

HOUSE TYPE A
PLOT 36

HOUSE TYPE 2BC
PLOT 39

HOUSE TYPE B
PLOT 38

HOUSE TYPE B
PLOT 31

HOUSE TYPE A
PLOT 32

HOUSE TYPE B
PLOT 33

Scale: 1:200

DATE: 15/03/06
DRAWN BY: [Name]
CHECKED BY: [Name]

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9708

MARCHAM VILLAGE
Community Facilities Renewal

Anson Trust
Taylor Wimpey



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Perspective View 03
March 2012
1075 sq ft
581 sq ft
1:100

DHA
architecture

4 of 4



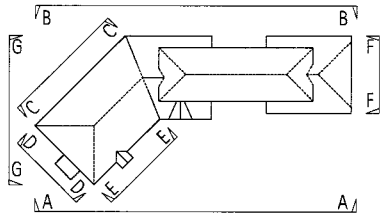
Please note: Design B: Landscaping of Pitches, MUGA & Community Facilities are Subject to Landscaping Scheme Submitted in Support of the Planning Application.

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Project Name	MARCHAM VILLAGE
Project No.	041104-000A-000-001
Project Date	15/01/14
Project Status	Final



4-10-15



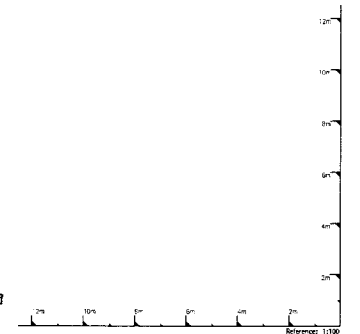
ELEVATION KEY



Front Elevation A



Rear Elevation B



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28.03.12
 29.03.12
 ELEVATIONS
 SHEET 1 OF 2
 1:100 @ A1
 SW
 A



4704

P12/V0854 Appendix 2
Anson Field, Morland
1 of 7

MARCHAM PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Fritford Heath
(01865) 391833
Email: Clerk@marhamparishcouncil.gov.uk

90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Mr. S. Walker,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

2nd August, 2012

Dear Mr. Walker,

Amendments to application P12/V0854
Demolition of the existing 'Marcham Sports, Scouts and Social Club' and 'Little Angels Nursery' and the redevelopment of half of the Anson Field to provide for 51 residential units with associated means of access from Morland Road, car parking, landscape, amenity space and service infrastructure and application for the erection of a new community hub comprising: a replacement cricket and football pitch, a multi use games area (including floodlights) a childrens day nursery, community halls, youth facilities, a bar area, a kitchen, sports changing rooms and other associated accommodation along with two garage structures to provide storage on land north of Hyde Copse, with associated means of access from Howard Cornish Road, car parking, landscape, amenity space and service infrastructure.

The Anson Field, Morland Road and Hyde Copse, Howard Cornish Road
For: Taylor Wimpey Oxon

As stated previously it has proved extremely difficult to influence the strategic direction of the parish as the Councillors are divided in their position and stance that they are taking. The Council is therefore putting forward comments on the amendments to reflect the opinions of residents.

It would comment as follows:

Community Centre

Firstly the Council is keen to ensure that the road is of adequate width and with good visibility for the whole length. The road could well be used by larger vehicles such as dust carts, coaches and emergency vehicles. The road has a pinch point which creates a blind bend at a kink. The Council is concerned about the lack of visibility should the road be approved as it is currently designed.

Secondly, the road is shown as a hoggin surface. (although it is understood from Taylor Wimpey that it is intended to change the surface to tarmac). The Council believes that a hoggin surface is a greater liability long term. There could be a substantial number of vehicle

movements per day, some heavier vehicles. A hoggin surface would soon become full of ruts and encourage the ponding of water. Pedestrians would be forced to walk on an unacceptable sandy and muddy surface. In order for the building to be attractive for letting purposes and to prevent problems that a hoggin surface would create, a decent access route is essential. The Council considers that only a tarmac surface would suffice.

Thirdly, consideration should be given to adequately lighting the access road, to ensure improved visibility after dark particularly for pedestrians.

Housing

Firstly, the Council previously expressed concern about the density of the housing development. This has not been addressed in the amendments, and the proposal remains the same. Such a high density would only be found in an urban setting and not in a rural village. The Council asks that the application be amended to show fewer houses, say 45 dwellings.

