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Application  
boundary

APPENDIX 1

BOUTTON

Architecture Planning & Sustainability

The Design Studio  
100 South Quay  
Manchester  
M1 2JH

Tel: 0161 275 2544 Fax: 0161 275 2559  
Email: [enquiries@bouttonbyfield.co.uk](mailto:enquiries@bouttonbyfield.co.uk)  
Web: [www.bouttonbyfield.co.uk](http://www.bouttonbyfield.co.uk)

Client

Greenland Henley Ltd

Project  
Residential Development  
East Hamney

Title  
Location Plan (Redline)

Date  
Jan 13

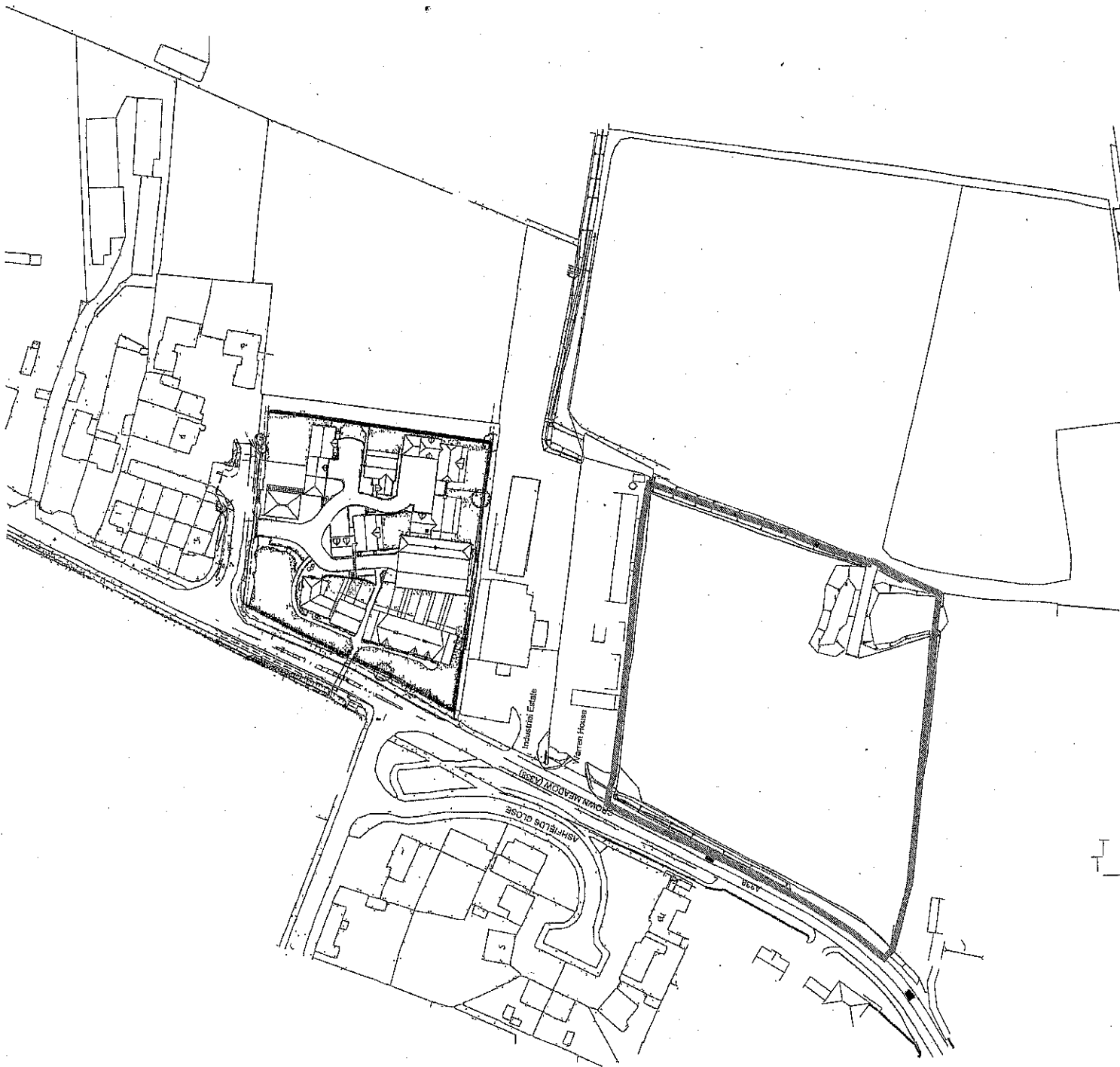
Drawn  
MY

Scale  
1:1250@A3

Checked  
HI

Job No. Dwg No. Rev

1223 01



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**Notes:**  
 Refer to current revision of  
 Landmarks Strategy Plan  
 Drawing 1223-1-02

A 1:500 OF LEGAL RECEIPTS

**BOUTLENE**  
 ARCHITECTS  
 100, 101, 102, 103, 104  
 CLIFTON ROAD  
 CLIFTON, BRISTOL  
 BS27 3AP  
 TEL: 0117 927 7700  
 FAX: 0117 927 7701  
 WWW.BOUTLENEARCHITECTS.CO.UK

