

APPLICATION NO.	P17/S3771/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	23.10.2017
PARISH	WALLINGFORD
WARD MEMBER(S)	Elaine Hornsby Imran Lokhon
APPLICANT	Winslade Investments (RRW) Ltd
SITE	(Former) Police Station, Reading Road, Wallingford, OX10 9DW
PROPOSAL	Demolition of existing buildings. Erection of nine dwellings, provision of access, parking and turning and gardens and associated works. (as amended by plans received 18 April 2018 reconfiguring layout and reducing floor area of dwellings, and as amplified by and sunlight information and public consultation feedback)
OFFICER	Katherine Canavan

1.0 **INTRODUCTION**

1.1 The application has been referred to the Planning Committee because the recommendation conflicts with the views of the Town Council.

The objections raised are as follows:

- Overdevelopment of site - the draft Wallingford Neighbourhood Plan states 7 houses for the site, not 9
- Scale of new development – the scale is not sensitive to surrounding character, nor the neighbouring properties.
- Highway concerns - site entrance and its proximity to the Zebra Crossing and a busy junction feeding the town centre, Reading Road and the Hithercroft Industrial Estate.

1.2 Overview of site:

The former Police Station site is located on the southern edge of Wallingford town centre, with access onto Reading Road between Angier's Almshouses and Blair Lodge. The northern, eastern and southern edges of the site are closely surrounded by residential dwellings.

The majority of the four buildings on the site were constructed in 1954 and comprise two former police houses connected to the single storey police station and former garage block, which has since been converted to office accommodation for police use.

The southern half of the site is predominantly characterised by parking and hardstanding; the northern half is grassed and open.

1.3 Area designations and site constraints:

- Wallingford Conservation Area
- Grade II Listed Buildings: Angier's Almshouses; Milestone 1m. South of Angier's Almshouses; 1-3 St. John's Green
- The site is located within an area of archaeological interest

1.4 A Location plan of the site is **attached** at Appendix 1.

2.0 **PROPOSAL**

2.1 The applicant seeks full planning permission for the demolition of the existing police buildings, and the erection of nine dwellings. Works also include the provision of access, parking and turning, site lowering, provision of gardens and boundary treatment, and associated works.

The mix of unit sizes is as follows:

Plots 1-2	2-bed
Plots 3-6	2-bed, plus box room / study
Plot 7	1-bed studio flat
Plots 8-9 (fronting Reading Road)	3-bed

2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council’s website at www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Comments were received on the original plans, and following a second consultation process, also on revised plans. The responses are summarised below and the full responses can be viewed on the Council’s website at www.southoxon.gov.uk.

	Original plans and information (Nov 2017)	Original plans and information (Apr 2018)
Wallingford Town Council	Objection: Deferral requested to allow for revised plans to be submitted. As proposed, the Town Council raises an objection: over development and non-compliance with the design guide in respect of loss of amenity to surrounding residents	Overdevelopment of site - the draft Wallingford Neighbourhood Plan states. 7 houses for the site not 9 Scale of new development – the scale is not sensitive to surrounding character, nor the neighbouring properties. Highway concerns - site entrance and its proximity to the Zebra Crossing and a busy junction feeding the town centre, Reading Road and the Hithercroft Industrial Estate.
Highways Liaison Officer (Oxfordshire County Council)	Objection: Increased traffic movements over and above existing use	No strong views: Previous concerns reassessed. No objection, subject to conditions.
Conservation Officer	Objection: The 2 dwellings on the front respond well to the conservation area; the properties to the rear require a redesign and do not respond well to the listed building.	No strong views: Revised plans have addressed previous concerns. Detailing has introduced interest on key elevations, and the layout results in a better response to the character and appearance of the adjoining conservation area.
Health & Housing - Contaminated Land	No strong views: Contamination risk report carried out, and moderate risk identified. No strong views, subject to mitigation by condition	As previously advised.

Waste Management Officer (District Council)	---	No strong views: Standard guidance provided
County Archaeological Services	No strong views: Identified as an area of archaeological interest. No strong views, subject to conditions.	As previously advised.