Secondly, in addition the Council previously expressed concern about the height of the dwellings, the impact on existing dwellings and the dominant 2½ storey block on a narrowing road in the centre of the proposed development. Whilst it is noted that some rearrangement is proposed in the South East corner, no amendments have been made to the height. The ground levels increase towards the northern side of the site and the close construction and height of dwellings has an overshadowing effect. The Council does not support the construction of the tall dwellings, and it is essential that these be reduced. An opportunity to improve on the design has been missed. At the very least, ground levels should be substantially reduced in order to prevent the dominance that the new properties would create.

Thirdly, no changes have been made to the house styles and finishes. The design comprises numerous different types of houses with 4 different finishes, including black boarding and another style of white painted brick. This approach is fragmented and has no uniformity. This pastiche of style does not have a coherent appearance and does not appear anywhere else in the village and is therefore out of character with the area. The Council maintains its objection in this regard.

Fourthly, the Council has expressed concern that the residents from the north east corner of the village who gained access to the field via Morland Road will no longer be able to do so. The Council requested that a rural path be included to enable village residents, who were not part of the development, to gain access from Morland Road to the field, as they currently do. Taylor Wimpey has advised that a s. 278 agreement would be entered into, and the central road all the way to the field would be adopted by the County Council. However, walking through a dense, tall, modern housing development generates an urban feel. The Council maintains its request for a rural footpath, possibly one recorded on the County Council's definitive rights of way map to be included.

Also one access road in the proposed new development terminates adjacent to public footpath no. 293/10. There are concerns that vehicles could drive onto the footpath. Measures, such as installing bollards, should be taken to ensure that the path is inaccessible to cars.

Fifthly, the Council commented previously about the proposed loss of the village tennis courts, which although are part of the school site are used regularly out of school hours and during school holidays by local residents. No changes are shown to reinstate these.

Sixthly, the Council had concerned about the lack of visitor parking for the development. This does not appear to have been fully addressed. No substantial changes have been made. There is still a fear that at the evenings and weekends, of vehicles being left on street in nearby roads.

Seventhly, no changes have been made to the width of the access road off Morland Road. The Council believes that the road would barely be wide enough for two cars to pass; a car and delivery van would struggle, while any sort of lorry such as the dustbin vehicles would prevent any traffic getting past it. The narrow width of the road would lead to traffic queuing, particularly at peak times. Many parents bring and collect their children at the school by car, and park in Morland Road, then walk the children to the school building. Parking and speed restriction measures would have to be in place to ensure the safety of all.

The Council does note the further ecology report, the removal of the gate within the development and the relocation and changes to size of some of the affordable housing. In regard to some of the affordable housing, the Council would ask that the site be treated as a rural exception site, and a percentage of any affordable homes should be set aside for local people and a local letting agreement should be in place.

The Parish Council very much hopes, that all the above issues can be addressed before the application is determined by the District Council.

Yours sincerely,

Linda Martin
Clerk to the Council

4 of 7
✓ SW 1

MARCHAM PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Fritford Heath

90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

Mr. S. Walker,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

11th June, 2012

Dear Mr. Walker,

P12/V0854 - Demolition of the existing 'Marcham Sports, Scouts and Social Club' and 'Little Angels Nursery' and the redevelopment of half of the Anson Field to provide for 51 residential units with associated means of access from Morland Road, car parking, landscape, amenity space and service infrastructure and application for the erection of a new community hub comprising: a replacement cricket and football pitch, a multi use games area (including floodlights) a childrens day nursery, community halls, youth facilities, a bar area, a kitchen, sports changing rooms and other associated accommodation along with two garage structures to provide storage on land north of Hyde Copse, with associated means of access from Howard Cornish Road, car parking, landscape, amenity space and service infrastructure.

**The Anson Field, Morland Road and Hyde Copse, Howard Cornish Road
For: Taylor Wimpey Oxon**

The Parish Council would thank you for agreeing an extension of time in which to comment on the above application. The extra time was required in order for the Parish Council to undertake consultation with local residents.

