly object – traffic, noise disruption, damage to road, scale of buildings, overlook, garden grab, issues with drainage and flooding

3.0 RELEVANT PLANNING HISTORY

3.1 [P19/V1011/O](#) - withdrawn (18/11/2019)

Outline application for residential development of up to 7 dwellings with some matters reserved.

[P17/V2604/COL](#) - Other Outcome (18/10/2017)

Confirmation of Legal agreements.

Confirming that all financial and non-financial obligations of the s106 agreements dated 01.05.2014 and 06.04.1993 have been complied with.

[P06/V0811](#) - Approved (08/08/2006)

Single storey extension and new pitched roof over existing flat roof.

[P79/V1035](#) - Approved (17/12/1979)

Proposed change of use from agricultural land to garden land, [approximately .38 acre] to west of 25 Orchard Way, Harwell.

[P78/V1139](#) - Approved (19/07/1978)

Erection of new double garage. [existing single garage to be demolished]. 25 Orchard Way, Harwell, Oxon. BR No. 512/78

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

4.1 This proposal does not fall within one of the identified classes of development in Schedule 2 of the EIA regulations however it is within a sensitive area. Given the scale and type of the development it is considered that a EIA is not required.

5.0 POLICY & GUIDANCE

5.1 Development Plan Policies

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies:

CP01 - Presumption in Favour of Sustainable Development

CP03 - Settlement Hierarchy

CP04 - Meeting Our Housing Needs

CP05 - Housing Supply Ring-Fence

CP22 - Housing Mix

CP23 - Housing Density

CP33 - Promoting Sustainable Transport and Accessibility

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

CP42 - Flood Risk

CP44 - Landscape

CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies:

DP16 - Access

DP23 - Impact of Development on Amenity

DP28 - Waste Collection and Recycling

5.2 Neighbourhood Plan

There is no neighbourhood plan for this area.

5.3 Supplementary Planning Guidance/Documents

Vale of White Horse Design Guide 2015

Developer Contributions SPD

5.4 National Planning Policy Framework and Planning Practice Guidance

5.5 Other Relevant Legislation

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

CROW Act 2000

6.0 PLANNING CONSIDERATIONS

6.1 The relevant planning considerations are the following:

6.2 Current Policy

Current Policy Policies CP3 and CP4 of the adopted local plan 2031 part 1 set out the housing strategy for the district and define where applications for new housing will be permitted.

Policy CP3 of the Vale of White Horse Local Plan 2031, Part 1 relates to settlement hierarchy. Harwell is classified as one of the larger villages within the Vale, thereby having some range of facilities and amenities and access to bus routes and proximity to Didcot Train station. Policy CP4, meeting our housing needs states that “There is a presumption in favour of sustainable development within the existing built area of larger villages in accordance with Core Policy 1”.

Officers have reviewed the meaning of policies CP3 and CP4 in terms of meeting local need. The applicants have provided sufficient evidence to show how the proposal meets local need. The plot is considered to be infill within the built-up area of the village. The principle of the development is therefore considered acceptable.

6.3 Design and character

The surrounding character of Orchard Way is a mix of bungalows, chalet bungalows and two storey houses. However the part of Orchard Way in the immediate vicinity of No 25 are generally single storey. Both neighbouring properties are single storey and close to the boundaries of the site.

The indicative plans indicate two storey dwellings, of similar design and appearance to those currently under construction behind Nos 29-35 Orchard Way. This is a development of nine dwellings which was permitted in 2015. This has altered the character of the area by permitting development in depth behind the street frontage.

The application site is adjacent to the recreation ground and therefore any development upon it would be visible from here. It would however be seen against the context of the development behind Nos 29-35, and therefore as part of the wider built up area to the north of the recreation ground. It is considered that a scheme of up to five dwellings on the site would not be overly dense for the area, given the development to the north.

Scale is not for approval here but given the other development, some two storey style dwellings would likely be accommodable to the rear of the site. In terms of the front of

the site though, officers disagree with the applicants proposal for a two storey dwelling. Both neighbouring dwellings are single storey bungalows and sit very close to the side boundaries. Therefore any dwelling, if any, is to be sited between the existing development this should be single storey of a scale similar to the immediate neighbouring dwellings, otherwise it would look out of keeping and incongruous. As scale is reserved this can be addressed at the later stage. The applicant has been made aware of the concerns and an informative is also attached to the decision notice.

An indicative layout is shown, the general principle of which would be acceptable. However there are some areas which will require tweaking such as bringing any buildings at the back of the site further in to give some breathing/ transitional space to the open countryside to the west, similar to the development behind Nos 29-35. The access road should also be moved in to allow more space along the boundary with the recreation ground so that there is room for a sufficient hedge boundary to be planted and established. This will involve tweaking the dwelling sizes and layouts slightly but it would still be achievable to get 5 dwellings on the site. As layout is reserved this can be addressed at the later stage. Again, the applicant has been made aware of the concerns and an informative is attached to the decision notice.