3.2 Representations were received from 39 local residents:

3.2i **Objections raised in response to original plans and information (Nov 17):**

Overdevelopment of site:

- 9 units seem excessive when 7 were suggested in the draft neighbourhood plan. The scheme would be more acceptable if 2 units were removed.
- Density too high

Harm to character and appearance (conservation area and heritage assets):

- Harm to setting of the listed building; poor positioning of bin storage area.
- The design of the dwellings is not in keeping with those on St Lucians/Lower Wharf, nor the Angiers Almshouses, presenting present stark and unattractive gable ends
- Excessive size and scale of properties in relation to surrounding properties
- Compromises in layout and design in order to make this oversized scheme fit the plot

Impact on amenity:

- The distance to the boundary is contrary to the Design Guide and would have a detrimental impact on the amenity of existing occupants.
- The development would be overly intrusive on neighbouring occupants
- The proposed refuse point is very close to habitable rooms belonging to Angiers Almshouses
- The proximity of the development to the boundary will result in an invasion of privacy, loss of natural light and loss of hedging to purpose built properties for elderly people.
- The high density of family homes on such a constrained site, and with limited garden space, and so close to the boundary, will adversely affect the living standards of neighbouring occupants, and result in noise disturbance.
- The back gardens are only several metres to the boundary, exacerbating the impact on neighbouring occupants.
- The police station site is over 1m higher than the adjacent site, and only a 0.5m lowering of the site is proposed, resulting in the roof-height impact being closer to a 2-storey structure and a dominant mass.
- Additions such as security lights, aerials and tree / hedge planting will have greater impact because of the close proximity to the boundary.
- Impact of family housing on the elderly community in surrounding properties

Parking provision:

- Lack of parking provision, and visitor parking not taken into account, resulting in an overspill onto nearby private roads.
- Informal parking arrangements exist for visitors and emergency services making visits to the Almshouses at the former police station – this will be displaced onto the road.

- Cramped, and unrealistic, parking arrangements, particularly to serve family housing.

Highway safety and traffic congestion:

- Dangerous access onto Reading Road (close to bus stop, reserve parking and crossing), exacerbated by the pressure from 9 additional households
- Increased traffic and noise pollution on an already busy road

Additional comments:

- While suitable development and change is expected, the proposal does not offer any community benefit.
- In addition to the development presented on the visualisation documents, street furniture should be factored in, to understand how the site is used and will appear with development on-site and so close to the access.
- Concern expressed that the private roads at Lower Wharf and St Luciens Lane will become blocked by construction traffic, hindering the movement by residents and emergency vehicles.
- Concern over the length of time it would take to build and the impact of noise, dust and fumes on elderly residents over a prolonged period.
- Concern expressed over the loss of a large tree on-site in July 2017.
- Loss of open green space and outlook across the police station site.
- Careful thought should be given to planning conditions to address the residual planning harm – construction hours, management of construction vehicles.

Comments raised in response to original plans and information (Nov 17):

- The developer is congratulated for the design and style of the scheme and the use of high-level windows to address overlooking.

3.2ii Representations were received from 11 local residents:

Objections raised in response to revisions and additional information (Apr 18):

- Previous objections continue to stand
- The revised scheme is an improved and more acceptable proposal, but reducing the scheme to 7 units would go a long way to mitigating the impact
- Although the horse-shoe arrangement is an improvement, the density still raises concern.
- Harmful impact of the 3-storey buildings on the historic character of the Almshouses, due to proximity and position.
- The almshouses are closely surrounded by the proposed buildings, thereby compromising the historic setting.
- Lack of separation distance - the back-to-back distances of 25m are well below the requirement
- The density, massing and spatial layout does not respect the local context of the surrounding conservation area, particularly the Almshouses.
- Overly dominant relationship, despite some lowering of levels The site is surrounded by retirement properties and the family sized houses proposed will be totally out of character with existing properties and would fundamentally change the amenity of the area.
- Impact of family housing on the elderly community in surrounding properties - the quality of life for the residents could be significantly degraded by excessive noise and light.
- Adverse impact on neighbouring residents and loss of privacy
- Insufficient garden depth
- Safety and congestion issues due to the proximity of the development's access to junctions for St Lucians Lane and Lower Wharf on the east side and the busy St John's Road on the west.
- Lack of consideration of lower ground levels of neighbouring properties
- Additional sun path analysis should be requested

Comments raised in response to revisions and additional information (Apr 18):

- Some increase in boundary distances across the site, which should improve privacy and the loss of light issues
- With a sympathetic choice of brickwork and tiles the house (plot 3) shouldn't present too stark an outlook.
- The developer has listened to the views of residents, and the currently proposed scheme is probably the best we can expect on this site.
- Boundary treatment has been individually agreed with the developer
- If permission is granted, conditions should be added to manage the construction process, the installation of security lighting, outbuildings and tree planting, to safeguard amenity.