The annual meeting of electors held on 2nd May was devoted to hearing the views of residents on the application. Further proper consultation with local residents was essential in order to gauge the views of the local people. The Parish Council appreciates that a formal parish poll as to whether the parishioners support or oppose an issue is usually undertaken by a ballot during the restrictive hours of 4.00 p.m. – 9.00 p.m., where there is limited turn out. In order to ensure a high return of responses and to stimulate engagement, it was decided to circulate a consultation form to all residents in the parish and give them an opportunity to add comments. The form circulated is enclosed together with the results of the consultation, street analysis of from where the responses were received and an analysis of the comments received.

For the consultation exercise undertaken by Cllr. Jane Hanna, District Councillor, and the Parish Council there was a response rate of 62% from residents within the village, and a response rate of 28% from residents living elsewhere in the parish. 359 people supported the application and 412 did not. In addition 13 people did not give a clear indication one way or the other in that they supported part of the application, but not the other, or were clearly undecided. The percentage of votes cast show that 46.6% of the residents supported the application, but 53.4% did not. The high response reflects the level of community engagement and endorses the outcome. Therefore the majority of those who expressed an opinion did not support the application. Under the Localism Act 2011 as far as neighbourhood plans are concerned more than 50% is required for adoption of the plan, similarly the community right to build requires more than 50% of those balloted to be in favour of it. Whilst it is early days for neighbourhood development plans or community right to build orders to be established for Marcham under new legislation, it is clear that the current proposal would not qualify to be included in any new plan given the level of support in the parish.

The Parish Council, however, does recognise that 359 people or 46.6 % of those expressing a view did support the proposal for various reasons. Also they had concerns which are listed in the analysis of comments. The Parish Council is of the opinion that it has been elected to represent the diverse views of the community and would draw the attention of the Vale of White Horse District Council to the fact that the parish is divided in its opinion on the application. At a meeting held on 6th June, the Parish Councillors discussed at length the results of the consultation and the details of the application. It has proved extremely difficult to influence the strategic direction of the parish as the Councillors too were divided in their position and stance that they were taking. In order to take all views into account, it was considered best if the Council itself did not vote on the application, but to put forward the opinions of residents.

From the analysis of comments received you will see that there were various key issues that were of concern. To put forward the opinion of residents these were:

Community Centre – The Parish Council fully accepts the need to improve the current community facilities within the village. The planned Community Centre and proposed new sports pitches would be a substantial improvement on our existing facilities. However, the Parish Council expressed concern about the long term financial viability of such a large building in a village of Marcham's size. Concerns have been raised about light pollution from the flood lights, other general lighting from the hall and sports field, and the impact on nearby housing that it would have.

School - The adequacy of the primary school to be able to accommodate the additional children from any development has been highlighted several times. Should the application be granted consent then there would be the necessity to ensure that all s. 106 funding or community infrastructure levy allocated for education be spent entirely within Marcham primary school. It is understood that the applicant has offered to construct additional classrooms at the school, the Parish Council has approached the County Council for clarification, but the County Council is unable to discuss the matter at this stage. There is very real concern within the community that should the proposal go ahead, then 51 houses would generate a good number of children all of whom would need to be accommodated in the local school. The Parish Council is unanimous in re-affirming its belief that it is of vital importance for every child in Marcham to be able to attend the village Primary School if he/she wishes.

The plan shows classrooms constructed on what is currently tennis courts used outside of school hours, by Marcham tennis association. Should development ever take place, then the facilities for tennis should be replaced.

Housing - As for the design of the housing, the Parish Council was extremely anxious about various aspects of the proposal, and is concerned about the scale, bulk, height and density. There is a 2½ storey building on the narrowing road towards the centre of the development. This is a tall, dominant structure overshadowing other properties. The whole development has a higher density than anywhere else in the village, and the design comprises 7 different types of houses with 4 different finishes. This pastiche of style does not have a coherent appearance and is out of character with anything else in the village

The ground levels rise in the South East corner, there is a 2 storey dwelling proposed only 10 metres away from Dove Cottage, yet it is some 2 metres or so higher. The close construction and height of dwellings has an overshadowing effect and impacts on the amenities of adjacent properties. It is essential for ground levels to be substantially reduced in order to prevent the dominance that the new properties would create and the loss of amenity to the properties in the South East corner.

Parking - There seems to be inadequate visitor parking in the area. At the evenings and weekends, there is fear of vehicles being left on street in nearby roads.

