

P12/V1878/KUL

APP1

lot 14

Portway Villas

COPYRIGHT RESERVED
THE HARWOOD GROUP OF FIR HARWOOD
ARCHITECTS AND MAY NOT BE COPIED, REPRODUCED, LENT OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN PERMISSION.

REVISIONS

Rev.	Date	Description

Client:
Pye Homes

Job:
Proposed
Development
at East Hendred

Drawing Title:
Location Plan

Scale:
1:1250 @A3

Date:
Aug 12

Drawn By
JKU

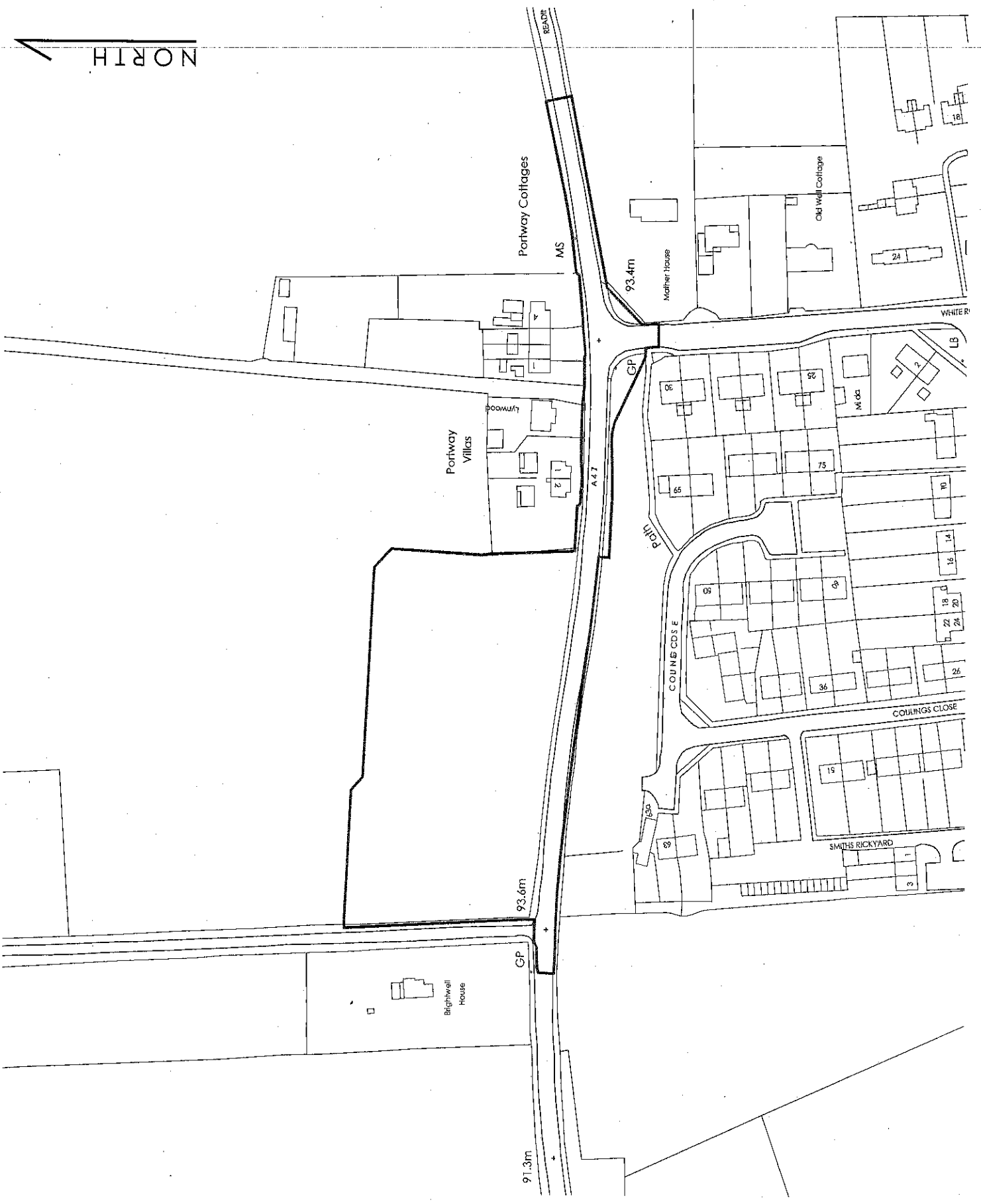
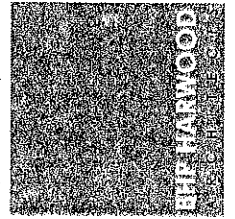
Revision:
Drawing No:
2482.100

PLANNING

The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX2 0NE
T: 01235 745322 F: 01235 745373

The Harwood House, Northam Road, Caversham,
Windsor, SN3 6EP
T: 01299 700407 F: 01299 470077

info@theharwood.co.uk www.theharwood.co.uk



P12/V1878/KUL

APP 1

2014

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF BHP HARWOOD
 2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR
 3. TRANSMITTED IN ANY FORM OR BY ANY MEANS
 4. WITHOUT THE WRITTEN PERMISSION OF BHP HARWOOD
 5. COPYRIGHT RESERVED
 6. ALL RIGHTS RESERVED
 7. THIS DRAWING IS THE PROPERTY OF BHP HARWOOD
 8. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR
 9. TRANSMITTED IN ANY FORM OR BY ANY MEANS
 10. WITHOUT THE WRITTEN PERMISSION OF BHP HARWOOD

REVISIONS

Rev	Date	Description

Client:
 Pye Homes
 Killington
 Oxon

Job:
 Land to west
 of Portway Villages,
 East Hendred

Drawing title:
 Proposed
 Site Plan

Scale:
 1:500 @ A1

Date:
 Aug 12

Checked:
 BDN

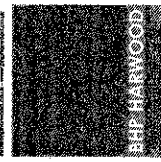
Drawn By:
 JKI

Revision:

Drawing No.:
 2482.112

PLANNING

See Website: www.bhp-harwood.com
 100 Wood Farm Road, Wood Farm, Oxon OX12 9JL
 Tel: 01235 832222
 Fax: 01235 832223
 The number 100 Wood Farm Road, Wood Farm, Oxon
 OX12 9JL is a registered office address for BHP HARWOOD
 100 Wood Farm Road, Wood Farm, Oxon OX12 9JL



NORTH

0m 5 10 20



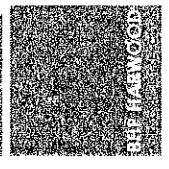
CONTRACTS RELATED
REVISIONS
Rev: Date Description

Client: Pye Homes
Kidlington
OXON

Job: Land to West of
Polway Villas,
East Hendred
nr. Wantage
Drawing Title: Proposed
Site Plan

Scale: 1:500 @ A1
Drawn by: Client
Date: Aug 12
Drawing No: 2482.101
Revision: C

PLANNING
The Planning Department
Kidlington, Oxfordshire, OX5 1PE
Tel: 01235 73325 Fax: 01235 73326
The Planning Officer is the Planning Officer
Tel: 01235 73325 Fax: 01235 73326
Email: planning@oxford.gov.uk



