
APPLICATION NO.	P17/S3661/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23.10.2017
PARISH	ASTON ROWANT
WARD MEMBERS	Lynn Lloyd & Ian White
APPLICANT	Rectory Homes Limited
SITE	Land at Aston Rowant Road Aston Rowant, OX49 5SN
PROPOSAL	The erection of 5 two-storey 4-bedroom residential dwellings (Use Class C3) with associated access off Aston Rowant Road, including parking, landscaping and all enabling and ancillary works. (Amended by plans 2018_01_22 to alter car ports).
OFFICER	Marc Pullen

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the officer's recommendation conflicts with the view of the parish council.
- 1.2 The site (which is shown on the OS extract **attached** as Appendix A) is an open parcel of paddock land situated within the parish limits of Aston Rowant. The site is edged by post and rail fencing and is accessed off Aston Rowant Road. The site has a slight undulation down towards Aston Park and the fishing pond to the north/east. The site does not belong to any specially designated area of land.

2.0 PROPOSAL

- 2.1 This application seeks planning permission for the erection of 5 new detached dwellings. The dwellings would be served by two new accesses and an existing field access. All dwellings would be served by off street parking and private amenity space.
- 2.2 A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 A comprehensive review of all consultation responses is **attached** as Index A.
- 3.2 **Aston Rowant Parish Council** - Object
Highways Liaison Officer (Oxfordshire County Council) - Object
Forestry Officer (South Oxfordshire District Council) - No strong views
Countryside Officer (South Oxfordshire & Vale of White Horse) - No strong views
Drainage Engineer (South Oxfordshire - MONSON) - No strong views
County Archaeological Services (SODC) - No strong views
South Oxfordshire District of CPRE - Object
Neighbours - Object (62)

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P16/S1984/PEM](#) - Other Outcome (18/08/2016)
 5 detached houses with associated landscaping and a parkland area

[P72/M1368](#) - Refused (03/06/1974)

Erection of residential development with new access road. (Outline)

[P55/M0691](#) - Refused (11/10/1955)

PLOTS FOR THE ERECTION OF DWELLING HOUSES

5.0 POLICY & GUIDANCE

5.1 National Planning Policy Framework & National Planning Practice Guidance

5.2 South Oxfordshire Core Strategy 2012 policies;

CS1 - Presumption in favour of sustainable development

CSB1 - Conservation and improvement of biodiversity

CSEN1 - Landscape protection

CSH2 - Housing density

CSH3 - Affordable housing

CSH4 - Meeting housing needs

CSQ3 - Design

CSR1 - Housing in villages

CSS1 - The Overall Strategy

5.3 South Oxfordshire Local Plan 2011 policies;

C4 - Landscape setting of settlements

C8 - Adverse affect on protected species

C9 - Loss of landscape features

CON11 - Protection of archaeological remains

D1 - Principles of good design

D2 - Safe and secure parking for vehicles and cycles

D3 - Outdoor amenity area

D4 - Reasonable level of privacy for occupiers

D10 - Waste Management

EP6 - Sustainable drainage

G2 - Protect district from adverse development

G4 - Protection of Countryside

H4 - Housing sites in towns and larger villages outside Green Belt

T1 - Safe, convenient and adequate highway network for all users

T2 - Unloading, turning and parking for all highway users

5.4 South Oxfordshire Design Guide 2016

6.0 PLANNING CONSIDERATIONS

6.1 The main planning considerations in the determination of this development are

- Principle of residential development
- Impact upon the character and appearance of the village and surrounding area
- Impact on amenity of neighbours
- Access and highway implications
- Impact on protected species and trees
- Flooding and drainage
- Housing mix and affordable housing
- Implications of Aston Rowant Neighbourhood Plan
- Financial contributions
- Other matters

