

Cumnor Hill

P12/V1819/0  
APPENDIX 1



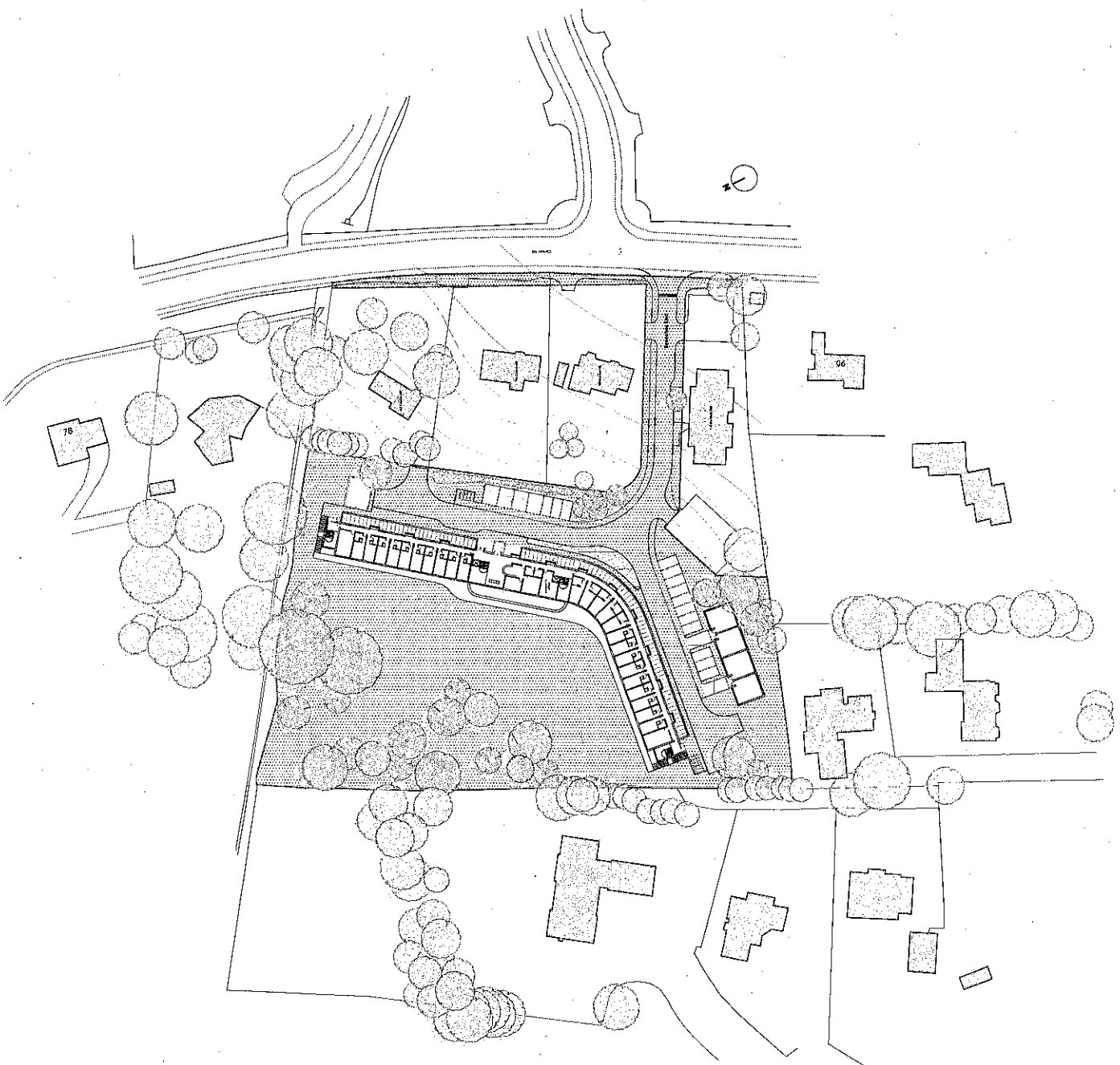
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<p>ADRIAN JAMES ARCHITECTS</p>
<p>Breaches End, Cumnor Hill</p> <p>Site Location Plan</p> <p>1/1250</p>
<p>132A / P / 01 /</p>

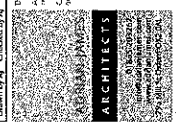
AV

P12/V1819

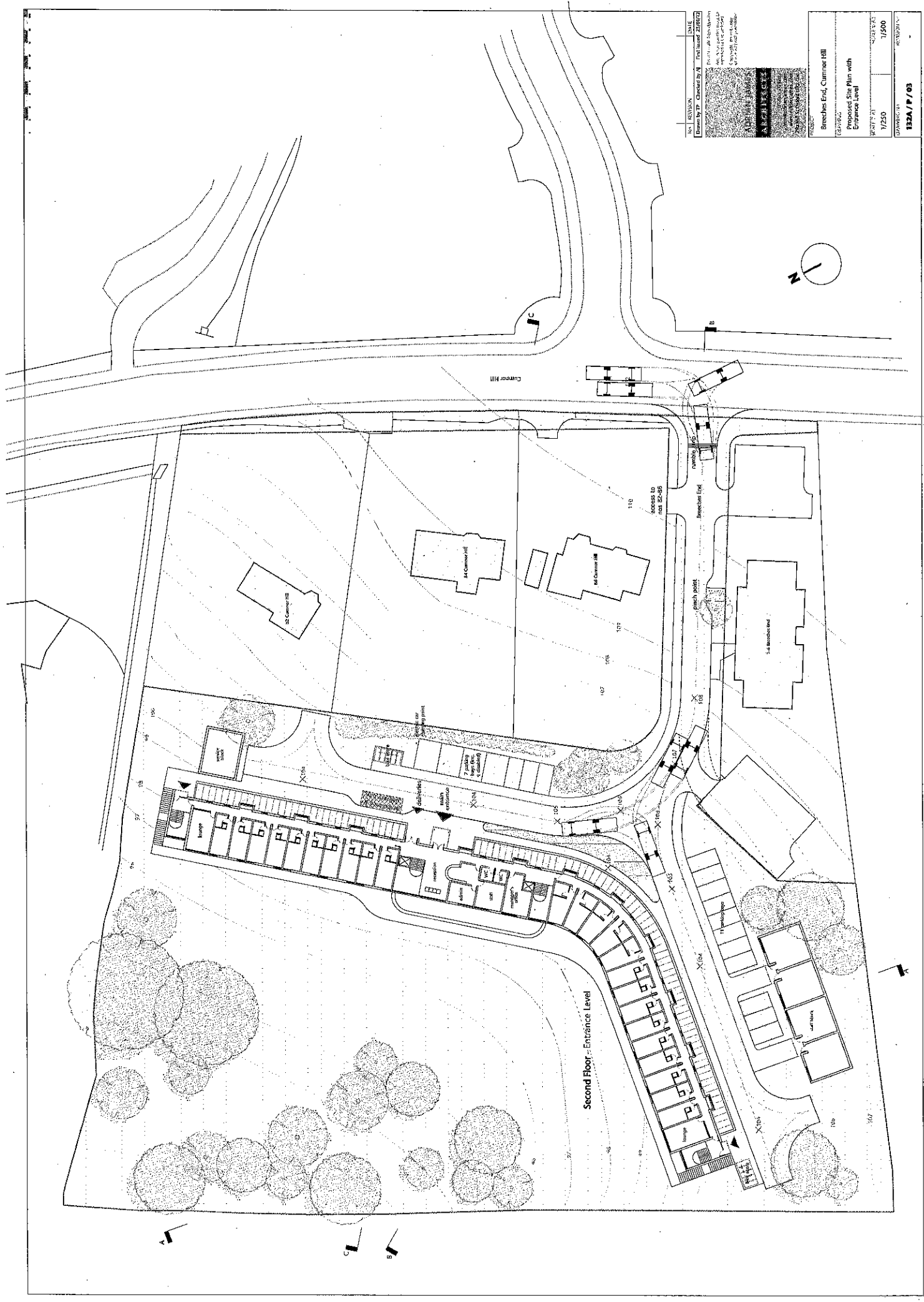
Notes: Building footprints and boundaries have not been surveyed and are approximate.



