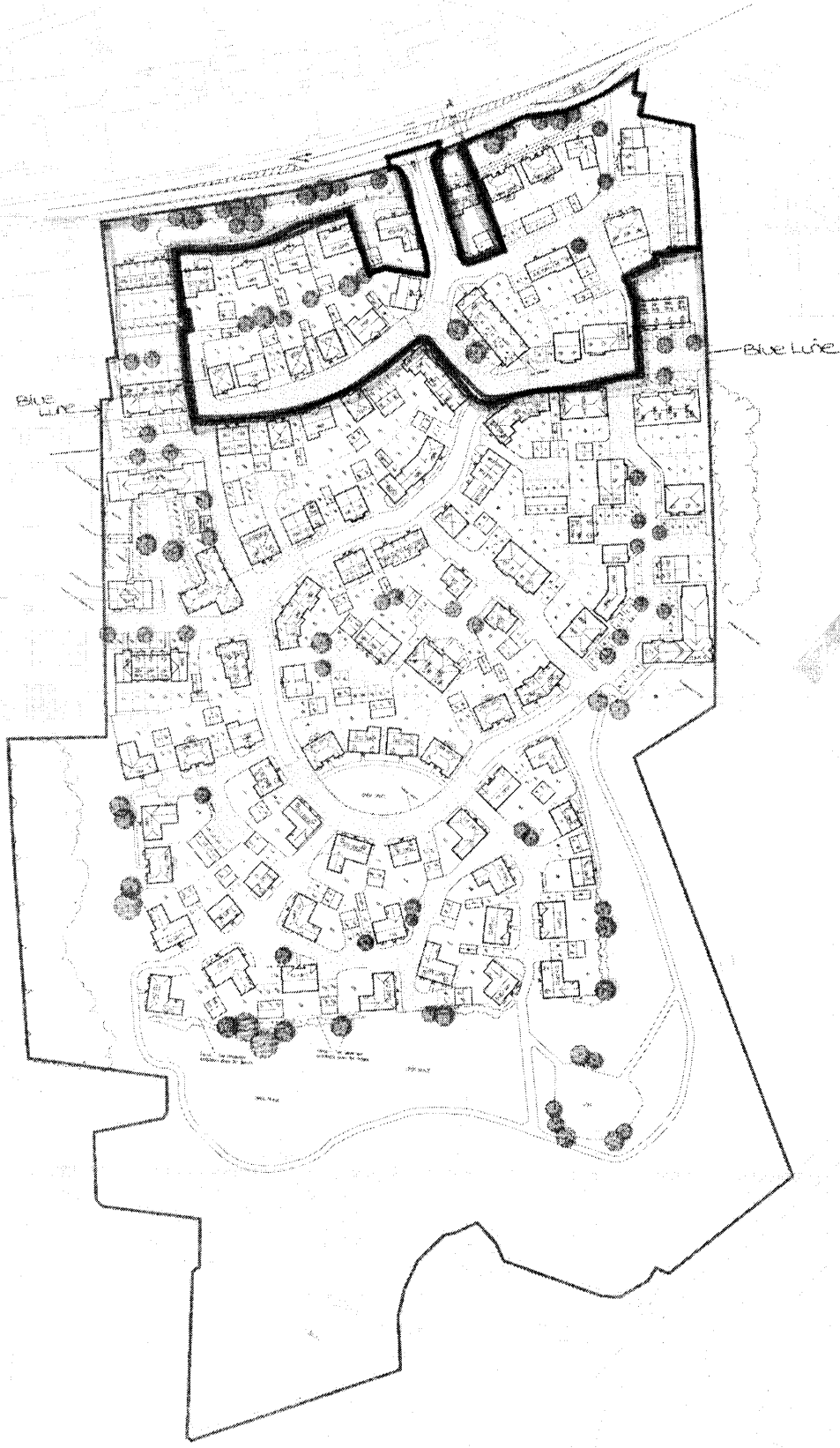


REVISIONS TO THE PLAN  
DATE: 10/15/2010  
BY: [Signature]

SCALE: 1" = 40'



