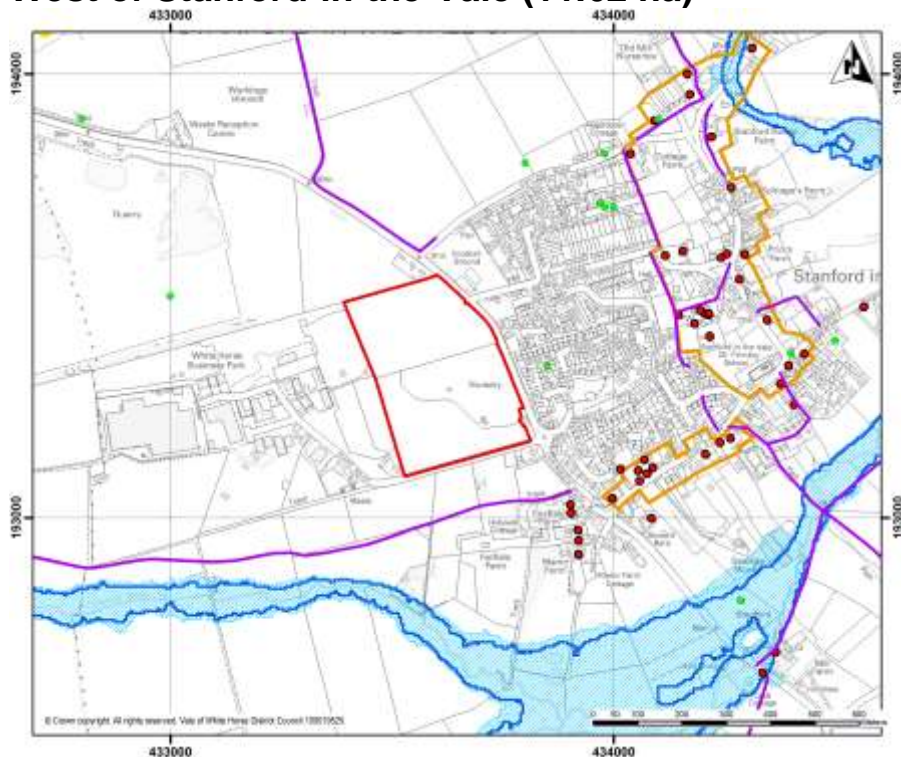


## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### West of Stanford-in-the-Vale (11.62 ha)



**Use:** Around 200 homes, subject to masterplanning.

#### Key objectives:

- To deliver a high quality and sustainable urban extension to Stanford-in-the-Vale which is well integrated with Stanford-in-the-Vale, so residents can access existing facilities in the village.

#### Urban design principles:

- Include linkages between the site and adjacent housing developments and nearby facilities and services where possible and appropriate.
- Design of the development should include appropriate landscape mitigation measures to minimise the visual impact of the development on the countryside.

#### Utilities:

- Upgrade the sewer network.

#### Access and highways:

- Access can be taken from the A417 Faringdon Road.
- A crossing facility on A417 will be required.
- Local mitigation (e.g. footways, crossing points, traffic management, PROW etc) will be required.
- Contribute towards any necessary mitigation measures identified through the site Transport Assessment.
- Contribute towards improving the Faringdon-Wantage bus service 67 passing the site. Additional bus stops will be required near the junction of Cottage Road and Faringdon Road, along with a high-quality footpath connecting to the development site.
- Contribute towards wider improvements along the A420 corridor.

#### Social and community:

- Contribute towards increasing nearby primary school capacity

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## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

and **SECONDARY SCHOOL** increasing capacity **SERVING THE AREA** at Faringdon Community College.

### Environmental health:

- Investigate potential noise and air pollution impacts from the A417, the industrial estate and the quarry; mitigation measures may be required to offset any adverse impacts.
- Site is near to Shellingford Quarry landfill; liaise with the Environment Agency regarding perimeter gas monitoring from the site.
- Part of site formerly utilised for general quarrying; undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

### Landscape considerations:

- Create a new landscape structure to contain the new housing and limit the impact on the wider landscape. The landscape structure should build on existing landscape features to meet the Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy.
- Additional tree planting along the A417 and in existing hedgerows along northern boundary of the site.
- Create a link with the recreation ground east of the A417.
- Landscape Strategy should contribute to the aims of the Great Western Community Forest, including provisions for the creation of a diverse woodland environment.

