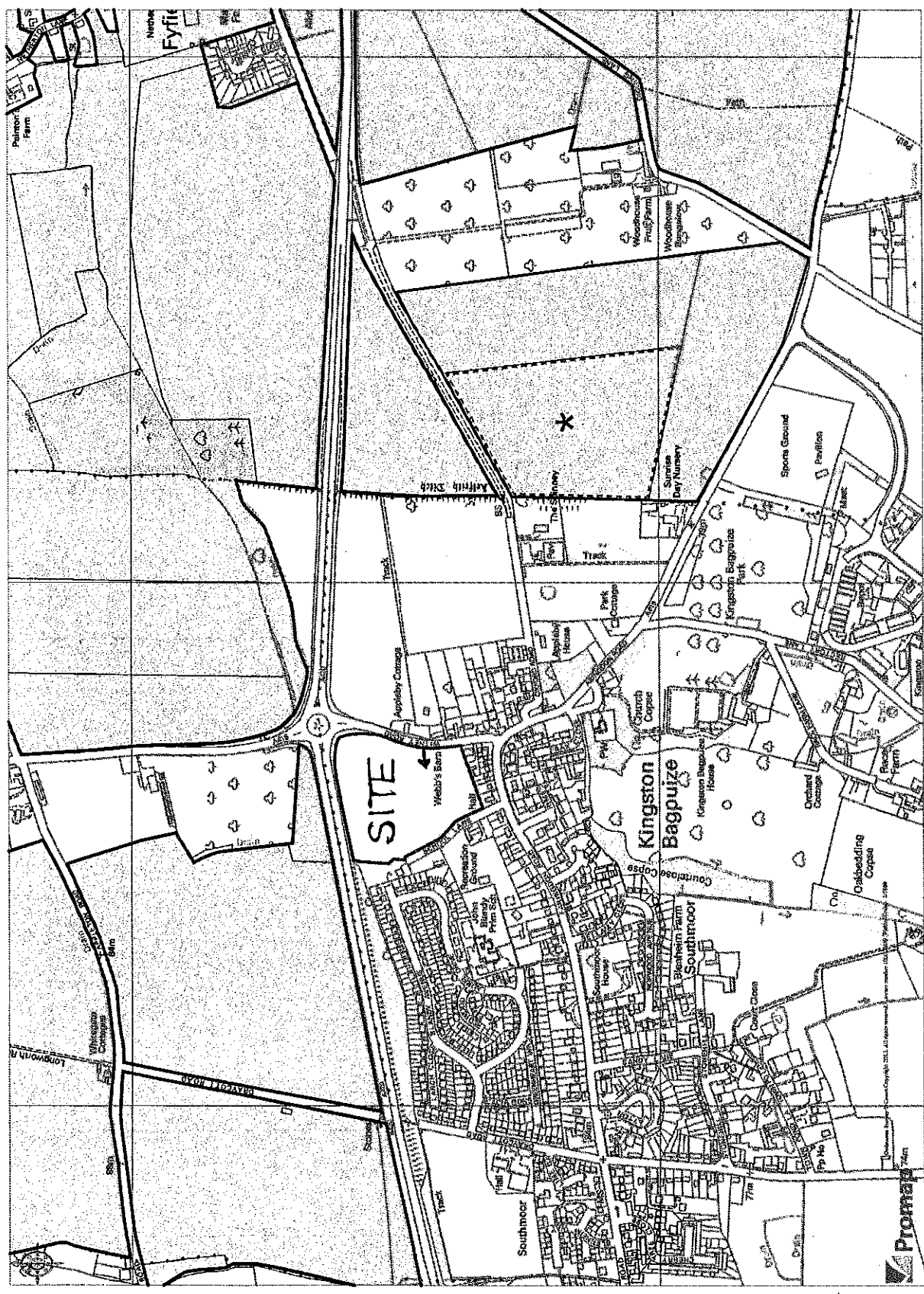
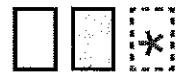