Internal roads – There is no distinction within the site between roadway and pavement. There is no access from Morland Road to the planned open space to the west of the development. Non residents would have current access restricted unless there was a public footpath say along the northern boundary of the site.

Green space area – There are no measures to prevent encroachment by vehicles on to the green space. Low level bollards or other protection would be required.

Ecology – Concerns were raised that the ecological report refers to the field off Morland Road and noted that there was no evidence of bats. Local residents disagree and can confirm sightings of bats and owls. Other concerns were the lack of detailed ecological and archaeological reports on the area off Hyde Copse.

Access to field off Morland Road – Whilst the opening onto Morland Road has been widened, the width of the road into the site is extremely narrow. Other roads in the vicinity are wider. The road on the plan (at 4.8m) would barely be wide enough for two cars to pass; a car and delivery van would struggle, while any sort of lorry such as the dustbin vehicles would prevent any traffic getting past it. The narrow width of the road would lead to traffic queuing, particularly at peak times. Many parents bring and collect their children at the school by car, and park in Morland Road, then walk the children to the school building. Parking and speed restriction measures would have to be in place to ensure the safety of all

Gated development – A gate within the layout of new dwellings appears to divide the area. This segregated section is unnecessary and the gate should be removed.

Affordable Housing - There seemed to be a predominance of smaller units. Consideration should be given to larger units e.g. 3 bed and to providing the units more evenly distributed through the site. No consideration appears to have been given to grey water usage, or other

substantial eco measures. The sustainability report refers to Code level 4 being required by Council in 2013, yet the proposal is to try and build to Code level 3 and there is a statement that the requirement for post construction validation should be removed. Further thought should be given to better achievements as far as eco development is concerned. As this site is a recreation field and one which would not normally be developed, it should be treated as a rural exception site, and a percentage of any affordable homes should be set aside for local people and a local letting agreement should be in place.

The Parish Council very much hopes, that all the above issues can be carefully considered and taken into account in the determination of the application by the District Council.

Yours sincerely,

Linda Martin
Clerk to the Council

P12/V0854 APPENDIX 3
Anson Field, Marcham 10/23

Mr. S. Walker,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

2nd August, 2012

Dear Mr. Walker,

Planning Application - Anson Field, Marcham – P12/V0854-234

I object to the proposal for the reasons given below. As you also aware the Parish Council has been unable to reach a collective position on this application, but has provided you with very detailed information and comments following the independent consultation that took place during April and May. My comments on the amended application are made following consideration of the views of the parish council that met on 1st August.

There are a very large number of issues that remain unresolved from the amended application and I hope that the District Council will take time to address these issues ahead of any consideration by the Planning Committee.

Overview

As you are aware the application and the amendments to the application are a matter of significant public concern in Marcham. This is reflected in the response rates to the independent consultation on the original application that took place.

There was a response rate of 62% from residents within the village and a rate of 28% from residents living elsewhere in the parish. 359 people (46.6%) supported the application, but 412 people (53.4% did not).

Consultations of this kind are not usually undertaken by myself or the parish council, but it was considered essential because this application has been of high public interest in the village for some 8 years now and because community support was needed (noted in emails and in correspondence from the Vale).

You have copies of a summary of all the comments that were made as part of this consultation.

There were some common themes in the consultation.

First, the Anson Field is considered a site of value by the community. There was common ground between those people who voted yes and those that voted no that the Anson Field was considered a valuable asset by the community. This is in contrast to the evidence reported in the Interim Housing Supply Statement which identifies the Anson Field as a site that is suitable

for 55 houses and one reason given for this was the open spaces audit some years ago that the site was of 'low value'.

The primary difference between the yes and the no votes in Marcham was that view held by many who voted yes that the offer from the developer to build a community centre and new class rooms at the primary school was the price worth paying for a housing development on the Anson Field.

Some key issues that currently remain unresolved are:

The size of the development

There is understandable concern about a development of this size for Marcham. Such a development will significantly challenge the capacity of the primary school which has already struggled this year with providing places for all local children as well as placing pressures on the existing infrastructure.