<b>PROJECT INFORMATION</b>		<b>PROJECT LOCATION</b>	
Client:	City of [City Name]	Address:	[Address]
Project Name:	[Project Name]	City:	[City Name]
Architect:	[Firm Name]	County:	[County Name]
Date:	[Date]	State:	[State Name]
Scale:	1" = 40'	Sheet:	[Sheet Number]
Author:	[Name]	Checked:	[Name]
Drawn:	[Name]	Approved:	[Name]
Reviewed:	[Name]	Project No.:	[Project Number]
Final:	[Name]	Sheet No.:	[Sheet Number]

# Cumnor Parish Council

Jacqueline Bock  
Clerk of the Council  
Tel & Fax: 01865 860950  
E-mail: cumnorparish@btconnect.com

143 Cumnor Hill  
Oxford  
OX2 9JA

Mr Stuart Walker  
Principal Planning Officer (North)  
Vale of the White Horse District Council  
Abbey House  
Abingdon  
Oxfordshire OX14 3JE

Vale of White Horse 16 APR 2010 District Council
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13 April 2010

Our Ref: CPC/Planning/lets/13-04-10WalkerVale ReTimbmet  
Your Ref: CUM/80/41

Dear Mr Walker,

**Planning Application CUM/80/41. Timbmet Ltd, Cumnor Hill, Oxford, Oxon, OX2 9PH**  
***Retrospective application for erection of 31 dwellings.***  
***(Plots 2026 inclusive, plots 178-183 inclusive and plots 185-188 inclusive.)***

Please find enclosed a copy of the observations of Cumnor Parish Council for the above planning application, together with a comparison table and plan provided by Councillor Brian Stops. He has spent a good deal of time and effort reading through the previous relevant applications and highlighting precisely what building work has been carried out by Persimmon.

The plan shows the units permitted, as per the application CUM/80/32 approved on 6 October 2008, outlined in blue, and the dwellings that have actually been built in contravention of the approved application, shown in red.


The Council has other concerns notably:

- The cavalier attitude in which Persimmon has blatantly contravened the permission and conditions of the approved application;
- By not taking appropriate enforcement measures, the Vale has unwittingly allowed this situation to occur, despite being informed by both the Council and residents that Persimmon appeared to be building some wrong units;
- The way in which Persimmon has built more marketable units rather than the agreed number of affordable homes;
- The Design and Access Statement still contains a number of inaccuracies;
- The swales have been constructed with a membrane (the turf was lifted, a membrane laid and the turf replaced) thus creating ponds not swales, with a possible impact on surface water run-off;
- The height of some properties, particularly Plot 188, which was not included in the approved application;
- The landscaping should be more in keeping with the sylvan aspect of Cumnor Hill;

- As the Council is not an experienced professional in planning matters, it would have been helpful to have been provided with more information, such as the plan enclosed, to assist the Council in its consideration of these complex planning applications and
- For your information, the Council understands that several purchasers of new homes are in dispute with Persimmon.

Whilst writing, do you have any news about Thames Water's progress regarding a new pumping station? The Council is very aware of housing needs in the area and is conscious that more housing should be built as part of this development.

Yours sincerely,



Jacqueline B Bock (Mrs)  
Clerk to Cumnor Parish Council

cc

Mr David Buckle, Chief Executive, Vale of White Horse District Council

~~Mr Adrian Duffield, Head of Planning, Vale of White Horse District Council~~

**CUMNOR PARISH COUNCIL RESPONSE FORM**

The observations of Cumnor Parish Council.

Register No.	10/00363/FUL	Officer:	Mr Stuart Walker
Application Number:	CUM/80/41	Amended plans:	Yes
Address of Proposal:	Timbmet Ltd, Cumnor Hill, Oxford, Oxon, OX2 9PH		
Proposal:	<i>Retrospective application for erection of 31 dwellings. (Plots 2-26 inclusive, plots 178-183 inclusive and plots 185-188 inclusive.)</i>		

Please select the response that most accurately reflects your views on this application by ticking one box and providing the relevant reasons where this is requested, using a separate sheet if required.

