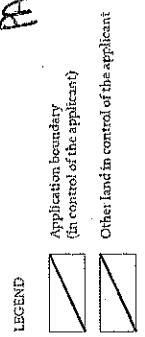


P13/V0575/0 - KING'S FIELD



# LDÄ DESIGN

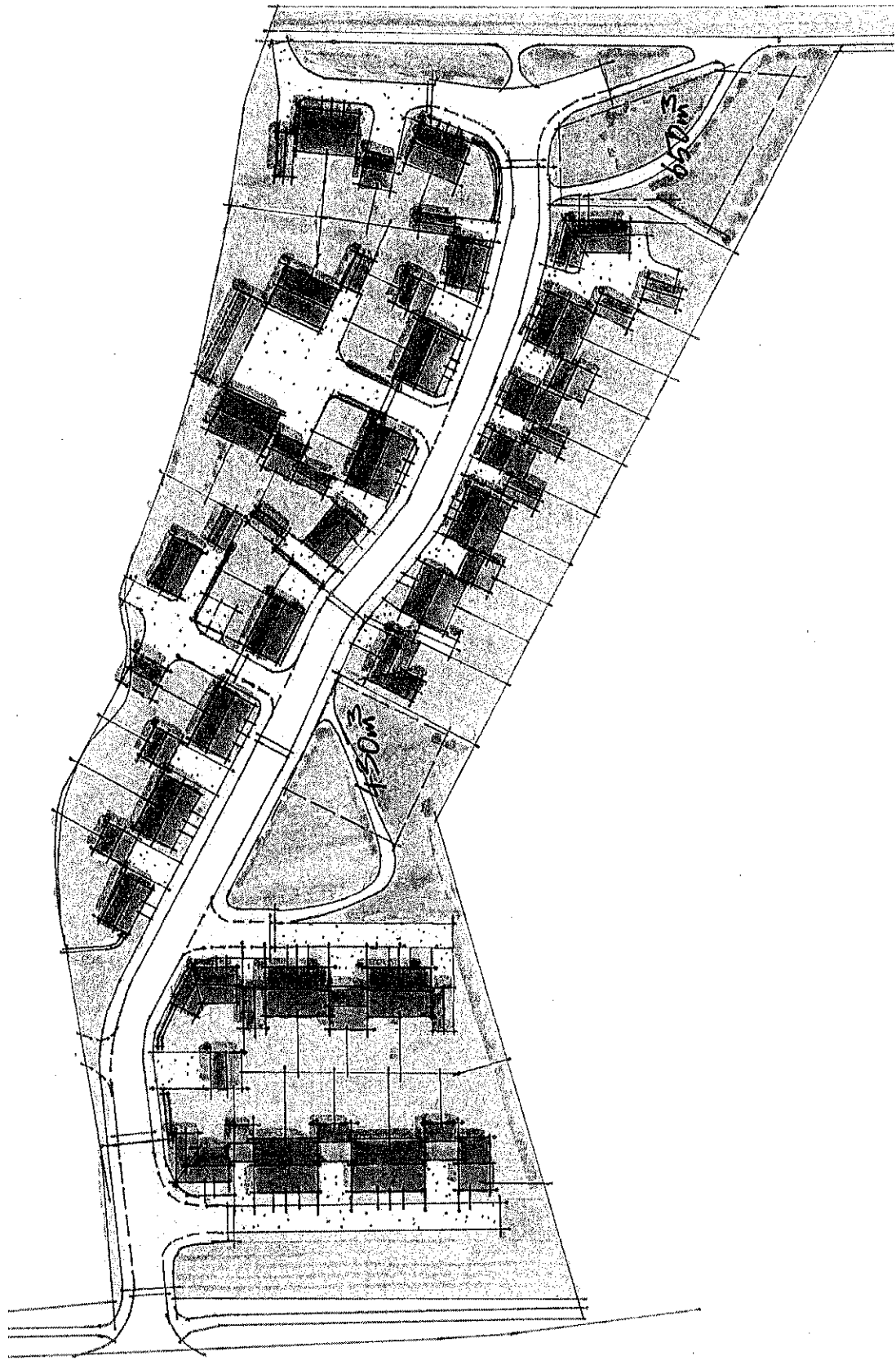
PROJECT TITLE  
SHEEPSTEAD ROAD,  
MARCHAM

DRAWING TITLE  
Application Boundaries

ISSUED BY	Oxford	T: 01865 887050
DATE	March 2013	DRAWN SMC
SCALE	A3	CHECKED LW
STATUS	Final	APPROVED LW

DWG. NO. 3497\_002

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.  
© LDA Design Consulting LLP. Quality Assured to BS EN ISO 9001:2008  
Sources: Ordnance Survey..