4.0 RELEVANT PLANNING HISTORY

4.1 [P17/S0179/PEM](#) – Pre application response provided (05/04/2017)
Demolition of existing police station buildings and redevelopment of the site to residential with 8 dwellings and 3-storey office building, and car parking

[P16/S3700/PEM](#) - Pre application response provided (25/11/2016)
Demolition of existing buildings and erection of nine dwellings

[P15/S2569/PEM](#) – Pre application response provided (27/10/2015)
Erection of 9 No. three bedroom dwellings.

[P98/W0776](#) - Approved (26/11/1998)
Construction of a disabled access entrance into operational police station.

[P96/W0548](#) - Approved (01/11/1996)
Change of use from existing police dwelling to offices for Wallingford Police Station.
(Residential to Class B1(a)).

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy (SOCS) Policies
CS1 – Presumption in favour of sustainable development
CSS1 – The overall strategy
CSWAL1 – The strategy for Wallingford
CSEN3 - Historic environment
CSH2 - Housing density
CSH3 - Affordable housing
CSH4 - Meeting housing needs
CSQ3 – Design

- 5.2 South Oxfordshire Local Plan policies
South Oxfordshire Local Plan policies
H4 – Proposals for houses
CON5 – Proposals affecting listed buildings
CON7 - Proposals affecting conservation areas
D1 – Design
D2 - Safe and secure parking for vehicles and cycles
D3 – Plot coverage and garden areas
D4 – Privacy and overlooking
D10 – Waste and recycling management
EP6 - Sustainable drainage
EP7 - Impact on ground water resources
T1 – Safe, convenient and adequate highway network for all users
T2 – Unloading, turning and parking for all highway users
G2 – Protect district from adverse development
Appendix 5 – Parking standards

5.3 **South Oxfordshire Emerging Local Plan 2011-2033**

The draft plan has reached 'Regulation 19' stage. Consultation events took place in November 2017 to check the soundness and legislative compliance of the plan. The public responses from this consultation are currently being compiled. Once Regulation 19 is complete, an updated draft Local Plan is to be submitted to the Secretary of State. At present, the draft policies in the Emerging Local Plan carry limited weight as they are yet to be scrutinized at examination or formally adopted.

5.4 **South Oxfordshire Design Guide (2016)**

5.5 **Neighbourhood Plan policies**

The Neighbourhood Plan area was designated on 1st January 2015, and the project group are currently reviewing site assessments and drafting the plan. The plan is yet to be formally submitted or examined, and has not been through a referendum. The plan is classified as an emerging plan for the town, and at this stage carries no weight in making planning decisions.

5.6 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The key planning considerations in determining the application are:

- Principle of residential development
- Impact on neighbouring occupants (scale, density and amenity)
- Design, character and appearance (conservation area and heritage assets)
- Highways and parking provision
- Additional matters

6.2 **Principle of residential development**

6.2i Policy CSS1 of the SOCS sets out an overall strategy for the district, which seeks, among other things, to support and enhance the larger villages as local service centres, while focusing major development at Didcot and the market towns. Policy CWAL1 allows for housing development in Wallingford on suitable infill and redevelopment sites.

The proposal site is located centrally within Wallingford, classified as a 'town' in the South Oxfordshire Core Strategy, and is closely surrounded by residential development. Services and facilities in the town are easily accessible on foot, and

there are frequent bus links to larger towns. For these reasons the site is considered to be in a sustainable location.

The principle of residential development is acceptable, given the site represents a sustainable, redevelopment opportunity, and is within a large settlement with easy access to services and facilities.

- 6.2ii Policy CSH4 of the SOCS requires all new residential developments to provide a mix of dwelling types and sizes to meet the needs of current and future households.