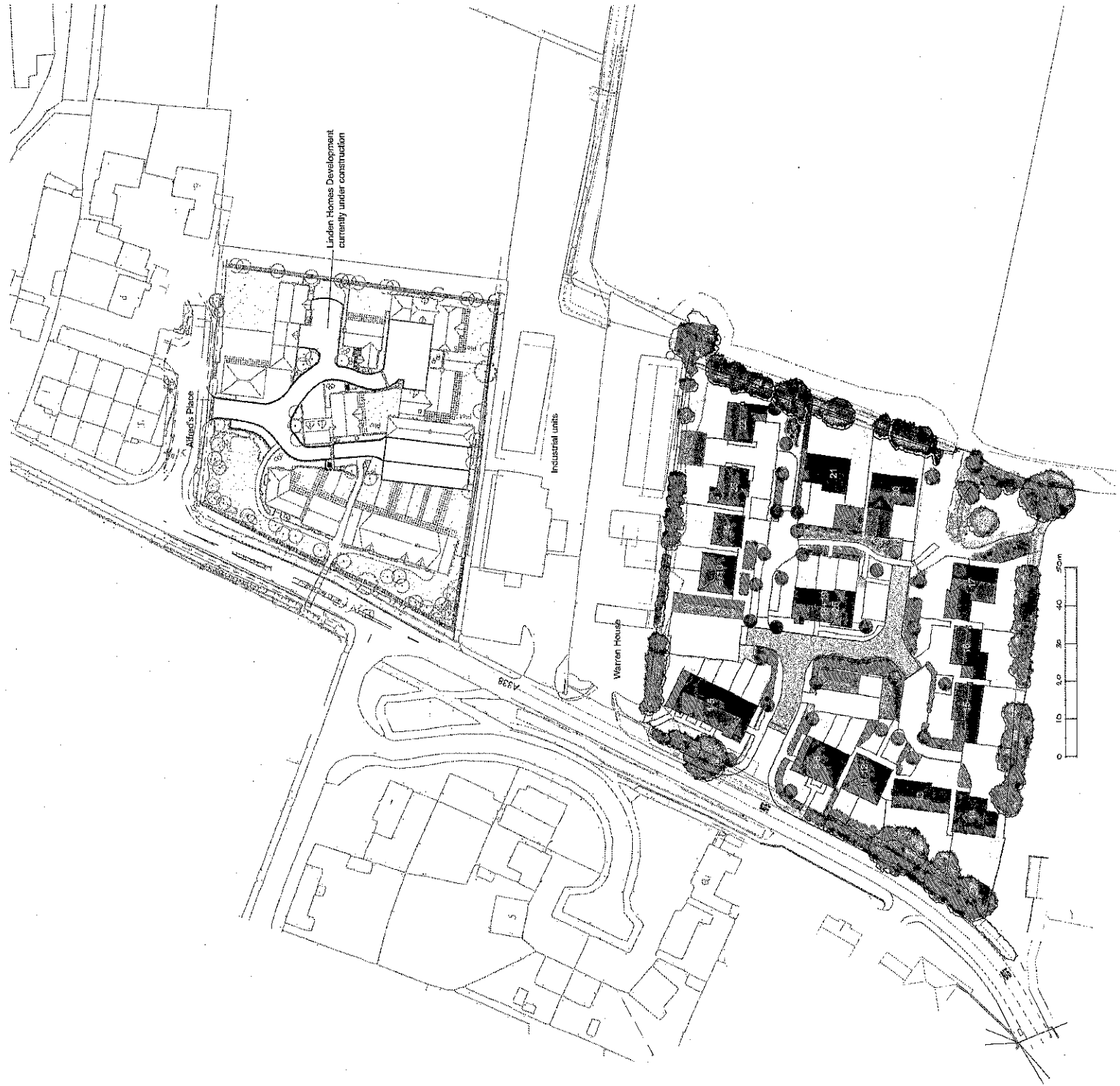
**CLIENT**  
 Greenland Henley Ltd

**Project**  
 Residential Development  
 East Henley

**Title**  
 Proposed site plan

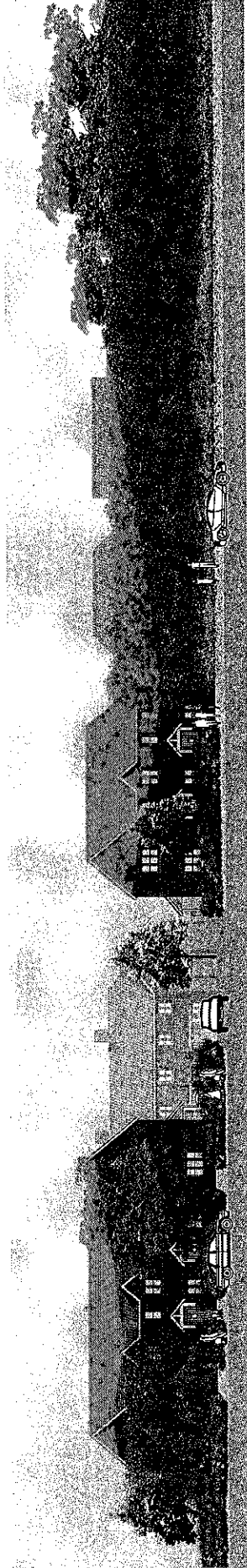
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**Draw No.** 1223  
**Rev** 100  
**Rev** A



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View from the A338

BOUTLER

Architectural Planning & Urban Design

210 Orange Street  
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Tel: (212) 512-1100  
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http://www.boutler.com