### Biodiversity and green infrastructure:

- Undertake a hedgerows analysis to determine any hedgerows that are worthy of retention.

- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding West Stanford-in-the-Vale.

### Flood risk and damage:

- A small part of the site (in the south east) is susceptible to surface water flooding; investigate and mitigate (if necessary).

### Minerals

- Sand and limestone deposits within the site are constrained by existing adjacent housing and other development. Consequently, Oxfordshire County Council has no justification for an objection to housing development on this site on minerals safeguarding policy grounds.

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### South Faringdon, (Great Coxwell Parish) (18.35 ha)



**Use:** Around 200 homes, subject to masterplanning.

#### Key objectives:

- To deliver a high quality and sustainable urban extension to Faringdon which is integrated with Faringdon so residents can access existing facilities in the town.

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- To protect the landscape setting of Great Coxwell and retain an open gap between the village and the proposed development in Faringdon.

#### Urban design principles:

- Include linkages to the existing and planned facilities and services on site and to the adjacent site allocations (South West of Faringdon and East of Coxwell Road, Faringdon).
- Housing will need to front the public realm including roads and areas of public open space.

#### Utilities:

- Upgrade the sewer network.

#### Access and highways:

- Access should be provided from Coxwell Road. A major upgrade of A420/Great Coxwell Road junction will be required.
- Contribute to bus stops, frequency and infrastructure improvements along the strategic 66 bus route.
- Contribute towards wider improvements along the A420 corridor and any necessary mitigation measures identified through the site Transport Assessment.
- Provide adequate pedestrian and cycle links to Fernham Road and Coxwell Road.

#### Social and community:

- Contribute towards increasing primary school capacity in Faringdon and increasing secondary school capacity at Faringdon College.

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### Environmental health:

- Investigate potential noise and air pollution impacts from the A420 and mitigate (if required) to offset any adverse impacts.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

mitigation measures will need to be implemented (if necessary).

### Landscape considerations:

- Create a landscape buffer on the southern and western part of the site to soften the interface with the higher ground to the west and to prevent coalescence with Great Coxwell.
- Create a new landscape structure, building on existing landscape features to meet Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy and contribute to the aims of the Great Western Community Forest.
- Integrate existing trees and hedges into the development.
- Landscape Strategy should contribute to the aims of the Great Western Community Forest, including provisions for the creation of a diverse woodland environment.

### Biodiversity and green infrastructure:

- Plant new tree and hedgerow along the southern edge of the site.
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

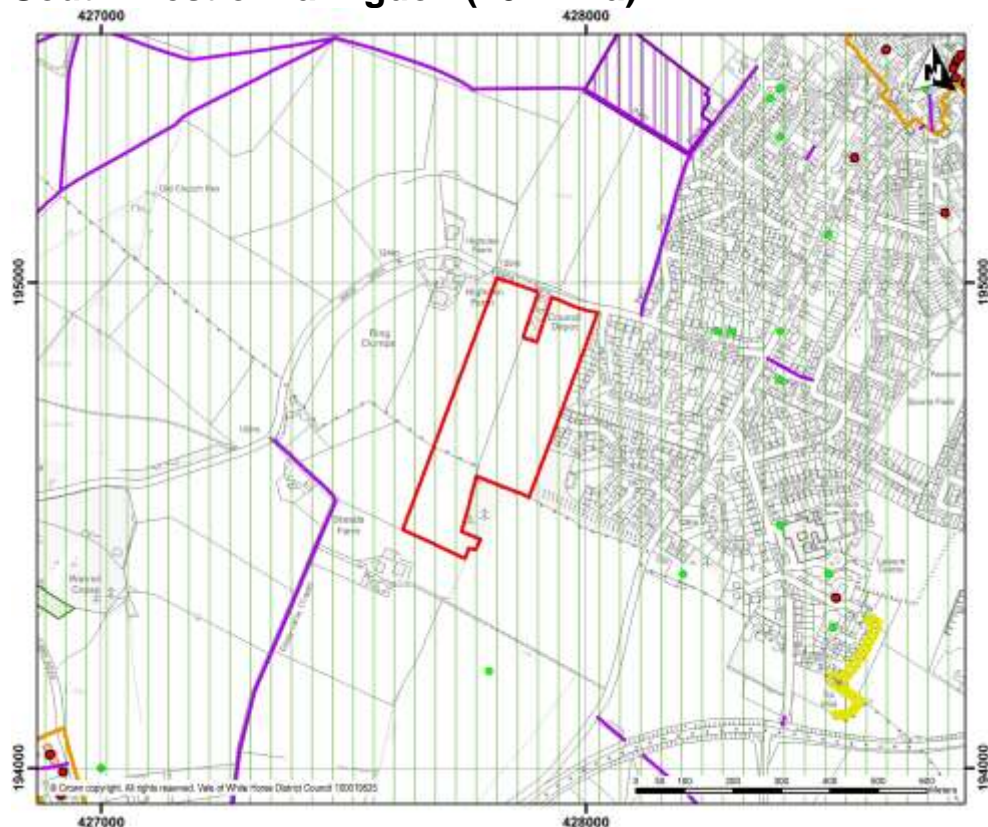
### Flood risk and damage:

- A Flood Risk Assessment/surface water drainage strategy should include consideration of any areas of the site which are susceptible to surface water flooding. Appropriate

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### South West of Faringdon (10.47 ha)



**Use:** Around 200 homes, subject to masterplanning.

#### Key objectives:

- To deliver a high quality and sustainable urban extension to Faringdon which is integrated with Faringdon so residents can access existing facilities in the town.

- To protect the landscape setting of Faringdon and the wider area.

#### Urban design principles:

- Include linkages to the existing and planned facilities and services, including the adjacent public open space and to the adjacent site allocation (Great Coxwell Parish, South Faringdon).
- The layout and design of the scheme should be sensitive to the topography of the site and avoid being visually obtrusive when viewed from the surrounding countryside.

#### Utilities:

- Overhead power line that crosses a small section of the site (in the south western corner) will need to be considered as part of an overall masterplan for the site.
- Upgrade the sewer network.

#### Access and highways:

- Access can be taken from B4019 Highworth Road.
- Local mitigation (e.g. footways, crossing points, traffic management etc) will be required.
- Contribute towards wider improvements along the A420 corridor and any necessary mitigation measures identified through the site Transport Assessment.
- Consider funding the relocation of existing bus stops on Coxwell Road nearer to the Highworth Road junction to reduce walking distances (currently at least 500 meters) and redesign these stops to deter car parking.

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

- Contribute to the route 66 strategy of improved bus service frequency between Swindon, Faringdon and Oxford, and associated infrastructure improvements.
- The site allocation wraps around the Faze youth club and former highway depot on Highworth Road. Careful consideration must be given to how the site is accessed in relation to the need to ensure the safety of users of the youth club (pedestrian and vehicular).

### **Social and community:**

- Contribute towards increasing nearby primary school capacity and capacity at Faringdon Community College.
- Development must not prevent Oxfordshire County Council from fully utilising the adjacent former highway depot and youth club site.
- Development must be set back from shared boundaries to avoid giving rise to complaints due to noise / lighting etc arising from the adjacent uses.

### **Environmental health**

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

### **Landscape considerations:**

- The mass and scale of the built form should be designed to avoid being visually intrusive in sensitive views from the surrounding countryside.
- The site includes a visually prominent hill with tree clump. The impact of introducing buildings on the rising ground which is part of the landform should be assessed to avoid adverse

impacts on the distinctive clump feature.

- Create a new landscape structure (including new tree / hedgerow planting) to contain the new housing. The landscape structure should build on existing landscape features to meet the Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy.
- Retain and enhance existing hedgerows on the boundary.
- Protect views towards the site from Faringdon, Badbury Hill and the Thames Valley.
- Sensitively design the new access and junction from the B4019 to avoid harm to the rural character of the road and minimise loss of the existing mature hedgerow.
- Retain the historic field pattern within the site, utilising tree belts and hedgerows as a framework for the subdivision of the site into development land parcels.
- Plant new native woodland belt along the western and southern boundaries to link existing woodland belts and create a strong, vegetated edge to the settlement and backdrop to views of the clump from the Bedbury Hill.
- The Landscape Strategy for the site should contribute to the aims of the Great Western Community Forest, including provisions for the creation of a diverse woodland environment.