The mix of unit sizes is as follows:

Plots 1-2	2-bed
Plots 3-6	2-bed, plus box room / study
Plot 7	1-bed studio flat
Plots 8-9 (fronting Reading Road)	3-bed

In recent years the district has seen an increase in developments being designed with an over-provision of large 3-bed and 4-bed units. Therefore the make-up of predominantly 2-bed and smaller 3-bed units is welcomed. The housing mix is policy compliant and responds well to the local housing need in Wallingford.

- 6.2iii In assessing the detail of the proposal, consideration is given to policy H4 of the South Oxfordshire Local Plan.

Policy H4 permits housing on sites within the built-up areas of the four main towns and within the built-up areas of villages provided that:

- i) *an important open space of public, environmental or ecological value is not lost, nor an important public view spoilt;*

While the former police site provides a grassed, open space between dwellings and is partially visible from the public realm, it is not openly accessible to the public or an important space of public value. It is not environmentally significant, and redevelopment of the site would not result in an important public view being spoilt.

- ii) *the design, height, scale and materials of the proposed development are in keeping with its surroundings;*

The height and scale of the dwellings is considered under sections 6.4 and 6.5.

- iii) *the character of the area is not adversely affected;*

The impact on the character of the area, and specifically the impact on the conservation area and nearby listed buildings, is considered under section 6.5.

- iv) *there are no overriding amenity, environmental or highway objections; and* Residential amenity is considered in section 6.4.

Highway implications and parking standards are addressed in section 6.6.

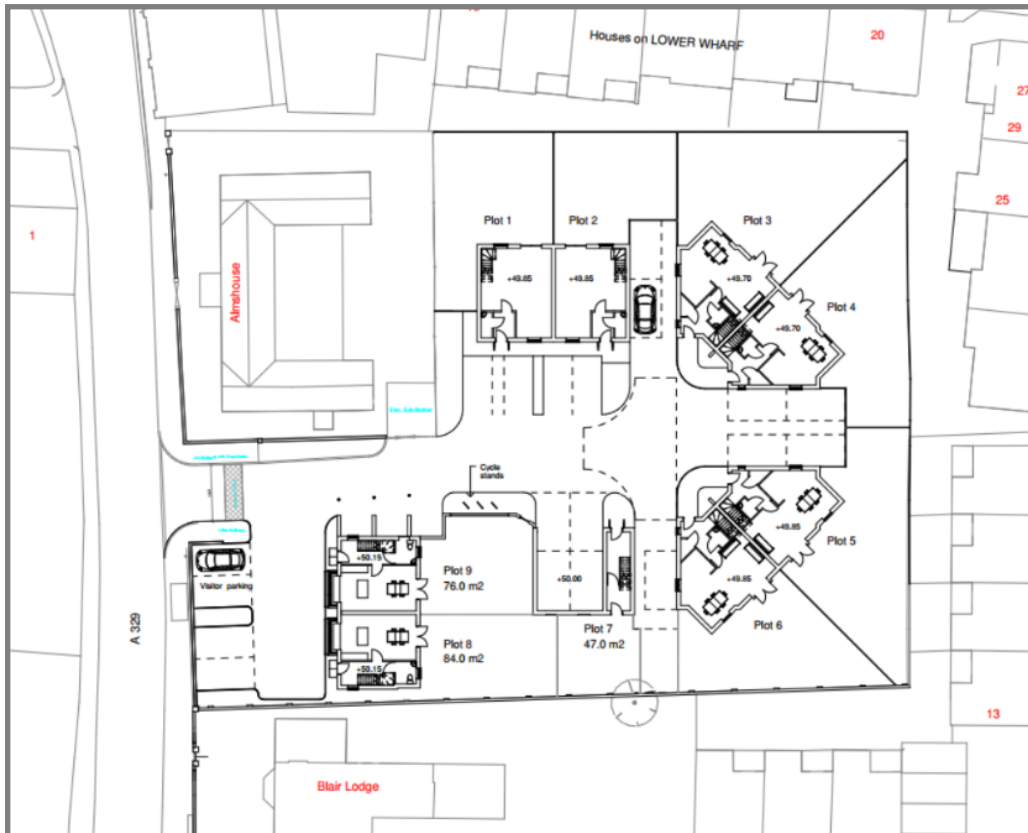
- v) *if the proposal constitutes backland development, it would not create problems of privacy and access and would not extend the built limits of the settlement.*

The proposal is not considered to be backland development as it fronts directly onto the street. However, the relationship with properties to the rear is considered under 6.4.