Principle of residential development

- 6.2 The site is open paddock land which lies due north from the junction between Aston Rowant Road and the B4009 which runs towards Chinnor. The site is only bounded partially by two dwellings to the north. In other respects the site is not closely surrounded by other dwellings.
- 6.3 Within Appendix 4 of the South Oxfordshire Core Strategy (SOCS) Aston Rowant is listed as a 'smaller village'. Within such settlements, policy CSR1 of the SOCS allows for infill housing development on sites of up to 0.2 ha. Infill is defined as 'the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings'. The site has an area of approximately 0.7 hectares and, as explained above, does not closely bound other residential development. In these circumstances, therefore the development of the site for housing would not strictly accord with policy CSR1.
- 6.4 Policy CSS1 of the SOCS provides an overarching strategy for the District which, among other things, identifies where new residential development should be supported. This policy stipulates that proposals for new development in South Oxfordshire should be consistent with the overall strategy of (iv) supporting other villages in the rest of the district by allowing for limited amounts of housing and employment and by the provision and retention of services.
- 6.5 Notwithstanding the above, the council currently cannot demonstrate a five-year supply of deliverable housing. Paragraph 49 of the National Planning Policy Framework (NPPF), makes it clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing land and the 'presumption in favour of sustainable development' should be applied.
- 6.6 The mechanism for applying that presumption is set out in paragraph 14 of the NPPF and advises that where relevant policies are out-of-date then (unless material considerations indicate otherwise) permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted. As policies CSR1 and CSS1 are relevant to the supply of housing they are now regarded as not up to date and are given less weight in the determination of applications.
- 6.7 Policy CS1 of the SOCS reiterates paragraph 14 of the NPPF by looking to support planning applications which accord with the policies in the Development Plan (including, where relevant, Neighbourhood Plans), unless material considerations indicate otherwise.
- 6.8 This planning application should therefore be determined in context of paragraph 14 of the NPPF and other specific policies within the Framework and the council's Development Plan, where relevant.

Impact on character and appearance

- 6.9 The site is a large area of paddock land and does not fall within any specially designated area but, owing to its open nature, does contribute to the rural character and setting of the village. The site slightly undulates down from the road to the east, toward the fish pond.

- 6.10 The NPPF confirms the requirement for good design. The National Planning Practice Guidance (NPPG) elaborates on the NPPF, stating that: “new development should look to respond appropriately to the existing layout of buildings, streets and spaces...there may be an existing prevailing layout that development should respond to and potentially improve”. Policy CSQ3 of the SOCS seeks to promote good design within all development proposals. This policy emphasises the need for all proposed development to respond positively and respect the character of the site and its surroundings, enhance local distinctiveness and ensure that the development proposed is of a scale, type and density appropriate to the site and its setting. Both policies D1 and G2 of the South Oxfordshire Local Plan (SOLP) set out similar provisions and should be read in accordance with the above mentioned policy.
- 6.11 Policy H4 of the SOLP is a criterion based policy relating to the provision of housing. It states that proposals for new housing within the District will be permitted provided that (ii) the design, height, scale and materials of the proposed development are in keeping with its surroundings and (iii) the character of the area is not adversely affected.
- 6.12 The proposed development seeks to introduce five detached dwellings with associated driveways and parking. The proposed dwellings would be set back from Aston Rowant Road in general conformity with each other as the road bows towards Aston Park. The dwellings would be served by three vehicular accesses off Aston Rowant Road. The dwellings appear relatively well spaced out and allow for visual breaks along the street scene. The development allows for a linear and active frontage along Aston Rowant Road. The set-back, siting and linear orientation of the dwellings would be in general conformity with the existing dwellings on the other side of the road. The density of the development is relatively low but despite being lower than 25 dwellings per hectare (as advised by policy CSH2 of the SOCS) the development provides for an appropriate density in the context of its surroundings.
- 6.13 Local vernacular consists of a variety of architectural styles and finishes. The design of the local built form varies considerably in scale and size with a number of large detached dwellings finished with external brickwork and clay tiles and a large number of detached bungalows within the immediate vicinity owing to the Aston Park development to the north. There are limited examples of semi-detached or terraced forms of residential development within the village, certainly not within the immediate surrounding area. The development has been designed to draw from the varied local architecture and to avoid any continuing architectural style or design and seeks to introduce a variety of facades and external finishes along Aston Rowant Road. It is officer's view therefore that the design of the dwellings is not considered to conflict with the overall character and appearance of the built form locally. The use of car ports is not considered to be a significant addition to the development as proposed and whilst there are limited precedents for car ports locally their inclusion within this development is not considered to significantly or adversely impact upon the character or appearance of the surrounding area; especially since the siting of these car ports is not visually prominent or imposing upon the street scene.
- 6.14 The development would provide for private garden areas, all in excess of 200 square metres. The smallest garden area being approximately 210 square metres for plot 2 and the largest garden area being approximately 445 square metres. The South Oxfordshire Design Guide (SODG) provides advice on how large amenity spaces should be for new dwellings. For four-bedroom dwellings the SODG advises at least 100 square metres of private amenity space. The private amenity spaces proposed would be in general conformity with the neighbouring dwellings, especially those on the opposite side of Aston Rowant Road.