Committee  
~~05/12/12~~  
 09.01.13

P12/V1836/0  
 Appendix 1

KEY

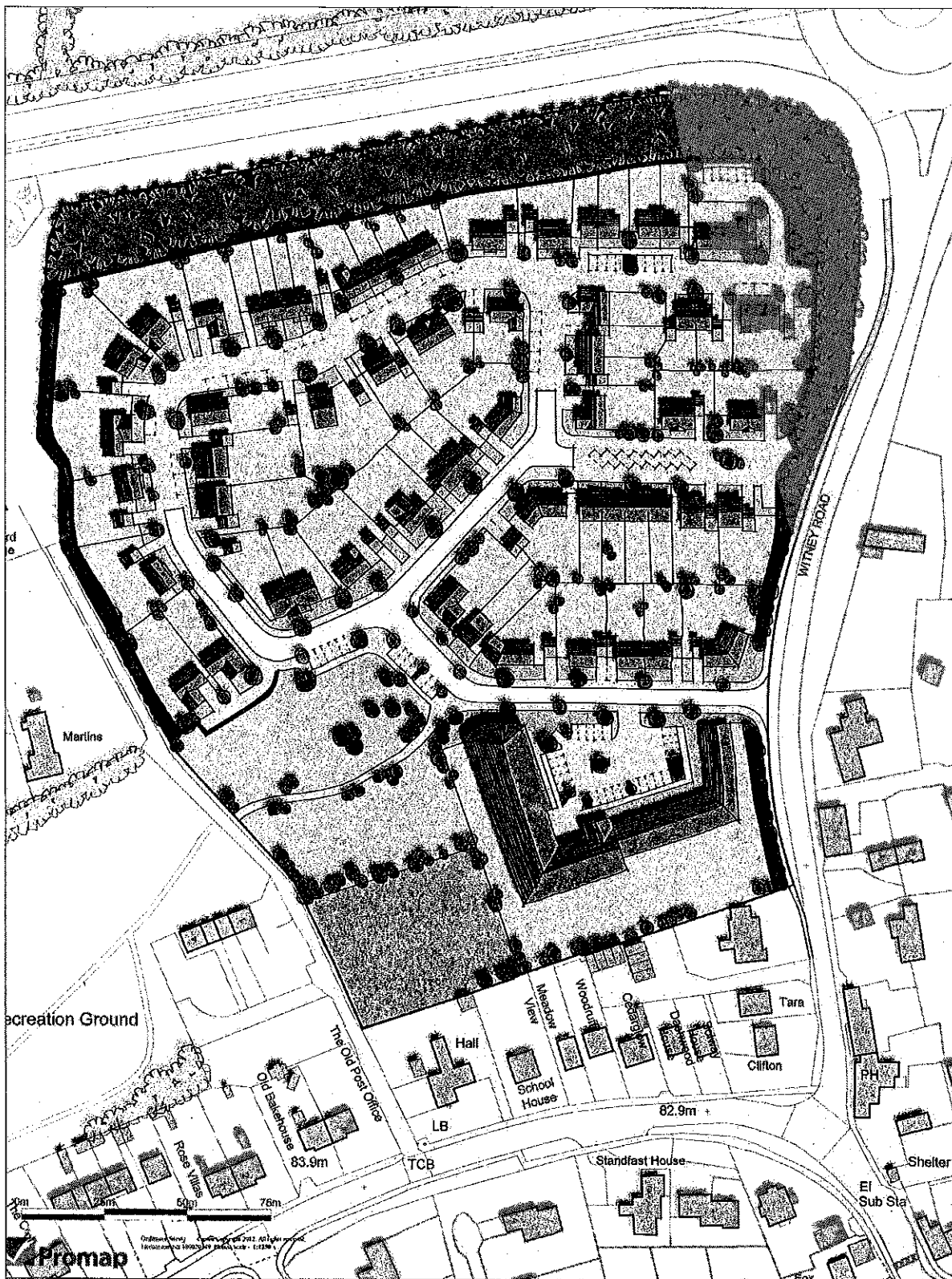
- proposed development site
- land ownership
- possible land for new sports pitches



drawing no.	SK01	Site location / land ownership
REV	1:7500 @ A3	
scale	KS	
drawn by	KS	
checked by	PE	
job no.	09/02/0888	
date	20/09/2012	

land west of Witney Road, Southmoor  
 on behalf of St. John's College Oxford

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5.09 ha	site area
2.90 ha	residential
0.61 ha	land for care units
0.22 ha	land for Scouts
0.40 ha	public open space
0.59 ha	landscape buffer
0.37 ha	strategic infrastructure
63	total units:
25	4+ bed house
21	3 bed house
13	2 bed house
2	2 bed flat
2	1 bed flat
45	extra care units
4,000 m <sup>2</sup>	approx. size
31dph	overall density