6.4 **Impact on neighbouring occupants (scale, density and amenity)**

- 6.4i Policies D4 and H4 of the SOLP consider the development's impact on the residential amenity of neighbouring occupants.

- 6.4ii The site is tightly surrounded by residential properties, with garden depths of 2.7m and 5m. Because of this, the design and scale of the scheme must be especially sensitive to the distance between dwellings, and the siting of openings, in order to safeguard amenity.



The South Oxfordshire Design Guide, section 7.14, requires that applicants check that *'back to back distances are a minimum of 25 metres; back to side are a minimum of 12 metres; front to front a minimum of 10 metres and back to boundary a minimum of 10 metres. Where these distances are not met, [applicants should] demonstrate how the design proposals ensure that privacy is maintained'.*

- 6.4iii Given the constrained nature of the site, the applicant has responded to the requirements in section 7.14 by incorporating a variety of amenity safeguarding measures, to compensate for the back-to-back distances being below the standard distances. There is flexibility within the Design Guide to consider this approach, as long as it can be demonstrated that amenity of neighbours is not adversely affected.

Plots 1 and 2 – These are 2-bed houses, designed with bedrooms at the front of the house, facing into the court. These dwellings have no windows at first floor on the rear elevation, other than bathroom windows and high-level roof windows.

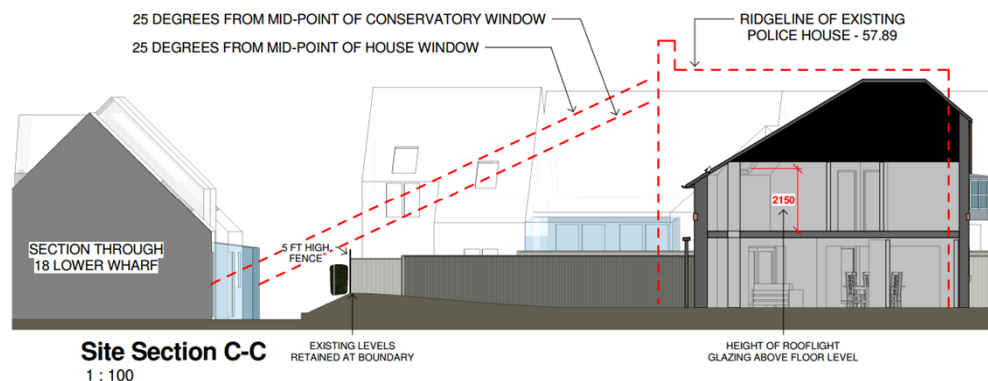
Plots 3 to 6 – These are 2-bed houses (with box room). These dwellings have no windows at first floor on the rear elevation, other than bathroom windows and high-level roof windows. Openings serving the bedrooms face towards the side boundaries, via side-screened windows, away from properties to the rear.

Plot 7 – The studio flat has upper floor windows serving habitable rooms. However, the distance to Blair Lodge is sufficient to prevent privacy being compromised. A limited amount of overlooking over the far end of the neighbouring garden would be possible, but this is consistent with the relationship between properties and gardens on an urban street.

Plots 8 and 9 are three storeys high, with the second floor built into the roof space. This is consistent in scale with Blair Lodge and a pair of Victorian semi-detached houses on the opposite side of Reading Road (nos 1 and 2 Reading Road). There is a separation distance of 11.8m from no 8 to the garden of no. 7; nos 8 and 7 are perpendicular preventing overlooking into habitable rooms; no 9 faces the blank, side elevation of no 8, which also safeguards amenity for both properties.