- 6.15 Several concerns locally relate to the loss of the paddock land and the land's contribution to the rural character and setting of the village. Policy C4 of the SOLP states that development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.
- 6.16 The paddock land is a noticeable open space when entering the village off the B4009. The dwellings opposite the site are appreciable also, with a continuing (and clear) line of dwellings and entrances extending from the junction to the B4009 on the left as you enter the village. Views beyond the application site are of the Aston Park development which are only in part visually obscured by vegetation. It is clear that this development lies beyond the application site. The village benefits from strong rural surroundings with a number of large open fields.
- 6.17 The development of this site would diminish the contribution that this site makes to the rural setting of the village, however the development would, for reasons identified above, relate well to the surrounding built form. In addition, the development is not considered to adversely harm the wider rural character of the village as the agricultural and open land which surrounds and informs the rural setting of the village would remain largely intact. Importantly the boundary treatment between the application site and the neighbouring manège can be appreciated as a clear and strong edge to the settlement to which a clear delineation between built form and rural surroundings can be established.

Impact on neighbour amenity

- 6.18 The council's policies and guidance seek to ensure that new dwellings are considerate to neighbours by way of ensuring that the development does not intrude upon a neighbour's privacy, does not overshadow, obstruct daylight or have an oppressive or overbearing impact, which would be harmful to the amenity of occupiers living in neighbouring properties. The SODG advises on the suggested proximity between new residential development and existing properties in order to assess the level of impact. In addition, it is important to assess the character of the surrounding area and how the dwellings will relate to their respective neighbours.
- 6.19 The front to front distance between plot 5 and neighbouring properties adjacent is a minimum of 45 metres, and there is a similar gap between plots 4 and 3 to their respective adjacent neighbours across the road. The distance between plot 2 and the adjacent neighbours is greater than this owing to its location on the road as it bends towards Aston Park. The closest relationship would be between plot 1 and no.1 Aston Park at a minimum distance of 39 metres. It is appreciated that these properties do not currently have any immediate neighbours looking towards their properties. However, the siting of the dwellings as proposed allows for significant separation to the existing dwellings along Aston Rowant Road and Aston Park. The SODG advises that front to front distances should be no less than 10 metres. This development would significantly exceed this recommendation. The SODG advises that a gap of 25 metres is provided between private rear elevations of proposed and existing dwellings. The proposed dwellings would allow for distances far in excess of this.
- 6.20 Officers appreciate that the site in question does lie higher than those neighbours at Aston Park, however with the separation distances it is not considered that the change in topography will materially alter the level of impact on neighbouring amenity.