NORTH
0m 5 10 20



Brightwell House

Portway Cottages

Mather House

Old Well Cottage

Mida

COULLINGS CLOSE

COULLINGS CLOSE

SMITHS RIC KYARD

P16

P17

P21

P20

P19

P18

P16

P15

P7

P8

P9

P10

P11

P12

P13

P14

P6

P5

P4

P3

P2

P1

38

39

52

75

10

14

16

18

20

22

24

26

36

37

51

39

1

3

7

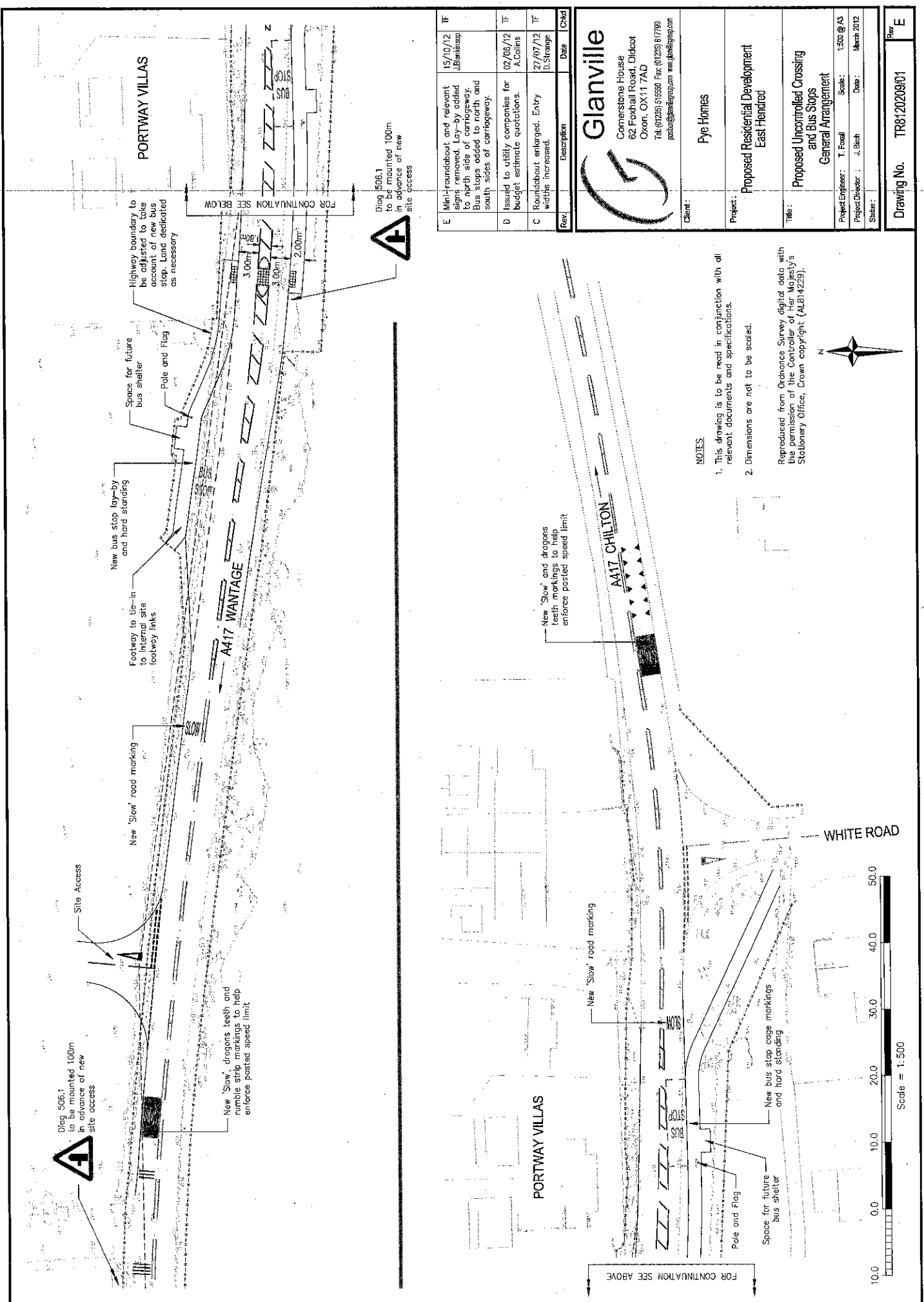
9

24

13

18

13



Diag 506.1 to be mounted 100m in advance of new site access

Highway boundary to be adjusted to take account of new bus stop. Land dedicated as necessary

Spaces for future bus shelter

New bus stop lay-by and hard standing

Footway to tie-in to internal site footway links

New 'Slow' road marking

New 'Slow' and dragons teeth markings to help enforce posted speed limit

Site Access

FOR CONTINUATION SEE BELOW

Diag 506.1 to be mounted 100m in advance of new site access

PORTWAY VILLAS

NEW 'SLOW' ROAD MARKING

NEW 'SLOW' AND DRAGONS TEETH MARKINGS TO HELP ENFORCE POSTED SPEED LIMIT

SPACE FOR FUTURE BUS SHELTER

POLE AND FLAG

FOR CONTINUATION SEE ABOVE

NEW BUS STOP LAY-BY AND HARD STANDING

FOOTWAY TO TIE-IN TO INTERNAL SITE FOOTWAY LINKS

NEW 'SLOW' ROAD MARKING

NEW 'SLOW' AND DRAGONS TEETH MARKINGS TO HELP ENFORCE POSTED SPEED LIMIT

SPACE FOR FUTURE BUS SHELTER

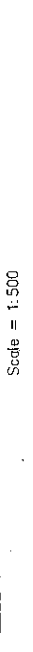
POLE AND FLAG

NEW BUS STOP LAY-BY AND HARD STANDING

FOOTWAY TO TIE-IN TO INTERNAL SITE FOOTWAY LINKS

NEW 'SLOW' ROAD MARKING

NEW 'SLOW' AND DRAGONS TEETH MARKINGS TO HELP ENFORCE POSTED SPEED LIMIT



Reproduced from Ordnance Survey digital data with the permission of the Controller of Her Majesty's Stationary Office, Crown copyright (AL814259).

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Rev	Description	Date	Chkd
E	Mini-roundabout and relevant signs removed. Lay-by added to north side of carriageway. Bus stops added to north and south sides of carriageway.	15/10/12 A.Mansip	TF
D	Issued to utility companies for budget estimate quotations.	02/08/12 A.Calins	TF
C	Roundabout enlarged. Entry widths increased.	27/07/12 D.Strange	TF

Glanville
 Comerstone House
 62 Foxhall Road, Ditcot
 Oxon, OX11 7AD
 Tel: (01235) 515530 Fax: (01235) 617790
 post@glanvillegroup.com www.glanvillegroup.com

Client: Pye Homes

Project: Proposed Residential Development East Hendred

Title: Proposed Uncontrolled Crossing and Bus Stops General Arrangement

Project Engineer: T. Fozall Scale: 1:500 @ A3
 Project Director: J. Birch Date: March 2012
 Sheets:

Drawing No. TR8/20209/01 Rev E

COPYRIGHT RESERVED
 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REVISIONS

