
APPLICATION NO.	P20/V0855/O
SITE	Rogers Concrete Sandshill Faringdon, SN7 7PQ
PARISH	GREAT FARINGDON
PROPOSAL	Outline planning application with all matters reserved (other than access into the site) for the proposed mixed-use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling up to 1,350 sqm), open space, landscaping, drainage measures and all other associated works
WARD MEMBER(S)	David Grant Bethia Thomas
APPLICANT OFFICER	Obsidian Strategic RC Limited Hanna Zembrzycka-Kisiel

RECOMMENDATION

It is recommended that authority to grant outline planning permission is delegated to the head of planning subject to:

1. A section 106 legal agreement

A section 106 legal agreement being entered into to secure financial contributions towards local infrastructure, 18% affordable housing and an affordable housing tenure mix of 35% affordable rented and 65% shared ownership, public open spaces and play areas to be transferred to a management company.

2. The following planning conditions:

Reserved matters and timings

1. Commencement - Outline Planning Permission
2. Commencement - Outline with Reserved Matters
3. Approved plans
4. Max. number of dwellings (no more than 95)

Concurrent with the submission of the reserved matters

5. Biodiversity Enhancement Plan
6. Landscaping (S38 and S278 works)
7. Landscape management
8. Landscaping – details
9. SHMA market mix

- 10. Waste water network capacity
- 11. Water supply network capacity

Pre-commencement

- 12. Slab levels
- 13. Construction environmental management plan for Biodiversity
- 14. Contaminated Land
- 15. Construction Traffic Management Plan (CTMP)
- 16. Tree Protection (Detailed)
- 17. Surface Water Drainage
- 18. Foul water drainage
- 19. Env. Agency Condition – Contaminated land remediation strategy
- 20. Community Employment Plan
- 21. Piling method statement (new)

Pre-occupation

- 22. Noise Mitigation
- 23. Contaminated Land - Linked Conditions (2):
- 24. Env. Agency Condition – Contaminated land verification report
- 25. Env. Agency Condition- SuDS Infiltration of surface water into ground
- 26. Visibility splays
- 27. Travel Plan
- 28. Car parking spaces, turning spaces and roads
- 29. Cycle Parking

Informatives

- 1. Contaminated Land Informative
- 2. Highway Informatives
- 3. Superfast broadband - 30 plus dwellings
- 4. Illustrative Drawings
- 5. Planning Obligation

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application is presented to planning committee due to an objection from Faringdon Town Council.
- 1.2 The proposal is an outline application for up to 95 dwellings with access only to be considered at this stage. Appearance, layout, scale and landscaping are all reserved for future consideration.
- 1.3 The site forms part of a wider residential-led allocation known as 'Land South of Park Road, Faringdon' within the Local Plan Part 1: Strategic Sites and Policies. The site, approximately 3.7 hectares in size, is situated in the south-western corner of the wider allocation area and comprises a former quarry.

- 1.4 To the north and north-western boundary of the site are adjacent playing fields associated with Faringdon Community College and the Leisure Centre. The A420 runs along the southern boundary of the application site, with an agricultural land adjacent to the south-west. To the east of the site is located the remaining part of the strategic allocation, that was granted outline planning permission under ref. P17/V1082/O for 380 dwellings.
- 1.5 The site location plan is **attached** at Appendix 1.
- 1.6 Access to the site is currently from Sands Hill Road that forms the eastern boundary of the application site. The access plan along with other relevant application drawings (inc. illustrative parameter plans) are **attached** at Appendix 2.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 A full summary of the responses received to the current proposal is below. A full copy of all the comments made can be seen online at www.whitehorsedc.gov.uk.

Faringdon Town Council	<p><i>Re-consultation (June 2021)</i></p> <p><u>Objection:</u></p> <ul style="list-style-type: none"> • Loss of employment land • Local Plan does not allocate this land for housing • The proposal exceeds the number of houses allocated in the LPP1 • The proposal will be in an isolated location, away from the bus services • Lack of pedestrian infrastructure • Design and Access statement does not address the requirement of the Core Policy 20 which states that “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)” <p>There was also an additional document submitted on behalf of the council, which raised the following point:</p> <ul style="list-style-type: none"> • The applicant’s statement contradicts the facts that a successful business, Rogers Concrete, was run from this site and that a local landowner has offered to buy the site for commercial development • Developer’s profit is 20% whereas South of Steeds was 17% • Proposal would not deliver the required 35% of affordable housing • Faringdon Neighbourhood Plan was not considered
------------------------	--

	<p>relevant in the Urban Design Officer's comments</p> <ul style="list-style-type: none"> • It is questionable that the applicant claims that they didn't realise that there was a restoration condition on the quarry and that it would cost £1.5M or more to restore it • Quarries aren't classed as brownfield land • There is a request from OCCG for around £92.8k • The Town Council would like to know why the offer made by a local landowner was not accepted or considered as evidence that the land is in fact suitable for employment use. <p><i>Re-consultation (November 2020)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • No additional comments. Holds an objection to the proposed development. <p><i>Original Comments (May 2020)</i></p> <p><u>Objection</u></p> <p>The reasons are:</p> <ul style="list-style-type: none"> • Biodiversity and geological Conservation: the SSSI site s • loss of employment land and • house design for its proximity to the A420 (noise impact) • the current layout could create opportunities for criminal activities • access points for waste collection vehicles are not wide enough • DAS does not show any play areas
Little Coxwell Parish Council	<p><i>Re-consultation (November 2020, June 2021)</i></p> <p>No further representations have been received</p> <p><i>Initial comments (May 2020)</i></p> <p><u>Comments received:</u></p> <ul style="list-style-type: none"> • Little Coxwell Parish Council would urge the planning authority to include in the planning conditions the introduction of a safe haven on the A420 for pedestrians crossing this busy and dangerous road.
Countryside Officer	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to conditions</u></p>

	<ul style="list-style-type: none"> The amended plans do not materially alter my comments, submitted on 20-11- 20. <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Submission of the construction environmental management plan for Biodiversity (CEMP: Biodiversity) Submission of Biodiversity Enhancement Plan (BEP) <p><i>Original Comments (May 2020)</i></p> <p><u>Holding objection</u></p> <ul style="list-style-type: none"> Lack of biodiversity impact calculation (BIC) assessment Request for the reptile survey report and previous habitat survey reports to be submitted to the LPA insufficient evidence has been submitted to justify potentially harmful development within the Local Geological Site
The Oxfordshire Geological Society	The Oxfordshire Geological Society has been consulted on this application and approached for comment regarding this matter, but no comments have been forthcoming.
Contaminated Land	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> I have no further comments to add following my consultation response dated 23 April 2020. <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> I have no further comments to add following my consultation response dated 23 April 2020. <p><i>Original Comments (May 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Contaminated land conditions
Environmental Protection (Noise)	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to condition</u></p>

	<ul style="list-style-type: none"> Incorporation of the noise mitigation measures submitted proposed in the noise assessment. <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to condition</u></p> <ul style="list-style-type: none"> Incorporation of the noise mitigation measures submitted proposed in the noise assessment. <p><i>Original Comments (May 2020)</i></p> <p><u>No objection subject to condition</u></p> <ul style="list-style-type: none"> Incorporation of the noise mitigation measures submitted proposed in the noise assessment.
Environmental Protection (Air Quality)	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Mitigation of the dust generating activities during the construction phase to be included in CEMP EV Charging points to be installed at each proposed dwelling with off street parking. <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Mitigation of the dust generating activities during the construction phase to be included in CEMP EV Charging points to be installed at each proposed dwelling with off street parking. <p><i>Original Comments (May 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Mitigation of the dust generating activities during the construction phase to be included in CEMP EV Charging points to be installed at each proposed dwelling with off street parking.
Housing Development Team	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection</u></p> <ul style="list-style-type: none"> The affordable housing provision for sites in the Vale is 35% however the applicant has submitted a viability statement. Due to viability issues on this site, the affordable housing provision will not be policy compliant. After rigorous assessment, is therefore agreed that this

	<p>application will deliver a 18.9% affordable housing contribution which equals to 18 affordable units overall with a mix of 35% rent (6 units) and 65% shared ownership (12 units).</p> <p><i>Re-consultation (November 2020)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • Further clarification on the viability assessment still needed <p><i>Original Comments (May 2020)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • The application submitted has not identified any affordable housing provision either as on-site or commuted sum. • Further clarification on the viability assessment is needed
Oxfordshire Clinical Commissioning Group	<p><i>Re-consultation (June 2021)</i></p> <p><u>Objection</u></p> <p><u>No objection, subject to contributions</u></p> <ul style="list-style-type: none"> • From the detail within the Design and Access Statement of May 2021, we are able to update the mix of housing to match the number of 1, 2, 3 and 4 bedded housing, as per our Primary Care Estates Strategy. This shows an expected growth of 258 people as a direct result of this development, and at our published funding requirement costs equates to £92,736 required. <p><i>Original Comments (June 2020)</i></p> <p><u>No objection, subject to contributions</u></p> <ul style="list-style-type: none"> • The 95 dwellings being considered at Rogers Concrete, Sandhills, SN7 7PQ, will under the OCCG policy for primary care developments, equate to an additional 228 people at an occupancy rate of 2.4. • If the s106 is applied at the OCCG Boards recognised policy rate of £360 per person, this equates to £82,080 which will be required for funding in the local Primary Care Network (PCN).
Oxfordshire County Council	<p><i>Re-consultation (July 2021)</i></p> <p><u>Highways</u>: No objection subject to conditions, s106 and s278 as in the previous comments. No new substantive</p>

	<p>remarks to make further to comments submitted in November 2020.</p> <p><i>Additional comments received (April 2021)</i></p> <p>Lead Local Flood Authority:</p> <ul style="list-style-type: none"> • No objection subject to conditions as set by the South and Vale drainage team. <p><i>Re-consultation (November 2020)</i></p> <p>Highways: No objection, subject to conditions, S106 contributions and S278 works</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan (CTMP) • Details of the off-site highway improvement works • Visibility splays • Car parking spaces, turning spaces and roads • Cycle Parking Storage • No occupation until improvement works on Sands Hill are completed • Travel Plan to be submitted <p>Lead Local Flood Authority: Objection</p> <ul style="list-style-type: none"> • 10% Urban Creep was not incorporated into the design calculations • Exceedance flow paths were not demonstrated for the pre-development and post-development site • Microdrainage calculations not provided for proposed permeable paving. <p>Education: No objection</p> <ul style="list-style-type: none"> • Contributions towards the necessary education requirements would be sought through a S106 agreement <p>Minerals and waste: no objection</p> <p><i>Original Comments (May 2020)</i></p> <p>Highways: Objection</p> <ul style="list-style-type: none"> • Insufficient information regarding the traffic impact analysis. <p>Lead Local Flood Authority: No comments</p> <p>Education: No objection</p> <ul style="list-style-type: none"> • Contributions towards the necessary education
--	--

