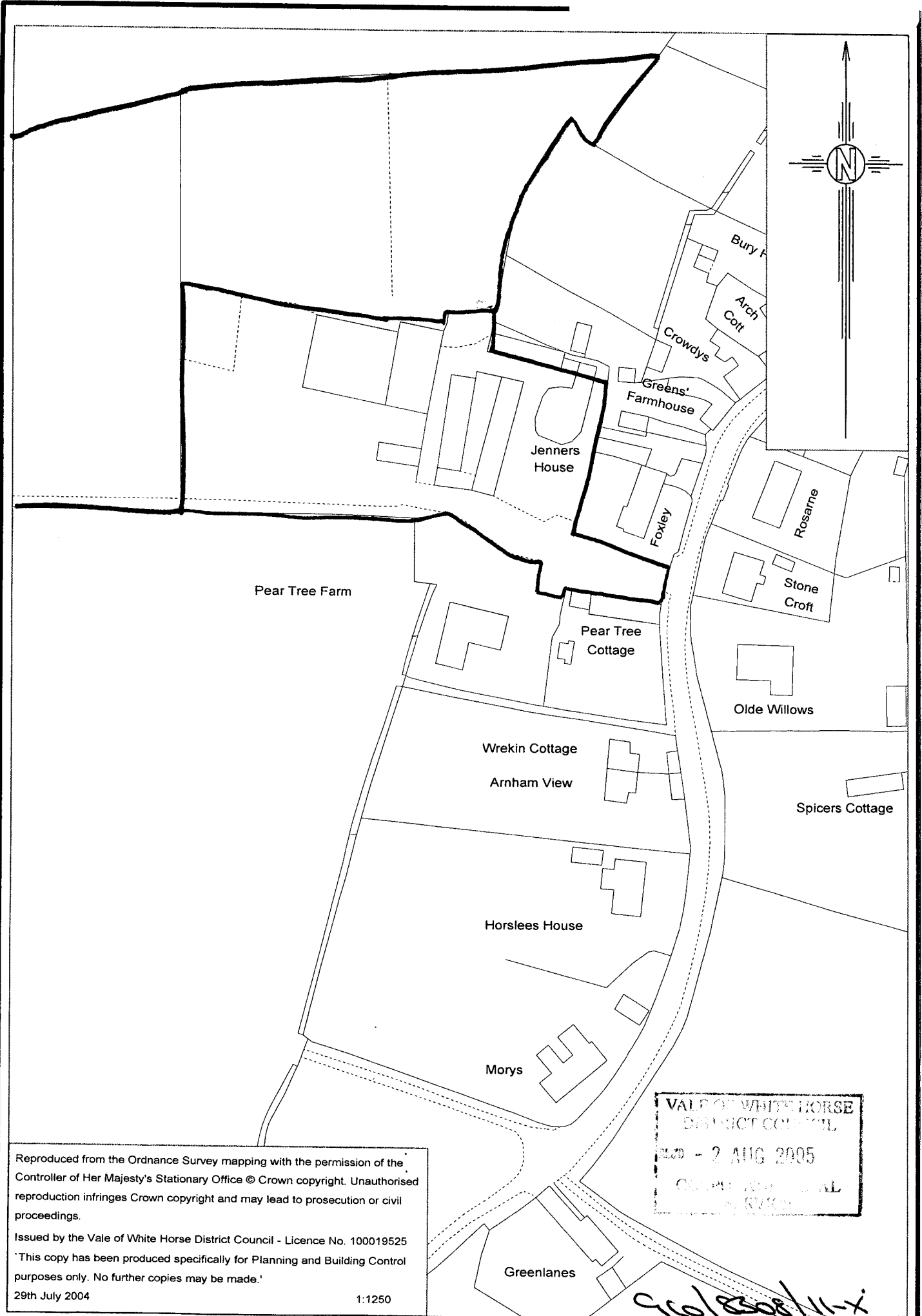


APPENDIX 1



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29th July 2004

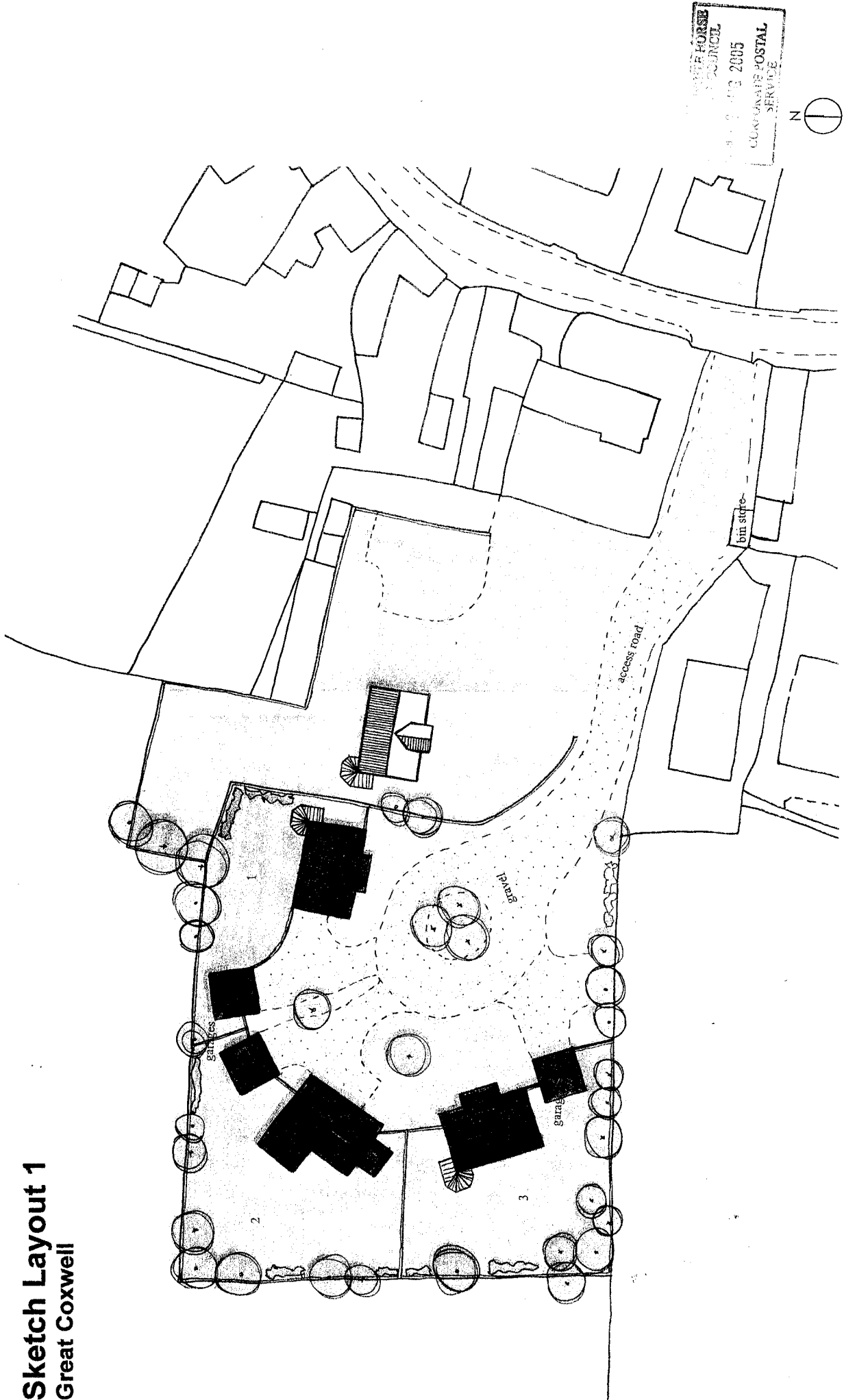
