

Woodcote Parish Council

Planning Application P19/S4457/FUL

Written statement from Woodcote Parish Council (WPC) for discussion at the Planning Committee on Wednesday 1st July.

The Parish Council's objection was mainly based on non-compliance with policies H10 and H3 of the Woodcote Neighbourhood Development Plan (WNDP).

Policy H10 - Infill development

This development is acknowledged by the planning officer to be an infill site and backland development and, therefore, clause (c) of policy H10 applies. This clause states that infill development will be supported provided that:

"It is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality."

It is the Parish Council's contention that this development fails on all aspects of this policy.

Unsuitable access

The planning officer has indicated that there is an existing access which has been in use for many years and that it provides access to a barn which has been used for commercial purposes. In fact, the barn has not been in use for many years and the only traffic on the access has been the owner's car accessing the rear parking space. Even when the barn was in use, there was very little traffic accessing this property. Therefore, building two houses at the rear will significantly increase the traffic on the drive with the consequent impact on the amenity of the neighbours, particularly at Ponders End and the new house at plot 1.

The privacy of adjoining properties

Apart from the impact of the access drive and parking areas at the rear. Plots 3 & 4 are less than the Design Guide recommended distances from the adjacent properties in Goring Road and those to the rear in West Chiltern.

Inconsistent with the character of the locality

The planning officer asserts that the properties in West Chiltern represent a backland development that sets a precedent for this development. However, West Chiltern is a totally separate estate development filling in the space between Goring Road, Whitehouse Road and Bridle Path with internal access roads leading from Whitehouse Road. It is totally different from the proposed development at the Hollies.

Although the density of housing in West Chiltern to the rear of this property is higher, the average density of housing on this stretch of Goring Road is approximately 10 per Ha. The development at the Hollies is at 25 houses per Ha, so represents a significant increase in density which is not characteristic of this section of Goring Road where the properties have spacious and verdant gardens.

Policy H3 – affordable housing

Both the current Core Strategy and the WNDP have policies requiring sites with a nett gain of three or more dwellings to provide 40% affordable housing (policies CSH3 and H3, respectively). Whilst it is true that the emerging Local Plan LP2034 reflects changes in the NPPF and increases the threshold, LP2034 is not yet

made and, therefore, current policies in both the Core Strategy and WNDP should be applied to this development.