P12/V1836/0  
 Appendix 2A

**KEY ILLUSTRATIVE PLAN ONLY**

proposed development site	proposed extra care units	improved pedestrian crossing	illustrative tree planting
existing development	main access	landscape buffer	land for Scouts
proposed dwellings	shared space	public open space	curtilage boundary

**land west of Witney Road, Southmoor**  
 on behalf of St. John's College Oxford

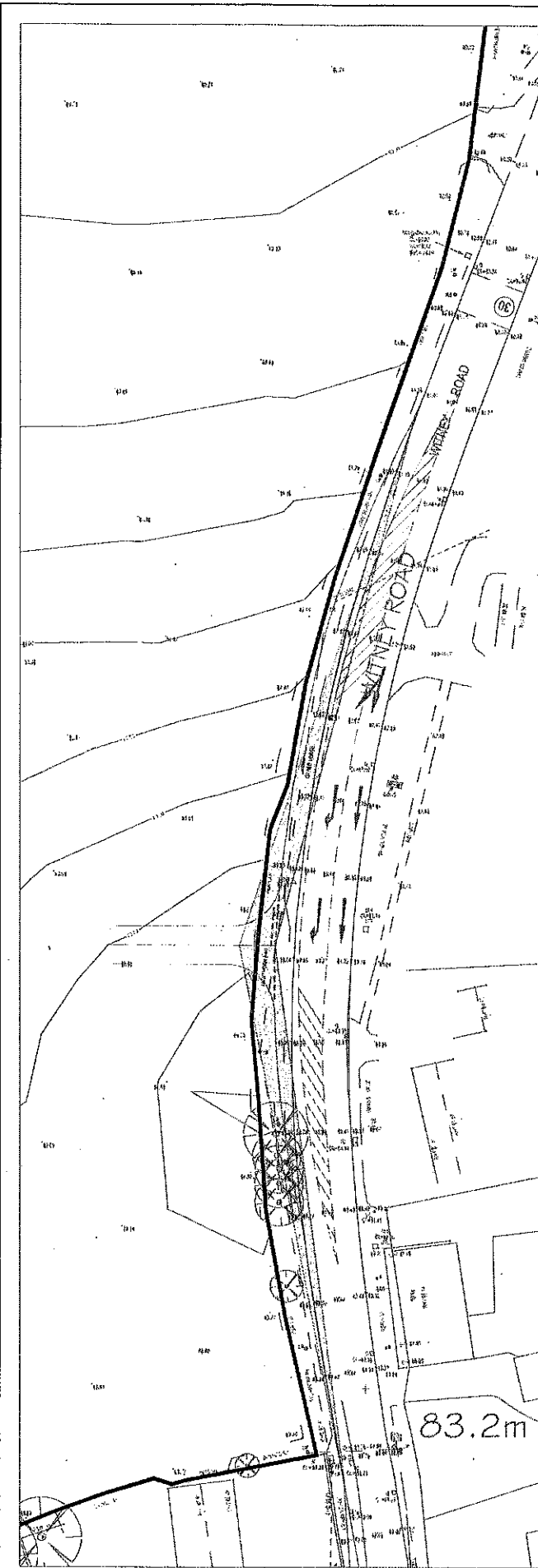
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drawing no. SK20  
 rev D  
 scale 1:1250 @ A3  
 drawn by KS  
 checked by AR