1.  Fully support for the following reasons:

2.  No objections.

3.  Do not object but request the following issues be given consideration:

4.  Object for the following reasons:

The Council was dismayed to receive this retrospective planning application, which has arisen because 17 of the 31 dwellings specified, and identified on SL.02 in October 2008 have not been constructed, but others built in their stead. This constitutes unauthorised substitution despite assurances to the Parish Council that the site was being monitored by VWHDC Enforcement Officers. They do not accord with the three groups of locations as set down on the approved plan PL061101/SL.02. The Council believes that permission should not be granted because the developer has failed to maintain the proportion of affordable housing as previously approved. Instead of the 22 affordable housing units (including 9 LTH), only 5 units (including 2 LTH) have been erected in this current first stage of development. None of the 17 units at the bottom of the attached comparison table are for affordable housing. The Council can offer only one practical and feasible recommendation to mitigate this blatant contravention by Persimmon (Thames Valley) Limited of the Notice of Permission for CUM/80/32 dated 6 October 2008: this is for Persimmon to complete the construction of the four units left at slab level (Plots 11-14) for affordable housing, and that four of the other market dwellings already completed be left unoccupied. Had this planning application come before the Development Control Committee at the proper time, it would undoubtedly have been refused on the grounds of insufficient number of social housing.

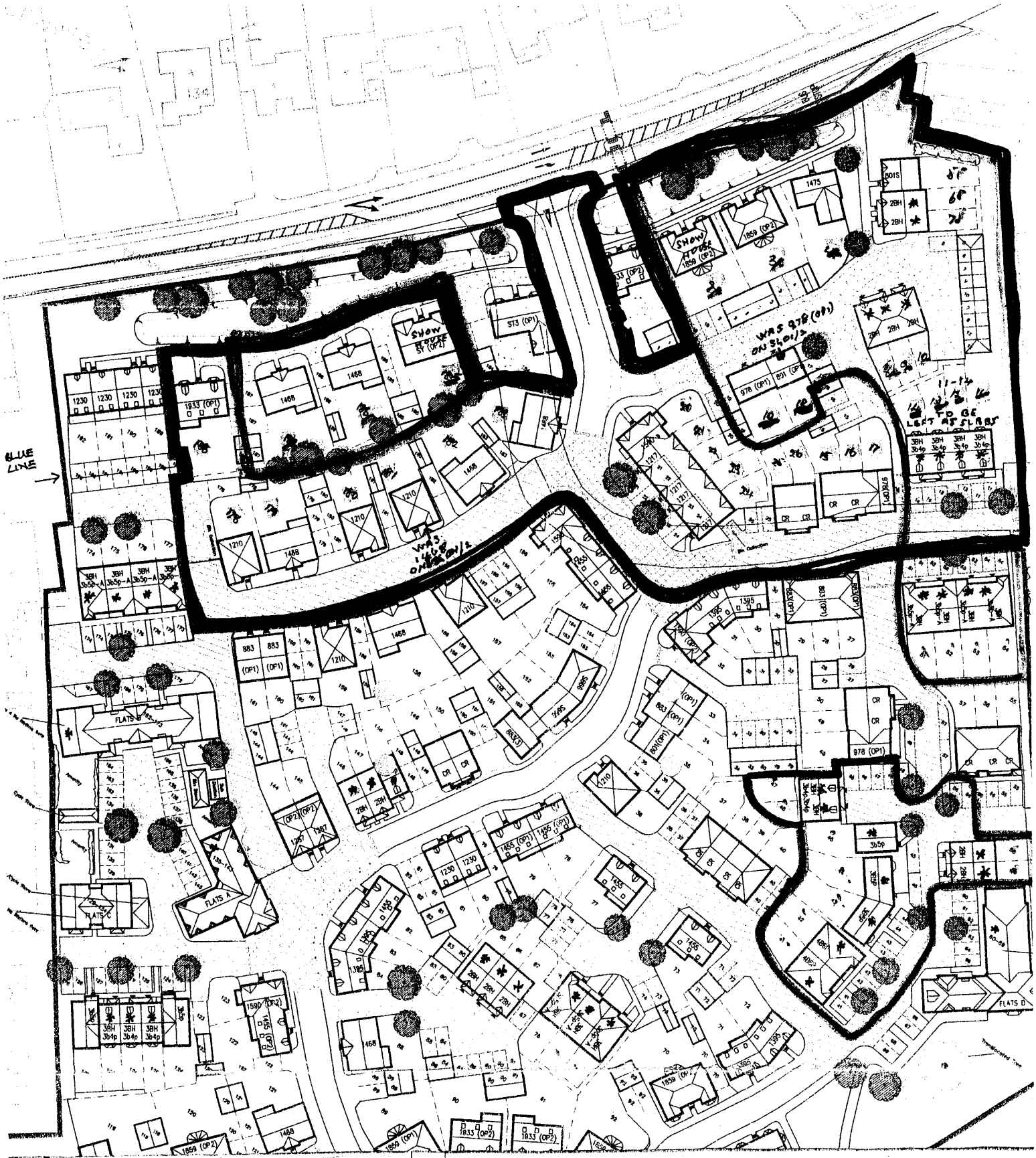
Signed by ...*J B Bock*.....  
 Clerk to Cumnor Parish Council