Rev.	Desc.	Date

Client:
 Pyle Homes
 Kidlington
 OXON

Job:
 Land to West of
 Parkway Villas,
 East Hendred
 nr. Wantage

Drawing Title:
 Plots 1-4
 Plans and Elevations

Scale:
 1:100 @ A1

Date:
 July 12

Drawn By:
 ED/JKSRL

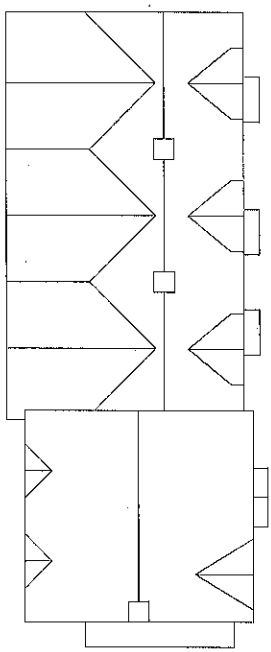
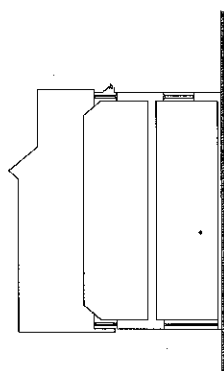
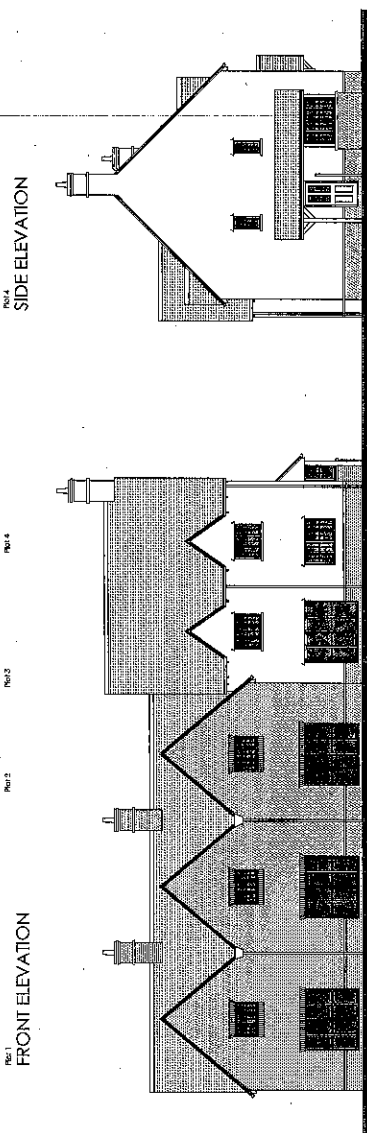
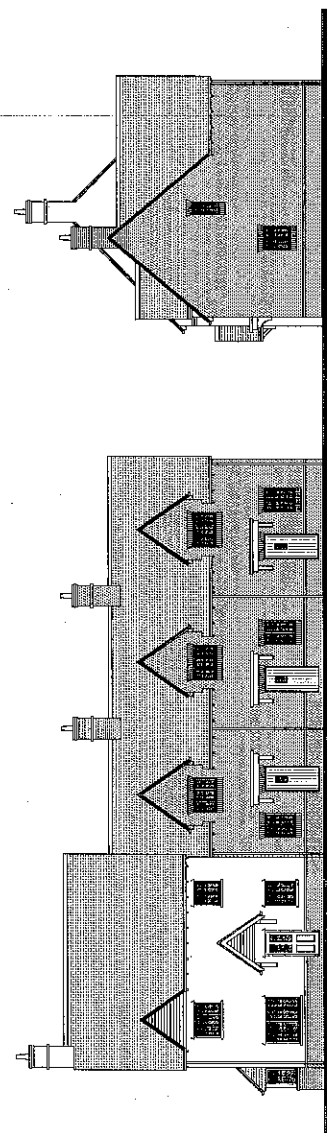
Checked By:
 ED/JKSRL

Revision:
 2482.102 A

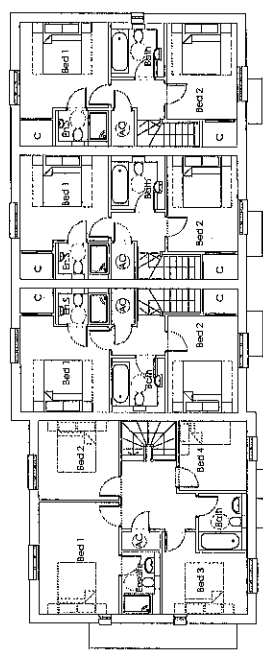
PLANNING

The information contained herein is for planning purposes only. It is not to be used for any other purpose without the written consent of the architect.

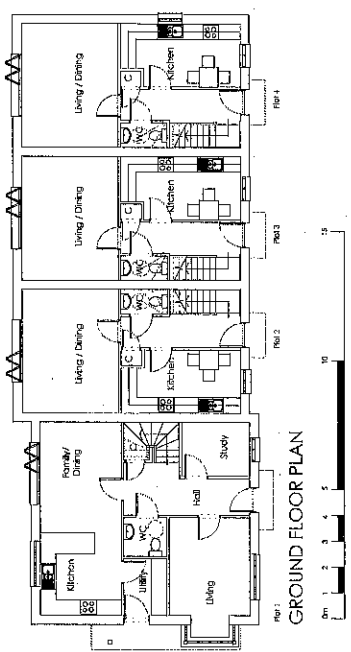
SHR HARWOOD



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

P12/V1878/RUL App1 6 of 14

CONSTRUCTION INFORMATION
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED

REVISIONS

No.	Date	Description

Client: Pye Homes
 Kidlington,
 OXON

Job: Land to West of
 Parkway Villas,
 East Hendred
 nr. Wantage
 Drawing Title: Plots 5-6
 Plans and Elevations

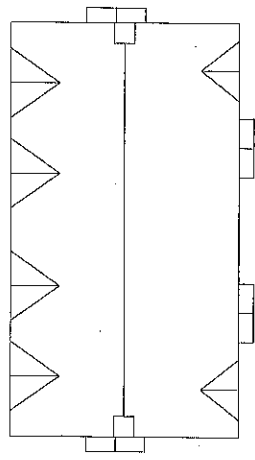
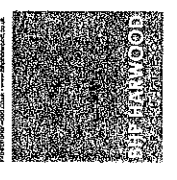
Scale: 1:100 @ A1

Drawn by: ELD/JKS/RU
 Date: July 12

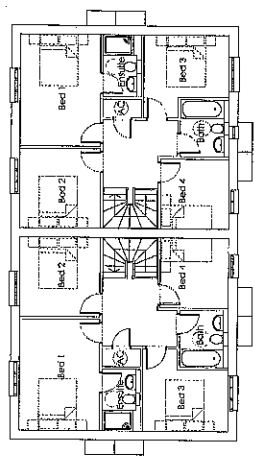
Revision: 2-482,103 A

PLANNING

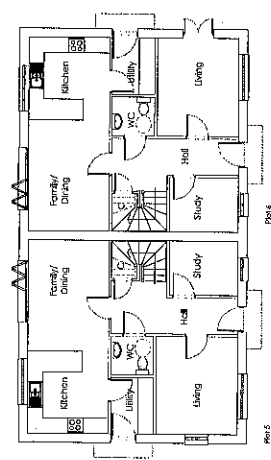
The above plans, elevations, sections and details are submitted for planning purposes only. They do not constitute a contract. The client is advised that the above plans, elevations, sections and details are subject to the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2003. The client is advised that the above plans, elevations, sections and details are subject to the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2003.