- 6.21 Within the development, the relationship between the dwellings would be acceptable. A condition is recommended that all side facing first floor windows are to be fixed shut or obscure glazed above an internal height of 1.7 metres to safeguard the amenity of adjoining occupiers within the development.

Access and highway implications

- 6.22 The council's policies and guidance seek to ensure that in determining planning applications, the council should, in consultation with the highway authority, ensure that new developments are designed to a standard that ensures a safe and attractive environment and does not result in an unacceptable level of traffic on the local highway network or have a detrimental impact on the amenities and environment of the area. Policies H4, T1 and T2 of the SOLP seek to ensure among other things that all developments make provision for safe and convenient access to the highway network and be served by an adequate road network. Development should provide for sufficient parking and access arrangements in accordance with the council's parking standards.
- 6.23 The local highway authority has commented on this application and raised concerns regarding the site's suitability to accommodate residential development. It is the view of the highway authority that the poor accessibility to essential shops and services will result in new residents being dependant on the use of private vehicles. Further to this the lack of public footpaths is considered to result in poor access routes for pedestrians and requiring them to use the existing carriageway. The highway authority considers the development would be unsustainable therefore in transport terms.
- 6.24 It is important to establish the sustainability of the development and the views of the local highway authority should be considered in establishing this. If the development is found to be acceptable and approved, then conditions have been suggested by the local highway authority. It is officer's view that the development would result in a moderate increase in traffic movements within the vicinity but this would not result in vehicle movements that would present a severe harm to users of the highway (an assessment required by paragraph 32 of the NPPF). It would be possible to provide suitable visibility splays onto Aston Rowant Road which would ensure the safety of vehicular users and pedestrians and provide adequate parking and turning areas within the site to allow users to egress in forward motion. The site lies within close proximity to a frequent bus service that goes to High Wycombe. It is important also to consider the close proximity that the site has with both the M40 and to services within nearby villages such as Chinnor and access routes to Oxford and London. This view resonates within the emerging and existing Development Plans which identify Aston Rowant as a 'smaller village' where housing is promoted.

Impact on protected species and trees

- 6.25 Council policies seek to ensure that new development would not adversely affect specially protected species or result in the loss of landscape features, where those features make an important contribution to the local scene and/or important historic value. Impacts upon both protected species and important trees should be resisted unless it can be prevented through use of planning conditions.
- 6.26 The site has been subject to ecological surveys for habitats and protected species. The surveys have shown that the habitats present are low value and would not pose a constraint to the development. No evidence of protected species has been identified and the habitats have little potential to provide shelter for any protected species. Due to the low value of the existing habitats the proposals have the potential to avoid a net

loss of biodiversity subject to the landscaping proposals and the provision of a number of enhancements which have been outlined in the Preliminary Ecological Appraisal.

- 6.27 Some of the trees growing within the surrounding landscape are protected by a tree preservation order. The area has a strong sylvan character with many specimen trees growing throughout the adjacent residential housing. The submitted arboricultural report provides an accurate reflection of the treescape and the proposed layout could be implemented without causing damage to the trees. Due to the open nature of the site the proposed development would significantly change the character of the area. The proposed density does allow sufficient space for a comprehensive landscape planting scheme to soften the built form however, which would emulate the Aston Park development.
- 6.28 The council's countryside and forestry officers have both made comment on this application and raise no objection to the proposed development, subject to conditions to address ecology and tree concerns.

Flooding and drainage

- 6.29 The council's drainage engineer has made comment on this application. He raises no objection to the proposed development of this site, commenting that there is a public sewer in the highway adjacent to the site which will accommodate the foul drainage. The application form suggests that surface water drainage will be dealt with by way of sustainable drainage systems (SuDs). However, the application lacks further detail of this. As such a condition is recommended to require details of on-site sustainable drainage system (SuDs) drainage to be submitted and approved.