1:1250

VALE OF WHITE HORSE  
DISTRICT COUNCIL  
PLD - 2 AUG 2005  
COMMUNITY DEVELOPMENT  
COUNCIL

*9/01/2008/11-x*

# Sketch Layout 1

Great Coxwell



JNP1651A

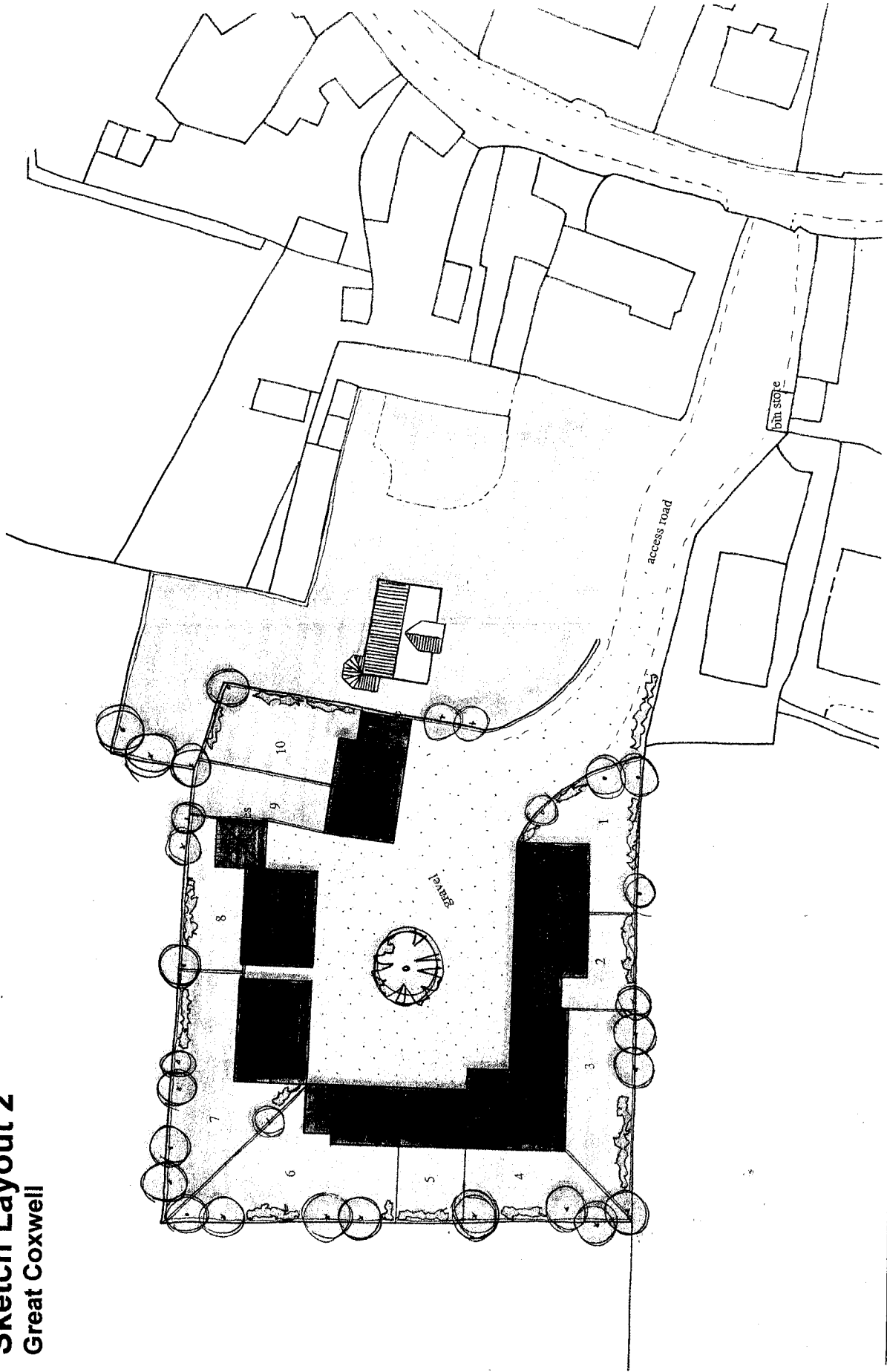
Drawing No. MB/1651/01 Scale 1:500 @ A3

Drawn: ..... MB ..... Checked: ..... CM .....