CLIENT

Greenland Henley Ltd

PROJECT

Residential Development  
East Henley

TITLE

Proposed Street Elevation

Date: Jan 13  
City: NY  
Scale: 1/8" = 1'-0"  
Job No.: 1223

Sheet No.: 101

P13/V0381/FUL APPENDIX 3

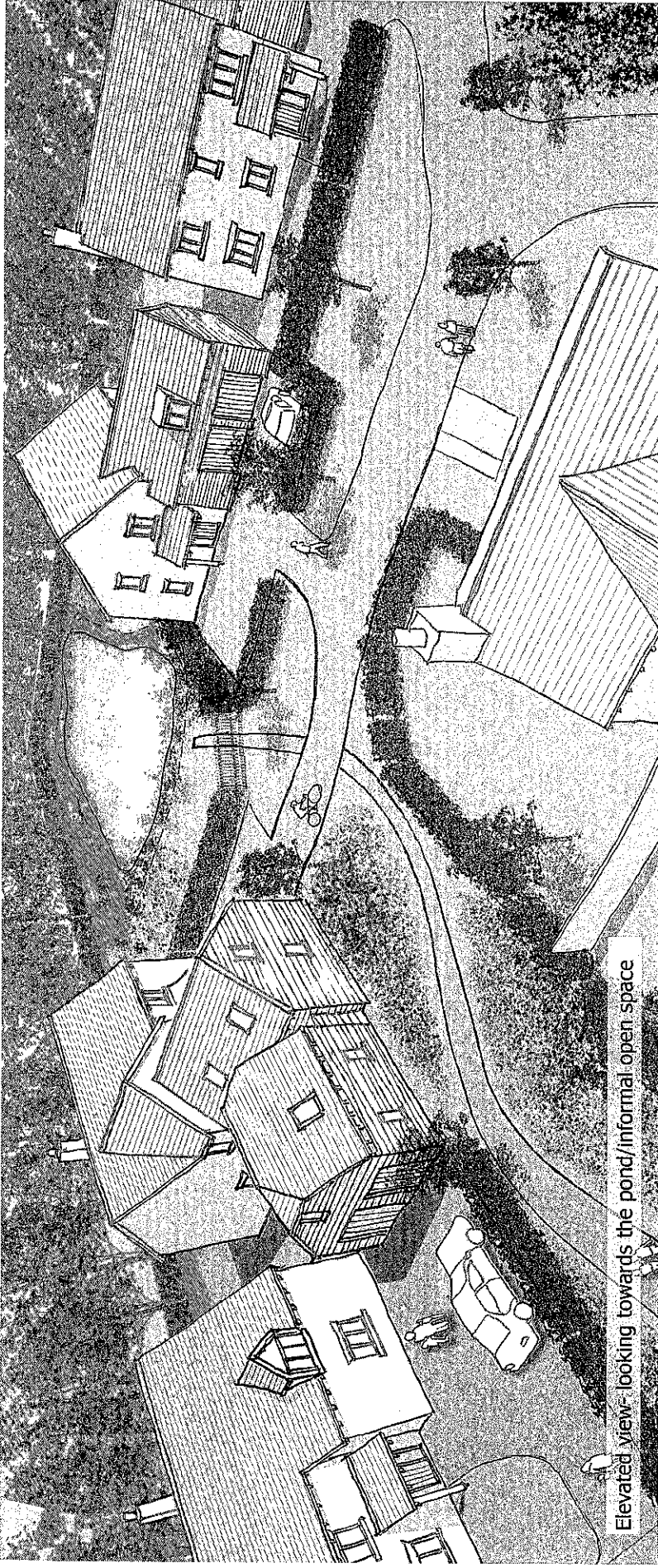
**B O U Y C E R T O N**  
Architectural Consultancy  
The Guildhall  
3 Cornhill  
London EC4A 3DF  
020 7493 2333  
www.bouycerton.com