### **Biodiversity and green infrastructure:**

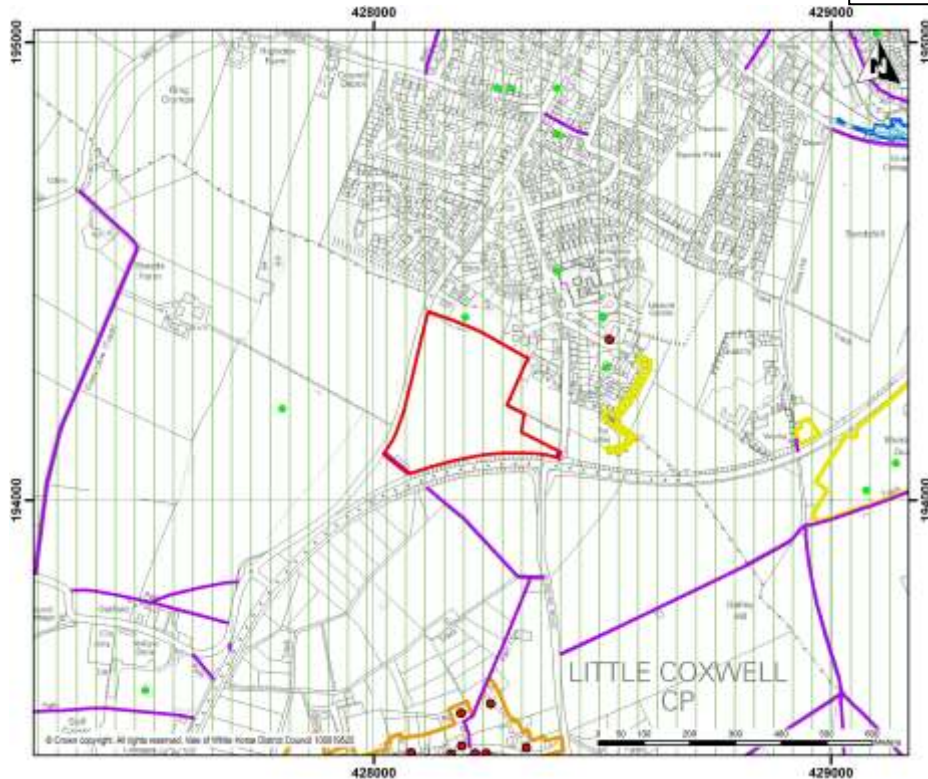
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### East of Coxwell Road, Faringdon (GREAT COXWELL PARISH) (8 ha)

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**Use:** Around 200 homes, subject to masterplanning.

#### Key objectives:

- To deliver a high quality and sustainable urban extension to Faringdon which is integrated with Faringdon so residents

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can access existing facilities in the town.

- To protect the landscape setting of Great Coxwell and retain an open gap between the village and the proposed development in Faringdon.

#### Urban design principles:

- Include linkages to the existing and planned facilities and services on site and to the adjacent site allocation (Great Coxwell Parish, South Faringdon).
- Provide adequate pedestrian and cycle links to Fernham Road and Coxwell Road.
- Housing will need to front the public realm including roads and areas of public open space.
- The layout should incorporate an appropriate visual amenity response to the A420.
- Affordable housing should be evenly distributed across the site and should not be used as a buffer between less desirable aspects of the site (e.g. A420) and market housing.

#### Utilities:

- Upgrade the sewer network.

#### Access and highways:

- Access should be provided from Coxwell Road. A major upgrade of A420/Great Coxwell Road junction will be required.
- Contribute to bus stops, frequency and infrastructure improvements along the strategic 66 bus route.
- Contribute towards any necessary mitigation measures

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

identified through the site Transport Assessment.

### **Social and community:**

- Contribute towards increasing primary school capacity in Faringdon and increasing secondary school capacity at Faringdon Community College.