Housing

I fully support the concerns of the parish council that have not been addressed

- (i) The problem of density has not been addressed at all in the amendments. Such a high density would only be found in an urban setting and not in a rural village. The number of houses, therefore, needs to be reduced. Further the density of the houses is weighted particularly towards one side of the development.
- (ii) The height of the dwellings, the impact on existing dwellings and the dominant 2½ storey block on a narrowing road in the centre of the proposed development have not been addressed since the original application and there is overshadowing. At the very least, there need to be conditions on the slab levels with ground levels substantially reduced in order to prevent the dominance that the new properties would create.
- (iii) The design comprises numerous different types of houses with 4 different finishes, including black boarding and another style of white painted brick. This approach is fragmented and has no uniformity. This pastiche of style does not have a coherent appearance and does not appear anywhere else in the village and is therefore out of character with the area.
- (iv) The housing development will result in a loss of access to the Anson Field via Morland Road will no longer be able to do so. The Council requested that a rural path be included to enable village residents, who were not part of the development, to gain access from Morland Road to the field, as they currently do. An access via the urban type modern housing development does not meet this requirement.
- (v) One access road in the proposed new development terminates adjacent to public footpath no. 293/10. There are concerns that vehicles could drive onto the footpath. Measures, such as installing bollards, should be taken to ensure that the path is inaccessible to cars.

Loss of recreational amenity

No changes have been made to address the loss of the village tennis courts. The local plan requires replacement facilities, but this has not been addressed.

Parking

I support the parish council concern about lack of visitor parking for the development

Access

I support the parish council concern about the width of the access road off Morland Road. Parking and speed restriction measures would have to be in place to ensure safety given the access is in the immediate vicinity of the primary school.

Request for rural exception site

I fully support the parish council request that the site be adopted as a rural exception site with a percentage of any affordable homes set aside for local people and a local letting agreement should be in place. The need to address housing need was one of the themes identified by those voting yes for the scheme.

Community Centre

I fully support the concerns of the parish council that

- (i) the road needs to be of adequate width and good visibility and that this issue has not been resolved.
- (ii) the road surface in the amended plan is a hoggin surface which threatens the viability and sustainability of the community centre and therefore of any benefit that is being delivered.
- (iii) Lighting remains inadequate.

Yours sincerely,

Jane Hanna
District Councillor



INVESTOR IN PEOPLE



**OXFORDSHIRE
COUNTY COUNCIL**
ENVIRONMENT & ECONOMY
www.oxfordshire.gov.uk

P12/V0854

Appendix 4-7

Anson Field, Marcham 1 of 2

AM

Mr S Walker
Vale of White Horse District Council
Environmental Services Directorate
PO Box 127, The Abbey House
Abingdon
Oxon, OX14 3JN

Huw Jones
Director for Environment & Economy

Historic & Natural Environment
Speedwell House
Speedwell Street
Oxford, OX1 1NE
Tel: 01865 810185
Fax: 01865 241577
Email: hugh.coddington@oxfordshire.gov.uk

20th July 2012

My Ref: HC/0331
Please ask for:
Hugh Coddington
Principal Archaeologist

Dear Mr Walker

P12/V0854 – Anson Field, Marcham

Thank you for consulting us about this planning application.

I have been informed by the Designation Advisor South at English Heritage that a member of the public has made a formal request that they assess Anson Field with the view of adding it to the Schedule of Monuments. Once this has been completed we should learn whether English Heritage is intending to schedule the site.

The second phase of evaluation has been completed and a copy of the report has been provided. If English Heritage decides that the site does not justify designation then I would recommend, should permission be granted, that the applicant be responsible for implementing a programme of archaeological investigation and recording. This can be ensured through a suitably worded condition:

1) The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological investigation, to be undertaken prior to development commencing. The investigation shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

2) Prior to the commencement of the development and following the approval of the Written Scheme of Investigation referred to in condition 1, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

Should you have any queries concerning this matter please do not hesitate to contact me.

Yours sincerely

Hugh Coddington

Hugh Coddington
County Archaeological Services

01 August 2012

P12/V0854
Anson Field, Marcham

Appendix 5
1 of 3

Marcham
Community
Group



COMMENTS FROM MARCHAM COMMUNITY GROUP ON REVISIONS TO
PLANNING APPLICATION P12/V0854

Planning Officer: Mr Stuart Walker

The application is for building 51 houses on the Anson Field in Marcham and new leisure facilities on land north of Hyde Copse.