Client: Greenland Henley Ltd

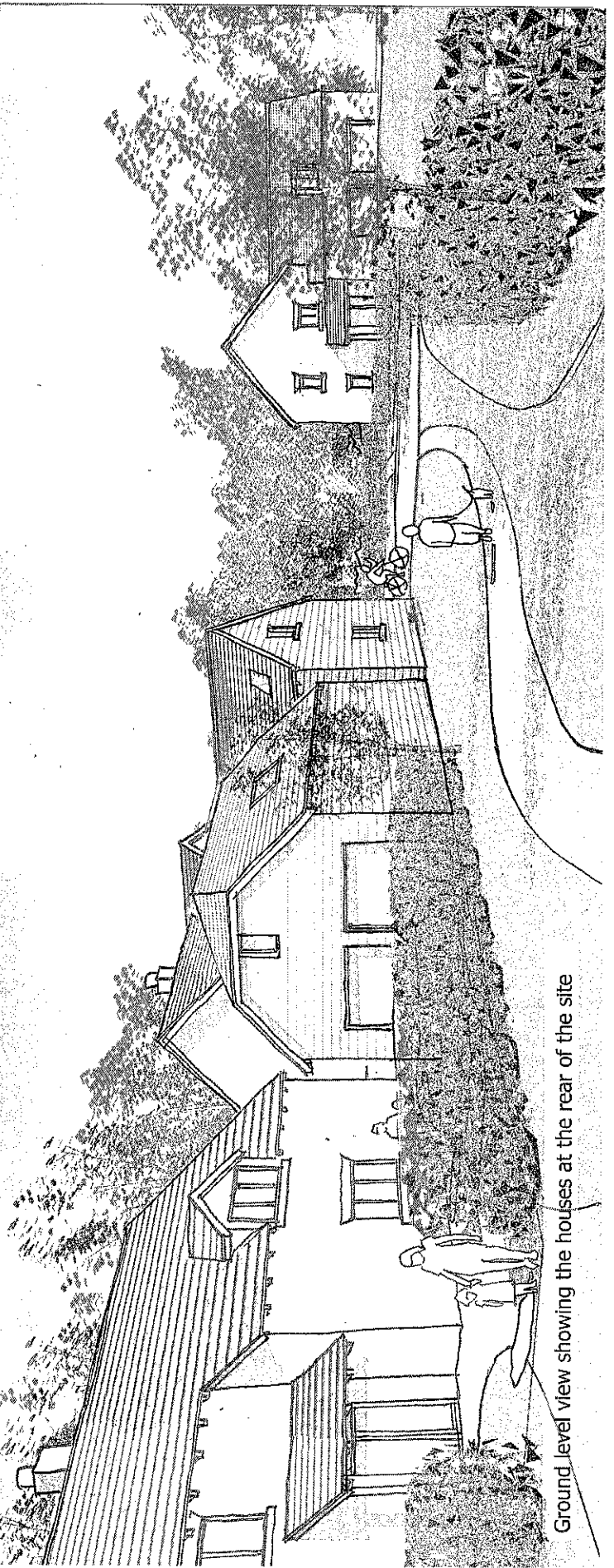
Project: Residential Development  
East Hanney

Site: 3D Visuals

Date	By	Status
Jan 13	RY	Checked
Scale	RTS	@A1
Drawn		
Draw No.	1223	103 A



Elevated view - looking towards the pond/informal open space



Ground level view showing the houses at the rear of the site

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Materials Schedule:

- Walls - Facing brick  
 - Styling course in contrasting  
 color  
 - Traditional porch  
 - Arched window heads to  
 front elevations in  
 contrasting colour  
 - High performance windows
- Roof - Clay tiles  
 - Exposed rafter feet  
 - Dormers