### **Environmental health:**

- Investigate potential noise and air pollution impacts from the A420 and mitigate (if required) to offset any adverse impacts.
- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.

### **Landscape considerations:**

- Protect and integrate existing trees and hedges into the development, where possible.
- Landscape Strategy should contribute to the aims of the Great Western Community Forest, including provisions for the creation of a diverse woodland and environment.

### **Biodiversity and green infrastructure:**

- Plant new tree and hedgerow along the southern edge of the site.
- The layout of the development should allow badger to pass through the site to reach foraging areas and to provide access to area where activity has previously been recorded.
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

### **Flood risk and damage:**

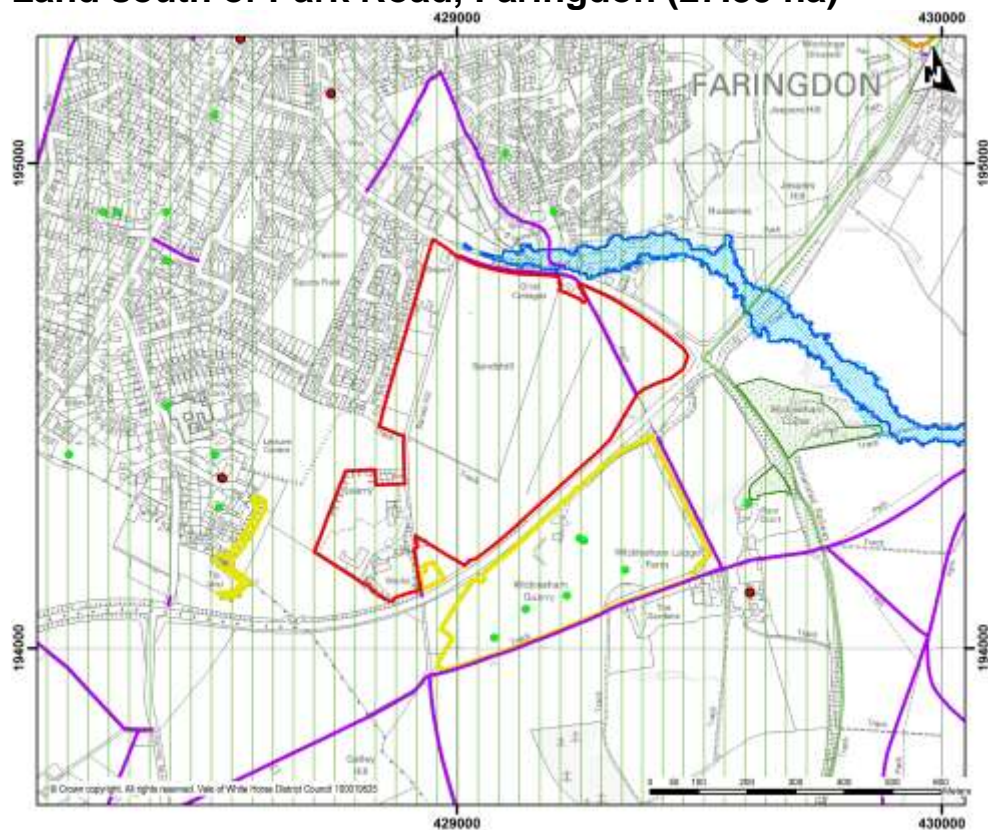
- A Flood Risk Assessment/surface water drainage strategy should include consideration of any areas of the site which are susceptible to surface water flooding. Appropriate mitigation measures will need to be implemented (if necessary).



## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

### Land south of Park Road, Faringdon (27.85 ha)



**Use:** Around 350 homes and up to 3 ha of business development compatible with neighbouring uses, subject to masterplanning.

#### **Key objectives:**

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- To deliver a high quality, sustainable and mixed use urban extension which is integrated with the existing development in Faringdon so residents can access existing facilities in the village.

#### **Urban design principles:**

- Adopt a permeable, perimeter block layout within the site to optimise connectivity.
- Carefully consider street frontages in order to create an appropriate building line and incorporate active frontages.
- Use public open spaces in the design to form a well connected network of green areas suitable for formal and informal recreation.
- The primary school should be located in a suitable position to allow for connectivity between it and Faringdon Community College.
- Buildings should be predominantly two storey, with potential for some 2 ½ storey along the northern edge.
- The built form should incorporate appropriate visual and amenity mitigation measure to address the proximity of the A420.
- Affordable housing should be evenly distributed across the site and should not be used as a buffer between less desirable aspects of the site (e.g. A420) and market housing.