Housing mix and affordable housing

- 6.30 Policy CSH4 of the SOCS requires residential developments to meet the needs of current and future households. The Strategic Housing Market Assessment (SHMA) identifies the following need:

SHMA recommendation of actual need in SODC

	1 bed	2 bed	3 bed	4+ bed
Affordable	33%	35%	29%	3%
Market	6%	27%	43%	24%

- 6.31 This application seeks to provide five 4-bedroom dwellings. This would meet the requirement for 4 bedroom dwellings but does not accurately address the need. However, the provision of housing of this scale and tenure would be typical of the immediate area of Aston Rowant. A development of this scale does not trigger the need to provide on-site affordable housing or financial contributions towards affordable housing.

Implications of Aston Rowant Neighbourhood Plan

- 6.32 Several objections have been raised by residents of the village regarding prematurity of the determination of this application in the absence of an adopted Neighbourhood Plan. It is considered by residents that the development should not be determined yet and should await the adoption of the Aston Rowant Neighbourhood Plan and then be determined in accordance with this plan.
- 6.33 The existing status of the Aston Rowant Neighbourhood Plan – the area designation has recently been formally adopted. This site lies within this designation. The parish

are now working on the draft version of the plan. This has yet to be submitted for formal consideration.

- 6.34 The council's final publication version of the Local Plan 2011-2033 identifies a strategy for the delivery of housing within the District's smaller villages. Policy H8 states that a minimum of 500 new houses will be delivered within the smaller villages. This will either be achieved through Neighbourhood Development Plans which will allocate sites for at least a 5% increase in dwelling numbers above those recorded in the 2011 census. In the smaller villages where there is no Neighbourhood Development Plan a 5-10% increase in dwelling numbers will be achieved through the development of suitable sites and through infill development.
- 6.35 It has been identified by one resident that a 5% increase will constitute approximately 17 new homes in Aston Rowant. It is the view of local residents that this development of 5 dwellings (with the possible development of nearby application site P18/S0001/FUL) will result in a significant contribution towards this requirement in a location not necessarily supported by the parish, thereby undermining the emerging Aston Rowant Neighbourhood Plan.
- 6.36 Paragraph 198 of the NPPF states that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.
- 6.37 Paragraph 216 of the NPPF sets out the weight that may be given to relevant policies in emerging plans, including Neighbourhood Plans, in decision taking. It states that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and;
 - the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).
- 6.38 Owing to the current and premature status of the Aston Rowant Neighbourhood Plan, no sites have been identified or allocated for residential development within the settlement, to meet the forecasted 5% growth. In addition no policies have been adopted to help steer development within the parish.
- 6.39 Owing to the early stage of the Aston Rowant Neighbourhood Plan officers do not consider that weight can be given to it in the assessment of this development, in accordance with paragraph 216 of the NPPF. No policies have been developed which could be tested against this development and any potential policies or preferred site allocations which may have been established do not carry any significant weight yet as these have not been tested through public consultation and examination. It is therefore considered that the Aston Rowant Neighbourhood Plan cannot carry any weight in the determination of this development.
- 6.40 It is not for the council to require or to agree to when an application should be submitted for residential development in the village. In the absence of the deliverable

five-year housing supply, Officers do not consider that the adverse impacts of the development demonstrably outweigh its benefits.