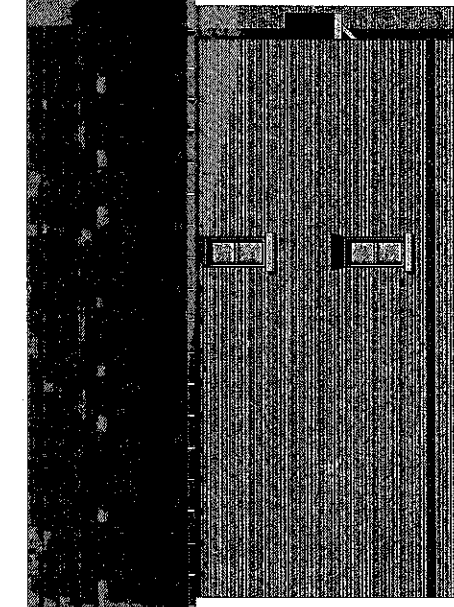
P13/V0381/FUL APPENDIX 2

**BOUTHER**  
 ARCHITECTS (Pty) Ltd  
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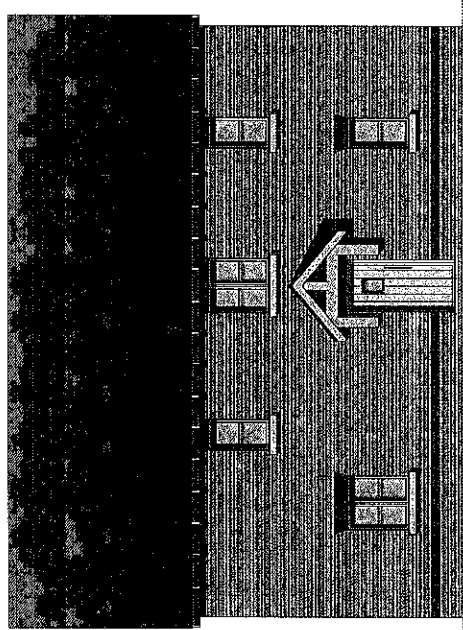
Client  
 Greenland Henley Ltd  
 Residential Development  
 East Henley