A	Additional survey data added	7/7/17
1	Final	17/17
2	Final	17/17
3	Final	17/17
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100	Final	17/17



Project Name	Breches End, Clunmor Hill
Client	Block Plan of Adjacent Properties
Scale	1/500
Date	1/1/00
Drawn by	132A/P/10
Checked by	A



DRAWN BY: M. WILSON  
 CHECKED BY: A. GIBSON  
 DATE: 2/20/07

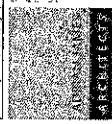
PROJECT: Breches End, Cumnor Hill  
 DRAWING NO: 1/250  
 SCALE: 1/500  
 DATE: 1/2007

BRECHES END, CUMNOR HILL  
 PROPOSED SITE PLAN WITH  
 ENTRANCE LEVEL

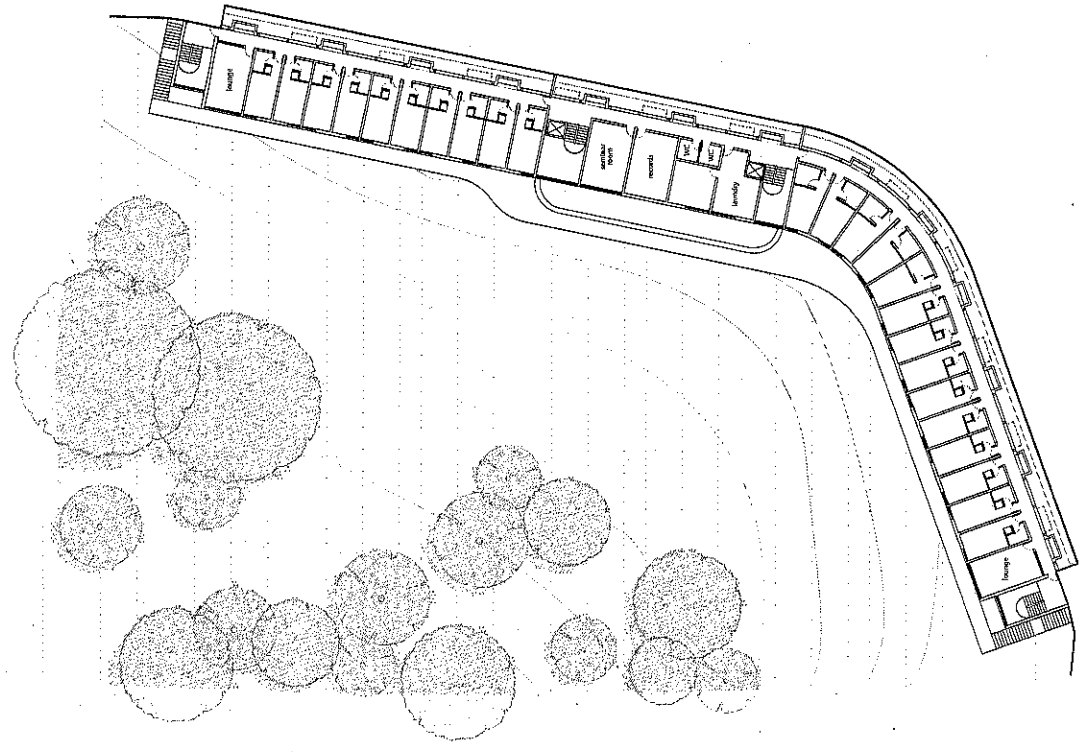
DRAWING NO: 1/250  
 SCALE: 1/500  
 DATE: 1/2007

NO. RESUBMIT DATE  
 Drawn by: Checked by: A.I. Affiliated 2/17/04

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PROJECT	Beeches End, Cummor Hill
DATE	1/25/04
SCALE	1/8" = 1'-0"
DATE	1/25/04
PROJECT NO.	132A/P/04
REVISION NO.	