Planning balance

- 6.41 Whilst the development of this site does not adhere to policies CSR1 and CSS1 of the SOCS, as identified within this report, these policies carry reduced weight in the current climate as the council are unable to demonstrate a 5-year supply of deliverable land for housing. Accordingly, the principles of paragraph 14 of the NPPF are engaged. Similarly, in line with policy CS1, paragraph 49 of the NPPF is also engaged.
- 6.42 The three strands of sustainable development are set out at paragraph 7 of the NPPF as economic, social and environmental. It is considered that the development of these dwellings would provide a short-term benefit for local house builders and trades people during the construction process and a longer economic benefit caused by the future occupiers of the dwellings investing locally and contributing to the local economy. The development would provide five additional dwellings to contribute towards the undersupply of dwellings within the District, to which officer's attribute significant weight within the current climate. The development would draw from the local character and would look to respect the pattern of existing local built form. The character of the village would not, in officer's view, be adversely harmed as a result of this development. Instead the development would assimilate within the prevailing character of the adjacent built-up part of the village.
- 6.43 It is officers view that the development is likely to result in some harm to the character of the area and that the principle of the development would not ordinarily be supported by policy CSR1 and CSS1 of the SOCS. However, officers consider that the adverse impacts of the development would not significantly and demonstrably outweigh the benefits. In light of this therefore, and in light of paragraph 14 and 49 of the NPPF, officers consider that the proposed development should be supported.

Community Infrastructure Levy (CIL)

- 6.44 The council's CIL charging schedule has recently been adopted and has applied to relevant proposals since 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case CIL would be liable for the development as there would be a net gain of new residential use. The CIL charge applied to new residential development in this case is £150 per square metre of floor space (Zone 1). Of that, 15% of the payment will go directly to Aston Rowant Parish Council (as they do not have a made Neighbourhood Plan) for spending towards local projects.

7.0 CONCLUSION

- 7.1 Planning permission should be granted. The principle of residential development is not considered acceptable on this site but the development is considered to be acceptable in the absence of a five-year housing supply. Subject to the attached conditions the proposal would not be harmful to the character and appearance of the site and surrounding area, the amenity of neighbouring occupiers, the local highway or site specific constraints.

8.0 RECOMMENDATION

- 8.1 **That planning permission is granted, subject to the following conditions;**

- 1 : Commencement of development within three years of the date of this permission.**
- 2 : Development approved in accordance with application plans.**
- 3 : Sample materials to be submitted for approval prior to commencement of development.**
- 4 : Archaeological written scheme of investigation to be submitted for approval prior to commencement/demolition.**
- 5 : Archaeological evaluation and mitigation to be carried out and details submitted for approval prior to commencement/demolition (following approval of condition 4).**
- 6 : Development to be implemented in accordance with approved wildlife protection measures.**
- 7 : Prior to commencement, submission of landscaping scheme for approval (including hardstanding and boundary treatments).**
- 8 : Prior to commencement, submission of an arboricultural method statement for approval.**
- 9 : New accesses to be implemented in accordance with local highway authority's specifications.**
- 10 : Visibility splays of 2.4 metres by 43 metres shall be provided each side of new accesses prior to first occupation of development.**
- 11 : Parking and manoeuvring areas as shown on plan to be retained unobstructed at all times except for the parking of vehicles.**
- 12 : No conversion of garages/car ports into living accommodation.**
- 13 : Surface water drainage works to be submitted for approval.**
- 14 : Glazing of all first floor side facing windows to be obscure glazed.**

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Aston Rowant Parish Council –

- The site is not infill and would expand the boundary of the village, contrary to Policy H16
- This development would spoil a view considered by many residents to be valuable and should be protected
- Aston Rowant Road is narrow and hard for two cars to pass each other. No assessment is provided
- Visibility may be obscured when pulling onto Aston Rowant Road from the proposed drives due to high ground and the visibility splay may not be achieved vertically. No vertical assessment is provided assuming the drives are cut in and lower than the bank
- The safety of new vehicular movements pulling on the B4009 has not been assessed, there are speeding issues at this junction with average speeds being 44mph and therefore greater visibility may be needed
- There is no footpath along the Aston Rowant Road and dangerous for pedestrians having to walk in the road
- The Aston Rowant Road has many horse riders using it and the additional cars are a danger to them
- The design and style of housing is rather dull, they are all very simple rectangular boxes and the row does not enhance the area. We would like to see a more distinctive style and greater consideration to the design of the houses. There has been no evidence of sustainability in the design or materials used
- Site layout should be reconsidered to retain the view
- A comprehensive design review should be undertaken and sustainability should be at the heart of it
- A comprehensive ecological study, not desktop study, should be undertaken