Plots 1-5  
 Proposed Elevations

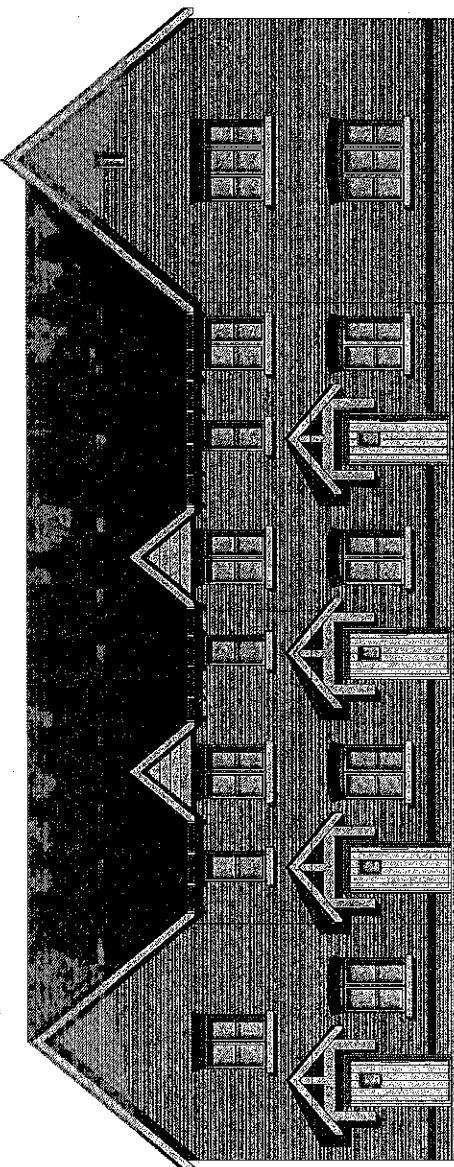
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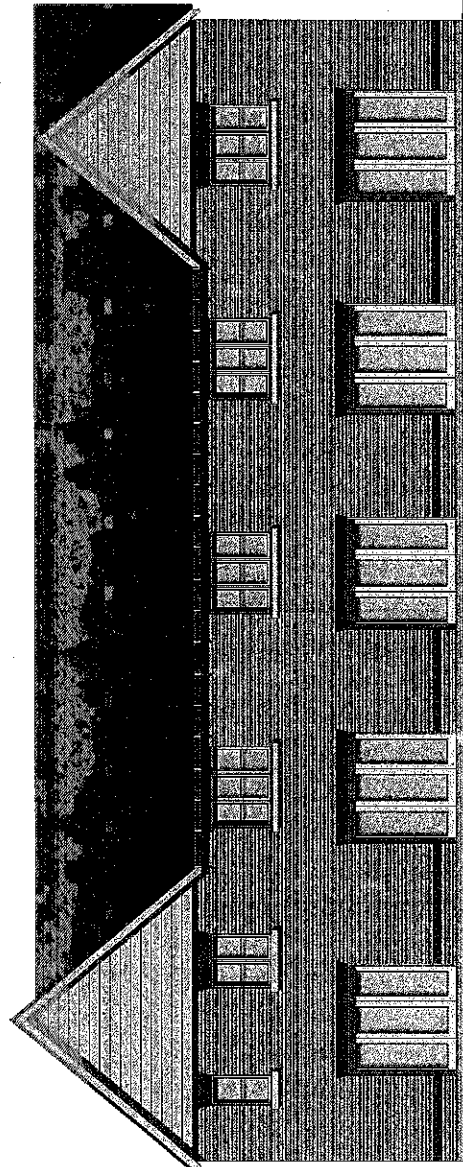
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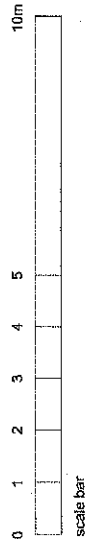
Side Elevation