	<p>requirements would be sought through a S106 agreement</p> <p>Minerals: no objection.</p>
Landscape Architect	<p><i>Re-consultation (July 2021)</i> <u>No objection, but rises the following concerns:</u></p> <ul style="list-style-type: none"> • I have no objection in principle to the redevelopment of the site, however I am concerned that the submitted information is not illustrating that the proposed application is conforming to our local Plan Part 2 Development Policy:33 Open Space. • It is recommended that if the scheme is given planning permission, it will require careful design to maximise the usable amount of POS, successfully integrate these spaces into the residential area and accommodate the proposed 95 houses. <p><i>Re-consultation (January 2021)</i> <u>Holding objection</u></p> <ul style="list-style-type: none"> • Site Layout: <ul style="list-style-type: none"> - Quantum of the development - POS should be re-calculated again - Location and the size of the play areas should be redesigned/re-located - The Density parameter plan, keys Higher, Medium and Low-Density areas but the proposed Site Layout plan does not clearly illustrate much change in density in the actual execution of the design. - There are still areas of poor relationship between some of the plots and proposed parking and the streets - There are issues with the lack of natural overlooking - A shading analysis should be prepared - The proposed sub-station should be better integrated with the site <p><i>Original Comments (June 2020)</i> <u>Holding objection</u></p> <ul style="list-style-type: none"> • Landscape and Visual Impact Appraisal: <ul style="list-style-type: none"> - Further details are required • Site Layout: <ul style="list-style-type: none"> - Quantum of the development - Clearer plans that differentiate between the existing and proposed structural planting would be useful

	<ul style="list-style-type: none"> - POS should be re-calculated - Location and the size of the play areas should be redesigned/re-located - Confirmation is required if there is any easement to the perimeter soakaway and reprofiled level changes with regards to the proximity of tree planting - Garden sizes should be re-designed to meet the Vale Design Guide - The relationship of the garden boundaries to the street is poor with plots 54, 55 and 56 - The rear parking court for units 7 to 9 has very poor relationship with the houses and has no overlooking - There are dead spaces within the open space with poor overlooking and likely to lead to problems in their use such as east of plot 13
Forestry Team	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to condition</u></p> <ul style="list-style-type: none"> • Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted <p><i>Re-consultation (December 2020)</i></p> <p><u>No objection subject to condition</u></p> <ul style="list-style-type: none"> • Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted <p><i>Original Comments (June 2020)</i></p> <p><u>Holding objection</u></p> <ul style="list-style-type: none"> • Arboricultural Impact Assessment is required to be submitted for further assessment
Waste Management Officer	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection</u></p> <p>Following comments have been received</p> <ul style="list-style-type: none"> • The revised Parameter Plan for refuse shows the vehicle going up to plot 21, however the Transport Assessment only shows the vehicle accessing up to plot 19. • Please show where the plots accessed via the central car park will present their bins (eg plots 3, 10, 14, 15) our collection vehicle is not shown travelling into the car park. • Please create a collection point between plots 8/9 at the edge of the driveway or at the ends of the footpaths that exit out to the road.

	<p><i>Re-consultation (October 2020)</i></p> <p><u>No objection</u></p> <ul style="list-style-type: none"> Concerns has been raised for the collection point for plot 13 as this property is accessed via a car park or footpath. <p><i>Original Comments (May 2020)</i></p> <p><u>No objection</u></p> <ul style="list-style-type: none"> Concern has been raised with regards to the location of the BCP outside plot 57 and the distance from where the access point for the waste vehicle is shown. This distance is considered to be too long. Full details of bins for flats should be submitted
Drainage Engineer	<p><i>Re-consultation (May 2021)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Details of surface water drainage Details of foul water drainage <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Details of surface water drainage Details of foul water drainage <p><i>Original Comments (May 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> Details of surface water drainage Details of foul water drainage
Urban Design Officer	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection</u></p> <ul style="list-style-type: none"> Previous comments (December 2020) are still applicable <p><i>Re-consultation (December 2020)</i></p> <p><u>No objection</u></p> <ul style="list-style-type: none"> Although there is no objection in principle to the proposed development, further changes to the layout and spatial arrangement will be required, however

	<p>these can be addressed at the Reserved Matters stage.</p> <p><i>Original Comments (May 2020)</i></p> <p><u>Holding objection</u></p> <ul style="list-style-type: none"> • The general arrangement and structure of the illustrative scheme is acceptable, however: <ul style="list-style-type: none"> ○ Proposal is not SHMA compliant ○ There is a lack of variation shown within the proofing layout which leads to a poor-quality design. ○ A poorer visual quality of street scenes. ○ Negative impact on amenity sizes. ○ Lack of frontages on some dwellings ○ Poor orientation of some dwellings, including left over space ○ Areas of extensive hard surfacing and frontage parking with little landscaping ○ Missed opportunities for tree planting
Thames Water	<p><i>Re-consultation (June 2021)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> • Surface water will not be discharged to the public network. • There is an inability of the existing water supply and foul water network infrastructure to accommodate the needs of this development proposal. A condition requiring necessary upgrades, or a housing and infrastructure phasing plan should be required <p><i>Re-consultation (November 2020)</i></p> <p><u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> • Surface water will not be discharged to the public network. • There is an inability of the existing water supply and foul water network infrastructure to accommodate the needs of this development proposal. A condition requiring necessary upgrades, or a housing and infrastructure phasing plan should be required <p><i>Original Comments (May 2020)</i></p> <p><u>No objection subject to conditions</u></p>

	<ul style="list-style-type: none"> • Surface water will not be discharged to the public network. • There is an inability of the existing water supply and foul water network infrastructure to accommodate the needs of this development proposal. A condition requiring necessary upgrades, or a housing and infrastructure phasing plan should be required
Conservation Officer	<p><i>Re-consultation (June 2021)</i> <u>No objection</u></p> <p><i>Re-consultation (November 2020)</i> <u>No objection</u></p> <p><i>Original Comments (May 2020)</i> <u>No objection</u></p>
Natural England	<p><i>Re-consultation (June 2021)</i> <u>No objection</u></p> <p><i>Re-consultation (November 2020)</i> <u>No objection</u></p> <p><i>Original Comments (May 2020)</i> <u>No objection</u></p>
Environment Agency	<p><i>Re-consultation (June 2021)</i> <u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> • Remediation Strategy • Verification report • SuDS Infiltration of surface water into ground <p><i>Re-consultation (November 2020)</i> <u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> • Remediation Strategy • Verification report • SuDS Infiltration of surface water into ground <p><i>Original Comments (May 2020)</i> <u>No objection subject to conditions</u></p> <ul style="list-style-type: none"> • Remediation Strategy • Verification report • SuDS Infiltration of surface water into ground
Crime Prevention Design Adviser	<p><i>Original Comments (May 2020)</i> <u>No objection</u>, but raises the following concerns:</p>

	<ul style="list-style-type: none"> Some aspects of the design and layout could be problematic in crime prevention design, therefore these elements should be appropriately addressed at the reserved matters stage I recommend that the application contains more detail on incorporation of crime prevention design and a commitment to achieving SBD accreditation A condition requesting the applicant to apply for Secured by Design accreditation is recommended
Leisure Team	<p>Comments received (<i>August 2021</i>)</p> <p><u>No objection, subject to contributions.</u></p> <ul style="list-style-type: none"> The team recognises the housing need in the district and supports the principle of the proposed development, providing that the required leisure infrastructure to support the development is delivered
Policy Team	<p>Comments received (<i>July 2021</i>)</p> <ul style="list-style-type: none"> The development proposal as submitted is non-policy compliant in meeting the requirement of Core Policy 24 on provision of affordable housing, and the level of employment proposed is significantly lower than expected through Core Policy 6 and the Site Development Templates. Additionally, the quantum of housing development exceeds the original allocation. However, a pragmatic approach is taken in the NPPF and the Local Plan recognising that changes in circumstance during the plan period may necessitate a different approach. Therefore, it is for the decision maker to consider all the circumstances in the case before concluding whether the proposed development is acceptable.
Economic Development Team	<p>Comments received (<i>July 2021</i>)</p> <ul style="list-style-type: none"> The Economic Development Team are satisfied that the viability has been assessed and there is sufficient evidence to support the application for the proposed development. <p><u>No objection, subject to condition</u></p> <ul style="list-style-type: none"> Submission of the community employment plan
County Councillor Judith Heathcoat	<p><i>Original Comments (May 2020)</i></p> <p><u>Objection:</u></p> <ul style="list-style-type: none"> Loss of employment land and the overall amount of development directed at Faringdon

	<ul style="list-style-type: none"> • An appropriate emergency access should be of paramount importance and should be constructed prior to any occupation on this site be it residential or business. • I would seek assurance that the highway design ensures safe crossing and walking from Park Road to Faringdon Community College prior to development commencing on this site.
County Councillor Bethia Thomas	<p><i>Comments received (June 2021)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • The application goes against the policies set out in the Faringdon Neighbourhood Plan and the Vale Local Plan, particularly regarding the available employment land in the town • The addition of yet another residential development adjacent to the A420 in Faringdon adds to this problem, not only adding to further traffic on the road itself, but causing congestion in the town as more vehicles try and merge onto it from Park Rd, and from other points at Great Coxwell and London Road, both of which currently lack any traffic calming measures. • The location of this site in particular, at the end of a designated footpath, highlights the dangers of pedestrians crossing the A420 • This site is not suitable for specialised residential developments, nor does it fit well with integrated connectivity with bus services, general accessibility and active travel connections around the town.
Ward Member David Grant	<p><i>Comments received (June 2021)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • Provision of 18 affordable units is an improvement, however it still leaves the question regarding business use unanswered • There was a reasonable offer made to the applicant, but the impression given is that the applicants did not constructively engage with the party that made the offer. <p><i>Re-consultation (November 2020)</i></p> <p><u>Objection</u></p> <ul style="list-style-type: none"> • Previous comments and concerns raised have not been addressed <p><i>Original comments (May 2020)</i></p> <p>Raised <u>objection</u> for the following reasons:</p>

	<ul style="list-style-type: none"> • Change of Use from Employment Use • Housing need identified has already been exceeded and no additional housing need was identified for Faringdon in Local Plan Part 2 (LPP2) or the Faringdon Neighbourhood Plan (FNP). • It is questionable that Obsidian was unaware of the costs involved in transforming the site and that this would not have been factored into the purchase price. • Why the site is uneconomical for employment use, but is suitable for housing? • Lack of affordable housing provision • Insufficient information has been provided for the assessment of the proposal's Environmental/Sustainability Standards • The proposal is contrary to the provision in the Vale's Local Plan 2031 and Faringdon Neighbourhood Plan
Residents	<p>A total of 8 letters from 5 addresses have been received. Comments can be summarised as:</p> <ul style="list-style-type: none"> • This is a strategic employment site and should be safeguarded for employment use to retain key employers • There is a demand for change in climate change as house developing and developments cause more damage, and the new residents who are moving into these new developments causing more damage and A420 traffic and pollution • Concerns about the two properties that are proposed to the left of the Grand View • What measures are being taken to protect the quarry face to top the children from climbing up this face • There is a potential for the proposed tress to cause shading into the existing garden • The Road (Sands Hill) is in effect only a single tracked road which is just wide enough for 1 lorry • There doesn't seem to be any consideration to widen the road or make access better for future vehicles whatever the final use is • The number of houses requested will over-populate the land area • It doesn't appear that there has been a fair attempt to make it available for commercial use/ to market it properly • Water pressure is poor on this hill • The previous owner tried to apply for full B1/B8 and

	<p>houses on the land, but these applications have been rejected in the past</p> <ul style="list-style-type: none">• A fair offer to purchase the site for commercial development has been made by a local business owner, but the potential buyer has been <i>“unfortunately frustrated by the lack of information and engagement by the vendors agents”</i>• The cut and fill along with the abutment to the steep sides needs to be explained in more detail
--	--

3.0 **RELEVANT PLANNING HISTORY**

3.1 **Pre-application History**

[P19/V1238/PEJ](#) - Advice provided (16/08/2019)

Follow up advice to P18/V2273/PEJ

Proposed residential development of the size for approximately 97 dwellings to include a mix of dwelling types and sizes ranging from 1 to 4 bedrooms.