County Archaeology –

- The site is in an area of archaeological interest within the area of a possible medieval moated farmstead shown on an estate plan of 1768
- Conditions requested for staged archaeological investigation and evaluation

Countryside Officer –

- Surveys have shown that the habitats present are low value and would not pose a constraint to the development
- No evidence of protected species has been identified and habitats have little potential to provide shelter for any
- Condition requested to implement development in accordance with recommendations made in survey report

Forestry Officer –

- No objection to the proposed development subject to the detailed tree protection condition and a landscaping condition being attached if permission is to be granted

Highways Liaison Officer –

- Development is unsustainable in transport terms

- If supported then conditions suggested to secure visibility, parking and manoeuvring areas and new access to be implemented in accordance with highway standards with specific reference to the need for the access to be sloped given topography of land

Drainage Engineer –

- There is a public sewer in the highway adjacent to the site
- No surface water drainage details submitted, details required via condition

CPRE (Oxfordshire) –

- Development is contrary to countryside policies and housing policies of smaller villages
- Support Aston Rowant Parish Council's objection

Neighbours –

- New dwellings should be located on well-contained sites that have the least visual impact
- The site does not belong to the village envelope, not infill
- Previous applications on this site have been resisted on grounds to harm to the rural area and landscape value of the site
- This site would be contrary to the emerging Aston Rowant Neighbourhood Plan and undermine its purpose
- Housing on this site could open the door for further housing to the rear
- There are other, more suitable, sites for residential development in the area which will be identified by the Aston Rowant Neighbourhood Plan
- Important green spaces in the village should be preserved
- There should be no sprawl into the countryside
- Development on this site would impact the setting of the village and rural approach into the village, creating a 'tunnel' of housing
- This paddock is one of only three green spaces in the village the other two being the church and the village green
- The rural character of the village would be harmed as a result of this development on paddock land
- The dwellings are poorly designed and small and not in keeping with the village
- Development would dominate the street scene and village entrance
- The village has poor facilities and services
- Other public facilities will be placed at a disadvantage from the added needs of the five houses proposed
- Car ports are not characteristic of the village
- The development will undoubtedly be reliant on the private car
- Two recently constructed detached houses in Kingston Blount remain unsold proving that there is a limited market at present
- No facilities within the village to support new housing
- No affordable housing is being provided
- Development does not protect the area that it is in
- New dwellings should be located where there is least impact on traffic in the village
- Development would make existing traffic congestion through the village worse
- Development would have safety implications on people/pedestrians
- Increase pressures on existing dangerous turning off of B4009
- The road is narrow in parts and it is difficult for two vehicles to pass, further housing will worsen this especially construction traffic

- The implications of upcoming Chinnor developments will worsen traffic onto the B4009 and cause further impact to safety, further exacerbated by this development
- Local traffic surveys carried out by the parish have been conducted which would dispute Granville's report claiming the development would only generate a very modest level of traffic during peak times and over the course of the day (120 cars recorded between 8:00-9:00)
- There are no public footpaths in Aston Rowant, more dwellings would impact pedestrian safety
- Bus service is infrequent
- New residents will depend upon the use of the private car
- The village and this road is used by pedestrians on numerous occasions
- Surface water drainage and foul drainage will be unable to cope with the new dwellings – the road frequently floods
- Boundary trees to neighbours should not be damaged
- Any development will affect the water flow and it will threaten the existence of the lake
- Site has been known to flood
- The proposed dwellings would have a visual impact upon the properties at Aston Park – owing to the heightened land of the application site
- Certain dwellings would result in privacy impact on neighbours
- Lights from cars would impact neighbours
- The housing would be on a heightened part of land compared to neighbours and concern therefore that impact on privacy would be great

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