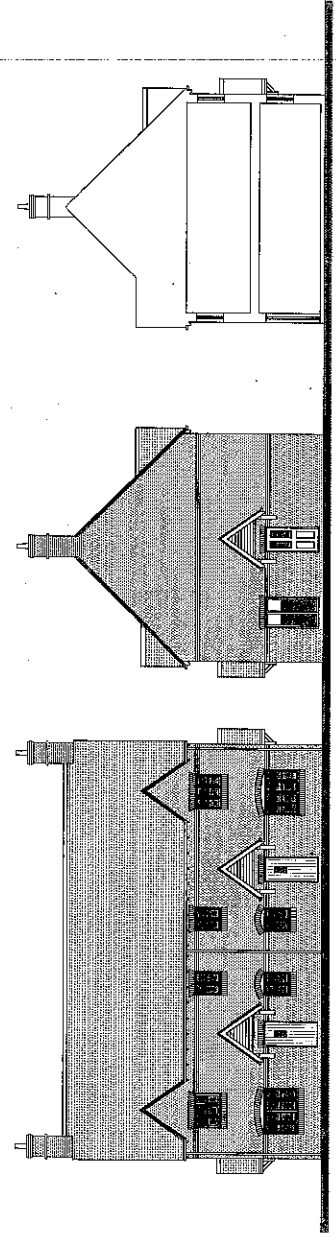
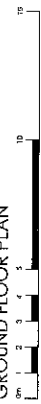
ROOF PLAN



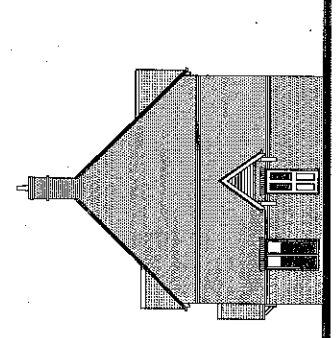
FIRST FLOOR PLAN



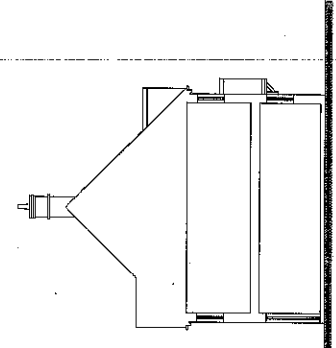
GROUND FLOOR PLAN



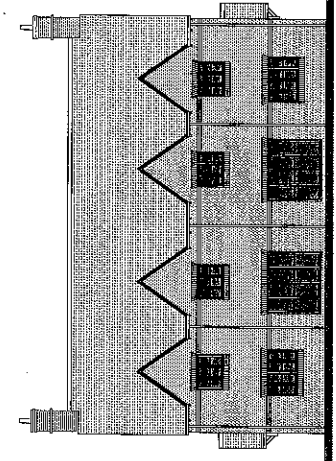
FRONT ELEVATION



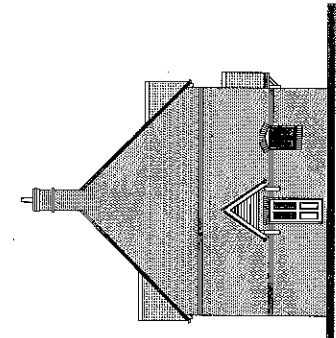
SIDE ELEVATION



SECTION



REAR ELEVATION



SIDE ELEVATION

COPYRIGHT RESERVED
 No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

REVISIONS

Rev	Date	Description
1	26.03.12	As per 23 February drawing below

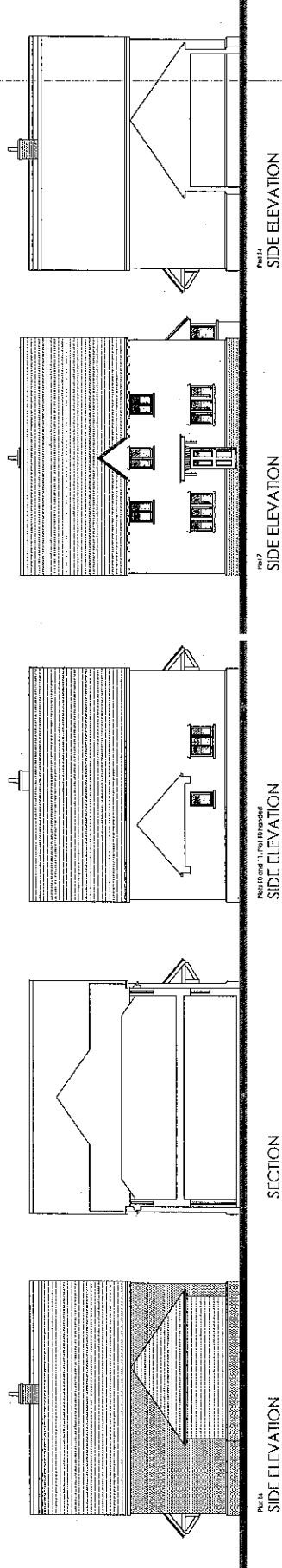
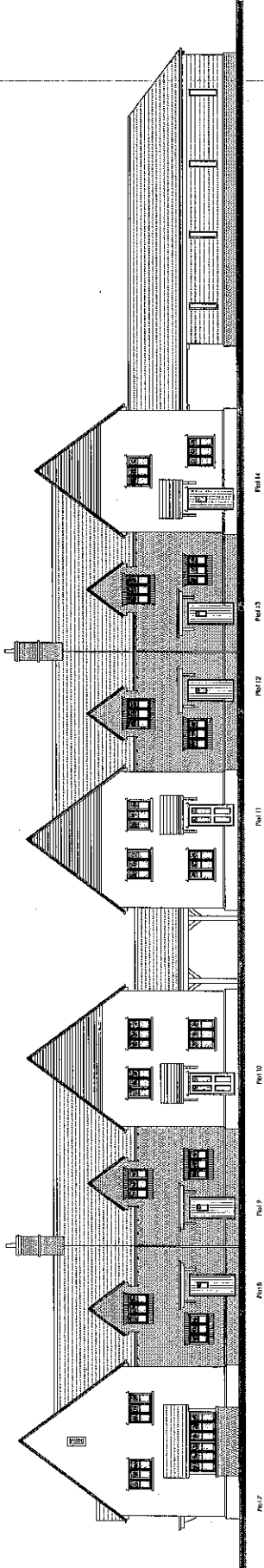
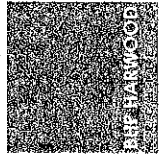
Client:
 Pye Homes
 Kellingdon
 OXON

Job:
 Land to West of
 Porway Villas,
 East Hendred
 nr. Wantage
 Plots 7-14
 Elevations

Scale:
 1:100 @ A1
 Date:
 July 12
 Drawn By:
 ELD/JK/SEJ
 Drawing No:
 2482.105
 Revision:
 B

PLANNING

The Woodmen, Manor Farm, Abbey Road
 Marlow, Bucks, MK14 6JF
 Tel: 01494 470000
 Fax: 01494 470001
 www.woodmen.co.uk



CONTRACT NO. 18/01/12
 DRAWING NO. 18/01/12/001
 DATE 18/01/12

REVISIONS

Rev	Description
1	Part 1 submitted from client
2	Part 1 submitted from client
3	Part 1 submitted from client

Client: Pye Homes
 Kidlington
 OXON

Job: Land to West of
 Parkway Villas,
 East Hendred
 nr. Wantage
 Drawing Title:
 Plots 7-14
 PLATS