Rear Elevation



Side Elevation



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**Materials Schedule:**

- Walls** - Facing brick  
 - String course in contrasting colour  
 - Traditional porch  
 - Arched window heads to front elevations in contrasting colour  
 - High performance windows
- Roof** - Clay tiles  
 - Exposed rafter feet

**B O U T L E R**  
 ARCHITECTS

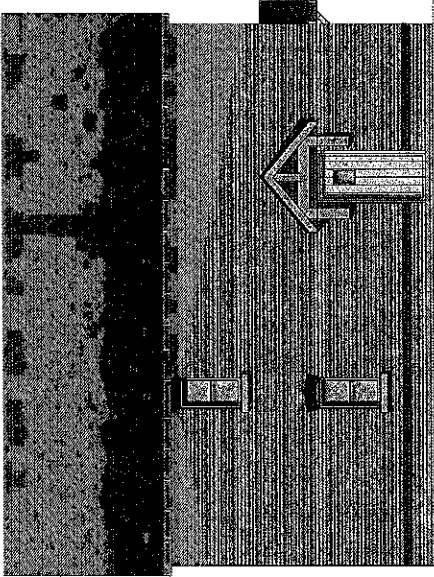
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**Client**  
 Greenland Henley Ltd

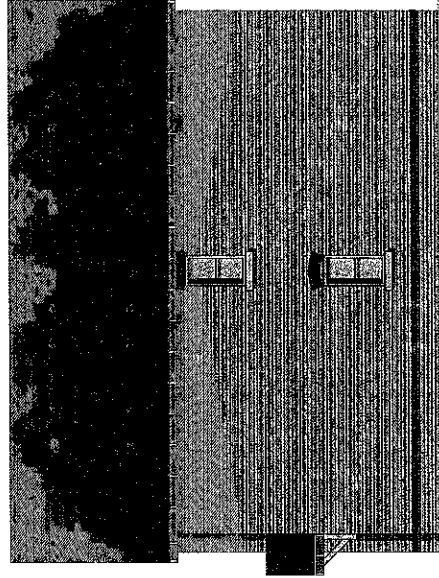
**Project**  
 Residential Development  
 East Hamney