[P18/V2273/PEJ](#) - Advice provided (29/11/2018)

Proposed residential development of the size for approximately 97 dwellings to include a mix of dwelling types and sizes ranging from 1 to 4 bedrooms.

3.2 **Screening Opinion requests**

P18/V1856/SCR– Negative Screening Opinion issued for residential development up to 95 dwellings.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site area exceeds 5ha in size and therefore is above the thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As set out above a negative screening opinion has been issued. The proposal is not EIA development.

5.0 **MAIN ISSUES**

5.1 The main issues are:

- Principle of development
- Amount of Housing
- Affordable housing and housing mix
- Design
- Residential amenity
- Landscape and visual impact
- Flood risk and drainage
- Traffic and highway safety
- Historic environment
- Biodiversity

- Financial contributions

5.2 Principle of development

The application site forms part of an allocated site in the Local Plan 2031 Part 1 (LPP1). Core Policy 4: Meeting Our Housing Needs allocates Land South of Park Road, Faringdon for a mix use development including 350 dwellings.

- 5.3 Core Policy 20 of LPP1: Spatial Strategy for Western Vale Sub-Area identifies 7.38 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6 Meeting Business and Employment Needs. Core policy 6 identifies 3 hectares of available development land at the allocation at South of Park Road, Faringdon, located in the south western corner, which is the area covered by this development proposal.
- 5.4 Faringdon Neighbourhood Plan refers to the Rogers Concrete site as being allocated (or) protected through the Vale of White Horse Local Plan (2011) for employment use and remain in the Local Plan 2031. It also recognizes that although 3 ha is allocated employment use in the Local Plan Part 1, only half of this 4ha site is usable owing to geological constraints.
- 5.5 The principle of development at this site is supported by Local Plan 2031 part 1, however the issue as to whether the proposal accords with the policy in relation to the delivery of the employment requirement and the overall quantum of development is assessed below.
- 5.6 The proposal submitted is for a housing led mixed use development which includes business space (Use Classes B1 and B8) (totalling up to 1,350 sqm or 14,531 sq.ft), open space and landscaping.
- 5.7 Core Policy 29: Change of Use of Existing Employment Land and Premises states where there is no reasonable prospect of land or premises being use for continued employment use, a mixed-use enabling development which incorporates employment space should first be considered. To demonstrate this, the applicants should provide evidence that the site is no longer viable for its present, or any other realistic and suitable employment use before it can be developed for a different purpose.
- 5.8 Further to that a pragmatic approach is taken in the NPPF and the Local Plan recognising that changes in circumstance during the plan period may necessitate a different approach.
- 5.9 The applicant has submitted a marketing report and viability assessment to demonstrate that the site has been marketed for at least 12 months up to the date at which the planning application was submitted, and that despite attempts to sell or let a site on reasonable terms for employment use, it has failed to sell for employment use.
- 5.10 The Applicant's Employment Land Review (the Chilmark report available online) considers the site has limited appeal to occupiers and businesses who seek higher

profile locations immediate or with easy access to Faringdon town centre, the A420 or other existing/planned employment activities.

- 5.11 It further explains that the site is unsuitable for industrial uses due to its remote and disconnected location (as it is not part of a wider business/industrial park cluster or area of Faringdon), with poor and narrow access at present for industrial use (and whilst that access is due to be reconfigured as part of a redevelopment scheme, the new access route will be routed through a residential estate and adjacent to a primary school).
- 5.12 This evidence, along with the submitted viability report has been assessed by the officers and by an Independent Viability Assessor (BNP Paribas) appointed by the Local Planning Authority. It is considered that is no reasonable prospect of the site coming forward in its entirety for employment use.
- 5.13 Therefore, in line with the Policy CP29, which requires the applicants to provide relevant evidence that there is no reasonable prospect of land or premises being used for continued employment use, the proposed alternative use of a residential-led development, which still incorporates some element of employment, can be supported on this site in principle.
- 5.14 **Amount of Housing**
Objections have been raised that the amount of housing exceeds that envisaged by the adopted local plan. Policy CP4 of LPP1 allocates the site for around 350 dwellings., This proposal is for up to 95 dwellings which with the permitted scheme of 380 dwellings, would result in the cumulative delivery of up to 475 dwellings on the site wide allocation area
- 5.15 Housing allocation figures are only approximate as the final figure will always depend on the more detailed information and assessment that is provided with any planning application.
- 5.16 Furthermore, in meeting our housing needs there is a presumption in favour of sustainable development under policy CP4 of LPP1. The government also expects allocated sites to make optimal use of their potential to achieve efficient use of land. As set out below, the proposed 95 units with the employment use have been assessed against other relevant planning considerations and no technical objections, that would warrant a reason for refusal of this outline planning permission have been raised.
- 5.17 Therefore, based on the submitted evidence, which demonstrates that an employment-led development could not viability be delivered on the application site, officers consider an increase of up to 95 dwellings is in principle acceptable.
- 5.18 **Affordable housing and housing mix**
Affordable housing
Core Policy 24 of LPP1 requires development to provide 35% affordable housing with a tenure split of 75% affordable rented and 25% shared ownership. Core Policy 24 also states that where it can be demonstrated that the level of affordable housing

being sought would be unviable, alternative tenure mixes and levels of affordable housing provision may be considered if supported by a viability assessment.

5.19 In addition to the assessment on employment, the applicant has also made a viability case to reduce affordable housing provision and has submitted an assessment report which has been rigorously assessed by officers and independently assessed by BNP Paribas on behalf of the Local Planning Authority. Following review, amendments to the viability assessment have been made to ensure essential infrastructure to support the development is prioritised, as required by Core Policy 7 of LPP1. Officers consider on this basis, in consultation with your housing development officers, that the scheme can only viably provide 18 affordable units with a tenure mix of 35% rent (6 units) and 65% shared ownership (12 units). The S106 requirements to be secured are discussed later in this report.

5.20 Given the viability position, the development will provide the following affordable housing mix which if agreed by committee is to be secured in a S106 agreement:

	1 bed (flat)	2 bed (flat)	2 bed (house)	3 bed (house)
Affordable rented	2	-	4	-
Shared ownership	-	4	6	2

5.21 The detailed design of the development including layout, scale and appearance are reserved for future consideration. It is important however that the following points are considered at that stage in relation to affordable housing:

- Affordable properties are required to accord with National Described Space Standards as set out in Policy DP2 of LPP2.
- The majority, if not all two-bedroom properties to be delivered as houses rather than flats.
- One or two-bed flats should have direct access to the street rather than communal hallways.
- The affordable housing to be distributed evenly across the site to avoid concentration in any one part of the site and shall be indistinguishable from the market housing.
- The affordable units should not be concentrated along the boundary with the A420.
- Parking spaces to be allocated to individual units and provided either on-plot or immediately adjacent to properties rather than parking courts.

5.22 *Market housing*

The Strategic Housing Market Assessment 2014 (SHMA) estimates open market dwelling requirement by number of bedrooms (2011 to 2031) for the District unless an alternative approach is proven to be necessary due to viability constraints.

- 5.23 As explained above, due to the viability constraints of this development, the following market mix will be provided and secured via a S106 agreement:

Dwellings type	1 Bed (flat)	2 Bed (flat)	2 Bed (house)	3 Bed (house)	4 Bed (house)
Market housing	4	6	1	38	28

5.24 *Space Standards*

The proposal will need to comply with Development Policy 2 which states: “Proposals for new residential development should meet the following Policy 2: Space Standards. space standard requirements except where it can be demonstrated they would be unviable.” This too can be secured by condition to ensure Reserved Matters are compliant with the policy.

5.25 **Design**

This is an outline application with only access to be considered. The details concerning layout, scale, appearance, and landscaping of the development would be considered as part of any subsequent Reserved Matters or detailed application.

- 5.26 However, in support of the outline application parameter plans (and illustrative plans in the design and access statement) have been submitted, along with an illustrative Parameter Layout Plan.

- 5.27 The site development template in LPP1 sets out the following principles for the overall site relating to design and layout:

- 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 measures 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

These points can be addressed further and achieved through the reserved matters.

5.28 *Design quality*

The proposed design has been developed in response to the unique constraints of developing within the bounds of a previous quarry, and the requirements in the site template.

- 5.29 From an urban design perspective based on the illustrative layout and parameter plans in conjunction with the character and vernacular expressed within the design and access statement the proposal is acceptable in principle, but officers consider additional refinement of the scheme's design, particularly for layout is required in terms of permeability and variation in building line and structure, visual quality of street scenes as well as the proposed clusters of the dwellings and garden sizes. These matters can be secured at Reserved Matters stage as the development description allows for up to 95 dwellings.
- 5.30 *Density*
Core Policy 23 of LPP1 requires a minimum net density of 30 dwellings per hectare (dph) unless local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. The site area is 3.7ha. Subtracting slope areas of the quarry, the area of public open space and employment land, that leaves a net developable site area of 2.66ha for residential development which gives a density of approximately 35dph.
- 5.31 The Density Parameter Plan keys Higher, Medium and Low-Density areas, but the proposed illustrative parameter layout plan does not clearly illustrate much change in density in the actual execution of the design. Whilst it is noted that the density pattern has been driven by the design considerations of mitigation noise from the A420 (along with the considerations of the constraints and shape of the site) the mixture of housing (sizes) would require further reconsideration at Reserved Matters stage to prevent leaving some areas of the site with a lack of variation.
- 5.32 *Open space*
Policy DP33 of LPP2 requires major development to provide 15% of the site as public open space. The Landscape Architect states that whilst no objection in principle to the redevelopment of the site, there is a concern that the submitted information does not illustrate the proposed application is conforming to the local Plan Part 2 Development Policy:33 Open Space.
- 5.33 The amended parameter plan submitted by the applicant illustrates the location and quantum of the public open space provision and indicates that there will be 15.7% of Public Open Space delivered on the site. The Landscape Architect considers that there will be approximately 14% of usable Public Open Space delivered, as the applicant has included in their calculations areas that are not feasibly usable, due to these areas being partially located on the steeper face of the quarry. Although it is noted that the constrained topography of the application site dictates the location of the built form, open spaces/ play areas, their usability and space available for landscape and planting, the proposal at the Reserved Matters stage is required to provide a scheme that is compliant with policy DP33 of the LPP2.
- 5.34 Furthermore, if the scheme is given planning permission, it will require careful design to maximise the usable amount of POS and to successfully integrate these spaces into the residential area and accommodate the proposed 95 houses.
- 5.35 Although officers have concerns on the submitted illustrative layout, it is considered that this matter too can be addressed at Reserved Matters stage. Neither layout,

landscape, scale nor appearance form a part of the consideration under this outline application and the submitted parameter plans are for the illustrative purpose only.