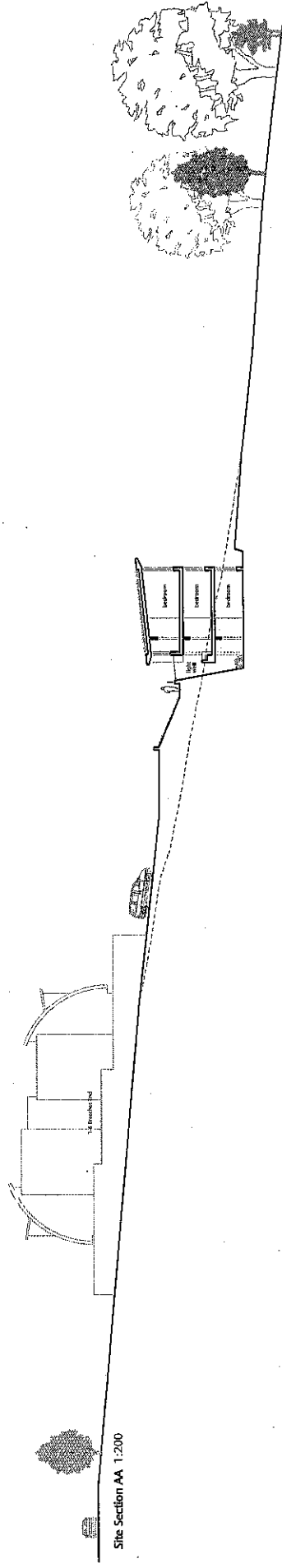


First Floor

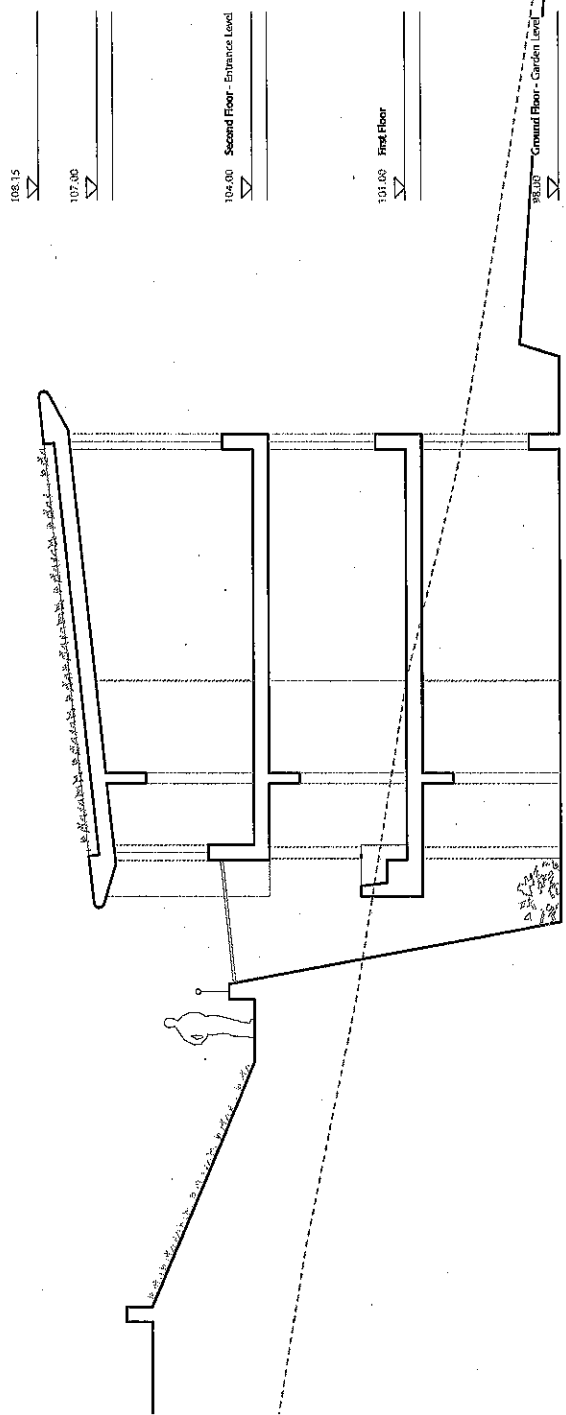


Ground Floor - Garden Level

0 1 2 3 4m  
 0 2 4 6 8 10 12 14m



Site Section AA 1:200



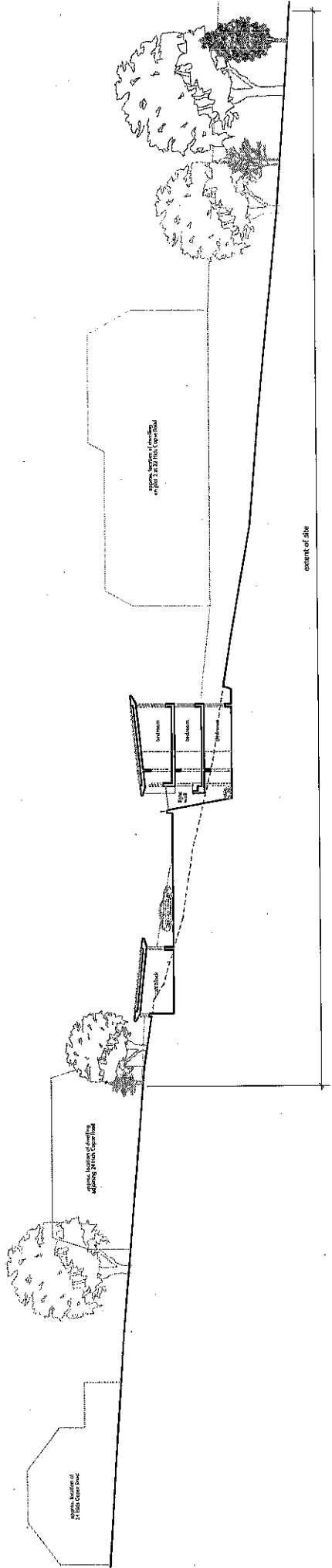
Section AA 1:50

DATE	17/05/05
DESIGNED BY	AR
CHECKED BY	AM
PROJECT NO.	132A/17/05
PROJECT NAME	Breaches Eire, Cummor Hill
SCALE	1/200 & 1/100
SECTION	Section AA
DATE	17/05/05