Original: 3/03/05

# Sketch Layout 2

Great Coxwell



VALLEY PARISH HORSE  
 DISTRICT COUNCIL  
 2005 - 2 AUG 2005  
 CORPORATE POSTAL  
 SERVICE



JNP1651A Drawing No. MB/1651/02 Scale 1:500 @ A3 Original: 16/03/05

Drawn: *MP* Checked: *CC*  
 .....

## 4 Conclusions

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- 4.1 In comparative terms this development would have far less impact on the surrounding area than the existing timber business already does. There would be a massive reduction in the number of daily vehicle movements. All heavy goods traffic previously generated by the business would cease. The quality of environment enjoyed by properties neighbouring the site would dramatically increase, as would the everyday life of all residents in the village.
- 4.2 The redevelopment of the site would result in a far more harmonious environment in this part of Great Coxwell, which it should be noted also lies within a Conservation Area. The careful design and layout of a residential development would respect the spatial arrangement of existing dwellings in the vicinity of the site, and be designed to read as an integral part of the settlement.
- 4.3 This view is consistent with the objectives of paragraph 11.87 and policy E15 of the revised Vale of White Horse Local Plan 2011. The relocation of existing commercial sites that are considered '*un-neighbourly*' or '*badly sited*' is recognised to be acceptable by the Council.
- 4.4 The redevelopment of the site would accord far better with the objectives of sustainable development than the existing use of the site. It would accord explicitly with the objectives of PPS1 in enhancing the condition of the environment for local communities. Notwithstanding the combined benefits of noise reduction, pollution reduction, and the amelioration of the sites current visual intrusion, the number of traffic movements associated with the site will likely be a hundred times less (i.e: 600 vehicle movements per week associated with the business compared to sixty vehicle movements a week associated with four residential dwellings).
- 4.5 It is not considered that the redevelopment of this site will result in the loss of employment. H J Webb and Son are currently investigating potential sites for the relocation of the business, that are commensurate to the volume of traffic generated by the business. Additionally it is recognised that the current site is extremely restrictive, and presents no opportunity for expansion. With this in mind it is reasonable to suggest that the relocation of the business is likely to result in the generation of further jobs for the district.
- 4.6 The application site is limited to that area currently occupied by the timber yard. The entire area serves a commercial function and is host to a mixture of industrial buildings, storage areas and extensive areas of hardstanding. In this respect RPS do not consider the proposed redevelopment would lead to an extension of the village into the open countryside.

It would not extend beyond those limits already established by, and previously developed in connection with, the commercial/industrial functions of the yard. It would seem unreasonable to suggest that the developed area of the timber yard constitutes 'open countryside'.

4.7 It should be noted that the land surrounding the application site is owned by the applicant. There is therefore an opportunity to negotiate a landscaping scheme to create a significant enhancement to the edge of the settlement.

