

REPORT 4

APPLICATION NO.	P07/W0100/O
APPLICATION TYPE	OUTLINE
REGISTERED	29.01.2007
PARISH	GREAT MILTON
WARD MEMBER(S)	Mr John Nowell-Smith
APPLICANT	Pavillion Limited
SITE PROPOSAL	Land Adj to Oxen Piece, Thame Road, Great Milton, Erection of 3 pairs semi-detached 3 bed dwellings with individual accesses. Footpath across site entrance.
AMENDMENTS	
GRID REFERENCE	463425/202816
OFFICER	Miss J.E.Randle

1.0 INTRODUCTION

1.2 This application is referred to Planning Committee as the officer recommendation conflicts with the views of Great Milton Parish Council.

2.0 THE SITE AND PROPOSAL

2.1 This application seeks outline planning permission for 6 semi detached three bedroom dwellings along Thame Road on the east side of Great Milton village. The application includes an extension of the footpath along the south side of Thame road. The applicant Pavilion Ltd indicates that the dwellings are to be shared ownership to satisfy the housing need in the village and that the application has the support of Bucks Housing Association. The application is accompanied by a site plan at 1:1250 copy attached and a design and access statement. A letter dated 22 January from Pavilion Limited explains that the application follows the withdrawal of the SOHA Potts Close scheme and a letter from Buckinghamshire Housing Association indicates that they have an interest in developing the site- copy attached. The application is in outline with only means of access and siting to be considered. The site is 0.19 hectares of agricultural land and is indicated on the attached OS extract.

The site lies within the Oxford Green Belt

3.0 CONSULTATIONS & REPRESENTATIONS

3.1 OCC (Highways) No objection as visibility of new accesses meets standard and parking to standard can be provided. Require contribution towards public transportation.

Housing Services	<p>Rural exceptions sites are required to be responsive to identified local housing needs and affordability thresholds. Application claims that there is a need for larger family houses that have been omitted from other affordable housing projects within the village but no evidence to support need for 6 three bedroom houses. Would support limited provision of three bedroom houses but the evidence generally supports two bedroom four person houses as a priority requirement.</p> <p>No evidence that houses will be genuinely affordable. Housing Association involved is not a preferred development partner and has little involvement with the local area and has not contacted Housing services.</p>
Countryside Officer	Paddock which has little ecological value. Hedgerow is 140m mainly hawthorn and is not classified as important under Hedgerow legislation. No objection.
Great Milton Parish Council	Approve with conditions – footpaths to be included, survey of traffic count to ensure safety of the development.
Neighbour Objectors (3)	Land is Green belt and this development will open area for further development on Green Belt land, no walkway for children. Concern about future speculative housing in gap. Concern about traffic along Thame road and conflict with parked cars.
Neighbour - support (20)	Support for provision of affordable housing in village.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P06/W0135 Demolition of existing buildings and erection of new agricultural buildings – approved 2006
- P05/W0654 Demolition of existing buildings and erection of new agricultural buildings – withdrawn.

5.0 POLICY & GUIDANCE

5.1 Oxfordshire Structure Plan Policies G1 G4 G5 EN4 H4

Adopted South Oxfordshire Local Plan Policies G4 C4 H10 GB2 GB4

South Oxfordshire Design Guide

South Oxfordshire Landscape Assessment

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG2 Green Belts

6.0 PLANNING CONSIDERATIONS

6.1 The main issues in this case are:

- i) Whether this is appropriate development in the Green Belt
- ii) Whether this development is in accordance with housing policies
- iii) Whether there are any amenity, environmental, siting or highway objections

i) Whether this is appropriate development in the Green Belt

- 6.2 Within the Green Belt there is a presumption against inappropriate development and Policy GB2 of the Local Plan sets out the forms of development which may be acceptable within the Green Belt. This reflects advice in PPG 2 Green Belts.

Policy GB2 states that limited affordable housing may be appropriate development if it complies with Policy H10 of the adopted South Oxfordshire Local Plan. If development is inappropriate consideration needs to be given to whether there are any very special circumstances sufficient to overcome the presumption against development.

6.3

ii) Whether the development is in accordance with housing policies

Policy H6 of the adopted South Oxfordshire Local Plan states that planning permission will not be granted for new houses in the countryside or on the edge of settlements where the built up area would be extended. Development on the edge of villages which extends their built up area into open countryside will spoil the landscape setting of the District's settlements (Policy C4). This application extends development on the east side of Great Milton village beyond the existing built up area into open countryside contrary to Policy H6 of the adopted South Oxfordshire Local Plan. Under Policy H10 of the adopted South Oxfordshire Local Plan small scale affordable housing schemes may be permitted within or adjoining villages provided they satisfy a local need and there are no overriding amenity, environmental, design or highway objections. Such exception site

- 6.4 schemes are secured by legal agreements to ensure that housing is available in perpetuity at an affordable price to satisfy local housing need.

This application is not in accordance with Policy H10 for the following reasons.