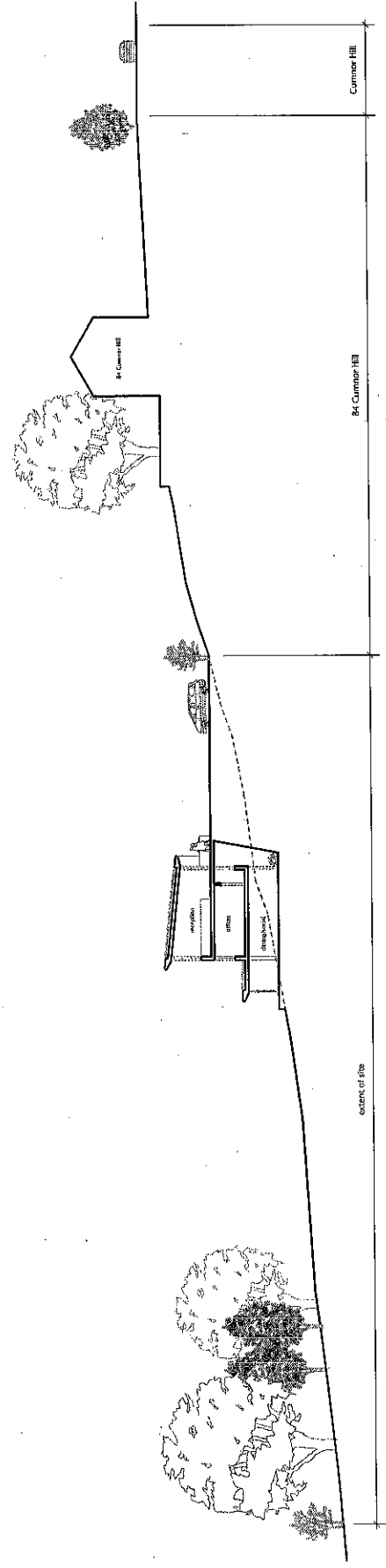
ARCHITECTS

132A/17/05

0 2 4 6 8 10 12 14M



Site Section BB 1:200



Site Section CC 1:200

132A / P / 06

PROJECT: Breches End, Cummor Hill

DATE: 13/06/06

DESIGNED BY: Long Site Sections

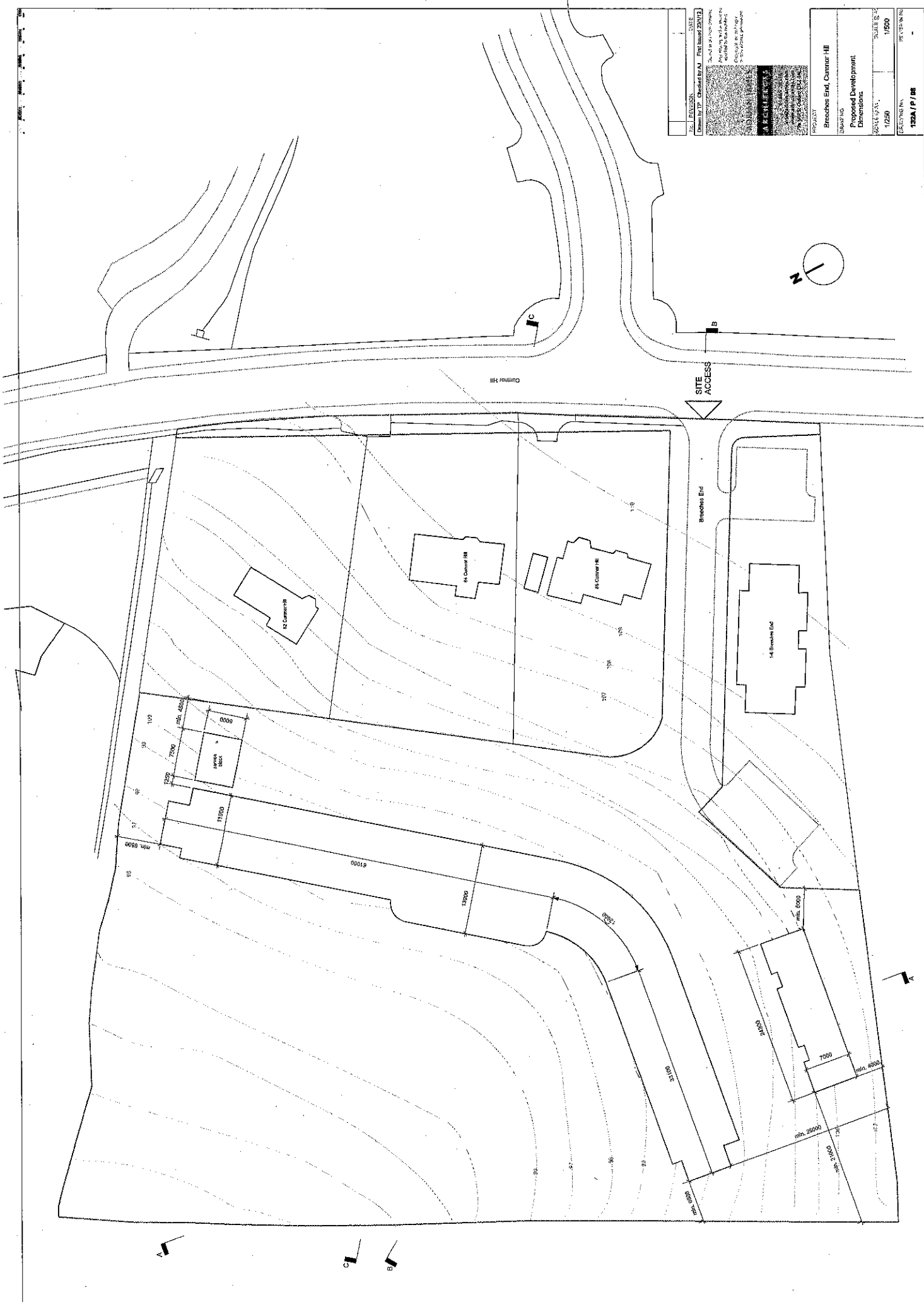
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DATE: 14/06/06

132A / P / 06

ARCHITECTS: [Logo]