- 5.36 Any reserved matters scheme should include detailed hard and soft landscape plans, detailed cross-sections, detailed level and servicing information including lighting to be submitted at the same time as the layout to ensure that all component elements of the site are satisfactory incorporated into the proposed site layout. This can be secured via condition.
- 5.37 Overall, Reserved Matters will need to demonstrate that the amount of development of up to 95 dwellings proposed can be accommodated on the site whilst successfully responding to the points made above, achieving compliance with the requirements of development management policies, adopted design guide principles and the suggested planning conditions to ensure compliance with core policies CP37 and CP38 of LPP1.
- 5.38 **Residential Amenity**
The Reserved Matters stage will be the opportunity to fully consider any impact on amenity for existing residents. The closest property that may be affected by the proposal is Grand View, which is located on elevated land (at the top of the quarry). Other nearby residential properties however are located some considerable distance from the site boundary to the west. Officers consider it should be possible to provide a housing development to accord with DP23 of LPP2 and design guide principles in respect of existing dwellings to avoid unreasonable overlooking.
- 5.39 A Noise assessment has been submitted in support of the application which assesses noise levels due to road traffic from A420 which bounds the site to the south.
It states that it is possible to meet the internal noise criteria across the site subject to mitigation. These measures comprise standard thermal double glazing and standard trickle vents.
- 5.40 An acoustic screen, likely comprising a close board timber fence, is required to meet external noise criteria in a small number of external amenity areas. With this fence, each dwelling can be provided with an external amenity area observing levels within the criteria requested by the Environmental Health Officer, in line with BS8233:2014.
- 5.41 The Environmental Health Officer is therefore satisfied with the submitted information and proposed mitigations. A condition requiring incorporation of the noise mitigation measures submitted in the noise assessment has been requested and will be attached to the outline planning permission.
- 5.42 An Air Quality Assessment has been submitted in support of the application. The Environmental Health Officer advises that dust from construction operations can be adequately controlled by adhering to the mitigation measures indicated in the assessment which can be secured as a part of the CEMP condition.
- 5.43 The Environmental Health Officer recommends in line with the Council's draft Developer Guidance on air quality and in line with government proposals a condition should be attached requiring the provision of infrastructure for electric vehicle

charging at each property with off street parking to facilitate the uptake of electric vehicles by future occupants. The provision of electric charging infrastructure and charging point locations can be considered at Reserved Matters stage.

5.44 Landscape and Visual Impact

A Landscape and Visual Appraisal (LVIA) has been submitted in support of the application to define the existing landscape conditions, assess the character and quality of the landscape, and analyse the visual and landscape effects of the proposal. Initially, this document did not reference the Vale of White Horse Landscape Character Assessment. The amended LIVA covers the proposed impacts of the scheme and the associated mitigation and provides reference to the Vale of White Horse Landscape Character Assessment.

5.45 The LIVA concludes that the impact of the development will be most prominent from Public Right of Way ref no 207/29/10 (Viewpoint 6) and the Public Right of Way ref. no 207/22/10 (Viewpoint 9).

5.46 It is therefore proposed that a landscape scheme will be delivered along the southern and south eastern boundary to reduce this visual impact. It proposes the incorporation of indigenous Extra Heavy Standard trees (4.5-5.0m tall at day one) with an understorey of indigenous shrubs planted beneath and when mature, will provide a visual screen of the proposed development. This will be secured through the detailed landscape scheme at Reserved Matters stage.

5.47 The site development template in LPP1 also sets out the following principles for the overall site relating to landscape:

- 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
- The 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

5.48 In terms of its topography, the contours of the site vary between from 125.60m AOD in the north western corner to 120.00m AOD. The developed part of the site is located at approximately 125m AOD and is perceived as being relatively flat. However, to the north of this the local topography comprises the former Rogers Quarry, which is currently much deeper with steep sides and sporadic boundary vegetation. The residential development will be 9.5m (2.5 storey) tall to ridge height and that the commercial part of the development will be 7.5m tall to ridge height.

5.49 In respect of the landscape effects of the proposal the assessment concludes that the landscape has the capacity to absorb the proposed development as they are set down within the existing quarry.

- 5.50 When landscape details are drawn up under Reserved Matters, the findings in the LIVA will need to be taken into account and the scheme carefully designed to reflect this.
- 5.51 The parameter plans submitted indicate that the height of the buildings will be approximately 2.5 storey properties. The supporting text in the Faringdon Neighbourhood Plan states that the scale of new housing should be limited to one or two storeys. Given the existing topography of the site, with the levels varying from 125.00m AOD to approximately 120m AOD and with the proposed landscape mitigation strategy, it is considered that through detailed design, the development can be integrated into the landscape without material harm, and through the development of appropriate landscape proposals at Reserved Matters stage.
- 5.52 **Flood Risk and drainage**
The Flood Risk Assessment submitted with the application confirms that the site lies within Flood Zone 1 and is at a low risk of flooding. It is noted however that site levels will be raised significantly and regraded which may have implications for surface water runoff.
- 5.53 The proposed strategy involves utilising porous paving for all roads and driveways along with crates and an infiltration basin to drain roof water. The Drainage Engineer confirms that, based on the infiltration testing, it is considered that the use of soakaways to drain surface water from the development should be feasible and a conservative rate has been used for the preliminary strategy, which is acceptable.
- 5.54 Given the historic usage of the site and its location above a secondary aquifer, careful consideration will need to be given when designing the earthworks proposals and sustainable drainage features to minimise the risk to groundwater resources. Any fill material used will need to be sufficiently porous to enable infiltration as intended. This could be secured by a surface water drainage condition.
- 5.55 The drainage strategy indicates that foul flows arising from the development will be pumped to Thames Water infrastructure in Park Road. Thames Water advise that there is an inability of the existing foul water network infrastructure to accommodate the needs of the development. They recommend a Grampian condition requiring further details of any offsite works to ensure the necessary capacity is available prior to occupations of dwellings on site or an appropriate phasing plan is agreed.
- 5.56 Thames Water also advise that there is an inability of the existing water network infrastructure to supply the needs of the development. They recommend an additional Grampian condition requiring further details to upgrade the supply network to ensure the necessary capacity is available prior to occupations of dwellings on site.
- 5.57 **Traffic, parking and highway safety**
The site is to be accessed from the existing Sands Hill access via the approved Bloor development (ref. P17/V1082/O) with improvements to meet adoptable highway standards. Sands Hill would be widened to 5.5m for the 40m from Park Road, and thereafter would be 4.8m wide. It would be improved with an emphasis on

retaining the character of Sands Hill and would be designed for a 20mph speed limit with traffic calming features.

- 5.58 Oxfordshire County Council as Highway Authority has reviewed this proposed junction access and requested further information on traffic as part of the application process.
- 5.59 The Highway Engineer states that the findings of the review of the updated Transport Assessment (TA) indicate that the previous objection (on the basis of a lack of assessment of traffic) can be removed providing remedial works are in place for the following junctions:
- Junction A – A420 / Park Road junction (normal roundabout)
 - Junction B – Park Road / Sands Hill junction (priority junction)
 - Junction D – Park Road / Coxwell Road junction (mini-roundabout)

The proposals to A, B and D are secured under the scheme (ref. P17/V1082/O). Notwithstanding, they are also required to serve this development, should it come forward ahead of that permitted scheme.

- 5.60 As such it is recommended that should the Bloor Homes development not go ahead, it needs to be accounted for by this proposal. This is in terms of the access route and required s278 works and will be secured via the S106 Legal or S38 Highway Agreement.
- 5.61 Further detail on access within the site and parking will be considered at Reserved Matters stage to ensure compliance with policies CP33, CP35, CP37 and DP16. The applicant is also required to provide a financial contribution towards bus services which can be secured by a S106 agreement.
- 5.62 **Historic Environment**
Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight should be given to this requirement.
- 5.63 Policy DP36 of LPP2 and Core Policy 39 of LPP1 state that proposals for new development that may affect heritage assets must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting. DP37 of LPP2 states development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance. DP38 of LPP2 states that development within the setting of a Listed Building must demonstrate that it will preserve or enhance its special architectural or historic interest and significance. DP39 of LPP2 states that development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments.
- 5.64 The site is not located within a conservation area and is not directly adjacent to any listed buildings. The only designated heritage asset within the vicinity of the

application site is grade II listed Coxwell Hall 35 Fernham Road which is sited over 200m to the north-west.

- 5.65 Having regard to its special historic and architectural interest and the alterations that have already occurred to its setting (which include its conversion to a care home and extensive C20 residential development on all sides), the Conservation Officer has confirmed that the proposal would not result in harm to its special interest.

5.66 **Biodiversity**

The Countryside Officer raises no objection. A reptile survey report has been submitted along with a biodiversity metric assessment. The biodiversity metric assessment has concluded that development will result in a net loss of biodiversity which requires offsetting.

- 5.67 The Countryside Officer advises that the offsetting is likely the most suitable mechanism to secure biodiversity net gain on this site, in accordance with CP46 of the LPP1 and paragraphs 170 of the NPPF.

- 5.68 Financial contributions towards securing biodiversity net gain on this site has also been suggested by the applicant and included in their viability appraisal. However, as the layout and landscaping of the proposed development is likely to change at Reserved Matters stage, it will be appropriate to reassess and secure the parameters of habitat delivery for the site as part of a biodiversity enhancement strategy once the detailed layout is known, in addition to any offsetting requirements required at that time. This can be secured by a condition.

5.69 **Contaminated Land**

Development Policy 27: Land Affected by Contamination of LPP2 requires developers to address all land contamination risks to the development, environment, controlled waters and adjacent land associated with the development. The site is a former quarry. Quarrying operations have now ceased. The quarried parts of the site will be reinstated to provide a stable platform upon which to develop housing. The regrading scheme has been approved by Oxfordshire County Council (acting as the Minerals Authority).

- 5.70 Both, the Council's Environmental Protection Officer and the Environment Agency have been consulted on the proposed development and raised no objections subject to conditions.

- 5.71 The recommended conditions require a scheme of monitoring to be put in place to ensure that the development is not exposed to any unacceptable risks from contamination, and any potential groundwater impacts are quantified and subsequently mitigated in accordance with Policy DP27 of the LPP2 and paragraph 183 of the NPPF.

5.72 **Community Employment Plan**

Policy DP11 of LPP2 states all new development should demonstrate how opportunities for local employment, apprenticeships and training can be created. A Community Employment Plan is required and can be secured by condition to accord with policy DP11.

5.73 Public Art

Policy DP20 of LPP2 requires proposals for all major development to provide public art that makes a significant contribution towards the appearance of the scheme or character of the area, or which benefits the local community. Officers are confident the site can successfully accommodate public art to accord with policy DP20, and further detail can be determined at Reserved Matters stage and through a S106 legal agreement

5.74 Other considerations

5.75 Financial contribution requests

The NPPF advises that planning obligations should only be sought where they meet all of the following tests in paragraph 56:

- I. Necessary to make the development acceptable in planning terms;
- II. Directly related to the development; and
- III. Fairly and reasonably related in scale and kind to the development.