#### **Utilities:**

- Upgrade the sewer network.

#### **Access and highways:**

- Investigate access arrangements. Access via Park Road will

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

require improvements (e.g. widening). A417/A420 junction should be improved. Ensure footpaths and cycle ways connect to Faringdon centre and other areas where infrastructure and services are located, including to the secondary school.

- Retain Sandhill Lane.
- Proposals should include a road through the site of a suitable standard to serve the employment development in the south western corner.

### **Social and community:**

- A new 'two form entry' primary school will be required on the site. This should be 2.22 ha to allow for future growth.
- Contributions towards extending and improving Faringdon Community College will be required.

### **Environmental health:**

- Investigate potential noise and air pollution impacts from the A420 and mitigate (if required) to offset any adverse impacts.
- Address any issues of contaminated land arising from quarrying by undertaking a contaminated land investigation to ensure that the land is safe and suitable for the intended use.

### **Landscape considerations:**

- This is a sensitive site which contributes to the landscape setting of Faringdon and The Folly. Views from the A420 and the south east are particularly important. Careful siting of development and extensive landscaping will be required to mitigate the impact on the landscape.
- Landscape Strategy should contribute to the Great Western

Community Forest, including provisions for the creation of a diverse woodland environment.

- Integrate existing trees and hedges into the development.

### **Biodiversity and green infrastructure:**

- Incorporate measures to protect the SSSI on the edge of the site.
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Faringdon.

### **Historic environment and cultural heritage:**

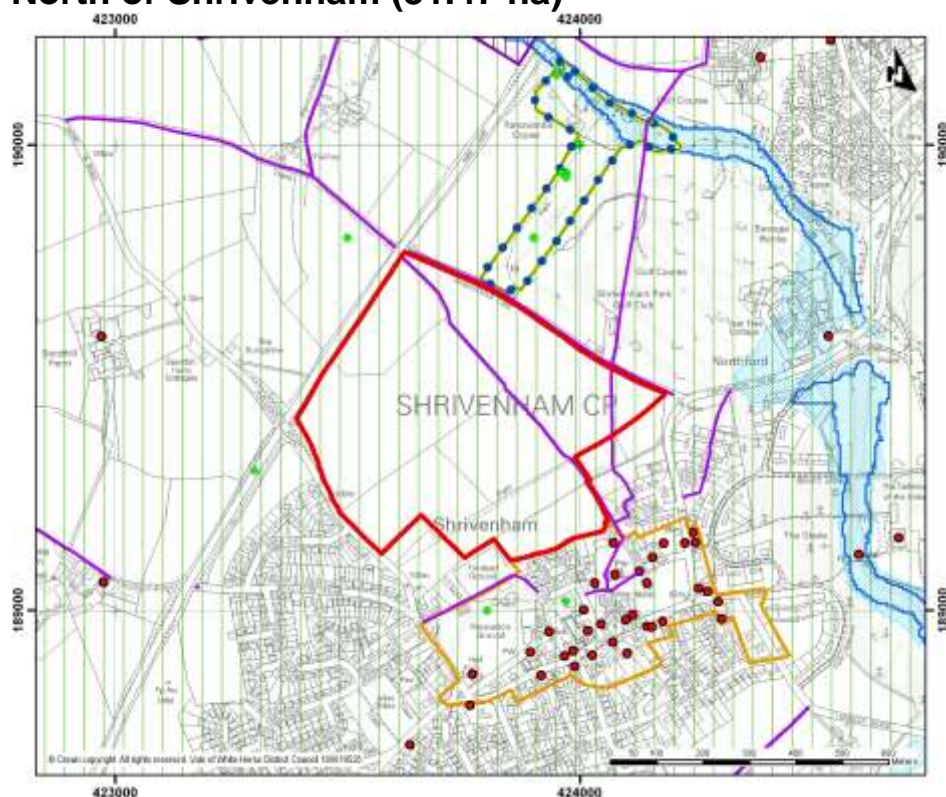
- An archaeological field evaluation of the site has shown evidence suggesting activity between the late 1st and early 4th centuries AD. A programme of archaeological work, prior to commencement of development, is recommended including;
  - organising and implementing an archaeological investigation; and
  - following the approval of the Written Scheme of Investigation, a staged programme of archaeological investigation carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work should include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which should be submitted to the Local Planning Authority.

## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

- To have regard to the Shrivenham Community Survey.

### North of Shrivenham (31.47 ha)



**Use:** Around 500 homes, subject to masterplanning.

#### Key objectives:

- To deliver a high quality and sustainable urban extension to Shrivenham which is integrated with Shrivenham so residents can access existing facilities in the village.

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#### Urban design principles:

- Site will require a masterplan showing a comprehensive phasing programme for development.
- Provide areas of public open space in appropriate locations so that these areas enhance the overall appearance of the site.
- Create clear and well designed links and connections between the existing movement network, housing and areas of open space.
- The layout of any development scheme must take account of important views in this area.
- Development should be sensitively designed to conserve and enhance the setting of Shrivenham conservation area, which adjoins the site to the south east.

#### UTILITIES:

- **UPGRADE THE SEWER NETWORK**
- **A DETAILED WATER SUPPLY STRATEGY WILL BE REQUIRED**

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#### Access and highways:

- Access can be taken from B4000 Highworth Road. **A major upgrade of A420 junction will be required.**
- **A STRATEGIC JUNCTION IMPROVEMENT ON THE A420 AT SHRIVENHAM, IN THE FORM OF A ROUNDABOUT, WILL BE REQUIRED IN THE VICINITY OF HIGHWORTH ROAD TO DIRECTLY ACCESS THE SITE.**

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## 5. Western Vale Sub-Area

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.

- Local mitigation (e.g. footways, crossing points, traffic management etc) will be required.
- Contribute towards wider improvements along the A420 corridor and any necessary mitigation measures identified through the site Transport Assessment.
- Developer should fund a new pair of bus stops and connecting footpath on Faringdon Road near the junction with Pennyhooks Lane.
- Contribute to the route 66 strategy of improved bus service frequency between Swindon, Faringdon and Oxford, and associated infrastructure improvements.

### Social and community:

- Contribute towards increasing primary school capacity in Shrivenham, including the potential expansion or relocation of Shrivenham primary school.
- Contribute towards increasing secondary school capacity at Faringdon Community College.

### Landscape considerations:

- Plant woodland along the northern boundary to create a new strong edge of settlement.
- Include landscaping measures to meet the Oxfordshire Wildlife and Landscape Study (OWLS) landscape strategy, the aims of policy NE12 (Great Western Community Forest) of the Local Plan 2011 and any updates to this policy set out in the Local Plan 2031 Part 2.
- Undertake detailed assessment of the impact on the setting of the Conservation Area.

- Retain part of the south of the site (the area closest to Shrivenham Conservation Area) to preserve the existing character of the conservation area.
- Views across the site to the listed church (St. Andrews) should be accommodated in the site layout.
- Enhance existing footpath routes and create new links, especially east/west across the site.
- Retain existing trees and hedgerows.

### Environmental health:

- Investigate potential noise and air pollution impacts from the A420 and mitigate (if required) to offset any adverse impacts.

### Biodiversity and green infrastructure:

- Undertake a tree survey to establish which trees should be retained.
- Demonstrate that development will not affect the hydrological systems which feed into the Tuckmill Meadows Site of Special Scientific Interest (SSSI), which is located in close proximity to the site to the north east.
- Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Shrivenham. In this regard land adjacent to the site to the north could contribute towards the Green Infrastructure provision.
- **CONTRIBUTE TOWARDS REDRESSING THE IDENTIFIED GREEN INFRASTRUCTURE DEFICIT IN THE AREA SURROUNDING SHRIVENHAM, AND ENSURE THERE IS NO RECREATIONAL IMPACT ON TUCKMILL MEADOWS SSSI.**

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## **5. Western Vale Sub-Area**

In addition to the general requirements set out in section two, development will be required to meet the following infrastructure requirements.