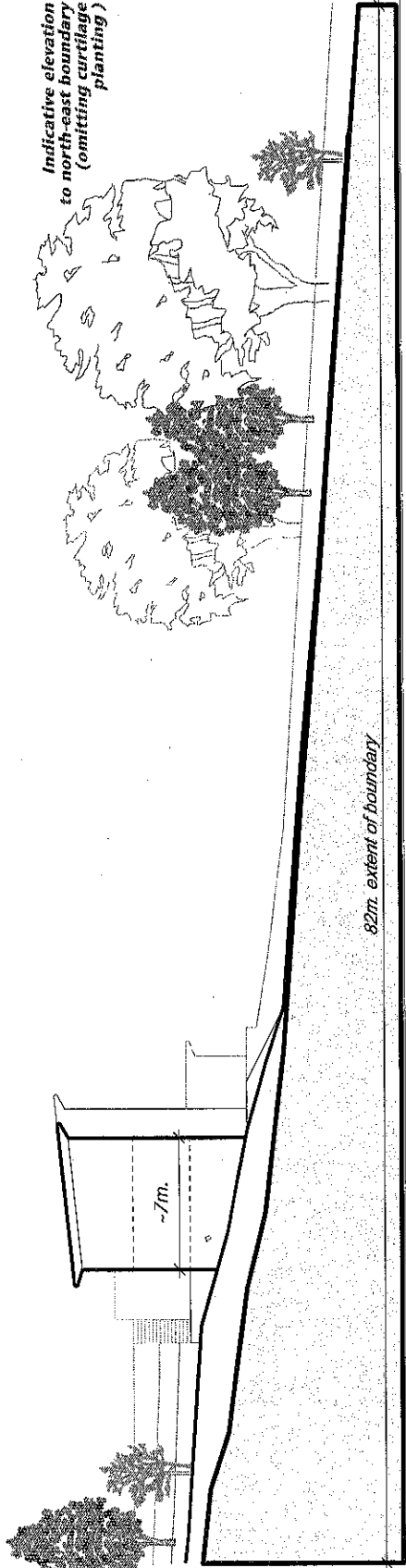
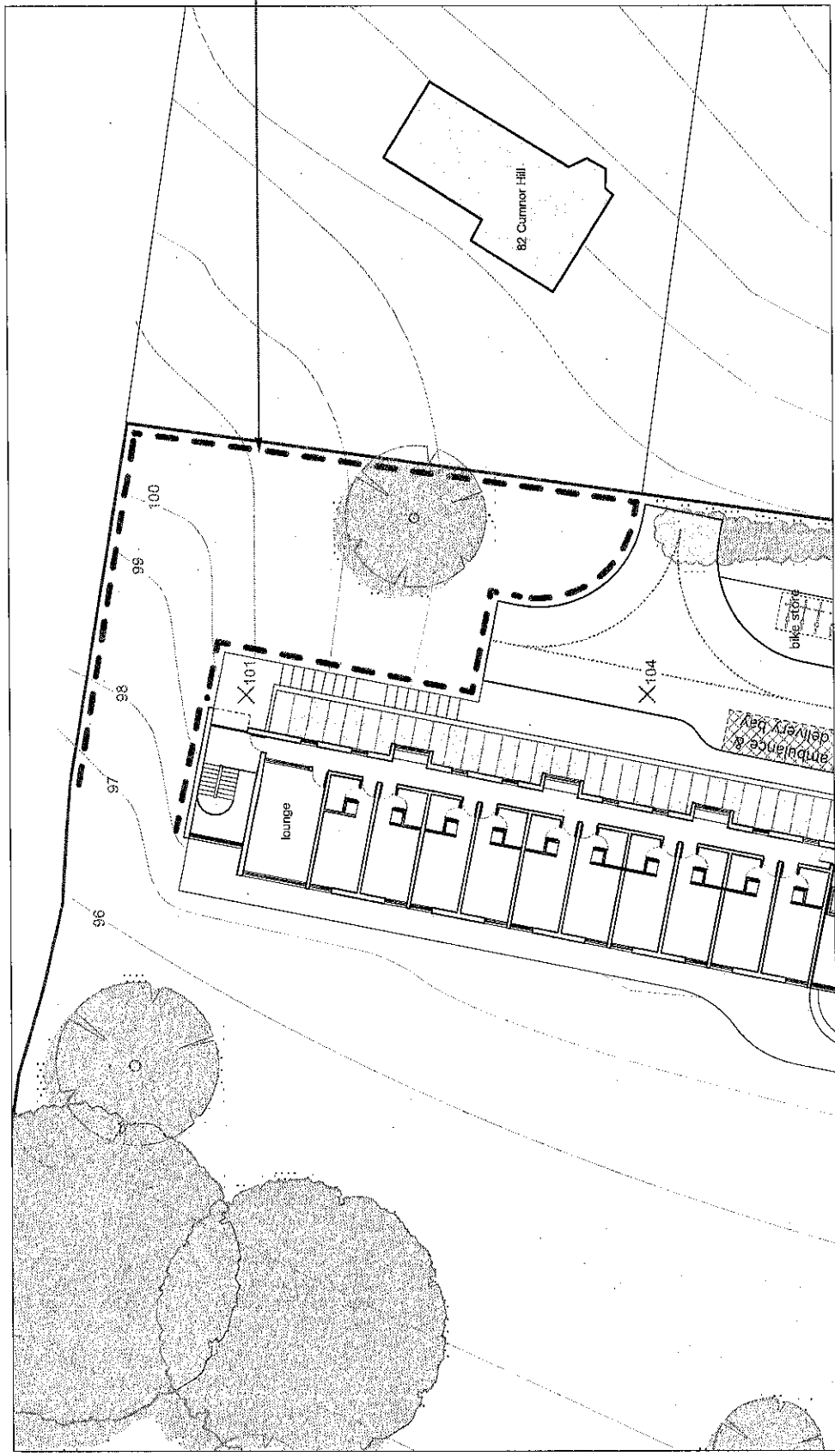
132A / P / 06



DATE	1/25/00
DESIGNED BY	Checked by AJ
Final Issue	20/01/03
<p>Do not scale from this drawing. Plotting will produce errors to the reader. Do not use this drawing for any other purpose.</p>	
<p><b>A. R. HARRIS &amp; SONS</b>          Registered Professional Engineers          100, 102 &amp; 104, Market Street, Glasgow G1 1JF, Scotland          Tel: 0141 249 1234 Fax: 0141 249 1235</p>	
PROJECT	Breaches End, Cummer Hill
DRAWING NO.	1/250
Scale	1/250
DATE	1/25/00
DESIGNED BY	Checked by AJ
DATE	1/25/00
PROJECT	Breaches End, Cummer Hill

**Safeguarded landscaped badger area:**  
 -service block removed/relocated  
 -access road shortened  
 -external steps to flank removed

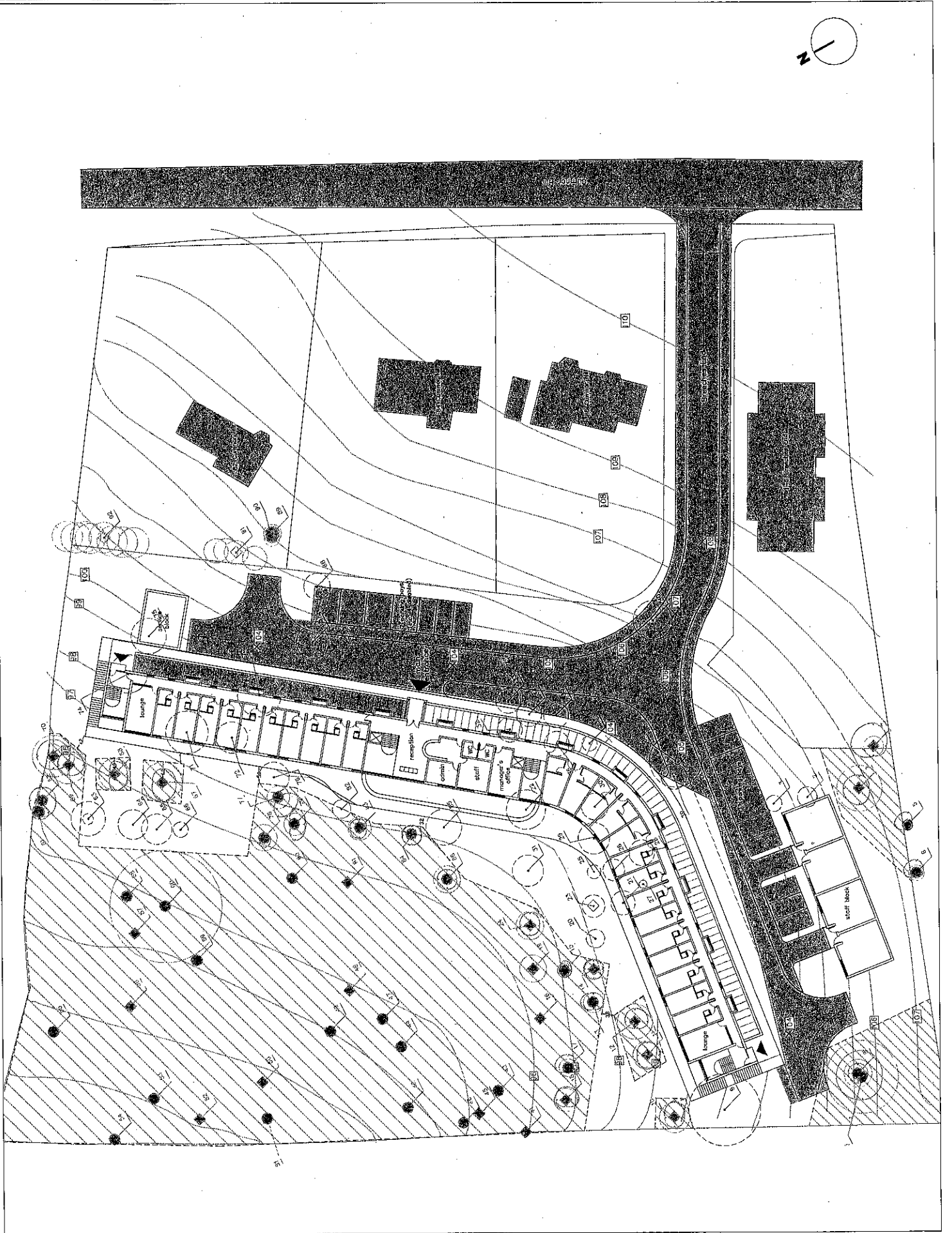
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 ADRENALINE ARCHITECTS  
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 T: 01225 310000 F: 01225 310001