5.76 Core Policy 7 of LPP1 provides that development will only be permitted where the necessary physical infrastructure and service requirements to support the development can be secured. It continues that if infrastructure requirements could render the development unviable, proposals for major development should be supported by a viability assessment. Where viability constraints are demonstrated by evidence the Council will:

- i) Prioritise developer contributions for essential and then other infrastructure
- ii) Use an appropriate mechanism to defer part of the developer contributions requirement to a later date
- iii) Or as a last resort, refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements taking into account reasonable contributions from elsewhere including CIL.

5.77 The Community Infrastructure Levy (CIL) was adopted in September 2017 and implemented in November 2017. CIL is a levy charged on new development in the district; the money raised will be used to fund infrastructure and support growth. In general, off-site mitigation would be sought via CIL and on-site elements and direct mitigation would be sought via a S106 agreement. This site however is within Zone 3 and is exempt from CIL charges. Off-site mitigation will therefore be sought via a S106 agreement.

5.78 The following developer contributions have been requested:

District Contributions	Amount (£)
Waste bin provision (£186/dwelling)	£17,670
Public Art (£306/ dwelling)	£29,070
Street naming and numbering (£229/10 dwellings)	£2,061
Health- Faringdon Medical practice	£92,736
Sports Hall provision	£56,811
Village/community centre	£67,808

Fitness/Gym provision	£19,583
Swimming pool	£11,792
Outdoor Tennis	£19,680
Football Pitches	£134,969
Cricket Pitchess and ancillary	£52,573
Rugby Pitches and ancillary	£47,021
Outdoor Bowls	£1,910
Indoor Bowls	£9,366
Artificial grass	£6,486
Multi Use Games Area	£19,400
District monitoring fee	£2,265
Total	£591,201
Oxfordshire County Council contributions	Amount (£)
Public transport service	£107,126
Travel Plan monitoring	£1,426
Primary and Early Years Education	£839,768
Secondary Education	£616,609
OCC Admin and Monitoring fee	£7,239
Total	£1,572,168
Overall Total	£2,163,369
Overall Total per dwelling	£22,772

6.0 CONCLUSION

- 6.1 This is an outline application for the proposed mixed-use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling up to 1,350 sqm) with access only to be considered at this stage. Appearance, layout, scale and landscaping are all reserved for future consideration.
- 6.2 The Site forms part of a wider residential-led allocation known as 'Land South of Park Road, Faringdon' within the Local Plan Part 1: Strategic Sites and Policies.
- 6.3 The relevant evidence, along with the submitted viability report indicates that there is no reasonable prospect of the site coming forward in its entirety for employment use. Therefore, the proposed alternative use, a residential-led development with some element of employment, can be supported on this site.
- 6.4 It is considered that the proposed quantum of development of up to 95 dwellings can be achieved on site whilst complying with the requirements of the development plan as a whole subject to detailed design at Reserved Matters stage.
- 6.5 The means of access to the site is acceptable. Further details of drainage are required by condition and full details of the layout, appearance, scale and landscaping shall be submitted with future Reserved Matters applications.
- 6.6 All representations made during the assessment process have been taken into consideration. Overall, the development in outline complies with the requirement of the relevant policies in the development plan and the provisions within the NPPF.

The following planning policies have been taken into account:

7.1 Development Plan Policies

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

- CP01 - Presumption in Favour of Sustainable Development
- CP02 - Cooperation on Unmet Housing Need for Oxfordshire
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP06 - Meeting Business and Employment Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP20 - Spatial Strategy for Western Vale Sub-Area
- CP22 - Housing Mix
- CP23 - Housing Density
- CP24 - Affordable Housing
- CP28 - New Employment Development on Unallocated Sites
- CP29 - Change of Use of Existing Employment Land and Premises
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP36 - Electronic communications
- CP37 - Design and Local Distinctiveness, including design against crime
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP39 - The Historic Environment
- CP40 - Sustainable design and construction
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity
- CP47 - Delivery and Contingency

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

- CP04a - Meeting Our Housing Needs
- CP20a - Housing Supply in Western Vale Sub-area
- CP47a - Delivery and Contingency
- DP02 - Space standards
- DP16 - Access
- DP17 - Transport Assessments and Travel Plans
- DP20 - Public Art
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP25 - Noise pollution
- DP27 - Land affected by contamination
- DP28 - Waste Collection and Recycling
- DP33 - Open Space
- DP39 - Archaeology and Scheduled Monuments

7.2 Neighbourhood Plan

Faringdon Neighbourhood Plan Policies (2016-2031)

- 4.2A - Residential Development within the Development Boundary
- 4.2B - Infrastructure Requirements
- 4.3A - Connections
- 4.3C - Shared Surfaces
- 4.3E - Footpaths and Cycleways
- 4.4A - Minimising the Loss of Retail Space
- 4.4D - Improving Pedestrian and Cycle Links
- 4.5A - Existing Employment Sites
- 4.6A - Housing Balance
- 4.7A - Materials and Roofscape
- 4.7B - Resource Consumption
- 4.7C - Housing Design
- 4.7D - Secured by Design
- 4.7E - Visual Impact
- 4.8A - Improving the Infrastructure
- 4.11A - Health and Care Provision
- 4.11B - Care for the Elderly

7.3 Supplementary Planning Guidance/Documents

Vale of White Horse Design Guide (2015)

Developer Contributions – Delivering Infrastructure to Support Development (2017)

7.4 National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (NPPF)

The National Planning Practice Guidance (NPPG)

7.5 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

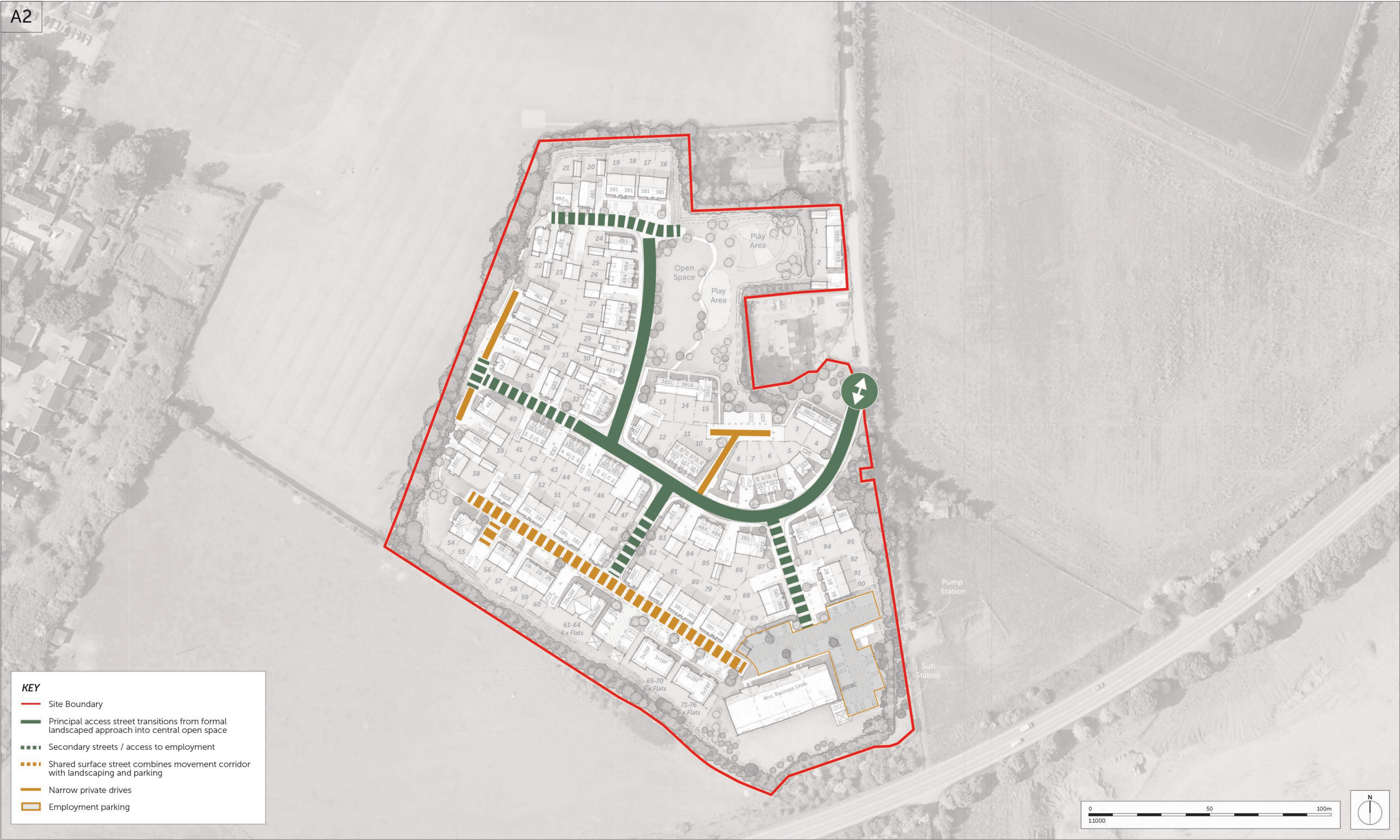
In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

Case officer – Hanna Zembrzycka-Kisiel

Email – planning@whitehorsedc.gov.uk

Tel – 01235 442600





KEY

- Site Boundary
- Principal access street transitions from formal landscaped approach into central open space
- Secondary streets / access to employment
- Shared surface street combines movement corridor with landscaping and parking
- Narrow private drives
- Employment parking

Romsey Office
Building 300, The Grange,
Romsey Road,
Michelmersh, Romsey,
Hampshire, SO51 0AE.
T:01794 367703 F:01794 367276

Portishead Office
Unit 5, Middle Bridge Business Park,
Bristol Road,
Portishead,
Bristol, BS20 6PN.
T:01275 407000 F:01794 367276

Rev	Description	Date	Au	Ch
P1	Preliminary Issue	13.03.20	GR/SWD	-/-
P2	Revised Plan	25.09.20	CW/at	
P3	Revised Plan	17.05.21	CW/at	
P4	Key amended	25.05.21	CW/kn	

Project Rogers Concrete
Drawing Parameter Plans: Access - 01

Client	Rogers Concrete	Date	13.03.20
Job no.	OBSI190325	Rev.	P4
Dwg no.	PP_Access-01	Scale	1:1000@A2
Author	GR/SWD	Checked	-/-
Status	PLANNING	Office	Romsey
Client ref.	-		

www.thrivearchitects.co.uk
This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359. DO NOT scale from this drawing. Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect. Where applicable this drawing is to be read in conjunction with the Consultants' drawings.



Romsey Office

Building 300, The Grange,
Romsey Road,
Michelmersh, Romsey,
Hampshire, SO51 0AE.
T:01794 367703 F:01794 367276

Portishead Office

Unit 5, Middle Bridge Business Park,
Bristol Road,
Portishead,
Bristol, BS20 6PN.
T:01275 407000 F:01794 367276

Rev

Description

Date

Au

Ch

P1

Preliminary Issue

09.03.20

GR/at

--/--

P2

Layout Coloured

11.03.20

GR/dr

P3

Revised Layout

21.09.20

CW/at

P4

Revised Landscaping

07.10.20

CW/at

P5

Revised layout

13.05.21

CW/jd

Project

Rogers Concrete

Drawing

Sketch layout - 02

Client

Rogers Concrete

Job no.