6.4 **Residential amenity**

The impact upon neighbouring dwellings will be fully assessed as part of the reserved matters when the final layout, heights and design is known, but given the depth of the site it should be achievable for a development to not cause overlooking. Any dwelling if sited on the frontage between the neighbouring dwellings will need to take account of the single storey nature of them and design the development to ensure they will not be overlooked or overshadowed. To the rear, any dwellings should adhere to the 21 metre rule in the design guide to prevent overlooking, ensure no overlooking of private amenity space and adjust the heights/number of storeys accordingly to ensure they protect neighbour privacy.

6.5 **Access and Parking**

Access to the site is for approval. The highway officer has reviewed the access and the indicative layout and parking. The plans have been updated following the original comments. The vision splays for the access from Orchard Way are acceptable and comply with policy. The highway authority have no objection to the impact of the development on the local highway network.

The highway officer has also commented with regards to the number of visitor spaces and vision from the individual driveways, based on the indicative layout for the maximum of 5 dwellings. Depending on the final numbers and layout this may change, therefore these cannot be conditioned at this time but can be reassessed under the reserved matters.

In terms of the comments on construction traffic impact, given the size of the development it is not reasonable to require a management plan as construction of such a site is normally short term.

6.6 **Ecology**

Following the submission of the bat dusk emergence survey results which has concluded that roosting bats are likely absent from 25 Orchard Way, no further surveys are necessary with regards to bats.

Policy CP46 seeks developments to enhance biodiversity. As net loss of biodiversity will be avoided. The proposal will result in the loss of a garden to new development. The net loss of green space can be mitigated by new landscaping and planting within

the new development and measures such as bat/bird boxes for example. This can be secured and comply with policy CP46 by a biodiversity enhancement plan being submitted under condition. The condition has been revised, following comments from the agent, to allow for off-site offsetting scheme should not all biodiversity enhancements be achievable on site following calculation of the metric. This has been agreed with the countryside officer.

6.7 Forestry

The applicant has submitted an Arboricultural Impact Assessment including a Tree Survey, Arboricultural Method Statement and Tree Protection Plan (28 January 2021). The proposed development requires the removal of a number of trees as set out within the submitted Arboricultural Impact Assessment. These trees are of limited landscape and arboricultural value and should not be considered a constraint to the proposed development.

The proposed access is located within the root protection area (RPA) of a mature tree that is located outside of the site (shown as T32). The submitted report proposes that where located within the RPA it will be constructed using no dig methodology to protect the roots of the tree. The site in this location appears level and therefore it is foreseeable that such methodology could be implemented to protect the roots. The forestry officer therefore has no objection to the proposal. The development can be subject to a tree protection condition to ensure the tree is protected.

6.8 Archaeology

The applicant has submitted an appropriate Archaeological Desk Based Assessment (version 2) from HPS Archaeological Services, dated 9th June 2021, following the original comments from the county archaeologist. This assessment appropriately acknowledges the potential for the application site to contain archaeological remains dating to the Iron Age and Roman periods. Whilst previous recommendation for field evaluation had been made to further inform the determination of the application, the assessment qualifies the existing site constraints that would not allow these works to be undertaken and concludes that any remains present are unlikely to be of a significance such that would preclude development. Further archaeological investigation of the archaeological potential recognised for the site, and appropriate mitigation of any impacts arising, will however be necessary according to the county archaeologist. This can be secured by suitable conditions to ensure the implementation of a staged programme of archaeological investigation is maintained during the period of construction.

6.9 Flooding and drainage

A flood risk assessment has been submitted with the application which has been reviewed by the drainage officer. He has no objections to the proposal subject to the full details of the drainage schemes being approved by condition.

6.10 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a levy charged on new development in the Vale. The money raised will be used to fund infrastructure to support growth in the district. New residential development such as this is liable for the levy. A liability notice will be issued at reserved matters stage when the floor space for the proposal, has been confirmed.

6.11 Pre-commencement conditions

These have been agreed with the agent.

7.0 CONCLUSION AND PLANNING BALANCE

7.1 The site is within a larger village and accessible to its services and facilities. Given other recent developments in the vicinity a development of up to five dwellings is considered acceptable in terms of the size of the site. The exact scale and size of the dwellings are to be determined at reserved matters but the indicative plans indicate that up to 5 could be accommodated with some revisions to the layout and size of dwellings. The access to the development is considered to acceptable to the highway authority. In principle therefore the development would accord with the relevant development plan policies.

8.0 **RECOMMENDATION**

Outline Planning Permission.

1. Commencement - Outline with Reserved Matters
2. Approved plans
3. Biodiversity enhancement plan
4. Drainage Details (Surface Water)
5. Drainage Details (Foul Water)
6. Tree protection
7. Archaeology
8. Archaeology
9. Access in Accord.with Specified Plan

Infomatives

Layout and scale/heights of dwelling to be revised for reserved matters stage

CIL

Works within the highway



Holly Bates

Delegated Authority Sign-Off Officer