LEGEND	
	Category A trees
	Category B trees
	Category C trees
	Category R trees or trees for removal
	Trees outside boundary/control
	Root Protection Area
	Construction Exclusion Zone
	Tree Protective Fencing
	Trees to be removed

<b>SITE ADDRESS</b> Brechey End Clanmore Hill Oxford OX2 9PW	<b>CLIENT</b> Rycote Developments	<b>PRINT DATE</b> 05 April 2012	<b>DRAWING</b> 1002 / TYP - Rev C	<b>DESIGNED BY</b> NFB	<b>SCALE</b> 500:1@A1
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CONSULTATION WITH CUMNOR PARISH COUNCIL

Application reference: P12/V1819/O  
 Application type: Major  
 Address: Land to the rear of No's 82-88 Cumnor Hill, Oxford OX2 9HU

Officer: Stuart Walker  
 Amended plans:

Proposal: *Outline application for the erection of a 72 bed residential care home and 4 units for staff accommodation with associated parking, landscaping and access.*

CUMNOR PARISH COUNCIL:

1.  **FULLY SUPPORTS** this application for the following reasons:
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:
4.  **OBJECTS** to this application for the following reasons:

**Land to the rear of no's 82-88 CUMNOR HILL, OXFORD OX2 9HU**

Planning Application: P12/V1819/O

*Outline application for the erection of a 72 bed residential care home and 4 units of staff accommodation with associated parking, landscaping and access*

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- **WILDLIFE**

## **CONCLUSION**

### **INTRODUCTION**

1. It is profoundly disappointing that, yet again, a development of very considerable local interest, impact and concern has reached the stage of an application for outline planning permission without Cumnor Parish Council (CPC) having been consulted in any way. This is especially the case when we read (Design & Access Statement, 4.4) that preparation for such a proposal has been under consideration for up to 8 years, since the granting of outline planning permission for what the applicants describe as "the unified site".
2. CPC is approaching the Planning Department of the Vale of White Horse District Council requesting to become involved routinely in pre-application discussion in relation to major developments. CPC fully understands the importance of the principle of commercial confidentiality and is perfectly capable of respecting confidentiality.
3. It has come to the attention of CPC that some of the local residents potentially affected by this development were not informed about it, specifically Nos.74 and 78 Cumnor Hill.
4. It is wholly unacceptable that the plans are incomplete. Specifically no attempt has been made to provide positions or elevations of neighbouring properties. Nor has a contour map been provided allowing an assessment to be made of the impact of the proposed building on neighbouring properties. This is particularly important in a site and development of this nature where the topography is such that, when visiting the site, it is impossible to visualise the potential impact of the development on the landscape or on its neighbours.
5. No detail is provided of the service block, of how high it will be or of what it will contain. Similarly no detail is given of the staff accommodation, how high it would be or what sort of accommodation it would provide.
6. No mention is made of landscaping.
7. CPC readily accepts that this site is in need of development and agrees (Design & Access Statement, 2.1) that it has become neglected, unkempt and unused.
8. Similarly CPC accepts in general terms the case of need that is made in the Planning Statement, 2.6-2.11, for more care homes both locally and nationally. Whether this location is appropriate for this purpose is another matter entirely.

## **MATTERS RELATING TO THE APPLICATION FOR OUTLINE PLANNING PERMISSION**

### **THE SITE**

1. CPC has serious doubts as to whether this site could ever be suitable for the use which is being proposed in this application, namely for the provision of Residential Care Accommodation.
2. The site is an unusual one, as the applicants acknowledge. They describe its "extreme topography" (Design & Access Statement, 1.0), which we assume to mean the way in which the ground falls away very sharply across the site.
3. CPC has concerns about the way that this "extreme topography" may impact on the quality of life of a group of elderly residents. Exercise and the opportunity to spend meaningful time outdoors are both important for an elderly person's well-being. It is difficult to imagine how this site might be adapted to allow for outside recreation space, including space to spend time with visitors. To the front there is only the car park and the very steep road up to Cumnor Hill. It would be impossible, if not downright dangerous and frightening, for someone in a wheel-chair to be pushed up to Cumnor Hill and indeed quite a struggle for many elderly people to walk up the road to Cumnor Hill to catch a bus or walk down to the Botley facilities as is implied in the Planning

Statement, 2.3. It is fanciful to pretend that any of the residents of this proposed care home could avail themselves of the Botley facilities without being driven down there. Similarly, because the ground continues to fall away so sharply to the rear of the proposed building, many of the elderly residents, and certainly all of those who were wheelchair-bound, would find the slopes very difficult to negotiate. Frankly we find ourselves imagining visiting a relative living in this care home and wanting to take them out for a walk only to find ourselves limited to walking or pushing a wheelchair round and round the car park. To be blunt, a steeply sloping site like this is not suitable for the elderly.