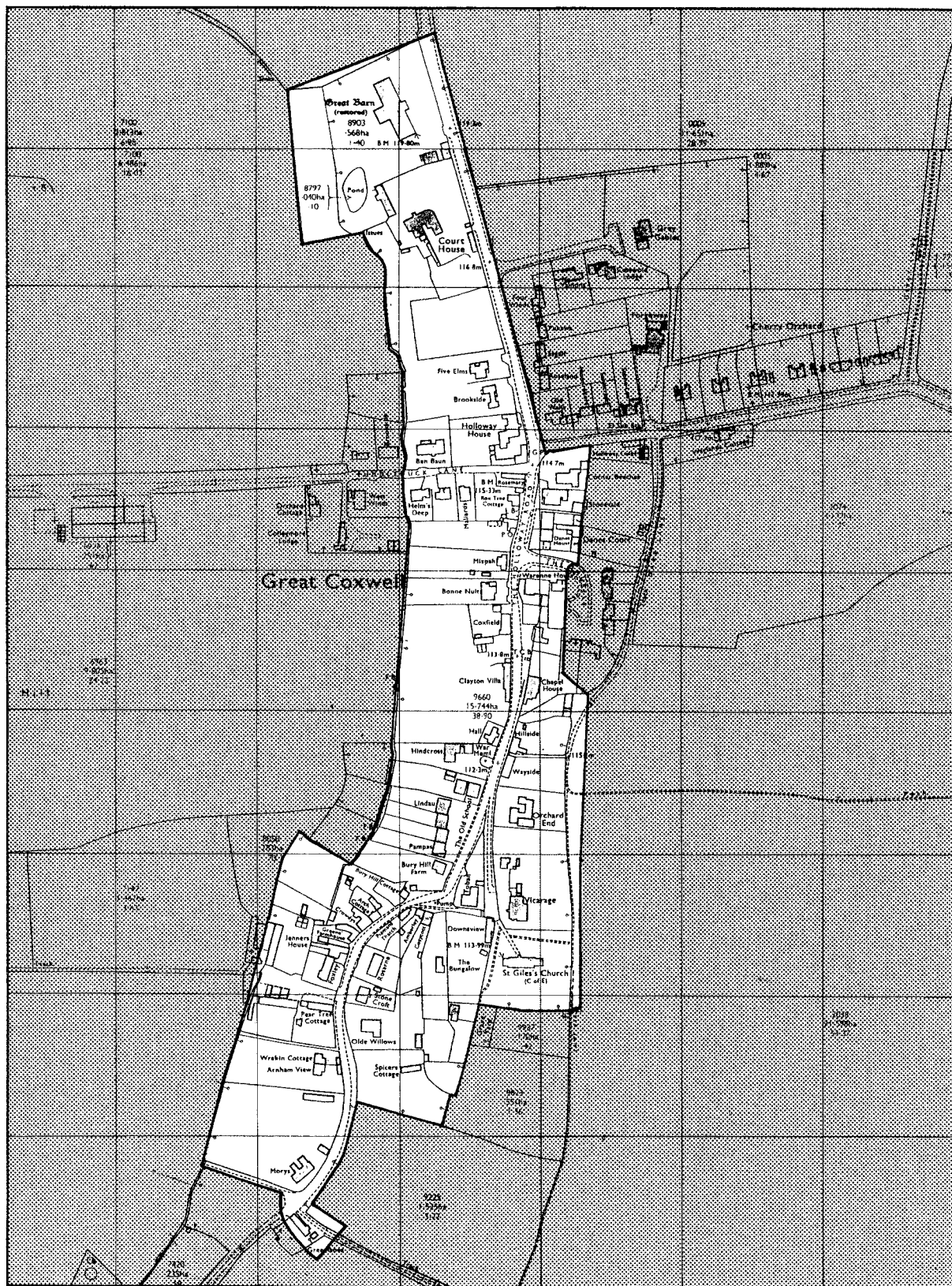
4.1 The clear benefits derived from the cessation of the industrial/commercial activities historically associated with the site are considered sufficient as material considerations to overcome any potential conflict with the adopted development plan, in accordance with the provision set out by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In summary those benefits are:

- **The massive reduction of traffic entering and leaving the site and entering and leaving the village;**
- **The creation of a defensible edge to the settlement through an appropriate scheme of landscaping (and subsequent improvement to views into and out of the settlement);**
- **The opportunity to regularise development in this part of the settlement, respecting the spatial arrangement and character of surrounding development;**
- **The cessation of the direct combined impacts of noise, odour and general pollution within the vicinity of the application site;**
- **The opportunity to utilise an existing area of brownfield land, contributing to the national target of locating 60% of all new development on previously developed land; and**
- **The relocation of an identified and established 'bad neighbour' use to a far more practical and sustainable location.**

4.8 The general policy of restraint toward development in areas outside the main urban areas in the district is recognised to be consistent with the adopted Oxfordshire Structure Plan 2011 and the general objectives of national planning guidance. It is clear however that these matters should not serve to prevent development where it would have significant positive benefits.

