

30th March 2015
L 150312 RAS RevisedApplicationDescription



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Dear Mr Shaw

Application Number 14/1102/P/OP
Land to east of Church Road, Long Hanborough
Proposed revision to application description

I refer to the above application which was considered at Uplands Area Planning Sub-Committee on 2nd March 2015. The application was deferred, following extensive discussion by members of the Sub-Committee. The view expressed by a number of District Councillors was that; whilst the principle of housing development on the application site was acceptable, the number of houses proposed was too high.

The applicant (Corpus Christi College) acknowledges the concern raised by Members and in response, following discussion with planning officers and a representative of the Parish Council, is proposing to reduce the number of dwellings from 64 to 50.

This letter proposes a formal revision to the application description to state;

'Erection of up to 50 dwellings, provision of play group facilities, provision of public open space and ancillary enabling works together with access from Church Road.'

I have attached an indicative layout which is submitted in support of the outline application which demonstrates how 50 dwellings and play group facilities could be accommodated on the application site.

The reduction in the number of houses will significantly reduce the development value of the land and it is, therefore proposed that the proposed mix of housing will be 32 market dwellings and 18 affordable dwellings.

It is also proposed that all 18 affordable dwellings should be offered first to those on the District Council's Housing Register with a local connection to Long Hanborough. The mix of affordable housing as proposed by the District Council Housing Enabling Manager is 2 one bed flats, 4 two bed flats, 8 two bed houses, 2 three bed houses, 1 four bed house and 1 level access dwelling.

The amended proposals include the offer of 1.8 hectares of land to the County Council for use as either educational purposes or for public open space.

The amended proposals also include the provision of a building for a play group which could facilitate the relocation of the existing play group from the site of the primary school.

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I have also attached a letter dated 16th March 2015 from Brett Farmery of Cole Easdon which states that the additional traffic generated by the relocation of the play group will be more than offset by the reduction in traffic as a result in the reduction in housing numbers to 50.

The proposals also include the offer of a financial contribution of £25,000 to assist in the provision of improved health services in Long Hanborough. The proposed contribution follows discussion with Dr Neil Rust of the Eynsham Medical Group.

The revision of the application description will require further consultation with key stakeholders such as the County Council and the Parish Council. It is, therefore proposed that consideration of the application be deferred until the Uplands Area Planning Sub-Committee on Monday 27th April 2015.

The reduction in housing numbers will have implications for the level of financial contributions which will be sought as part of the Section 106 planning obligation. Officers are requested to confirm such figures in the Committee Report prior to consideration at Sub-Committee next month.

I trust that this revision to the application description is acceptable and I look forward to discussing the application in more detail in due course.

Yours sincerely

A handwritten signature in black ink that reads "R. A. Smith". The signature is written in a cursive style with a large, prominent 'S'.

Roger Smith
Head of Planning

cc. J Harrison – Corpus Christi / C Campion and J Stewart-Irvine - Savills