

Our ref: 51599/MD/KC  
Project Name: Orchard Way, Harwell



Vale of White Horse District Council  
Abbey House  
Abbey Close  
Abingdon  
OX14 3JE

30th May 2024

Dear Sir/ Madam

**Land at 25 Orchard Way, Harwell, Oxfordshire, OX11 0LQ**

Pro Vision have been instructed by our client, Feltham Properties, to prepare and submit an application for approval of Reserved Matters for the development of 5no. dwellings at the above address, following the grant of Outline Permission (application reference P21/V0679/O) in June 2021.

The application comprises the following:

- Completed application form
- Site Location Plan and Block Plan, drawing ref. 1819-DMS-XX-00-M2-A-(21)003A
- Proposed Site Plan, drawing ref. 1819-DMS-XX-01-M2-A-(21)001A;
- Proposed Vehicle Access Plan, drawing ref. 1819-DMS-XX-00-M2-A-(21)015A
- Proposed House Type 1, drawing ref. 1819-DMS-H1-ZZ-M2-A-(04)001A (Plots 2, 3 and 5)
- Proposed House Type 2, drawing ref. 1819-DMS-H2-ZZ-M2-A-(04)002A (Plot 1)
- Proposed House Type 3, drawing ref. 1819-DMS-H3-ZZ-M2-A-(03)003A (Plot 4)
- Garage Plans and Elevations, drawing ref. 1819-DMS-G1-00-M2-A-(21)017A
- Soft Landscape Plan – Trees, Hedges and Grass Areas, drawing ref. 1278-03.1
- Soft Landscape Plan – Shrub Areas, drawing ref. 1278-03.2
- Proposed Street Scene, drawing ref. 1819-DMS-XX-ZZ-M2-A-(21)016A
- Boundary Treatment Plan, drawing ref. 1819-DMS-XX-01-M2-A-(21)002A
- Existing Building Plan, drawing ref. 1771-1-100

The following supporting information is submitted:

- Design and Access Statement, prepared by Feltham Properties, May 2024
- Biodiversity Enhancement Plan, prepared by Aluco Ecology Ltd, March 2024
- Biodiversity Metric 4.0 Calculations
- Validation Checklist

- Sustainability Checklist

The requisite application fee of £2,890, plus the Planning Portal admin fee of £70, has been paid by the Applicant via the Planning Portal (ref: PP-13104781).

The CIL Form 1 is also submitted.

## **Planning Statement**

### *The Site and its Context*

The application Site currently comprises a single-storey residential dwelling within the village of Harwell. This is classified as a 'Larger Village' within the Council's settlement hierarchy. Harwell Village recreation Ground is located to the south, and open countryside lies to the west. The rear garden extends to a depth of approximately 65m.

The Site is located within Flood Zone 1 and is therefore at the lowest risk of flooding from the rivers and the sea.

There are no Public Rights of Way (PROWs) within the Site or within close proximity.

### *The Development Plan*

The Development Plan for Vale of White Horse District Council consists of Vale of White Horse Local Plan 2031 Part 1 'Strategic Sites and Policies' (adopted December 2016) and Vale of White Horse Local Plan 2031 Part 2 'Detailed Policies and Additional Sites' (adopted October 2019). The following policies are relevant to this application:

#### Part 1

- Core Policy 33 (Promoting Sustainable Transport & Accessibility)
- Core Policy 35 (Promoting Public Transport, Cycling & Walking)
- Core Policy 37 (Design & Local Distinctiveness)
- Core Policy 42 (Flood Risk)
- Core Policy 44 (Landscape)
- Core Policy 46 (Conservation & Improvement of Biodiversity)

#### Part 2

- Development Policy 2 (Space Standards)
- Development Policy 16 (Access)
- Development Policy 23 (Impact of Development on Amenity)
- Development Policy 28 (Waste Collection and Recycling)

### Other Material Planning Considerations

- The National Planning Policy Framework (NPPF) (December 2023)
- Joint Design Guide (2022)

### Relevant Planning History

P23/V2385/RM	Reserved Matters application for the details of appearance, landscaping, scale, and layout following Outline Approval P21/V0679/O (Outline application for access for residential development of up to 5 dwellings). (Amended plans and information received 21 March 2024 as set out in accompanying agent cover letter). Application Under Consideration.
P22/V2217/RM	Reserved Matters application for the details of appearance, landscaping, scale and layout following Outline Approval P21/V0679/O. (as amended by plans and biodiversity information received 16 January 2023). (Outline application for access for residential development of up to 5 dwellings). Withdrawn Prior to Determination 27/01/2023.
P21/V0679/O	Outline application for access for residential development of up to 5 dwellings. (Additional highway and ecology information received 13 May 2021) (Additional archaeology information received 28 May 2021) Outline Planning Permission Granted 25/06/2021.
P19/V1011/O	Outline application for residential development of up to 7 dwellings with some matters reserved. Withdrawn Prior to Determination 18/11/2019.