drawing illustrative layout  
 job no. OXPL200366  
 date 22/08/2012

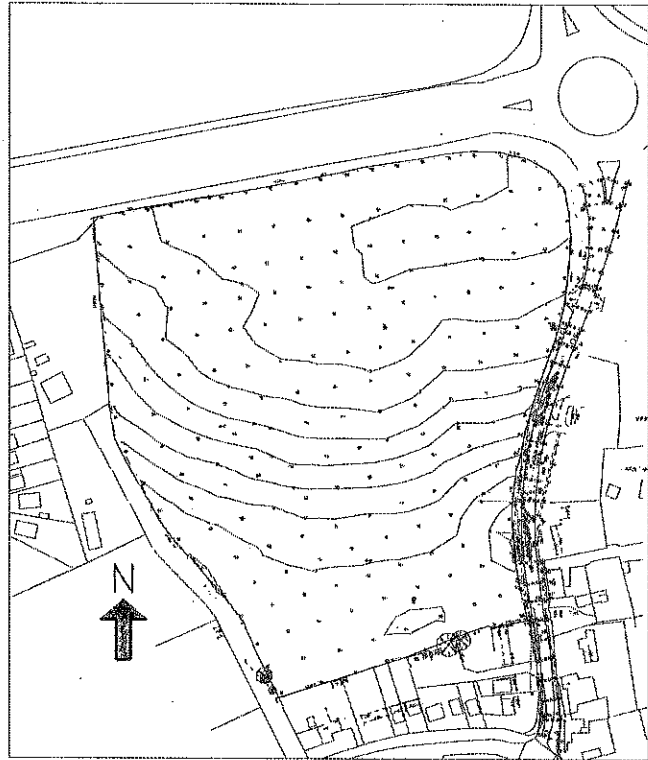




NOTES

1. DO NOT SCALE - Use figures dimensions only
2. All dimensions shown are in millimetres unless otherwise stated
3. All levels are in metres above sea level unless otherwise stated
4. The Contractor is to verify all dimensions on site before commencing work or preparing any drawings
5. The drawing is to be read in conjunction with all Engineers and Architects drawings

P12/V1836/0  
 Appendix 2B



R3		Finality Issue For Comment - Road Layout Amendment		Rev	Dr	Ch	Date
Description							
Savills							
Land off Witney Road, Kingston begpulze							
PROPOSED GHOST ISLAND JUNCTION ROAD LAYOUT 4.5m x 70.0m VISIBILITY SPLAYS							
Hannah Reed		Sheet Size	A3	Draws			
1:1000		Drawn	PH2	1:800 & 1:2500 @ A3			
Checked		PH2	Checked	Drawing Number			
Approved		PH2	Approved	X212329 - 01 P3			

committee  
~~05.12.12~~  
09.01.13

P12/V1836/0  
Appendix 3

## Kingston Bagpuize with Southmoor Parish Council

Clerk:

John Melling

17 Lime Grove  
Southmoor  
Abingdon  
OX13 5DN

To:

David Rothery  
Planning Officer  
VWHDC

Wednesday, 19 September 2012

Dear Mr Rothery

**P12/V1836 Outline application for a residential development comprising of up to 63 dwellings, up to 45 extra care units (use class C3), public open space, land for scout group and new site access.**

The Parish Council strongly objects to the proposal. It is contrary to the Parish Plan (2011) which foresaw only limited development to the west of the village centre. Given one permitted development for 50 dwellings (P12/V1302) further development of 63 dwellings plus a 45 bed-room care home would represent inappropriate and over development fundamentally changing the character of our community. This is hugely disproportionate in scale to the 75 additional dwellings (including 8 already permitted) proposed in the now defunct Interim Housing Supply Policy. The visual impact on those entering one of the two main entrances to the village will change from that of a rural village to a conurbation. If permitted, a very significant population increase will have occurred without an opportunity for the democratic input into the future of the village by our community. The Sustainability Appraisal Scoping Report 2012 notes that a 'Preferred Options' document will be available early in 2013 for consultation with adoption of the Local Plan – Core Strategy in late 2014!

The increase in traffic as a result of this development will result in unacceptable congestion on this stretch of the Witney Road during peak travel times. Residents of Witney Road already have serious problems in obtaining safe access from their properties onto the A415 and these problems will be exacerbated by the development. The recent permission for P12/1302 means that the traffic survey provided is not representative of the probable situation on completion of the development.