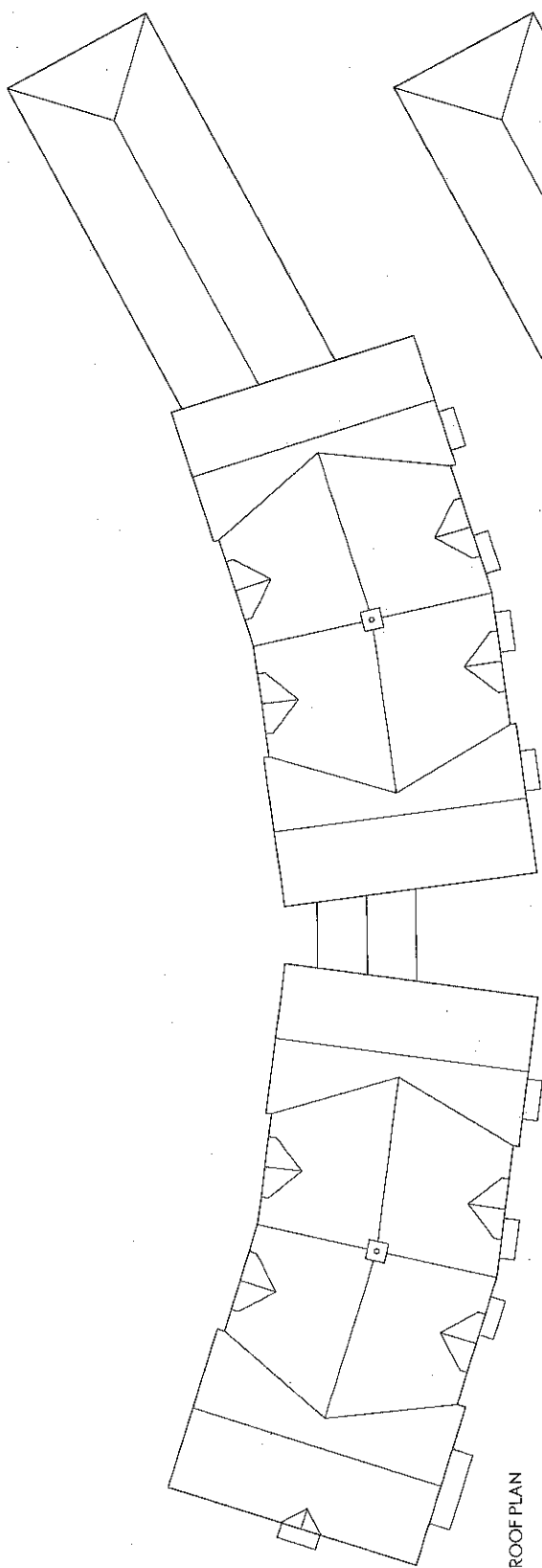
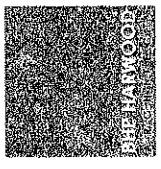
Scale: 1:100 @ A1

Date: July 12
 Drawn by: EBD/KUSL

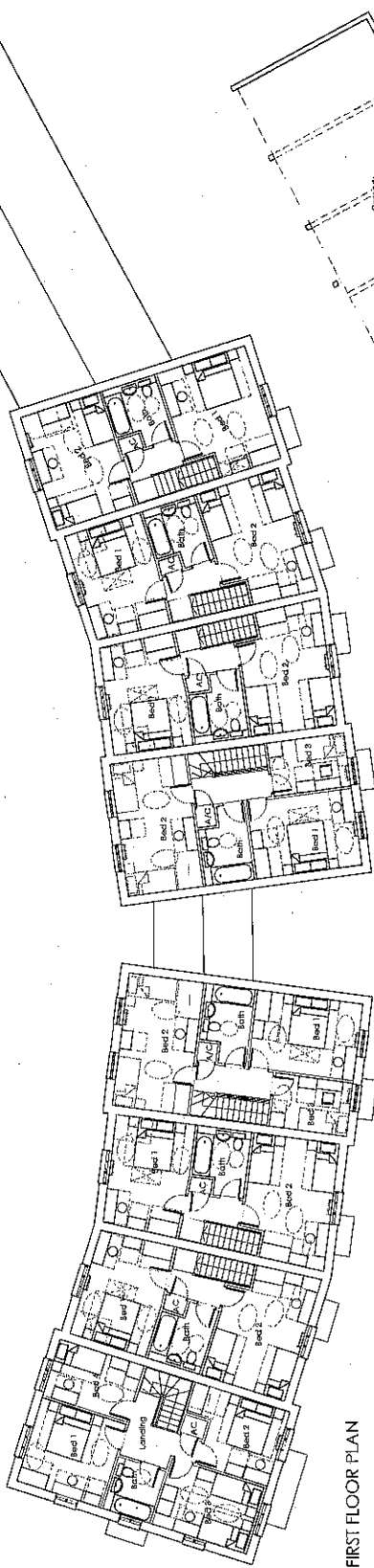
Drawing No: 2482.104
 Revision: B

PLANNING

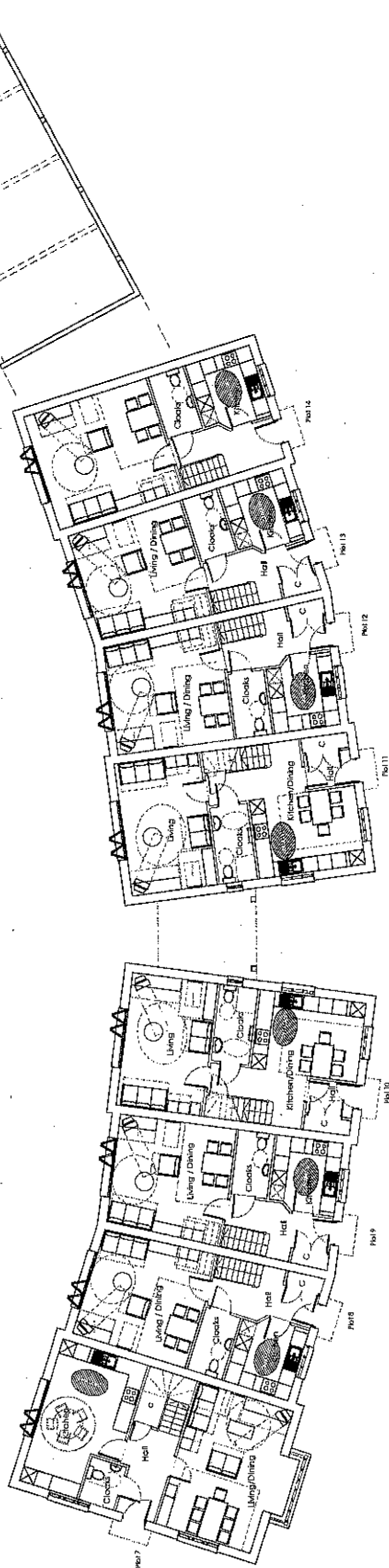
The Wealden, Manor House, Stone Road,
 Eastbourne, East Sussex, TN36 3DA
 Tel: 01323 763332 Fax: 01323 763374
 The Wealden House, Park Road, Cranbrook,
 Kent, TN11 9JG
 Tel: 01795 533333 Fax: 01795 533377
 Website: www.wealden.co.uk



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



P12/V1878/RUL APP1 90814

COPYRIGHT RESERVED
 ALL RIGHTS RESERVED BY THE ARCHITECT OR HIS SUCCESSORS.
 NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS

No.	Date	Description

Client:
 Pye Homes
 Kidlington
 OXON

Job:
 Land to West of
 Portway Villas
 East Hendred
 nr. Wantage
Drawing Title:
 Plots 15-16
 Elevations