- 4.9 Through the Planning and Compulsory Purchase Act 2004, and Planning Policy Statement One, it is apparent that the views of local communities toward development is an important consideration, and that their views should be taken into account in both in the formulation of planning policy and to some extent the determination of planning applications. Therefore it is suggested the volume of local support for this proposal should be offered strong consideration by the Council.
- 4.10 It should also be noted that a significant reduction in the volume of heavy goods traffic in and around the village would positively affect the setting, and indeed longevity, of the Grade 1 listed 'Great Barn' on the northern edge of the settlement.
- 4.11 With regard to the matters raised in this statement, the positive benefits associated with this proposal, and the acknowledged volume of local support for this development, RPS respectfully request that the local planning authority grant outline planning permission for this development.

Not to scale



Date of Designation : 3.2.71

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# GREAT COXWELL PARISH COUNCIL

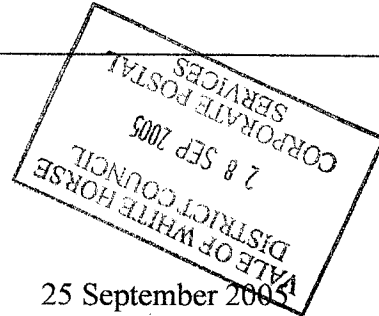
## APPENDIX 3

Great Coxwell  
Faringdon  
Oxfordshire  
SN7 7NG

**Mrs L Jerrard**

*Parish Clerk*

Mr S Walker  
Vale of White Horse District Council  
Planning Services  
PO Box 127  
Abbey House  
ABINGDON  
Oxfordshire OX14 3JN



Dear Mr Walker

**GCO/8308/11-X – Construction of 4 x 2 storey dwellings.  
Demolition of existing barn**

Thank you for your letter of 12 September concerning the above planning application.

As you are aware, the Parish Council has previously indicated its support for a planning application, in principle.

However, it should be noted that its support was for three dwellings and this application is for four dwellings with a further, confusingly added, "optional" application for a barn conversion of ten dwellings. The Parish Council's decision was originally taken on the basis that there would be environmental benefits due to the reduction in traffic, which would be clearly lost in a development of this size.

The Parish Council is satisfied that the general village concerns indicate a preference for a residential development, rather than the current timber use, but feel that any development beyond four dwellings would not find support from the Parish Council or the local community.

The Parish Council would also like to be satisfied that the footpath currently crossing the site would continue to be accessible and available.

The Parish Council would like to stress again that its support is on the understanding of the complete relocation of the business, rather than only a part of it.

Yours sincerely

Mrs L Jerrard  
Clerk

Great Coxwell Parish Council



# McCoy Associates Chartered Town Planners

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## APPENDIX 4

14 October 2005  
Your ref GCO/8308/11-X

For the attention of Alison Blyth

Assistant Director (Planning)  
The Vale of White Horse District Council  
PO Box 127  
The Abbey House  
ABINGDON OX14 3JN

FAX AND POST

Dear Sir

**re: Construction of 4 x 2-storey dwellings. Demolition of existing barn  
Pear Tree Farm, Great Coxwell**

Thank you for the drawings and details of the above project received on 29 September which was discussed at the Architects Panel meeting on 5 October at which I was not present but on which you have requested design comments.

The policy issue may well be the driving consideration with this application, and since it is made in Outline it is difficult to offer many detailed design comments.

However, if it is agreed that the loss of an employment activity would not have a harmful impact upon the character of the conservation area, then the current submission appears to be exploring which approach to residential development would be most acceptable.

For what it is worth I consider that the option which would most likely fit into the built fabric of the conservation area in a satisfactory way would be buildings arranged in a courtyard layout, containing all their own car parking and vehicle circulation areas with that courtyard. The aim should be achieving the appearance of a group of farmyard buildings, particularly when seen from any footpaths.

Your papers and drawings are returned with the postal copy of this letter.

Yours faithfully



**McCOY ASSOCIATES**

encs

**This letter refers to RPS Planning's supporting statement dated July 2005.**