### The Proposal

This application seeks consent for the details of appearance, landscaping, scale, and layout following Outline Approval P21/V0679/O.

The live Reserved Matter Application (ref. P23/V2385/RM) is due to go before Committee on the 19<sup>th</sup> of June 2024. In considering the expiry date of the Outline Permission of the 25<sup>th</sup> of June 2024, this application proposes an alternative scheme for the Local Planning Authority to consider.

The alternative scheme seeks to make the following main design alterations to the proposals currently under consideration by the Local Planning Authority:

- Housetype One (Plots 2, 3 and 5)
  - Appearance

- Cedar cladding introduced on front elevation between ground and first floor windows.
- Cedar cladding introduced on rear elevation between ground and first floor windows.
- Stone sills removed between ground and first floor windows.
- Bargeboard removed on front gable.
- Plot 5 only - Cedar cladding also introduced on side elevation between ground and first floor windows.
- Housetype Two (Plot 1)
  - Scale
    - Reduced scale (200mm reduction in ridge height from 6.03m to 5.82m)
  - Appearance
    - Chimney stack removed.

Please refer to the accompanying Design and Access Statement for further explanation of the revised proposal.

### Planning Assessment

The principle of the scheme has been established and approved by the extant outline planning permission. This granted planning permission for development of the land for up to five dwellings (which were presented as two storeys) and the means of access to Orchard Way. The principle is therefore not for reconsideration as part of this application; this application is just to consider the reserved matters of appearance, scale, layout and landscaping.

Core Policy 37 requires development to be of a high quality, visually attractive design that responds positively to the site and its surroundings with appropriate scale, height, details and materials.

Following comments made by the Local Authority under the grant of Outline Consent, the scheme has been sensitively designed to respond positively to the character and appearance of the Site and surrounding area.

The scheme incorporates a mix of single-storey and two-storey dwellings. A single-storey dwelling is proposed to the front of the Site<sup>1</sup> which will tie in well with the properties immediately neighbouring the site which are single storey dwellings of varying heights. It should be noted that this scheme lowers the height of plot 1 further from the live Reserved Matter Application (ref. P23/V2385/RM).

The other dwellings are two storeys in height and will sit comfortably within the street scene which contains other two storey dwellings, including the nearby recently constructed development at Armstrong Close (application reference P17/V1998/O for nine dwellings); the proposed dwellings are lower than the dwellings in Armstrong Close by circa 1.34m and will therefore fit within the parameters established at that development.

The Armstrong Close development is only separated from the Application Site by a residential garden. Therefore, it is considered that development of the Site when viewed from the Recreation Ground to the

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<sup>1</sup> Proposed House Type 2, drawing ref. 1819-DMS-H2-ZZ-M2-A-(04)002A

south would be viewed against the context of this development as well as the wider built-up area of Harwell to the north, and would not, as a result, appear out of keeping. This was the conclusion made by the Case Officer when considering the current live Reserved Matters Application<sup>2</sup>. When comparing the proposed development to that approved at Armstrong Close, it is worth noting that the proposal is visually softer, with less pronounced gables and the introduction of more subdued finishes including cedar cladding. This provides a good transition between urban and more open environments including the recreation ground and agricultural fields adjacent to the site.

When considering the above, the proposals comply with Core Strategy 37 and would deliver a high-quality development, in keeping with the character of the area.

Notwithstanding the layout of the Site which seeks to soften the transition, the proposals are accompanied by detailed Soft Landscaping Plans to maximise biodiversity potential. The proposed trees, shrubs and hedgerows have been carefully considered as part of the design to maximise ecological potential and soften the development from the recreation ground and on approach along Orchard Way. The application is accompanied by a Biodiversity Enhancement Plan and Biodiversity Metric 4.0 calculations in accordance with Local and National Policy. It is therefore considered that the proposals accord with Core Strategy Policy CP44.

Furthermore, there will be no detrimental impact on the living conditions of neighbours or future occupants when considering the scale and layout of the scheme, thus complying with Development Policy 23. This was the conclusion made by the Case Officer when considering the current live Reserved Matters Application.

Accordingly, we trust that the amended scheme will be supported and approved without delay.

I trust that all the necessary information has been included within this submission to allow for the application to be registered and made valid without delay. However, should any queries arise in relation to the submission, please do contact me to discuss.

Yours sincerely



**Megan Downes BSc (HONS)**  
Planner



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<sup>2</sup> Page 8 of the Officers Delegated Report