### **ACCESS**

1. CPC has serious concerns about the access to this site.
2. In the Transport Assessment, 3.4, there is implicit acknowledgement that the visibility splay to the north is poor, in that the plans include a proposal to improve it. We would argue that visibility splays in both directions are poor, made worse by the long curve in the road at this point. If this proposal goes ahead, many of the vehicles leaving the site will be large, slow vehicles (delivery vans/ambulances, etc) and we would argue that this will lead to a significant risk of an accident.
3. Access and egress will be made worse by the presence, only 35m downhill, of the junction of Cumnor Hill with Delamare Way. Reference is made to this in the Transport Assessment, 2.2.3, but the significance of it is played down. The reality is that Delamare Way serves a residential area of 100 dwellings, meaning that the junction is busy at peak times. In effect this development would lead to the creation of a staggered junction and consideration needs to be given as to how this can be managed, including an assessment of whether lights or a roundabout need to be installed.
4. **Gradient.** The Transport Assessment does not include a measure of the gradient on Breeches End, the road leading down to the proposed development, which is surprising given the applicants' description of the site's "extreme topography". As anyone who has visited the site will know, it is very steep. We feel that the applicants are underestimating the amount of heavy traffic that this development would generate, and the difficulties that might be encountered in adverse weather conditions. This traffic will include refuse lorries, ambulances, hearses, patient transport, and delivery vehicles (which may be articulated) bringing in supplies such as food, medical and pharmaceutical supplies, etc. This is a large development by any standards and will create a considerable demand for goods and services which must, repeat must, be able to access the site in all seasons, including in conditions of snow and ice.
5. With a width of 4.5m, the access road is wide enough for two cars to pass comfortably but barely wide enough for two wider vehicles to pass safely, for example a refuse vehicle and a patient transport vehicle with a width of 2.17m. In addition, once on site, there is very little space for larger vehicles to turn or manoeuvre.
6. These points lead us to the conclusion that a careful assessment of this proposal needs to be made by Oxfordshire County Council.

### **THE SCALE OF THE PROPOSED BUILDING**

1. **Policy H10.** This proposal runs completely contrary to Policy H10 which says that permission would be allowed provided "the mass and design of the dwellings would not harm the character of the area". Cumnor Hill is characterised by large family homes in a semi-rural setting. Plots have been developed in such a way that the houses do not intrude on each other, resulting in considerable privacy. What is being proposed is massive and intrusive by any standards, three storeys high and over 100 metres in length. The applicants (Design and Access Statement, 5.3) describe it as being "very modest in scale ..." at least when viewed from the road. This is disingenuous at best. They make no comment on how it will impact on neighbours. CPC is very concerned about the dominant effect it would have on certain properties, notably 80 Cumnor Hill

and Aspen House, Hids Copse Road.

2. **Policy DC9.** Again, this proposal runs contrary to Policy DC9 which says that development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment. For two of the neighbours, namely 80 Cumnor Hill and Aspen House, there would be significant loss of privacy and visual intrusiveness but beyond that are the general issues of environmental pollution, notably light and noise pollution in this location. The amount of light generated by a 72-bedroom care home would pollute the whole of the slope/valley in which the care home would sit; no neighbour would be unaffected. Similarly noise pollution would be considerable, affecting neighbours on all sides but particularly the flats at Breeches End and the occupants of 80 Cumnor Hill and some of the properties in Hids Copse. If there is to be an air conditioning unit or similar plant in the service block, this would also have a noise pollutant effect on the residents of 80 Cumnor Hill.
3. **To summarise, the scale of this proposal and the accompanying loss of amenity of neighbouring properties is completely inappropriate on Cumnor Hill.**

### **THE RETAINING WALL. FLOOD RISK. FOUL SEWAGE.**

1. CPC does not believe that the risks of the design, notably of the Retaining Wall, have been properly thought through. We are especially concerned about the possible effects on surface water run-off. The very length of the retaining wall can only add to the potential problems.
2. The Design and Access Statement, 9.0, describes the lowest floor of the building as being "carved into the hillside" allowing for the creation of a retaining wall.
3. Surface water run-off is a well-established problem in the area of Cumnor Hill which is criss-crossed with underground springs and an unstable sub-structure. There is an example of such a spring in the garden of the neighbouring property, 80 Cumnor Hill, which has a pond supplied from spring water. It seems certain that carving into the hillside as anticipated will cut across some of these streams or springs with unpredictable results.
4. The sub-structure consists of alternating layers of clay and sand, preventing the draining away of surface water. The retaining wall will itself prevent the formation of new channels and the only way for accumulated water to travel will be horizontally, causing unpredictable results to neighbours and further downhill in Dean Court.
5. Local knowledge of the water courses suggests that excess surface water run-off will go through the culvert which runs under Songers Close, Pinnocks Way and Nobles Close in the Dean Court area. It is feared that the culvert will be overwhelmed in the event of flash-flooding, with dire consequences. The culvert always has standing water in it.
6. To emphasise the point, Cumnor Parish Council is deeply concerned that this development in its current form will lead to flooding affecting properties further downhill in Dean Court.

7.

CPC also has concerns as to whether the **foul sewage system** can cope with a development of this size. Thames Water maps show that sewage from these dwellings (82-88 Cumnor Hill) drains via a mains sewer down across Songers Close to join the mains sewer which runs along the Eynsham Road. Guidelines recommend an allowance of 300L foul effluent per bedroom per day, a total of 21,600L in this proposal, quite apart from effluent coming from the four units of staff accommodation. This is an immense amount of extra foul effluent by any standards. It is true that Thames Water has been upgrading the sewage system in the Botley area but it is understood that this upgrade should be sufficient to cope with the Timbmet development ... but nothing beyond that. It is essential that Thames Water confirm the capacity and capability of the local sewage system to cope with this level of foul effluent before outline planning permission is granted.

### **PARKING**

1. The site is a very constrained one. This means that it is absolutely essential to provide sufficient parking from the outset as there will be no opportunity to expand the parking in the event of there being insufficient. As we all know from personal experience, in most institutional settings (care homes, hostels, hospitals, hotels, etc.) there is a tendency for visitors or staff to resort to parking on verges of approach roads or driveways or on neighbouring streets when car parks become full. This option will not exist here. Breeches End is too steep and narrow, and the long curve on Cumnor Hill at this point would make it very dangerous for curb parking. The only neighbouring side street is Delamare Way, and it would be utterly wrong to embark on a major project like this to find that within a short time the residents of Delamare Way were being plagued by overflow parking. Delamare Way is not suitable for parking.
2. CPC is convinced that the parking provision in this application is grossly inadequate and that, if development were allowed to go ahead on this basis, within a few weeks of the care home opening it would become apparent that there was insufficient parking.
3. A total of 18 parking places is provided in the plans. Of these four will, of necessity, be reserved for the residents of the four flats in the staff block and a further four are disabled parking bays, leaving a total of ten for staff and visitors.
4. In the Transport Assessment there is a detailed breakdown of the staffing requirements, a total of 66 F/T staff, of whom it is anticipated that only 28% would travel to work by car, the rest travelling by bus, cycle or by walking. These figures are completely unrealistic in this setting. Comparisons are made in the Transport Assessment, 7.0, with other Care Home Sites in Abingdon, Shippon and Sandford-on-Thames but in our opinion these are misleading. The comparison sites, all of which are significantly smaller than the proposal before us, are all located in reasonably flat terrain whereas this proposed care home will be 1.5 km up a long, steep hill. In our experience it is only the most persistent, determined local residents or workers who walk or cycle up this hill on a regular basis in all weathers.
5. In the Transport Assessment, 7.4, the applicants quote the Highways Standard equating to 1 car space to 4 bed spaces, a total of 18 in a 72-bed care home. This application does not even conform to this standard, bearing in mind that four of the spaces will be designated for the staff block. Even from their own figures the applicants should be providing a minimum of 22 parking spaces from these calculations.
6. Given the size of this proposal, 72 beds, CPC does not believe that sufficient consideration has been given to the parking needs of visiting staff – GPs, paramedics, volunteers, pharmacists, hairdressers, etc.. These need to be added into the equation.