In addition, the following mitigation and supporting information has been submitted, to demonstrate how amenity would not be adversely affected:

- Setting the 2-storey, upper floor further back into the site, further from the single storey ground floor sections.
- Designing a low eaves level to the rear, with rooms in the roof space, and rising up away from the boundary; rather than 2-storey with a pitched roof
- Site plan, and Design and Access Statement, indicating where levels are to be lowered
- Limited openings on rear upper floor elevations, other than high-level roof lights which prevent overlooking but allow light and air into the rooms
- Sun-track diagrams showing the extent of shadow, in comparison to existing levels from buildings on-site



- Section plans showing the relationship between existing dwellings and proposed dwellings, in comparison to existing buildings on-site
- BRE daylight analysis (Appendix 2 of Planning Statement)

6.4iv The back-to-back distances are most critical in relation to upper floor windows, as ground floor windows can be screened by fencing (as indicated in the proposal plans). In general the back-to-back distances range from 13.5m to 20m, and in each of these cases privacy has been safeguarding through using high-level windows.

In terms of the building mass and impact on neighbouring properties, the use of low eaves to the rear, with rooms in the roof space (rising up away from the boundary), has appropriately mitigated the impact on properties close to the boundary. Furthermore, the section plans and daylight analysis demonstrate that light levels

would not be adversely affected, and this is achieved through the low-level eaves and ridge heights of the properties and the slight lowering of the ground level.

- 6.4v In order to safeguard the amenity of occupants and neighbouring occupants in the future, it is recommended that permitted development rights are removed for extensions, porches, outbuildings. This will also secure the garden space allotted to each property, and prevent overdevelopment of the site. In addition, the careful consideration of trees and planting on the site will be necessary to ensure the landscaping remains compatible and of an appropriate scale, and does not impinge on neighbouring properties. For this reason a landscaping condition is recommended. Finally, it is recommended that the installation of security lights / outdoor lighting is also managed by condition to prevent light-spill over the boundary and to avoid disturbance to neighbouring occupants.
- 6.4vi It is noted that objections have also been raised on the basis that, although the draft neighbourhood plan is accepting of redevelopment of the site for residential purposes, it plans for 7 units, rather than 9 units. While the intentions of the community are noted, the plan is yet to be formally submitted or examined, and has not been through a referendum. The plan is classified as an emerging plan for the town, and at this stage carries no weight in making planning decisions. The impact of the proposed 9 units has in any case been assessed in making a planning recommendation, through considering impact on neighbouring occupants (in section 6.4) and in terms of density.
- 6.4vii Policy CSH2 of the SOCS states that on sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare will be required unless this would have an adverse effect on the character of the area.

The proposed development would result in a density of 37 dwellings per hectare. While this is higher than the minimum required, the site is within a town centre location where a higher density is usual. The residential density of neighbouring developments is at 61 dwellings per hectare. While this highlights the need for sensitive relationships between neighbouring properties, it is an indication that a density of 37 dwellings per hectare is not inappropriate for the town location and represents efficient use of the land.

6.5 **Design, character and appearance in relation to the conservation area and heritage assets**

- 6.5i The Wallingford Conservation Area was established in January 1969, and revised in April 2018. Although Angiers Almhouses and Blair Lodge fall within the designated area, the police station site does not; it does however form the setting of the conservation area.

In accordance with policy CON7 of the SOLP, permission will be granted for development which does not harm the character or appearance of the Conservation Area. Angiers Almhouses (and the Almhouses milestone marker) and 1-3 St. John's Green are grade II listed buildings, closely located to the site. Policy CON5 of the SOLP states that development, which would adversely affect the setting of a listed building, will be refused.

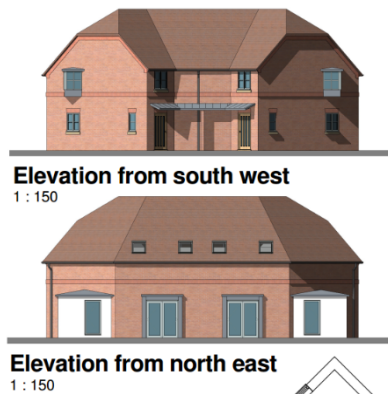
- 6.5ii The Reading Road frontage of the site has responded fairly positively to the pre-application advice given earlier this year. The 3-storey design of the semi-detached dwellings is set back from the street frontage which provides relief alongside the listed Almhouses and also preserves the emphasis of Blair Lodge, an attractive Edwardian house. The proposed low brick wall also preserves the simple

pattern of means of enclosure along the Reading Road and is welcomed from a heritage perspective.