PROJECT TITLE  
SHEEPSTEAD ROAD, MARCHAM  
DRAWING TITLE  
Revised Masterplan 23.05.2013

ISSUED BY Oxford  
DATE May 2013  
SCALE@A3 1:750  
STATUS Draft

t. 01865 887050  
DRAWN PC  
CHECKED PC  
APPROVED PC

DWG. NO. 3497\_SK

**APPLICATION WEB COMMENTS FORM****Information available for public inspection and available on our website****Location :** King's Field Sheepstead Road Marcham OX13 6QA**Proposal :** Erection of 43 dwellings with associated means of access, car parking, new footpath links, amenity space and landscaping (as amended by Drawing Nos: 3947\_SK and 13025-T03 Revision A accompanying agent's letter of 23 May 2013).**Application Reference :** P13/V0575/O - 1

Please complete

<b>Your name :</b>	Marcham Parish Council
<b>Your address :</b>	ORCHARD HOUSE 90 HOWARD CORNISH ROAD MARCHAM ABINGDON OX13 6PU
<b>Date :</b>	13 June 2013
<b>Response :</b>	Refused

Use the space below for your comments

The Parish Council has considered the amended plans which show a proposal to erect 43 dwellings on land off Sheepstead Road. The Council is of the opinion that nothing material has changed and therefore its comments are the same as submitted for the previous application.

## Sewerage and land drainage provision

Thames Water Utilities has identified an inability of the existing waste water infrastructure to accommodate the needs of the application. It is understood that the public sewer is at capacity.

Serious doubts exist as to the ability of the sewerage system to be able to satisfactorily accommodate any more new dwellings. Thames Water utilities was consulted by the Vale of White Horse District Council as part of the site screening process under the proposed Interim Housing Supply Policy. Its response, as far as any further development in Marcham was concerned, was that the capacity of the Gozzards Ford Pumping Station would require checking as Thames Water Utilities itself has doubts. Thames Water Utilities have, on

more than one occasion in recent months had to use tankers to transport waste to Gozzards Ford treatment works owing to the existing problems in Marcham. No consideration has been given in the application to the accumulative effect that numerous and continuing planning applications have.

The capacity of the surface water drainage in the vicinity is questionable. During periods of heavy rainfall the local surface water drainage system is unable to accommodate the volume of water. In the past village roads have Response : Refused been flooded and have had to be closed to traffic. There are great concerns that such development could generate unacceptable flood risk and could exacerbate flood risk elsewhere. The development does not promote sustainable flood management.

Development beyond the built boundary of the village

The site, other than housing to the South and South/East is of an entirely open and rural character. The proposal would represent an outward extension of the village into the countryside on a site that is not an existing brownfield site. The land is current agricultural land of good quality. The large scale development proposed would represent an incursion into the countryside.

Draft Local Plan housing numbers

The draft policy document refers to 299 houses in the Abingdon/Oxford fringe area over the next 15 years. Marcham seems as though it is expected to take more than its fair share, given the current applications for 121 houses in the parish. This is too many houses for a village the size of Marcham.

Capacity of Marcham Primary School

The Parish Council has great concerns about the capacity of Marcham Primary School which is already full. This proposed development would mean that some local youngsters would be unable to attend their local school. The scale of any s. 106 funds for education is not likely to provide sufficient additional classroom space for the number of extra children.

The Parish Council believes that the proposal is not sustainable in terms of the size of the village. There would be excessive impact on the primary school, the public sewerage system, and an increase in flood risk, with no complete solution to ground water run off, thereby causing demonstrable harm to the existing community