- 1) In our comments on the original application (attached) we said that Marcham Community Group (MCG) supported the principle behind the application by a 2:1 vote at an Open Meeting. This proposal was recognised as an acceptable compromise solution to the funding and delivery of a new community facility in the current circumstances.
- 2) However, MCG had two caveats:
 - a. the expansion of the school must be part of any planning consent - this caveat still stands; and
 - b. the design of the community building must meet community needs.
- 3) As a result of meetings of the developer and Anson Trust with MCG and other user groups, improvements have been made to the **internal layout** of the proposed community building to meet community needs.
- 4) MCG now has an **objection** on behalf its membership in relation to the **revised application** as shown in the amended plans submitted by the developer on 19 July.
We object to the downgrading of the vehicle access to the proposed community building from the 6.0 m wide tarmac road in the original application to a 4.2 m wide gravel track in the revised application.
While we now understand from the Anson Trust that this aspect of the revised application is being modified to reinstate a tarmac surface, although on a narrower road than in the original plan, we are making this objection to avoid any reversion to a gravel surface and to make the reasons for this objection clear as listed below:
- 5) There was **NO community consultation on this change**. Although the developer made much in its original submission of the amount of community consultation that had taken place, including the role of Marcham Community Group, this revision was submitted with no consultation at all and no publicity.
- 6) **The proposed 160m long narrow gravelled vehicle access is inadequate for a community building with a footprint of over 940m² and the vehicle movements generated by activities in the building, and on the associated sports pitches.**

01 August 2012

Marcham
Community
Group



These activities are likely to involve at least the following estimated regular car movements: 250/week for nursery; 50/week for after school club; 100/week for regular day-time activities; 100/week from regular evening activities; 100/week for weekend use; 50/week for sports activities. There will in addition be regular waste collections and use by delivery lorries, occasional use by coaches, and occasional weeks with higher car usage.

We strongly advocate a minimum width of 4.8m and a tarmac surface.

- 7) **The proposed gravel vehicle access does not replace like with like.** Vehicles use a tarmac road to reach the car park of the current community building that would be lost as a consequence of the proposed housing development.
- 8) **We are advised that the proposed 160 m long gravel track would be an immediate and continuing liability.** Even with a road bed designed to a high specification, a gravel surface would be subject to rutting, potholing and puddling and would require **frequent maintenance**. In addition, the unsuitable approach to the proposed community building would reduce the potential income from lettings for large functions and business meetings. The combination of higher maintenance costs and reduced potential income is likely to mean that the proposed community building would not be able to pay its way, putting its future in question.
- 9) **We have been led to understand that a gravel finish and a narrower roadway are proposed by the developer in response to an objection in relation to the ecological impact on Hyde Copse.** We do not believe that replacement of a tarmac surface with gravel is a material improvement in ecological terms. **Nor does this explain why those parts of the roadway north of the copse, including the turning circle, are not finished in tarmac as in the original application.**
- 10) **As detailed above, the inadequate access in the revised proposals could jeopardise the future sustainability of the replacement facilities that have to be provided as part of the overall application.** The downgraded vehicle access would therefore be incompatible with the basis on which the application is presented.

Jim Asher
Chair, Marcham Community Group

P12/V0854

3 of 3

Anson Field,
Marcham

Marcham
Community
Group

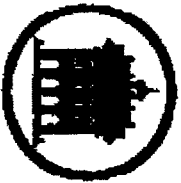


COMMENTS FROM MARCHAM COMMUNITY GROUP ON PLANNING APPLICATION P12/V0854

Planning Officer: Mr Stuart Walker

The application is for building 51 houses on the Anson Field in Marcham and new leisure facilities on land north of Hyde Copse.