Scale:
 1:100 @ A1

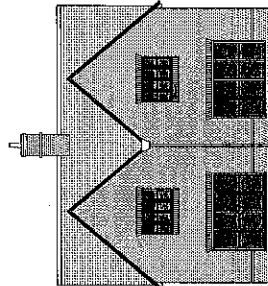
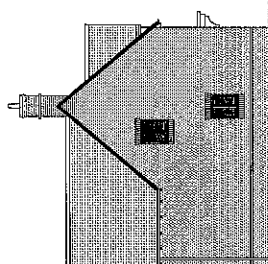
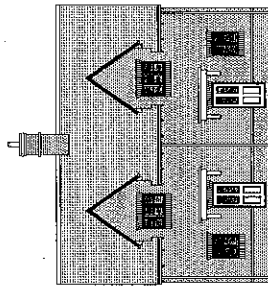
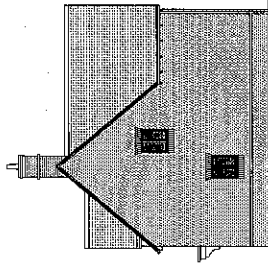
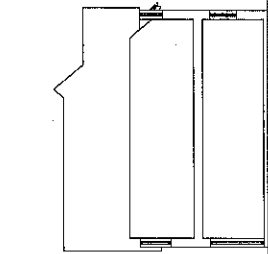
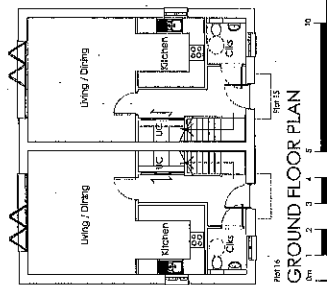
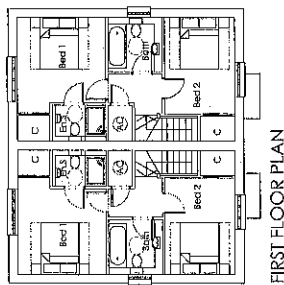
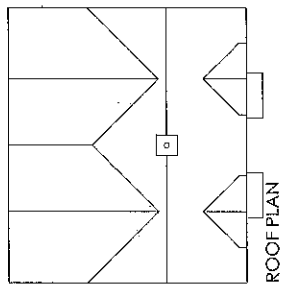
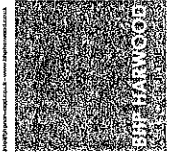
Date:
 July 12

Drawing No.:
 2482.106

Revision:
 A

PLANNING

The United Kingdom Planning Act 2008
 Planning (Listed Buildings and Conservation Areas) Regulations 2009
 Planning (Listed Buildings and Conservation Areas) Regulations 2009
 Planning (Listed Buildings and Conservation Areas) Regulations 2009
 Planning (Listed Buildings and Conservation Areas) Regulations 2009
 Planning (Listed Buildings and Conservation Areas) Regulations 2009



COMPILED DRAWING
 NOT VALID FOR CONSTRUCTION PURPOSES
 UNLESS SPECIFICALLY STATED OTHERWISE

REVISIONS	Date	Description

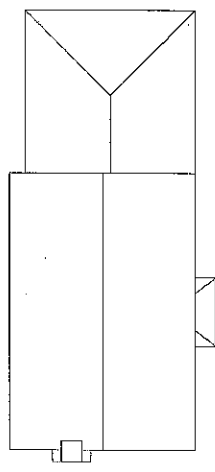
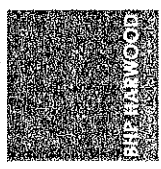
Client: Pye Homes
 Kidlington
 OXON

Job: Land to West of
 Portway Villas,
 East Hendred
 nr. Wantage
 Drawing Title:
 Plot 17
 Elevations

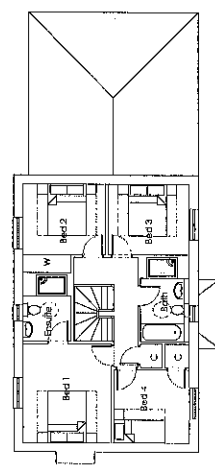
Scale: 1:100 @ A1
 Drawn By: Checked
 BD/KJS/LJ
 Date: July 12
 Revision: 2482.107
 Drawing No: A

PLANNING

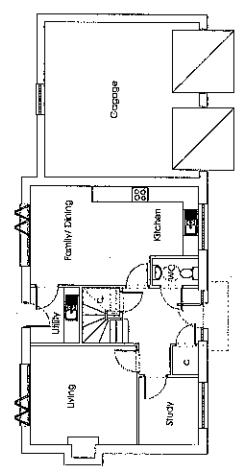
The Pye Home, 10000 Elm Street Road
 Worcester, Worcestershire, CV2 2JL
 T: 01925 752522 F: 01925 752571
 The Pye Home, 10000 Elm Street Road
 Worcester, Worcestershire, CV2 2JL
 T: 01925 752522 F: 01925 752571



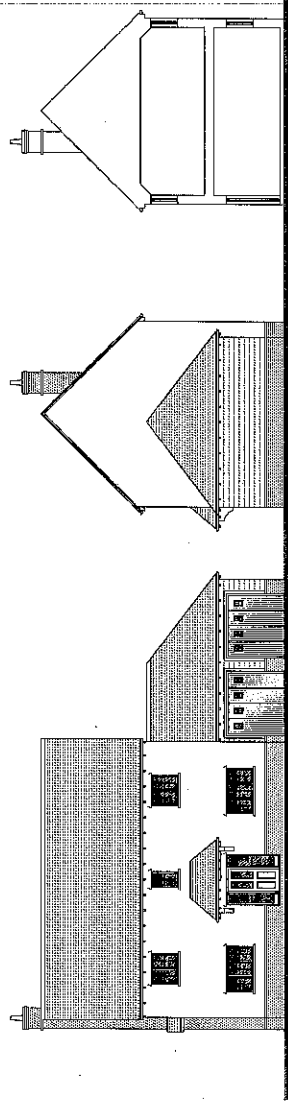
ROOF PLAN



FIRST FLOOR PLAN



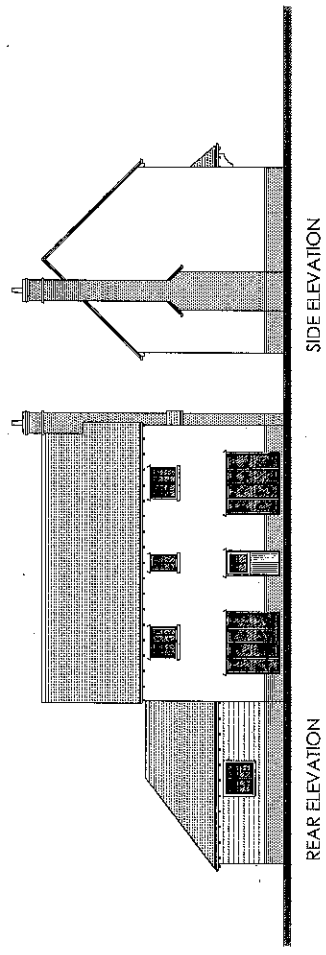
GROUND FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

SECTION



REAR ELEVATION

SIDE ELEVATION

COMPACT EXHIBIT
 ARCHITECTURAL DRAWINGS
 TO BE USED FOR PERMITTING PURPOSES ONLY

REVISIONS

Rev.	Date	Description

Client: Pyle Homes
 Kidlington
 OXON

Job: Land to West of
 Porway Villas
 East Hendred
 nr. Wantage
 Plot 18
 Elevations

Scale: 1:100 @ A1

Drawn By: Checked
 ELD/JUSJ

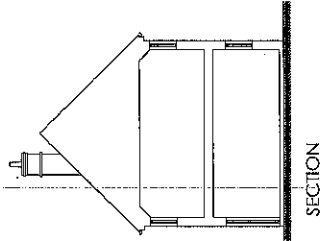
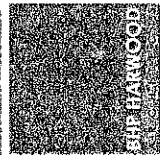
Date: July 12

Drawing No: 2482.113

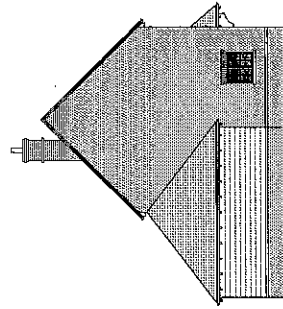
Revision: A

PLANNING

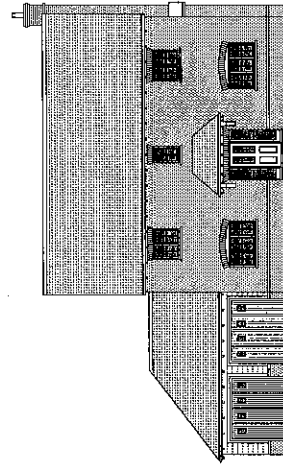
The above plan, specification, schedule of materials and other particulars are submitted for the purpose of obtaining a planning permission for the development hereby described in accordance with the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2003.