Dated 13 April 2010

**Comparative Table of plot, house type, and affordable housing categories for the two sets of 31 locations on SL.02 and LP02**

<b>Column A</b>			<b>Column B</b>		
<b>SL.02 (09/08)</b>			<b>LP.02 (02/10)</b>		
<b>Plot No</b>	<b>House type</b>	<b>Affordable</b>	<b>Plot No</b>	<b>House type</b>	<b>Affordable</b>
2	1859(OP2)		2	1859(OP2)	
3	1859(OP2)		3	1859(OP2)	
4	1475		4	1475	
5	801S		5	801S	
6	2BH	Afford.	6	2BH	Afford.
7	2BH	Afford. LTH	7	2BH	Afford. LTH
8	2BH	Afford.	8	2BH	Afford.
9	2BH	Afford.	9	2BH	Afford.
10	2BH	Afford. LTH	10	2BH	Afford. LTH
11	3BH	Afford.	11*	3BH	Afford. )11-14:
12	3BH	Afford.	12*	3BH	Afford. )left
13	3BH	Afford.	13*	3BH	Afford. )as slabs
14	3BH	Afford.	14*	3BH	Afford. )not built
18	978(OP1)		18	801(OP1)	Note house type change
					made when east boundary changed in 03/09
19	978(OP1)		19	978(OP1)	
15 units in first group of three					
41	4B6P	Afford. LTH			
42	4B6P	Afford. LTH			
43	3B5P	Afford. LTH			
44	3B5P	Afford. LTH			
45	3B5P	Afford. LTH			
46	3BH	Afford.			
47	3BH	Afford.			
51	3BH	Afford.			
52	3BH	Afford. LTH			
53	3BH	Afford. LTH			
54	3BH	Afford.			
58	2BH	Afford.			
59	2BH	Afford.			
13 units in second group of three					
185	SY(OP2)		185	SY(OP2)	
186	1468		186	1468	
187	1468		187	1468	
3 units in third group of three					
<b>Three separate location groups</b>			15	CR	
<b>on SL.02 in Oct. 2008;</b>			16	CR	
<b>Total of 31 units located</b>			17	CR	
			20	1590	
			21	1217	
			22	1217	
			23	1217	
			24	1217	
			25	CR	
			26	CR	
			178	1210	
			179	1468	
			180	1210	
Plot 181 was house type 1468 on SL.02			181	1210	Note house type change
			182	1468	
			183	1468	
			188	1933(OP1)	
			<b>One combined location group</b>		
			<b>on LP.02 in Feb 2010</b>		
			<b>Total of 35 units located incl plots 11 - 14*</b>		

Vale of White Horse  
16 APR 2010  
District Council



\* affordable unit

LP. 02

Vale of White Horse  
 16 APR 2010  
 District Council