## **FIRE**

1. CPC has grave concerns about whether a residential care home of any significant size, let alone of the size being proposed by the applicants, could be made safe in the event of a fire.
2. Given the 'extreme topography' of the site, would fire engines be able to gain access to the site and, once on it, would there be sufficient space for them to manoeuvre, considering how constrained the site is and how limited is the space for parking?
3. Given the design of the building with its retaining wall, almost complete lack of circulation space at ground floor level and the single point of access over a bridge across the light well at second floor level, how is it envisaged that the emergency fire services could gain access to a fire in one of the residents' rooms or public rooms at the opposite side of the building? There is no provision in the plans for vehicular access to the rear of the building.
4. In the event of a fire or other emergency, where would the residents be evacuated? It is envisaged that the residents will be a group of 72 elderly people many of whom will have infirmities or dementia of varying degrees. In the event of an emergency each of them will have to be moved individually to safety and supervised at the collection point. Has any thought been given as to how this would be managed? CPC considers that Oxfordshire's Fire Services ought to be involved in the planning of any residential care facility on this site and it would be utterly wrong for full planning permission to be

granted without an Emergency Plan having been worked out and agreed with the local services.

### **ADDITIONAL POINTS**

#### **FUNCTION OF THE CARE HOME**

1. In the Introduction to the Design and Access Statement the applicants seem to want to have it both ways. They comment that the application is for outline consent only but then say that "the building had been designed in some detail", then adding that "the building design is indicative only". Which do they mean? If the building were to go ahead as laid out in the plans, the function of it would be grossly deficient in numerous ways. CPC acknowledges that "every resident's room is spacious and has a large window with a splendid aspect across the garden and wood land" but beyond that what is being provided is the bare minimum in terms of public space and amenities for the residents.
2. The applicants do not seem to have considered how this building would function as a care home. Clearly the external form is dictated by the site. Internal form should follow function.
3. If they have not already done so, the applicants would be well advised to consult the **National Minimum Standards for Care Homes for Older People, 2004**. CPC would also remind the applicants that, if this proposal goes ahead, the residential care home will need to be registered with the Care Quality Control Commission, and we would advise that contact be established with the Commission early on in the planning process.
4. The following are some of the examples of deficiencies in the design. The list is not exhaustive :
  - The only public toilets in the building are located on the central spine, as far as they could be from the lounges where it is supposed the residents will spend most of their day. There should be a toilet adjacent to each lounge on each floor, unless it is being assumed that the residents will usually be toileted in their own room. The population residing in this building are of an age and level of infirmity at which, when they need a toilet, they need it quickly, and the building should be designed with this in mind.
  - There is only one dining room, which appears to double up as a social space. It appears to be too small to accommodate 72 residents, unless it is anticipated that a significant proportion of the residents will take their meals in the lounges or in their rooms. Getting 72 residents from three floors to a single dining room three times a day with only one lift will present a logistical nightmare.
  - Best practice suggests that there should be more than one room where residents can be quiet and see visitors, including a space where visitors can make a drink or snack for themselves, apart from the residents' own room. No such space is included in the plans, and there should be at least one on each floor. Similarly there should be a communal space where residents can sit quietly to avoid organised activities if they so wish.
  - A facility of this size, 72 residents, will create a considerable demand for para-medical and other resources coming in, for example chiropody, physiotherapy, hair-dressing, pharmacy, volunteers, religious leaders. There are no designated areas in the building for these visitors to conduct their business. We would suggest a minimum of one treatment room per floor, plus at least one beauty room; having one's hair done on a regular basis can be one of the few pleasures remaining for some elderly ladies. There need to be several 'interview rooms' in a facility of this size.
  - Activities. Nor are there any designated internal or external areas for residents to exercise. A resident population of 72 would need an activities organiser.

There are no designated spaces in the plans for s/he to carry out activities or to store materials (for example arts and crafts or games).

To summarise: the applicants claim to want to provide "excellent care" but there is no evidence to suggest that they have thought through what that would involve. This site is constrained by its very nature and, unless the applicants provide the necessary facilities from the outset, there will be no physical space to remedy any deficiencies.

#### **MEDICAL COVER FOR THE PROPOSED CARE HOME**

No mention is made in the application as to how medical cover will be provided. A resource of this size will call for very considerable medical input, as well as ancillary services. It is understood that local GP practices are currently at capacity, though some expansion may be planned. It is essential that adequate medical cover is in place before permission for any development of this size is agreed.

#### **WILDLIFE**

The applicants have submitted a comprehensive Badger Survey and Outline Method Statement. It is clear that, during the ten years that have elapsed since the granting of outline planning permission for the erection of six flats and eight detached houses on this site in 2002, the badgers displaced by the repairs to the substructure of Cumnor Hill at no. 78 in 2010 have moved into the gardens of 82-86 Cumnor Hill. The applicants' own survey confirms this, and indeed a visit to the site immediately reveals the badgers' foraging trails widely distributed across the development site. This will now make it much more difficult than it would have been before to proceed with any development on the site without the legally protected badger colony suffering significant harm. The Oxford Badger Group is making a separate representation in relation to this application and CPC fully endorses their comments and recommendations.

That the site has become neglected, unkempt and unused (Design & Access Statement, 2.1) has led to it becoming a refuge for wildlife. The deer, both roe and muntjac, that regularly traverse the gardens on the south side of Cumnor Hill come through the gardens of the north side. They breed in the area. The woodland behind numbers 76 to 90 Cumnor Hill is also home to breeding pairs of buzzards and regularly visited by red kites. Because of the quantity of development that has taken place over recent decades such havens are becoming rare.

#### **CONCLUSION**

From all of the above it will be clear that Cumnor Parish Council **OBJECTS** to this application for the multiplicity of reasons cited. In our opinion this application is deeply flawed.

5. If you have a current Parish Plan does it support your view on this application?  
If so, please give details of the relevant section below:

Signed by ..... T Brock.....  
Clerk to Cumnor Parish Council

Dated 18 September 2012