OBSI190325

Date

09.03.20

Dwg no.

SKL-02

Rev.

P5

Author

GR/at

Checked

-/-

Scale

1:1000@A2

Status

PLANNING

Office

Romsey

Client ref.

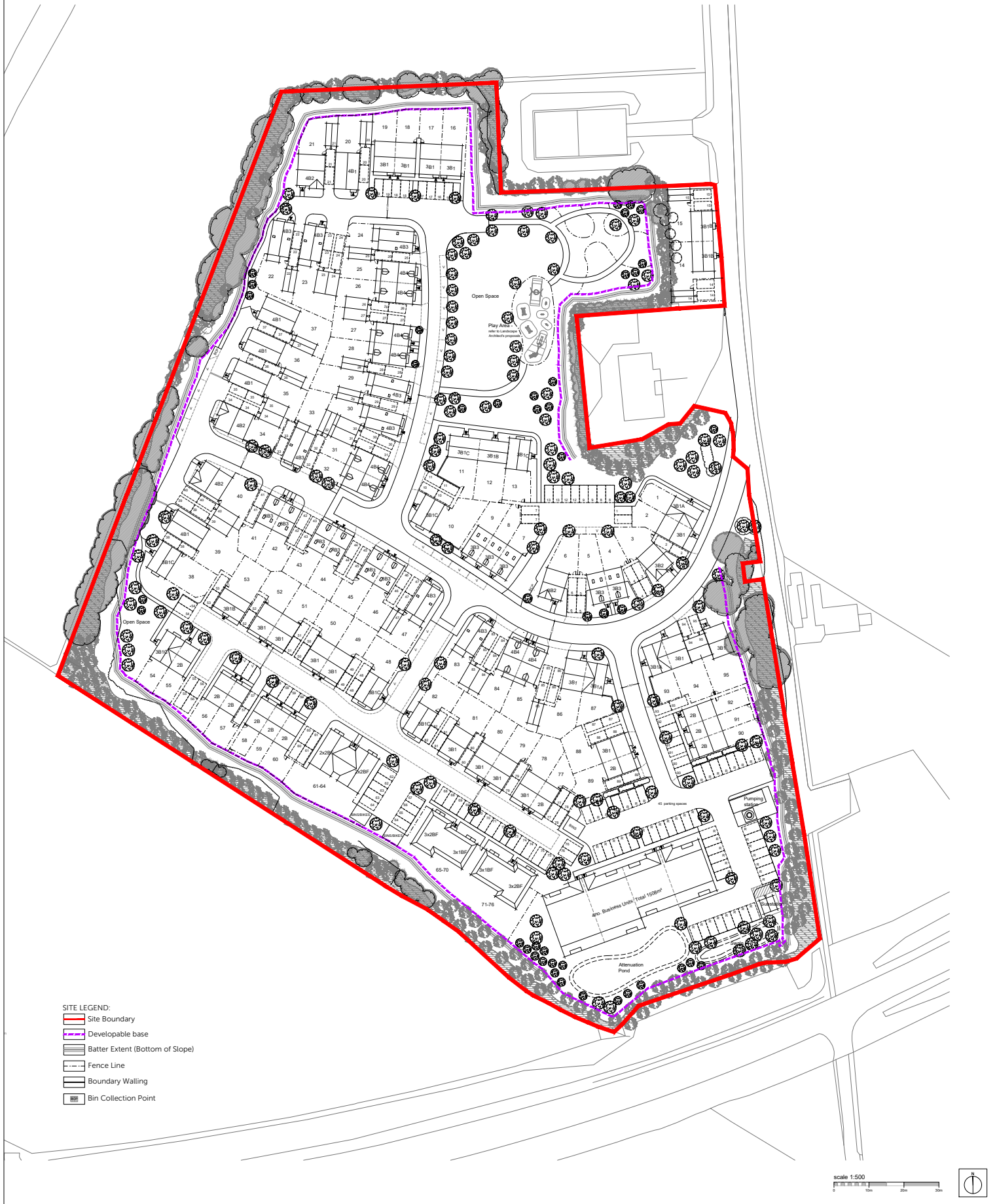
-

thrive.

architects

www.thrivearchitects.co.uk

This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359. DO NOT scale from this drawing. Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect. Where applicable this drawing is to be read in conjunction with the Consultants' drawings.



Romsey Office
Building 300, The Grange,
Romsey Road,
Michelmersh, Romsey,
Hampshire, SO51 0AF
T: 01794 367703 F: 01794 367276

Portsmouth Office
Unit 5, Middle Bridge Business Park,
Bristol Road,
Portsmouth,
Hampshire, PO1 3DA
T: 01794 407000 F: 01794 367276

www.thrivearchitects.co.uk

This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved. Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007353. DO NOT scale from this drawing. Contractors, Sub-Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect. Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

Rev	Description	Date	Au	Ch
P1	Preliminary Issue	12.02.20	AS	GR
P2	Plots 7-13 re-designed	14.02.20	AS	GR
P3	Turning heads revised in line with Eng's comments; substation relocated, pumping station updated and repositioned; garden gates and bin collection points added	21.02.20	AS	GR
P4	Layout updated to accommodate refuse vehicle tracking and bin collection strategy	25.02.20	RT	CW
P5	Layout updated between plots 3-7 (reconfigured)	05.03.20	RT	CW
P6	Red line amended to match Title Plans	10.03.20	MWP	CSR
P7	Play Area amended to match Landscape Arch's layout	13.03.20	MWP	CAW
P8	Landscape information added Plots 12, 13 was HT 3B1 row 6.06.20	10.03.20	RT/MWP	GR
P9	HT 3B1B, parking to plots 7-13 amended to suit. Plots 50-55 moved south. Plot 1 was HT 3B1A now HT 3B1C, plot 2 was HT 3B1B now 3B2 - plots and parking amended.	20.05.21	AS	GR

Rev	Description	Date	Au	Ch
P9	Plots 55-63 revised, play area repositioned, driveway between Plots 54 and 60 adjusted, trees added to business parking court	24.08.20	AS	CW
P10	Plot 86 / 87 nudged North	02.09.20	CW	CW
P11	Revised to meet S106A max	04.09.20	CW	CW
P12	HT's 4B3 and 4B4 increased	11.09.20	AS	CW
P13	Affordable houses amended	16.09.20	AS	CW
P14	SS relocated	12.10.20	MS	CW
P15	Landscape proposals added in	10.05.21	AS	CW
P16	Business Units/parking/plots 1-2, 20.08.21	20.05.21	AS	CW
P17		20.08.21	MWP	GR

Project ROGERS CONCRETE, Sands Hill, Faringdon
Drawing Site Layout

Client Obsidian Strategic
Job no. OBSI190325
Dwg no. SL-01
Author AS
Status PRELIMINARY
Client ref.

Date 11.02.20
Revision P17
Scale 1:500 at A1
Office Romsey



23rd August 2021



Olly Myerson
Obsidian Strategic RC Ltd
12A Savile Row
London
W1S 3PQ

Jan Losch

Wytham Court
11 West Way
Oxford OX2 0QL

Dear Olly,

FORMER ROGERS CONCRETE SITE, SANDSHILL, FARINGDON

Further to the recent meeting of the Vale Council's Planning Committee on Wednesday 18th August 2021, I set out below the latest information from the site marketing exercise including confirmation of matters previously considered.

Marketing carried out since March 2019

Firstly, I am somewhat surprised to learn that it was suggested during the Planning Committee debate that the former Rogers Concrete site had not been marketed thoroughly. Savills' are a long established reputable surveying firm who have one of the most active commercial agency teams in the region based out of Oxford. We have provided previous correspondence and marketing reports clearly setting out our marketing strategy and the collateral used, this information has been clearly set out at regular intervals and uploaded onto the application portal make it quite clear that site marketing began in March 2019.

Site marketing has included a range of materials and collateral being used including; the distribution of sales particulars to everyone on the Savills commercial distribution database (including agents), adverts placed in local and regional newspapers, a listing on Savills website (most visited estate agency website in the UK: July 2021), a listing on Rightmove and other commercial property portals. We have also erected two very large signboards in highly prominent positions at each of the southern corners of the site, fronting the A420, which are still in place.

This marketing led to a total of approximately 60 enquiries during the course of the campaign, it is therefore unclear how any third parties would have any legitimate claim that the marketing had not been carried out in a full and comprehensive way.

I am equally surprised to learn that it was suggested that any third party might have been ignored or had made a 'reasonable and credible offer' for the site. In particular, I understand that it was suggested by Ms Allen-Stevens (a commercial office landlord) to the Committee that she had made a reasonable offer for the site, and that a further party named in Committee as Greencore Construction is also interested in the site.

To clarify we did receive an offer on behalf of Ms Allen-Stevens in June 2020 – that offer as has been reported as part of your planning application. The offer fell significantly short of meeting your costs expended on the site

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



as of the end of June 2020, and did not provide any details of any third party occupiers or manufacturers who might take up any commercial premises.

Furthermore, the offer was submitted without seeking details of the site re-grading obligations and without sight of any other technical information pertaining to the site. Given the site's characteristics, an offer without regard to the technical challenges involved in bringing the land forward for development is simply not credible, and led us to believe it was simply a speculative offer that lacked substance. I confirm that as of today's date we have not heard anything more from Ms Allen-Stevens' representatives, in spite of us suggesting the Miss Allen-Stevens could potentially acquire the commercial land that forms part of your mixed use application.

Turning to Greencore Construction; we did accompany a representative of Greencore Construction around the site on 27th June 2019. We explained the technical obligations relating to the site-wide regrading and associated costs of developing the site. No offer was forthcoming and we have not received any request for technical details since 27th June 2019. Indeed, we have not heard from Greencore Construction at all since the site visit.

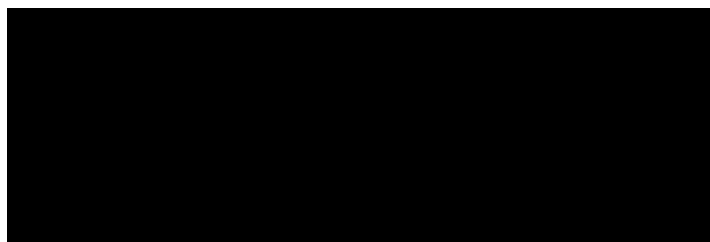
In conclusion:

The expressions of interest that have been received since March 2019 have not amounted to a single credible or reasonable offer for the site. Interested commercial parties have consistently identified the following principal issues as being the reason(s) for the initial interest failing to materialise in a firm offer:

- The significant re-grading cost and the OCC requirement to regrade the whole site prior to developing any buildings, and then additional cost to vibro-pile any filled areas.
- The narrow approach access along Sandhill for HGVs, through the Bloor residential scheme and past a Primary School which could lead to conflicts and could impact on hours of operation. This matter was raised in particular by manufacturing and haulage parties.
- The remote and somewhat isolated location from the towns' other business locations which are concentrated along Park Road to the north-east.

I trust this note is helpful and summarises the marketing position.