- 6.5ii Concerns were, however, raised about the layout and design of the original scheme, in relation to the properties to the rear of nos 8 and 9. In particular, there were a number of blind elevations across the site and very contrived openings to serve odd floor plans, which suggested overdevelopment and contrived measures to avoid overlooking.

With regard to the design of the dwellings, para. 60 of the NPPF sets out that ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.’



The revised design of the dwellings is innovative, to work within the site constraints, but continues to draw inspiration from the dwellings in neighbouring streets. Further to the receipt of revised plans, the previous issue of multiple blind elevations has been overcome and there is far more positive activity across the site and the elevational treatments of the proposed dwellings. Some material detailing is also shown across the scheme which will help to avoid the new buildings appearing flat. A more detailed scheme of materials will be required by condition to ensure a high quality development.

Overall, the design has addressed the concerns of ‘being contrived’ and presents a better response to the character and appearance of the adjoining conservation area. By reducing the floorspace and massing of the dwellings, increasing the back-to-back distances and incorporating detailing, the development achieves a better relationship with adjacent properties. The revised design, which draws in a more effective way from its surroundings, responds more positively to the setting of the listed buildings and the conservation area. The amended scheme can be accommodated on the site without resulting in overdevelopment, and successfully integrates with the character and appearance of the local area.

6.6 Highways and parking provision

6.6i Policy T1 of the SOLP requires that developments provide for:

- a safe and convenient access to the highway network;
- be accessible by public transport and have a safe walking route to nearby bus stops (or new bus stops and appropriate infrastructure should be provided);
- and be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment.

- 6.6ii The Highway Authority initially raised a holding objection to the scheme due to the increased number of vehicular movements over the former use as a police station.

Having reassessed the proposal, it has been clarified that although Reading Road is a main road into the town, traffic is relatively slow moving, and visibility from the access is clear. The introduction of 9 households on the site, in comparison to the previous police office and two police houses, would not result in increased pressure to the highways or increased risk to highway safety that could be defined as severe in terms of transport harm, or to warrant a recommendation for refusal on highway grounds. This is reinforced in the National Policy Framework, para. 32: 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.

Updated comments from the Highways Officer, and in relation to a series of revised schemes, have clarified there is no highway objection, subject to conditions:

- Parking and turning as indicated on plans
- Works to access
- Surface water drainage
- Foul water drainage
- Cycle Parking
- Construction Traffic Management Plan

- 6.6iii The South Oxfordshire Local Plan – Appendix 5, and policy D2 of the SOLP, set out the car parking standards for residential developments. One space is required for 1-bed properties; two spaces are required for dwellings with 2/3 bedrooms. All spaces are required to meet the dimensions specified in the South Oxfordshire Design Guide of 2.5m wide by 5m long.
- 6.6iv On this basis, there is a requirement for 17 resident spaces, which have been designed into the scheme, as well as 2 additional spaces for visitors, i.e. 19 in total. With this level of parking provision, the introduction of 9 households would not result in pressure to park on the street, or displacement onto surrounding residential streets. Furthermore, services and facilities in the town are easily accessible on foot, and there are frequent bus links to larger towns, reducing the reliance on private transport for occupants of this particular development.

6.7 **Additional matters**

6.7i **Loss of community use and employment use**

The site has until recently been occupied by Thames Valley Police, with associated buildings on the site. Further to the centralisation of police services there is no longer the need for a police station to be located on the site. The former police station is no longer required, and although important to the community, would not be classified as a community use. The council accepts that the requirement for any developer to build a new Police Station or an alternative community use would not be reasonable.

The police station is considered to be an employment use (albeit relatively small-scale). The site is below the 500m² threshold and, in any case, has been marketed for a good length of time. On this basis the loss of employment is not contrary to policy, and at this scale would have limited impact on employment opportunities for the town.

6.7ii **Private amenity space**

Minimum standards for new residential development are recommended in the South Oxfordshire Design Guide and in Policy D3 of the Local Plan:

1 bed = 35 sqm

2 bed = 50 sqm

3 bed = 100 sqm

The 1- and 2-bed properties all achieve garden space in excess of the requirement; 47m for the 1-bed, and between 93sqm and 167sqm for the 2-beds (and 2-beds with box room).