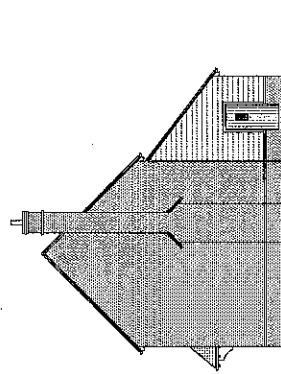
SECTION



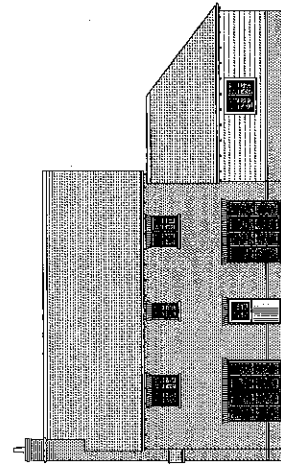
SIDE ELEVATION



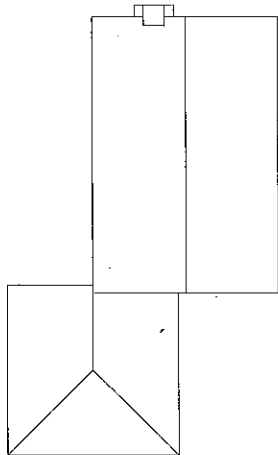
FRONT ELEVATION



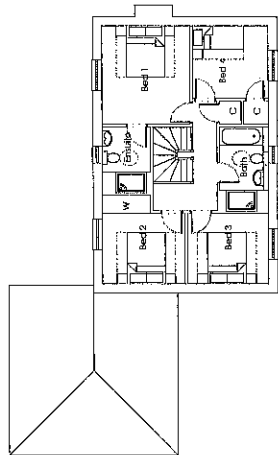
SIDE ELEVATION



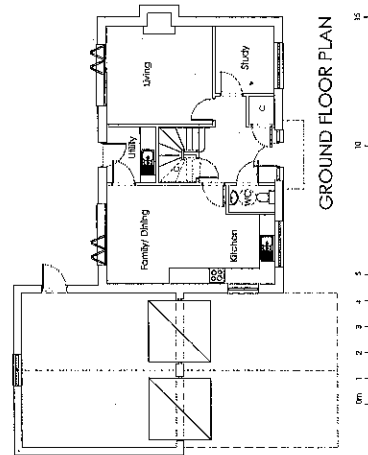
REAR ELEVATION



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

COPYRIGHT RESERVED
 ALL RIGHTS RESERVED
 NO PART OF THIS DRAWING
 MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM
 OR BY ANY MEANS
 WITHOUT THE WRITTEN
 PERMISSION OF THE
 ARCHITECT

REVISIONS

Rev.	Date	Description

Client:
 Pye Homes
 Kidlington
 OXON

Job:
 Land to West of
 East Hanney,
 East Henred
 nr. Wantage
 Drawing title:
 Plots 19-21
 Elevations

Scale:
 1:100 @ A1

Drawn by:
 ELD/JAS/BJ

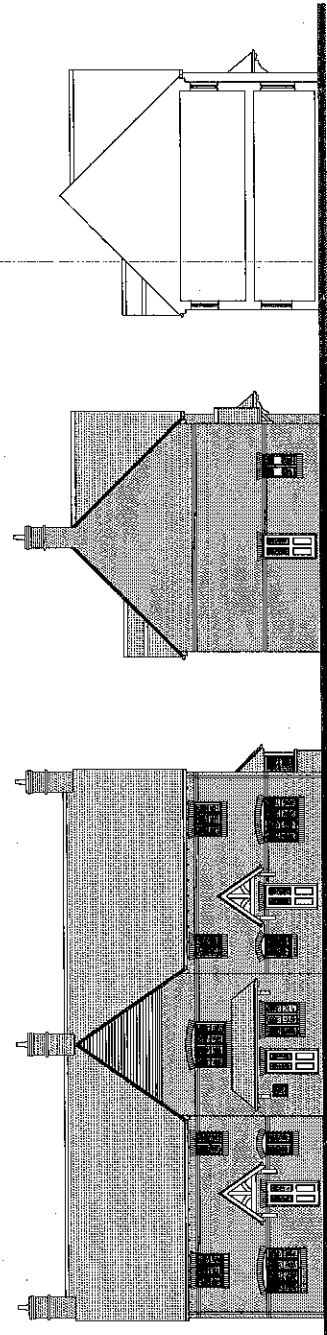
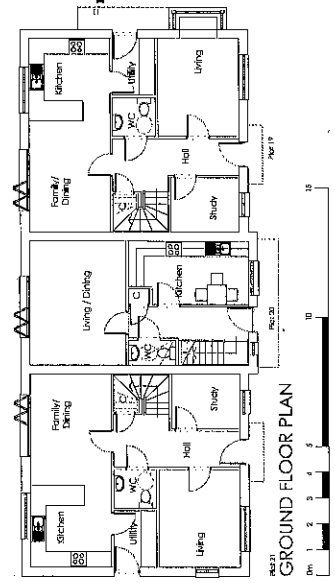
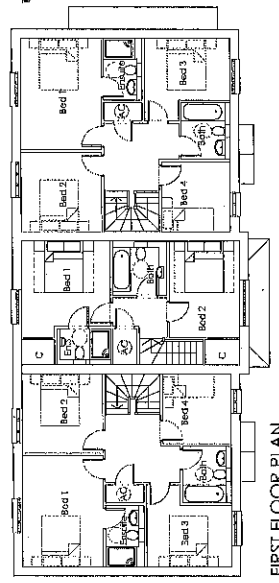
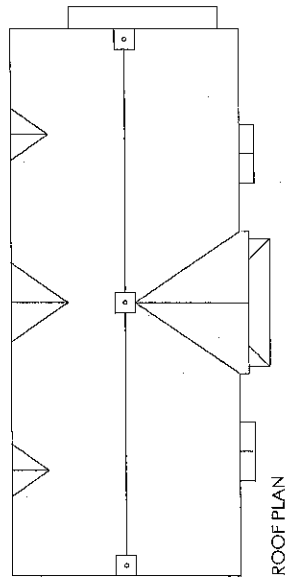
Date:
 July 12

Revised:
 2482.108
 A

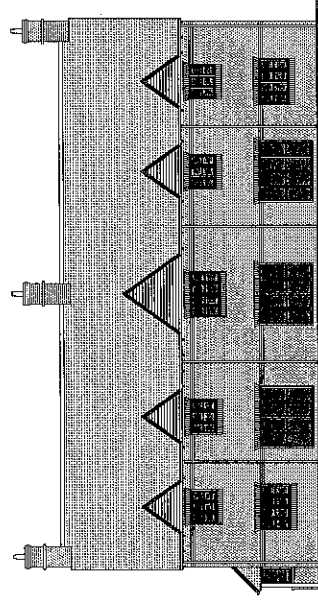
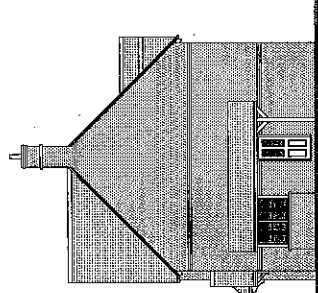
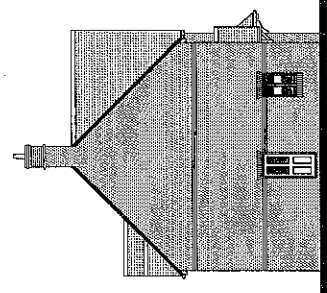
Drawing No:
 2482.108
 A