Yours sincerely,



Jan Losch MRICS
Associate Director
Commercial Agency

26 August 2021
Delivered by email

Hanna Zembrzycka-Kisiel
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Ref: OBSR3002

Dear Hanna,

P20/V0855/O ROGERS CONCRETE, SANDSHILL

We write further to the Planning Committee meeting held on 18 August 2021, where Members resolved to defer the consideration of this application to a future meeting.

At the time of writing, I note that the draft Minutes of the meeting are not yet available, and consequently it is somewhat unclear as to the exact reasons why the proposal was deferred by Members. However, having heard the debate at the meeting, and from our subsequent discussions, it is apparent that Members were seeking further information and clarification on a number of matters.

We write in order to assist Member's in their deliberation when the application is reported back to committee on 29th September 2021. We would be grateful if this letter and attachments can be shared with Members in advance of the meeting. We understand that you will undertake a further 14 day public consultation in light of this submission, and we would be happy to discuss it with you.

Quantum of employment provision and public open space

Firstly, we noted comments made by Members regarding the quantum of employment floorspace, and public open space. We are confident that the scheme considered by Members was policy compliant regarding POS, nevertheless, we have asked the project architects to re-evaluate the capacity of this element and the commercial space as part of the application proposals.

Through some further amendments to the layout, the attached indicative Site Layout plan (OBSI190325 SL.01 RevP17) demonstrates an increase in employment floor area from 1,350 sqm to 1,500 sqm. We also are happy to remove reference to the phrase 'up to' from the description of development, thereby clarifying a fixed quantum of employment floorspace proposed.

The Pinnacle
20 Tudor Road
Reading
RG1 1NH

T [REDACTED]

The updated layout also facilitates an increase in public open space of 60sqm. Additionally the Landscape Officer was discounting POS up to the development 'batter' (a bund) which is relatively flat and useable and is not part of the quarry walls slope. We can now confirm that the outline proposal now definitively provides more than the 15% POS policy guidance.

As a consequence of these amendments, please can I ask that the description of development is formally amended as follows:

“Outline planning application with all matters reserved (other than access into the site) for the proposed mixed use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling 1,500 sqm), open space, landscaping, drainage measures and all other associated works”

Employment land planning policy

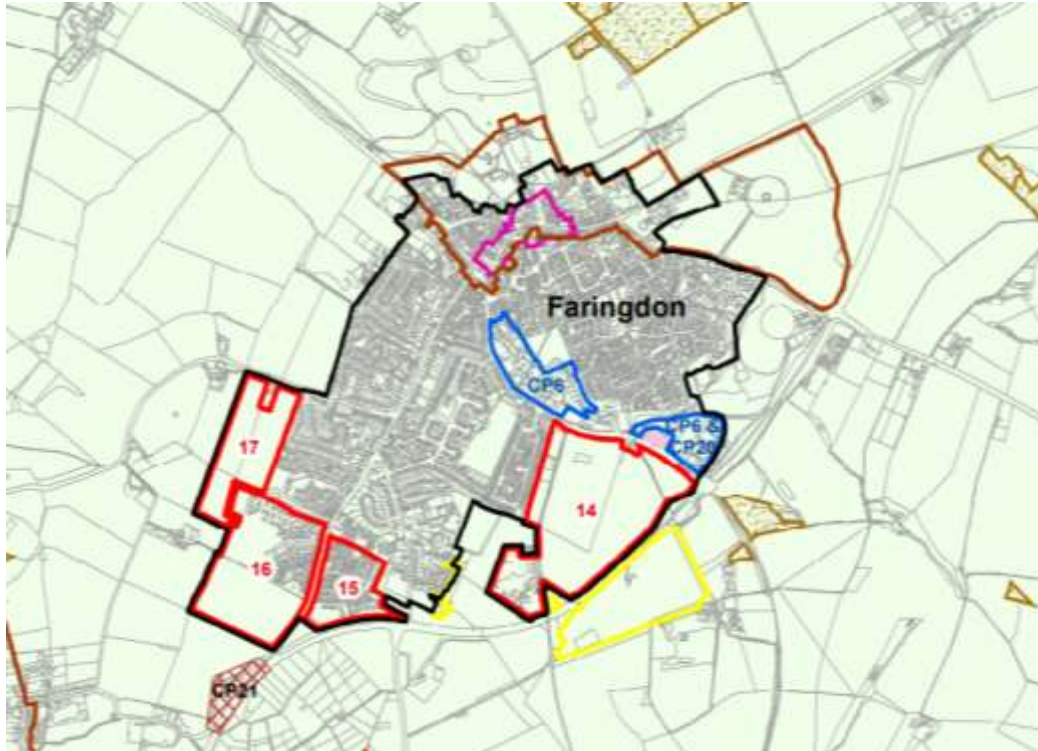
During the Committee debate, we noted that there was some apparent confusion regarding the Council's adopted development plan policy regarding employment land, and its relevance to this specific site.

The Committee Report sets out the planning policy context relating to employment land in some detail, and we do not repeat that content here. The site forms part of a proposed residential-led mixed use allocation in the Local Plan Part 1, with the development of the wider site allocation approved in outline form under application reference P17/V1082/O. The allocation within the adopted Local Plan Part 1 is for 'around 350 dwellings', up to 3ha of employment space and land for a primary school.

Section 54(a) of the Town and Country Planning Act (1990), as amended by Section 38 (6) of the Planning and Compulsory Purchase Act 2004, states that Local Planning Authorities (LPAs) should determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

In terms of employment land provision, LPP1 identifies a total provision of 218 hectares for the District to 2031 in Core Policy 6 (Meeting Business and Employment Needs). The majority of this identified supply is focused on strategic sites and saved allocations at Milton Park and Hartwell Campus, together with new sites at North Grove and the potential redevelopment of Didcot A power station. All of the aforementioned sites fall within the South East Vale Sub-Area. By contrast, a limited level of this total allocated provision (7.4 hectares) is identified in the Western Vale.

Core Policy 20: Spatial Strategy for Western Vale Sub-Area lists “*Faringdon Park Road Industrial Estate*” and “*Land adjacent to A420, Faringdon*” as the two strategic employment sites. For clarity, these are shown on the extracted Proposals Map on blue below. The application site forms part of the red line area annotated '14' on this plan.



The Proposals Map therefore confirms that the application site is not identified as a strategic employment site under Core Policy 20.

Consequently, Core Policy 29 (Change of Use of Existing Employment Land and Premises) facilitates alternative uses on employment land and states that “*where there is no reasonable prospect of land or premises being used for continued employment use, a mixed use enabling development which incorporates employment space should first be considered. If a mixed use scheme is not viable, the extent to which the proposed use generates new employment will be considered in determining the relevant planning application.*” (our emphasis).

As such, it is apparent that a mixed use scheme at this site fully accords with Core Policy 29.

The application is supported by substantive marketing evidence and an Employment Land Review which includes separate marketing and employment land review documents prepared by Savills and Chilmark Consulting respectively. These reports demonstrate that the provision of up to 3ha employment is not considered to be suitable nor economically viable solely on this area of the allocation that is subsequently subject to the proposed development.

The Reports also conclude that the proposed scheme which as submitted proposed 1,350 sqm of B1 and B8 uses may generate:

- 390 temporary jobs during the construction phase;
- 22 - 112 direct FTE jobs on-site during the operational phase;
- A further 28 - 145 FTE indirect jobs arising through multiplier effects in the operational phase.

As such, the application scheme, when completed, may result in a total employment creation of up to some 257 FTE jobs (direct and indirect in the operational phase) and 390 temporary construction phase jobs.

Please note that with the revised quantum of floor area explained above, these figures are likely to be approximately 10% higher than stated above.

In summary, the proposals are in accordance with the policies of the Local Plan, and specifically Core Policy 6 (Meeting Business and Employment Needs) and Core Policy 29 (Change of Use of Existing Employment Land and Premises). The site is **not** identified as a strategic employment site under Core Policy 20.

Marketing of site

Questions were raised at Committee by some Member's regarding the marketing of the site. It was confirmed that the applicants have followed, and indeed gone beyond, what was requested in the Council's pre-application response in August 2019, namely requiring the applicant to:

- 1) Demonstrate a year long marketing period demonstrating that there is no reasonable prospect of land or premises being used for continued employment use; and*
- 2) Provide an Employment Land Review which is both site specific and also considers the District's overall supply and demand.*

As explained in the enclosed Savills letter, and documented in much detail in the formal application submission, marketing of the site began in March 2019, a full year before the COVID-19 pandemic, and has run over a period of some two and a half years now.

In response to comments at committee, our clients have asked Savills to provide a response and update on the marketing that has been undertaken. A copy of their letter dated 23rd August 2021 is attached.

This confirms that marketing has led to a total of approximately 60 enquiries during the course of the campaign. The letter explains the context around the single speculative offer received but which lacked substance, and also notes that the agents did accompany a representative of Greencore Construction around the site on 27th June 2019, but subsequently no offer has been forthcoming, and indeed no further contact has been made over the past two years.

It is Savills firm opinion that the site is not suitable for commercial development as investors/speculative developers do not believe the context of the wider location and form of proposed access will generate sufficient occupier demand, the costs associated with the site-wide regrading obligation and vibro-piling of filled materials are so high as to render the site unviable, and owner occupiers believe that the form of proposed access and approved development proposals around Sands Hill severely limit operational flexibility and efficiency and render the site unsuitable for commercial use.

A robust and extensive period of marketing has therefore been undertaken. We note that *"The Economic Development team are satisfied that the viability has been assessed and there is sufficient evidence to*

support the application for the proposed development.” (see their full response is appended to this submission).

It is apparent that an ongoing, robust marketing strategy has occurred, and that this has not identified any viable or suitable offers for the site for employment uses.

Employment land availability in Faringdon and immediate catchment

Comments were made at Committee regarding the amount of employment land available and remaining in Faringdon. As noted above, Faringdon benefits from having the only two strategic employment sites located within the Western Vale Sub-Area (totalling 7.4 hectares). It is pertinent to note that on one of these sites with better access and visibility than the Rogers Concrete site, the Council relatively recently granted planning permission for a now implemented supermarket and retail scheme, rather than ‘B-class’ uses.

In **Appendix 1** to this letter, we set out some brief commentary on other current employment opportunities in the town and its immediate catchment.

Despite an assertion made by one Member that this was the *“last employment site in Faringdon”*, it is quite apparent that this is not the case.

In addition, the 1,500 sqm of commercial floorspace proposed on the Rogers Concrete site, alongside the identified pipeline, confirms that a very significant prospective commercial land supply remains within the Faringdon catchment, particularly for B1 and B8 logistics/industrial uses.

Viability considerations

As you are aware the BNPP report (April 2021) acting for the Council, concludes that the scheme can support 8 affordable housing units, having taken account the significant costs associated with developing the site given its current state as a former quarry. The report also included a theoretical sensitivity analysis which assumed that market housing values increase by 5% which concluded that in that eventuality the scheme could potentially support 18 affordable housing units.

Clearly the sensitivity test is theoretical, and assumes an increase in market housing values which cannot be guaranteed, particularly in the current economic climate with no balance against rising construction costs, which are acknowledged to be rising by the ONS.