Although the combined garden space of the site meets the requirements (an average of 110sqm per property), the gardens of the 3-beds are below the requirement of 100sqm. In terms of private amenity space nos 8 and 9 would benefit from 78sqm and 84 sqm respectively, which is appropriate for a town centre location. In terms of family play space, the undersupply is mitigated by the proximity of nearby playspace - households would be within walking distance of the Kinecroft Park (300m), Bullcroft Park (650m), and Wallingford Sports ground (1,300m).

On balance, the undersupply would not notably compromise the amenity space available to the 3-bed households, and any remaining harm associated with the under-provision is not sufficient enough to insist on further revisions to the scheme.

6.7iii **Archaeological area of interest**

An archaeological evaluation has been undertaken on the site which recorded a number of archaeological features across the site. A number of Late Saxon or Saxo-Norman features were recorded consisting of pits, ditches and postholes. A number of medieval remains were also recorded. The development will therefore have an impact on these identified deposits and a programme of archaeological mitigation will need to be undertaken ahead of any development. Should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction – to be secured by condition.

6.8 **Infrastructure requirements**

6.8i The proposed development results in the provision on new residential floorspace and would therefore be liable for a Community Infrastructure Levy (CIL) charge, as set out in the South Oxfordshire Charging Schedule. The CIL charge applied to new build residential development is £150 per square metre (adjusted to £170.73 as per indexing figure Jan 2018) in Wallingford. 15% of the CIL payment will go directly to Wallingford Town Council (in the absence of an adopted Neighbourhood Plan) for spending towards local projects. In this case the development would result in the provision of 552sqm of new residential floorspace.

Based on the current Reg 123 list, contributions towards education, health, sports / leisure, community and cultural facilities and general highways infrastructure would be collected through CIL. Site specific contributions, where set out as a policy requirement, would be collected through a s106 agreement.

6.8ii The development measures 897 sqm (gross) and would result in 9 residential units. On the basis that the scheme is less than 10 units and less than 1000sqm, the development would not trigger the requirement for affordable housing. Similarly, the site area is below 1 hectare, and a public art contribution would not be required in this instance. For this reason no s106 agreement is required.

7.0 CONCLUSION

7.1 I recommend that full planning permission is granted. The proposed development is considered to be acceptable for the following reasons:

The redevelopment of the site to provide 9 dwellings within the built limits of a sustainable town accords with housing policy, and the principle of residential development in this location is acceptable.

The scale, height, location and design of the development relates appropriately to the immediate residential development, and integrates effectively with the setting of the conservation area and the nearby listed buildings. Subject to mitigation designed into the scheme, the proposal sufficiently safeguards the residential amenity of neighbouring occupants and is at a scale that is appropriate to the plot and neighbouring buildings. The level of parking provided conforms with the parking standards in the Development Plan.

Subject to recommended conditions, the proposal accords with the National Planning Policy Framework (2012) and National Planning Practice Guidance (2014), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan (Saved policies, 2011) and the South Oxfordshire Design Guide (2016).

8.0 RECOMMENDATION

8.1 **That planning permission be granted subject to the following conditions:**

1. **Work to commence within three years.**
2. **In accordance with plans.**
3. **Materials schedule to be submitted prior to commencement.**
4. **Archaeological written scheme of investigation.**
5. **Archaeological monitoring and findings report.**
6. **Implementation of a phased contamination risk assessment.**
7. **Submission of a contamination validation report, to confirm remediation strategy has been implemented in full.**
8. **Parking and turning as indicated on plans.**
9. **Works to upgrade access, in accordance with Oxfordshire County Council standards.**
10. **Surface water drainage.**
11. **Foul water drainage.**
12. **Cycle parking.**
13. **Scheme of landscaping.**
14. **Details of site levels and floor levels.**
15. **Boundary treatment and amenity space to be set out prior to occupation.**
16. **Construction traffic management plan.**
17. **Hours of construction.**
18. **Permitted development rights removed (extensions, porches, outbuildings).**
19. **No external lighting other than low level lighting; implementation of a lighting scheme to be approved in writing.**
20. **No conversion of garages to accommodation.**

Author: Katherine Canavan
Contact No: 01235 422600
Email: planning@southoxon.gov.uk