The proposed ghost island will lead to further, and sometimes serious, accidents on the Witney Road and will contribute to congestion by encouraging drivers to use the A415 between the A420 and mini-roundabout at the Hind's Head as a 'long-about' rather than turning right across a line of traffic.

Other comments:

**A415** - The supporting documentation points out that the A415 is a Class 3a road. This is defined as follows: *Class 3a County Principal Roads are roads suitable for important cross- and inter-county traffic where there are relatively large volumes of traffic but not longer distance travel. They should be of such a standard that they are generally able to carry current flows safely and without excessive delays, although some sections of major A roads might possibly be of a poorer standard. The Class 3a roads perform the function of connecting rural Oxfordshire to the strategic routes and are the core routes through or around the larger and smaller towns. Many of these routes are used as premium bus routes connecting up many market towns and small conurbations.*

Those who know the road between the A34 in Abingdon and Witney would not recognise the road in these terms. In addition to several narrow stretches and dangerous bends, the condition of the bridge at Newbridge continues to cause concern and closure to some or all vehicles at some point in the future remains a possibility.

**Noise** – Those residents who live in close proximity to the A420 are severely affected by traffic noise which is not significantly attenuated by the bund. It is curious that the report from the noise consultant in the supporting documentation claims that acceptable noise levels can be achieved within the proposed dwellings, but makes no mention of the limitations on the use of their gardens by future residents.

**Loss of agricultural land** – The proposed loss of Grade 1 agricultural land is to be deplored.

**Potential flooding** – The Parish Council notes Thames Water's serious concerns over the inadequate provision for sewage disposal and surface water treatment. Areas of the village to the north of the Faringdon Road already experience intermittent sewage overflow through the failure of the existing system to transfer their waste to the sewage treatment plant. The failure to provide on-site storage for surface water run-off increases the risk of local flooding on and near the A420 roundabout and the risk to communities downstream in the Thames catchment.

#### **45 Unit Care Home**

The Parish Council and residents are very concerned that the developers consider that the provision of a Care Home will obviate the need for affordable housing within the development. One of the few benefits of additional housing within the village is in allowing more of our younger members to remain within the village community. The lack of affordable homes on this site will have a detrimental effect on the demography of the village community.

**Village facilities** – The supporting documentation on village facilities provided with the Sustainability Appraisal Scoping Report notes that the village has a doctor's surgery and two churches. Earlier this year the relevant medical practices withdrew the surgery and one of the churches has closed. This lack of infrastructure in terms of schools, local

employment, other community facilities, means that the proposed development cannot be considered sustainable. The development would fail to contribute to meeting several of the District Council's objectives set out in the Report including:

2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas
3. Reduce the need to travel and improve provision for walking, cycling and public transport and reduce road congestion.
8. Protect the cultural heritage and provide a high quality townscape and landscape
9. Reduce air, noise and light pollution

Yours sincerely

John Melling

committee  
~~05/2/12~~  
09.01.13

P12/V1836/O  
Appendix 4

18 October 2012  
L PB 121018 Southmoor.docx

savills

Mr David Rothery  
Major Applications Officer  
Vale of White Horse District Council  
Abbey House  
Abbey Close  
Abingdon  
OX14 3JE

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T: +44 (0) 1865 269 000  
savills.com

Dear Mr Rothery

**Planning Application P/12/V1836/O: Land West of Witney Road, Southmoor**

I am writing in response to your email's of 16 October in which you ask for clarification of the applicant's position in relation to the effect of the proposed development in terms of:

- loss of agricultural land; and
- disposal of foul water and water supply.

*Loss of Agricultural Land*

The application site comprises some 5 hectares of agricultural land. It forms part of a larger holding of some 198 hectares that lies beyond the A415 and A420 which bound the site. The wider holding is not reliant on the application site and redevelopment in the manner proposed will not therefore impact to any material degree on its size, structure or operability / productivity.