Notwithstanding this, our clients are willing to offer a commitment to the delivery of 18 affordable housing units as part of the scheme, **subject to the scheme receiving a local consent in 2021**. However, if the application progresses to a planning appeal our clients will withdraw that offer at appeal and seek the BNP Paribas recommendation of 8 affordable units.

Our clients ‘subject to’ offer in respect of affordable housing, must also be set within the context of the wider planning balance including the following key factors:

- Delivery of housing given the Council's stated marginal five year housing land supply position;
- Delivery of employment accommodation;
- 18 affordable dwellings now, which is the maximum theoretical uplift envisaged by the Council's experts, BNP Paribas;
- The regeneration of a redundant brownfield site which is allocated by the Council for mixed-use redevelopment;
- A greatly improved visual gateway in to Faringdon compared to the current quarry site; and
- Substantial Section 106 financial contributions package (on a challenging brownfield site which is zero CIL rated).

The viability of the scheme has been assessed robustly over a number of months, including g by the Council's independent viability consultant. The approach undertaken reflects that required under Core Policy 24 (Affordable Housing) and is agree by Officer's.

Pedestrian crossing over the A420

A Member of the Planning Committee requested the provision of a new pedestrian / cycling crossing from Sands Hill, over the A420, and linking to the footpath beyond. We would like to respond to this request.

Core Policies 4 and 20 of the Local Plan state that developments meeting the development requirements included in Appendix A of the Local Plan will be supported. Firstly, we note that there is no such requirement for a crossing stated in relation to this site. Further, we note that no such request was made of the Bloor Homes scheme, which similarly forms part of the same allocation as the current proposal, and no such request was made for that much larger scheme.

A total of 4 separate consultation responses have been received on this application from Oxfordshire County Council (dated 20th May 2020, 21st December 2020, 8th April 2021 and 16th July 2021). In none of these responses was a request made by the highways authority for any off site improvement works relating to the formation of a pedestrian access over the A420 from Sands Hill.

The proposal secures a full contribution towards 'public transport infrastructure works', which could potentially be used to contribute to such a request.

However, it is considered that such a crossing is not required or necessary to make the development acceptable in planning terms.

We look forward to the application being reconsidered at the 29th September committee. We would be grateful if you could confirm safe receipt of this letter and attachments, and that consultation will commence immediately.

Yours sincerely

Tim Burden
Director

[Redacted signature]

Encs.

Cc Chair of Planning Committee

APPENDIX 1 - Employment land availability in Faringdon and immediate catchment

Old School Yard, Pioneer Road, Faringdon

Full planning permission (ref: P20/V0533/FUL) was granted on 22 May 2020 for a new industrial / storage unit (c.600 sq.m) on 1.5 Ha at the Old School Yard, Pioneer Road Industrial Estate. **The majority of the site (Phase 2) remains available.**



Land adjacent Henry Blake Way, Faringdon

The site adjacent to the '4 & 20 Site' off Park Road which secured planning permission in June 2016 (ref: P15/V2113/O) for mixed use development including **1,189 sq.m of B1 office space remains available.**



Planning

HEAD OF SERVICE: **Adrian Duffield**



FAO Hanna Zembrzycka-Kisiel
Principal Major Applications Officer

CONTACT OFFICER: Ryan Hunt
Ryan.Hunt@southandvale.gov.uk

Your reference: P20/V0855/O

Date: 22 September 2021

Application: P20/V0855/O

proposed mixed use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling up to 1,350 sqm), open space, landscaping, drainage measures and all other associated works.

Rogers Concrete Sandshill, Faringdon SN7 7PQ

Thank you for the opportunity to provide comments on the above application. These comments are made following the proposal being presented to Planning Committee on 18th August 2021. Following the Planning Committee deferral, the Policy Team was asked to provide further advice to address specific concerns raised at the Planning Committee particularly the interpretation of Local Plan Part 1 Policy CP29. Therefore, these comments should be read in conjunction with the comments made on behalf of Planning Policy 8 July 2021 and 14 August 2020.

For ease of reading the issues raised at committee and in subsequent email exchanges with Development Management officers have been summarised below. The question/issue raised is listed in a box and the Policy Team response provide below each question/issue with a summary provided at the end.

Issue 1: Whether or not Core Policy 6 or the Sub-Area Strategy CP20 identify the site as a strategic employment site/allocation.

CP20 set out the spatial strategy for the Western Vale sub-area which includes Faringdon. Within the policy itself under the heading employment it sets out that '7.38 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6'. CP6 identifies the sources of the new employment land being the 3 hectares at this site (South of Park Road) as a new allocation and 4.4 hectares carried forward from the Local Plan 2011 employment allocations.

CP20 goes on to state 'In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29'. CP20 lists these two strategic employment sites as Faringdon Park Road Industrial Estate and Land adjacent to A420, Farringdon.

The supporting text in para 5.121 makes further reference to South of Park Road stating; 'The employment development to be provided on the strategic allocation to the South of Park Road'. The reference here is to South of Park Road being a strategic allocation referring to the mixed use housing led development outlined in CP4 and CP6 rather than it being specifically a strategic employment allocation.

For the reason outlined above I do not consider CP20 specifically identifies South of Park Road being a strategic employment site. Looking back at the wording CP6 which in the opening line of the policy states '218 hectares of land is identified for future employment development on the following strategic sites and saved Vale Local Plan 2011 allocations', within the table below this text it does include South of Park Road. However, in the table under the heading type of site it refers to the site as being 'New mixed use strategic allocation', neither the opening line of the policy or the text in the table directly refer to the site being strategic employment sites as they in turn refer to the sites and this site as 'strategic sites' and 'new mixed use strategic allocation'.

The strategic employment sites only refer to existing employment locations which have been directly referenced within the relevant sub-area policy.

Issue 2: Whether or not Core Policy 29 Change of use of existing Employment Land and Premise is relevant in determining this application. Either through the first paragraph which relates to strategic employment sites or the second paragraph which relates to proposals elsewhere in the district.

Core Policy 29: Change of use of existing Employment Land and Premise is split in to two parts, the first part deals with strategic employment sites, as listed in the Sub-Area Strategies and the second part with other employment sites not identified elsewhere in the plan. As identified above CP20 only identifies and designates existing sites as strategic employment sites, therefore the first part of the policy doesn't apply in this case.

The first sentence of the second part of CP29 states that it applies 'elsewhere in the District, where there is no reasonable prospect of land or premises being used for continued employment use'. Although the former occupier (Rogers Concrete) is no longer operational on the land in question, lawful use for employment may be retained. It is whether the site retains a lawful use for employment rather than the need for it to be in operational use that determines if the land or premises is in employment use. Therefore, if the site is considered to retain a lawful use for employment, the second paragraph of CP29 applies. The policy states where there is no reasonable prospect of land or premises being used for continued employment use, a mixed-use enabling development which incorporates employment space

should first be considered. To demonstrate this, the applicants should provide evidence that the site is no longer viable for its present, or any other realistic and suitable employment use before it can be developed for a different purpose. As set out in paragraphs 6.37-6.38, this includes demonstrating that the site has remained un-sold or un-let for at least 12 months and provides evidence relating to the marketing of the site for employment use for a minimum period of 12 months up to the date at which the planning application was lodged. This evidence should demonstrate that despite genuine and sustained attempts to sell or let a site on reasonable terms for employment use, it has failed to be sold for that use.

Summary

South of Park Road is a strategic allocation, not a strategic employment allocation, therefore the first paragraph in CP29 is not relevant in determining the appropriateness of a departure from Policy. If the site is considered to retain a lawful use for employment, then the second paragraph of CP29 would be relevant. Therefore, the decision maker would need to be satisfied that the criteria in that part of the policy have been met in determining if there is a reasonable prospect of the land being used for continued employment use.

If you require any further advice on the information contained in this response, please do not hesitate to contact the Planning Policy team.

Kind Regards

Ryan Hunt
Planning Policy Officer
Policy Team

DEVELOPMENT AND REGENERATION



HEAD OF SERVICE: CHRIS TRAILL

Hanna Zembrzycka-Kisiel
Principal Major Applications Officer

CONTACT OFFICER: **Nick King**
Nick.king@southandvale.gov.uk

20 September 2021

Dear Hannah,

Thank you for the opportunity for Economic Development to provide additional comments in response to amendments on the below application:

Application: P20/V0855/O

Description: *Outline planning application with all matters reserved (other than access into the site) for the proposed mixed-use development of up to 95 residential dwellings and business space (Use Classes B1 and B8) (totalling 1,500 sqm), open space, landscaping, drainage measures and all other associated works.*

Location: Rogers Concrete, Sandhill, Faringdon, SN7 7PQ

Economic Development have noted that the amended evidence includes a letter from Jan Losch MRICS of Savills (dated 23 August 2021). This letter references an offer from an interested party received on the site in June 2020. Economic Development were not aware of this offer at the time of our previous comments; however, we have noted that this offer was not regarded as credible by the agents who state that the offer “fell significantly short of meeting developer costs” on the site. Economic Development do not have means to challenge the agent’s assessment in this regard.

The amended evidence further references the challenges of developing the site for commercial use caused by the costs related to re-grading obligations, and concerns regarding the site entrance. It is acknowledged by Economic Development that these constraints are likely to present a significant barrier to development of a standalone commercial site.

Economic Development are aware that there are commercial development opportunities within a 20-minute drive of the proposed site that should be considered when assessing viability for employment led use. This includes a mixture of 24 new B1, B2 and B8 units to be developed at Kingston Bagpuize Business Park (planning permission granted via [P20/V0200/FUL](#)) and the availability of a site with [A420 frontage on the outskirts of Swindon](#).

These two sites are among wider examples that are likely to impact commercial demand for the site, as they could be considered viable alternatives that present fewer developmental barriers including more suitable site access and less costly technical obligations.

In addition to employment sites highlighted within the appendices of the applicant's amended evidence, commercial searches undertaken in the week beginning 20 September 2021 show that additional employment sites are currently being marketed within the vicinity.

The most significant of the development sites being advertised in the area is [Employment Land, Wicklesham, Faringdon](#). It should be noted that at the current time, Economic Development are not fielding any significant enquiries for commercial premises or employment sites within the Faringdon area.

Conclusion

Economic Development welcome the increase in commercial floorspace proposed by the applicant that would bring the total to 1500sq m from 1350sq m previously proposed. We anticipate that the increase in quantum of floorspace could lead to higher employment figures than proposed within previous documentation that is shown below:

- 390 temporary jobs during the construction phase
- 22 - 112 direct FTE jobs on-site during the operational phase
- A further 28 - 145 FTE indirect jobs arising through multiplier effects in the operational phase.

Economic Development believe that the application has been supported by substantive marketing evidence and we do not challenge the employment land review reports (prepared by Savills and Chilmark Consulting respectively) that conclude that the provision of up to 3ha of employment land is not considered to be suitable nor economically viable.

We consider that the applicant has satisfied the requirements of Core Policy 29 from the Vale's Adopted Local Plan, having compiled evidence that marketing of the site has been undertaken over a 12-month period and that the resulting evidence indicates commercial led development of the site is not viable.

Based on the above, Economic Development do not hold any objections to the proposal, and believe that a mixed-use development at the site should be positively considered.

Please contact me if you require any further information on my above comments.

Yours sincerely,

Nick

Nick King
Principal Economic Development Lead
Vale of White Horse District Council