The application does not immediately adjoin the village in that it leaves a gap of over 30 metres from existing residential development at Oxon Piece. If development in this location is approved, it is likely that there would be considerable pressure for building in the remaining gap. The eight dwellings to the west at Oxon Piece were built around 1993 by English village Housing

6.5

Association (P92/NO339) as an exception site and provide two bedroom houses.

6.6 The applicants supporting statement indicates that this application has been submitted because no affordable housing site is being considered within the village particularly as the SOHA scheme for the redevelopment of Potts Close has been withdrawn. However this Council is currently considering a revised scheme from SOHA for four two bed houses and four one bed flats at Potts Close P07/W0112 which is considered to satisfy the local housing need in the village and has the support of the Council's housing service. In addition an exception site adjoining the village is also being considered.

6.7 Policy H10 requires any small scale affordable housing scheme to demonstrate that it meets a particular local need that cannot be accommodated in any other way and Policy H9 requires the affordable housing to be of a size and type to meet the housing need. The Housing service has advised that this scheme does not satisfy the local priority housing need which is for two bedroom dwellings and no evidence has been provided that six three bedroom dwellings would meet the local need. The applicant is not a Housing Association and although Bucks Housing Association has indicated an interest in developing the site in partnership with a local landowner, no satisfactory arrangements have been put in place to ensure that this scheme provides affordable housing in perpetuity. Furthermore this application only provides shared ownership dwellings and no provision is to be made for social rented accommodation in the village. As such this application does not have the support of your officers in terms of the mix and tenure of dwellings required to satisfy the local need and is therefore contrary to Policy H9 of the adopted SOLP.

iii) Whether there are any amenity, environmental, siting or highway objections to the proposal.

6.8

Environmental/amenity issues

6.9 Policies G4 and H6 of the adopted South Oxfordshire Local Plan seek to protect the countryside and prevent ribbon development on the edge of villages damaging their landscape setting. The erection of six dwellings as proposed would undesirably extend ribbon development beyond the existing limits of Great Milton village into open countryside and adversely affect the landscape setting of the village contrary to these policies.

Although only in outline form, it is not considered that this application will

adversely affect the amenities of adjacent residential properties. The nearest residential properties are 1-6 Thame Road on the opposite side of the road approximately 25 metres from the siting of the new dwellings. The proposal will not have an adverse impact on the amenities of adjacent residential properties.

Siting/density.

6.10

Although this is an outline application siting is to be considered as indicated on Drawing SK1. This indicates the provision of three pairs of semi detached dwellings set back about 10 metres from Thame road in a similar arrangement to the pattern of development opposite. No objection is raised to this proposed pattern of development at two storeys which would be in character in this area at a density of 30 dwellings per hectare. However it does undesirably extend the built form of development along this side of Thame road contrary to Policy H6 of the adopted South Oxfordshire Local Plan as stated above.

Highway issues/parking.

No specific details of access provision are included with the application. Visibility at the location of the new access points is acceptable to serve six units within a 30mph speed limit area. The requirement for off street parking for this size of units would be for two car parking spaces per dwelling. The applicant has offered to provide a footpath extending across the front of the site and OCC has indicated that it would want this footway to link to the existing footpath at Oxon Piece. The applicant has been asked if he would be willing to agree to extending the footpath and for a financial contribution towards public transportation. These matters would be secured by a unilateral undertaking with OCC highways. There is a ditch along the road frontage of the site and this proposal will also require works to the ditch which would be secured as part of the Section 278 agreement with OCC.

7.0 CONCLUSION

7.1 The site lies within the Green Belt where there is a presumption against inappropriate development and outside the built up limits of Great Milton village. The proposal to erect six dwellings on the site is contrary to Structure and Local Plan policies. The scheme does not provide an acceptable affordable housing scheme and does not meet the housing need in terms of tenure and size as required by Policies H9 and H10 of the adopted South Oxfordshire Local Plan. As such the proposal is recommended for refusal as inappropriate development in the Green Belt undesirably extending the built up limits of Great Milton village into open countryside.

8.0 RECOMMENDATION

8.1 That planning permission be refused for the following reasons:

1. The proposal is inappropriate development within the Oxford Green Belt and would be contrary to Policy G4 of the Oxfordshire Structure Plan 2011 and Policy GB2 of the adopted South Oxfordshire Local Plan and advice in PPG2 Green Belts. The special circumstances which have been put forward are not sufficient to override these Green Belt policies.

2. The proposal is not an appropriate rural exception site in that it is not in accordance with Policies H9 and H10 of the adopted South Oxfordshire Local Plan. The site does not immediately adjoin the village, there are no satisfactory arrangements in place to ensure that affordable housing is secured in perpetuity. There is no evidence that it satisfies the local housing need in terms of the housing mix and tenure proposed.

3. The proposal to erect six dwellings on this site is not in accordance with Policy G5 of the Oxfordshire Structure Plan and Policies G4, C4 and H6 of the adopted South Oxfordshire Local Plan. The development would undesirably extend ribbon development beyond the existing built up limits of Great Milton village into open countryside and adversely affect the landscape setting of the village.

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