PLANNING

The Works are shown on the Planning Application Form
 201 257 76322
 201 257 76322
 The Architect's Office: Harcourt Park, Cottingham
 11, St. Paul's Church, York
 Tel: 01904 704077
 Fax: 01904 704077
 Email: info@architects.co.uk



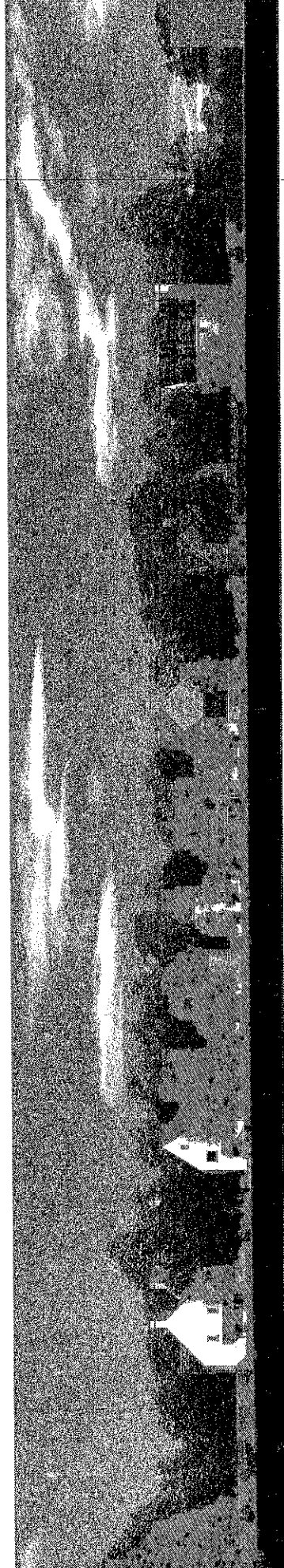
SECTION



PLANNING
CITY OF
COUNCIL

PLANNING
CITY OF
COUNCIL

PLANNING
CITY OF
COUNCIL



Street Scene from the A417

East Hendred Parish Council response to Application EHE P12/V1878/FUL

The Parish Council wishes to object to this application for the reasons listed below. Given the issue about a proposed mini-roundabout at the junction of White Road and the A417, which is included in the application we are aware of an initiative being taken by Iain Brown (our County Councillor) with Oxfordshire Highways to establish why Highways are recommending that the mini-roundabout is not acceptable to them. Until this issue is resolved we strongly recommend that the application is not considered by the Planning Committee, as the mini-roundabout is a key factor (planning gain) for the village.

Reasons for objection:**In terms of the Vale Local Plan:****Policy H11:**

- *Limit to site area (0.5 Ha)* - the proposed site is 1.3 Ha, in excess of the limit in H11.
- *Limit to 15 houses:* (21 are proposed)
- *Built-up area - development will not be allowed outside the built-up area of the village.* It is unclear whether the proposed site is within the built-up area (there are isolated houses to the east and west), but we are aware of similar situations (e.g. Rowstock) where it has been argued that this type of site is on the rural edge of the village and hence not within the built-up area of the village.
- *Village structure, character and form: Development to be limited to sites that can be developed in a way which safeguards the village's structure and character.* The proposed site is separated from the main centre of the village by the A417 and is of a higher density than other parts of the village and hence will change the character and form of the village in this area. Like the other villages between East Hendred and Wantage, the majority of East Hendred lies on the south side of the A417 and a major feature of these villages is that they are not bisected by a main road, with only a handful of houses lying to the north of the A417. With the proposed development, and those that could logically follow it, the fundamental nature of East Hendred as a quiet village would be changed forever."

Policy DC5

- *Safe and convenient access will be provided both within the site and to and from the adjoining highway.* The A417 carries a high density of traffic, particularly morning and evening to the Milton and Harwell business sites. There is only a 40mph speed limit on the road in this section. Although a uncontrolled pedestrian crossing is proposed it is considered that this will not meet the criterion of "safe and convenient", particularly with the 40mph speed limit. With access to the A417 being so problematic from existing roads and lanes, it is clearly not desirable to add yet another access, particularly in a stretch of the road which is already hazardous.
- *For all users including those with impaired mobility and all forms of transport:* The Council considers that the uncontrolled crossing will certainly not meet this criteria for those with impaired mobility (particularly using mobility transport). For cyclists to access the village

from the proposed site it is presumed that they will need to use the A417 which the Council considers is unsafe for them.

- *Road network can accommodate the traffic arising from the development without causing safety, congestion etc.* The A417 is almost at full capacity in this section and the Council considers that any additional traffic entering and leaving the road close to the village will not meet the criteria of safely accommodating additional traffic from the development
- *Off-site improvements to the highway infrastructure can be secured.* The application plans show a mini-roundabout at the top of White Road where it joins the A417. Improved access to the A417 from White Road has been requested for some time and the mini-roundabout would help in this respect. However we have been informed that the Highways consider this unacceptable in the following statement "*Consideration has been given to the provision of the mini-roundabout at the White Road junction and whilst there is a benefit in providing easier entry onto the A417 for traffic from the village it is considered that the impact on the flow of through traffic would be unacceptable. At present the A417 in this area is considered near capacity and the Highway Authority is seeking to improve conditions along this principle road*". It is unclear to the Council what plans there are to improve conditions along this road but it is strongly suggested that these form part of this development if it goes ahead. This issue is currently under consideration by Oxfordshire Highways and we are not aware of the outcome.

Policy DC1:

- *Developments will need to be such that the lay-out, scale, etc do not adversely affect those attributes that make a positive contribution to the character of the locality.* The proposed development is considered not to fit with other developments in the village being higher density, suburban style housing and not sympathetic with other parts of the village.

Policy DC11

- *Developments on grades 1,2 and 3a of the agricultural land classification will not be permitted unless there are no other opportunities for accommodating this type of development.* The proposed development is on agricultural land grade X, and in the Council's view it could not be argued that there are no other opportunities within the parish to develop 21 houses.

Policy GS2

- *Outside the built-up areas of existing settlements new building will not be permitted unless it is on land identified for development in the Local Plan etc.* As noted above this site may be considered outside the built-up area of the village. In this case the proposed site has not been identified for development in the Local Plan and hence does not meet this policy requirement.

In terms of the NPPF:

NPPF: Clause 32: *Safe and suitable access to the site can be achieved for all people.* As noted above the Council considers that this criterion cannot be met by the proposed highway works

NPPF: Clause 35: *Priority to be given to pedestrian and cycle movements.* This condition is not met by the proposed development (particularly for cyclists).

NPPF -clause 5: *Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.* This site may be considered in open countryside (not built-up area).

Planning Gain - 106 Contributions

The application lists three areas where they consider there is potential planning gain. These are listed below with the Council comments:

Affordable Housing: *Provision of 8 dwellings.* The Parish Council accepts that this would be useful to the village.

Education provision: *According to the application the developer is taking to the County on what the 106 obligations might be with regard to education.* We are not aware of the outcome.

New Roundabout/footpath link: The proposed mini-roundabout could be an advantage to the village in improving the access to the A417. However its current status is unclear since Highways have raised objections, which are being investigated. The proposed footpath link is mainly to benefit the new development and not the existing houses north of the A417 - it has therefore limited planning gain for the village.