DEFRA's Multi Agency Geographic Information system indicates that the southernmost two thirds of the application site fall within Agricultural Land Classification 3A. The remaining, northernmost, part of the site is indicated to fall within Classification 2. However, there are a number of material considerations that weigh in favour of approval of the scheme despite the loss of a modest amount of agricultural land in this instance:

1. VOWH has an acknowledged and very significant shortfall in 5-year housing land supply (see Five Year Housing Land Supply Statement 2012/13 / Manor Road appeal decision APP/V3120/A/11/2163401) and in this context paragraph 14 of the National Planning Policy Framework (NPPF) directs that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits;
2. the application site represents an opportunity to provide much needed housing, affordable and Extra Care housing that will make a material contribution towards addressing the identified shortfall in a highly sustainable village location;
3. paragraph 55 of the NPPF says that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities;
4. Southmoor is classified by VOWH as a Larger Village (VOWH Local Plan / Study of Village Facilities in the Vale - July 2009) in recognition of the range of services it is able to offer, including shops, a post office, community facilities, a primary school and access to a reasonable public transport service and local employment opportunities. The site is therefore an inherently sustainable location;
5. at the local level, the site is close to the village centre, is well related to the village edge and is contained physically and visually by exiting roads and landscaping.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 20 Grosvenor Hill, London W1K 3HQ



In light of the analysis above it is clear that any harm caused by the limited loss of agricultural land is outweighed by the benefits associated with delivering housing in a manner that is consistent with guidance provided by the NPPF, particularly in a village that the District Council recognise as being highly sustainable.

The issue of whether delivery of housing to address a shortfall in 5-year housing land supply outweighs concerns about the loss of agricultural land has been considered at appeal. An example is Homelands Farm, Bishops Cleeve, Gloucestershire (APP/G1630/A/11/2146206) where 450 dwellings were proposed on agricultural land. The Secretary of State endorsed his Inspector's conclusions with regard to the loss of best and most versatile land. In his decision he confirmed that:

*"...the loss of BMV land, as a result of the Homelands 2 proposal is a significant harm, which needs to be weighed in the planning balance. He considers that the need for a 5 year land supply outweighs the loss in this case."*

An appeal in relation to land at Station Road, Feniton, Devon (APP/U1105/A/12/2172708) is comparable to the applicant's scheme at Southmoor in terms of scale. Here the Inspector concluded that:

*"Notwithstanding that the proposal would be contrary to the development plan, and there would be some loss of Grade 2 agricultural land, the failure to demonstrate a 5 year land supply leading to a presumption in favour of sustainable development is a significant material consideration, which together with meeting the identified affordable housing need would justify the proposal."*

The approach taken by the Secretary of State and Inspectors in these cases is further reinforced by the Burgess Farm, Worsley (APP/U4230/A/11/2157433) and Barton Farm, Winchester (APP/LI765/A/10/2126522) appeal decisions. Where the Secretary of State allowed appeals and in so doing determined that loss of agricultural land as well as loss of open countryside, encroachment into wildlife corridors, impact on the setting of settlements and neighbours amenities was outweighed by the pressing need to deliver housing.

#### *Foul Drainage and Drinking Supply*

Since receipt of their consultation response the applicant's have taken the advice of their engineering consultants Hannah-Reed concerning connection to the foul sewer and the impact of the development on water pressure in the village:

- it seems as though the ability of exiting sewers to accommodate waste water generated by the site is limited by the diameter of the existing trunk sewer located on the north side of Faringdon Road;
- Thames Water has been instructed to complete a Foul Water Impact Study which will determine what is the most appropriate method for addressing the issue;
- in the event that on site attenuation is required, the illustrative layout has been designed with this in mind (see appendix F of the Foul Water Drainage Infrastructure Options Report submitted with applicant's planning application);
- in relation to water pressure, Thames Water have also been instructed to conduct a flow and pressure test on the water main, which will demonstrate if the existing network is robust enough to serve the development without unduly affecting existing customers and identify any remedial measures.

The work carried out to date indicates that the points raised by Thames Water can be satisfactorily addressed without undue delay. For this reason we do not share your concern that the foul and drinking water issues could not be addressed within 12 months of the resolution made by the Planning Committee. Our view therefore remains that the use of Grampian type conditions as suggested by Thames water is an appropriate way of dealing with the matter.





*Conclusion*

I trust that the clarification provided in this letter satisfactorily addresses the points that you have raised. If however you have any further questions or require additional information please do contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Philip Brown".

**Philip Brown BA (Hons) MRTPI**  
**Associate Director**