- Through a process of extended consultation with residents and user groups, Marcham Community Group (MCG) has established that there is a strong need for community facilities, which has been difficult to fulfil since closure of the Institute in 2004.
- Whilst there is no strong desire in the community for more housing in Marcham, this proposal would allow a new facility appropriate to the needs of the community to be built in the near future.
- Compared with other potential plans coming forward under the IHSP, this proposal is the only one offering a clear community benefit.
- MCG therefore supports this proposal as an acceptable compromise solution to the funding and delivery of a new community facility.
- There are details of the internal layout of the proposed community building that require amendment to make the facility properly meet community needs. Active discussions among MCG, user groups and the developer on internal layout adjustments are making good progress. The modifications recommended are likely to involve some changes to the positions and sizes of doors and windows, and possibly minor changes to the footprint.
- Feedback from MCG consultations also strongly emphasises the need for the expansion of Marcham Primary School to cope with the increased demand for places that any new development of the size proposed would inevitably cause. The additional classrooms Taylor Wimpey proposes to build must be part of any planning approval.
- MCG is aware that the proposed scheme involves building more new houses than is permitted under existing policies on a site within the village, but believes that the special circumstances in Marcham warrant regarding this proposal as an allowable exception (Policy H11).
- MCG believes that this proposal complies with other applicable planning policies (CF1, CF2, GSS, L1, L7 and L8), given the particular circumstances in Marcham.
- For the past six months MCG has taken on the role of facilitating the consultation on the proposals for new community facilities. Further details are in Appendix 1. MCG's origin and aims are set out in Section 8 of the Statement of Community Involvement in the Application documents. For convenience, the relevant paragraphs are attached as Appendix 2.



Abingdon Area Archaeological and Historical Society

P12/V0854 APPENDIX 4
Anson Road, Marcham 10~~7~~2 259
JSW

Head of Planning
Vale of White Horse District Council
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FAO Mr S. Walker

14th May 2012

Dear Mr Walker

Anson's Field, Marcham – application number P12/V0854

We would like to make representations about the archaeological aspects of this development. We would like this letter to be treated as a **holding objection** until the matters raised below have been considered further.

Geophysical survey and trial trenching has revealed a significant concentration of prehistoric archaeological remains at this site. These are interpreted as the remains of a Bronze Age barrow cemetery and an Early/Middle Iron Age settlement which was potentially occupied through into the Late Romano-British period. The Iron Age settlement appears to be extensive.

The County Archaeological Service considers that this is a site of 'considerable importance with well-preserved deposits'. The archaeological report produced by Wessex Archaeology and submitted by the applicant states: "It is clear that any development of the site will have a severely detrimental effect on the underlying archaeological remains."

The archaeological remains which have been discovered at Anson's Field clearly constitute a 'heritage asset' in NPPF terms. In order to comply with NPPF, the Vale of White Horse District Council needs to identify and assess the particular significance of this heritage asset, and to take this assessment into account when considering the impact of the proposed development on this heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (NPPF para. 129)

In particular, the VWHDC needs to consider whether the remains constitute a heritage asset of schedulable quality. In this context, it may be noted that 37 barrow cemeteries have been identified in Oxfordshire (of which 12 have already been partially or completely destroyed). Thirteen of these 37 barrow cemeteries have already been designated as scheduled monuments. This shows that this is a class of heritage asset which often merits national designation.

If it is concluded that the heritage asset at Anson's Field is of schedulable quality, then (under NPPF para. 139) the asset is subject to the NPPF policies for

designated assets, as set out in NPPF para. 132-134. Para. 133 states that substantial harm to or the loss of such assets should be "wholly exceptional".

If it is concluded that the heritage asset at Anson's Field is not of schedulable quality, then the policies of NPPF para. 135 apply. This requires the VWHDC to make a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset. In this instance, the harm will be 'severely detrimental'.

Given the desirability of protecting this important heritage asset from harm (in line with NPPF), we wonder whether it would be possible to protect at least the most important parts of the asset by modifying the layout of the development (by, for instance, leaving the most important parts under open space within the development). That would clearly be a matter for detailed discussion with the applicant and other interested parties.

Following the procedure outlined above will also help to ensure that any decision taken on this development is in line with the Vale's own Local Plan policies (notably HE10 and HE11), to the extent that those are still valid, as well as with the requirements of the NPPF.

We ask that this letter is treated as a **holding objection**, while further consideration is given to the matters raised above. We hope that you will find our comments helpful in relation to this. We would be grateful if you would keep us informed of the progress of this application (including, in particular, the view which the VWHDC reaches on the significance of the heritage asset, and how it is proposed to deal with this in relation to the proposed development). We would also be grateful if you could let us know the dates of any committee meetings at which the application will be considered.

We look forward to hearing from you. We are copying this letter to Hugh Coddington of Oxfordshire County Archaeological Services.

Yours sincerely,

Stuart Hughes
AAAHS Committee

Cc: Hugh Coddington