**The**  
 PLOTS 6-8  
 Proposed Elevations

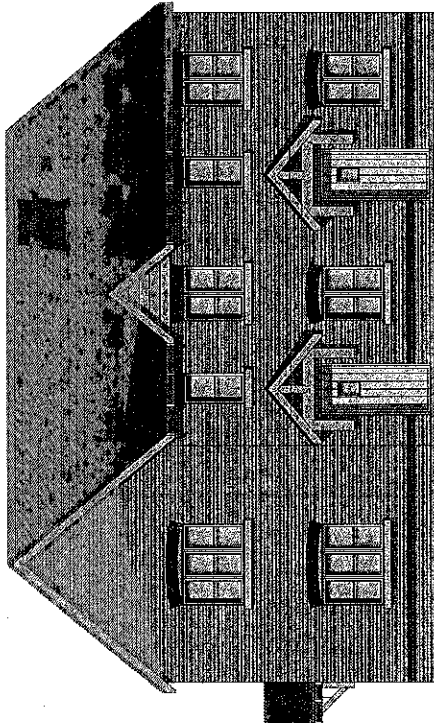
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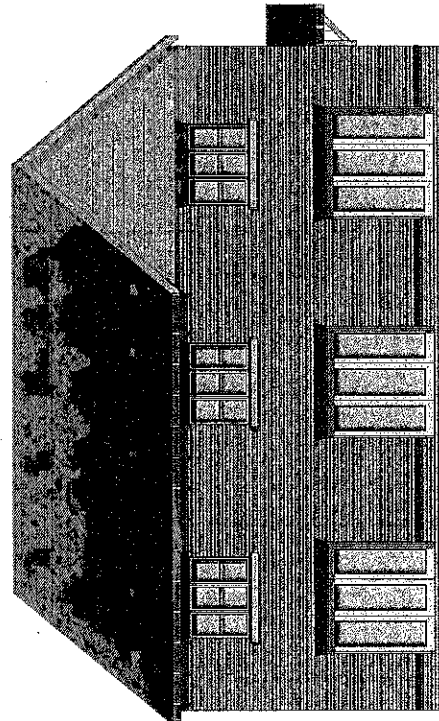
Side Elevation



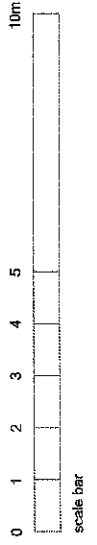
Side Elevation



Front Elevation



Rear Elevation



11 Minns Road  
Grove  
Wantage  
OX12 7NA

15 March 2013.

The Planning Service  
Vale of White Horse District Council  
Abbey House  
Abingdon  
OX14 3JE

For the attention of Jayne Webley-Smith

Gentlemen

Application reference P13/V0381/FUL

The above application has been circulated to all members of East Hanney Parish Council.

The comments below are based on the written representations from councillors and on a discussion at a parish council meeting.

Each of the councillors has expressed strong objections to this application.

The principal objection being the flooding/drainage situation but other elements of this application are also unacceptable.

As is mentioned in the Flood Risk Assessment document this site has low permeability clay and ( as can be seen from the road ) is frequently waterlogged.

The Flood Risk Assessment goes into some detail as to the techniques which are not considered adequate for this site but rather weakly ( page 20 of the Flood Risk Assessment document ) suggests postponing the precise ( drainage ) scheme layout to the detailed design stage ( Is this because the consultant is not able to identify a scheme which will really work? ).

The idea of postponing the identification of the precise drainage scheme until a later date is not acceptable; there has to be a fully detailed scheme set out for public consideration before this application is considered further. This would have to be acceptable to all interested parties, including the owners/occupiers of adjacent properties which may well be adversely affected if any scheme does not work.

There is considerable concern as regards the proposed access – which is very close to a bend on a very busy stretch of road. There seems to be no evidence that the applicant has considered an alternative access - either onto the Steventon Road or further north on the A 338 .

Whilst with increasing car use a fact ( regardless of the provision of information packs as suggested in the Oxfordshire Highways submission to this application ) there must be safe pedestrian access across the A 338. The proposed access shown in this application is not in a position to allow this safe access.

In February 2012 East Hanney Parish Council commissioned a Housing Needs Survey ( a copy of the resulting report was promptly supplied to the Vale of White Horse District Council and more recently to the applicant. )

The Housing Needs Survey showed that the housing needs of East Hanney would be more than met by the ongoing Linden Homes development.

On that basis the houses on this site are most likely to be occupied by people not currently resident in East Hanney. With no additional employment opportunities envisaged in this application the result must be additional traffic along the A 338. A road which with the proposed extensive developments in Wantage and Grove will, at peak times, be at full capacity.

Surely a better option would be to locate additional housing closer to existing employment opportunities or to provide local employment opportunities – which would then reduce the need for additional car journeys.

On the basis of the above East Hanney Parish Council strongly recommend the refusal of this application.

Yours faithfully

John Hedderley

Clerk to East Hanney Parish Council

EHPC13V0381