

A3

LEGEND
 Application Site Boundary



Rev	Date	Description
B	12/06/13	Site Boundary amendments due to revised access
A	07/05/13	Site Boundary addition
	07/05/13	Final Issue

Taylor Wimpey

Client
 Grove Road,
 Harwell

Drawing Title
 Application Site Boundary Plan

Date	Drawn	Checked	Authorised
12 Jun 2013	BD	SN	SN

Number
 12.188/002

Rev.
 B

Scale
 1:2000 @ A3

Boyer PLANNING

ENVIRONMENTAL PLANNERS & DEVELOPMENT CONSULTANTS

Crownstone House
 Nine Mile Ride
 The Ridgeway
 Berkshire
 RG40 3EZ

TEL 01344 793 220
 FAX 01344 793 221
 admin@boyerplanning.co.uk
 boyerplanning.co.uk

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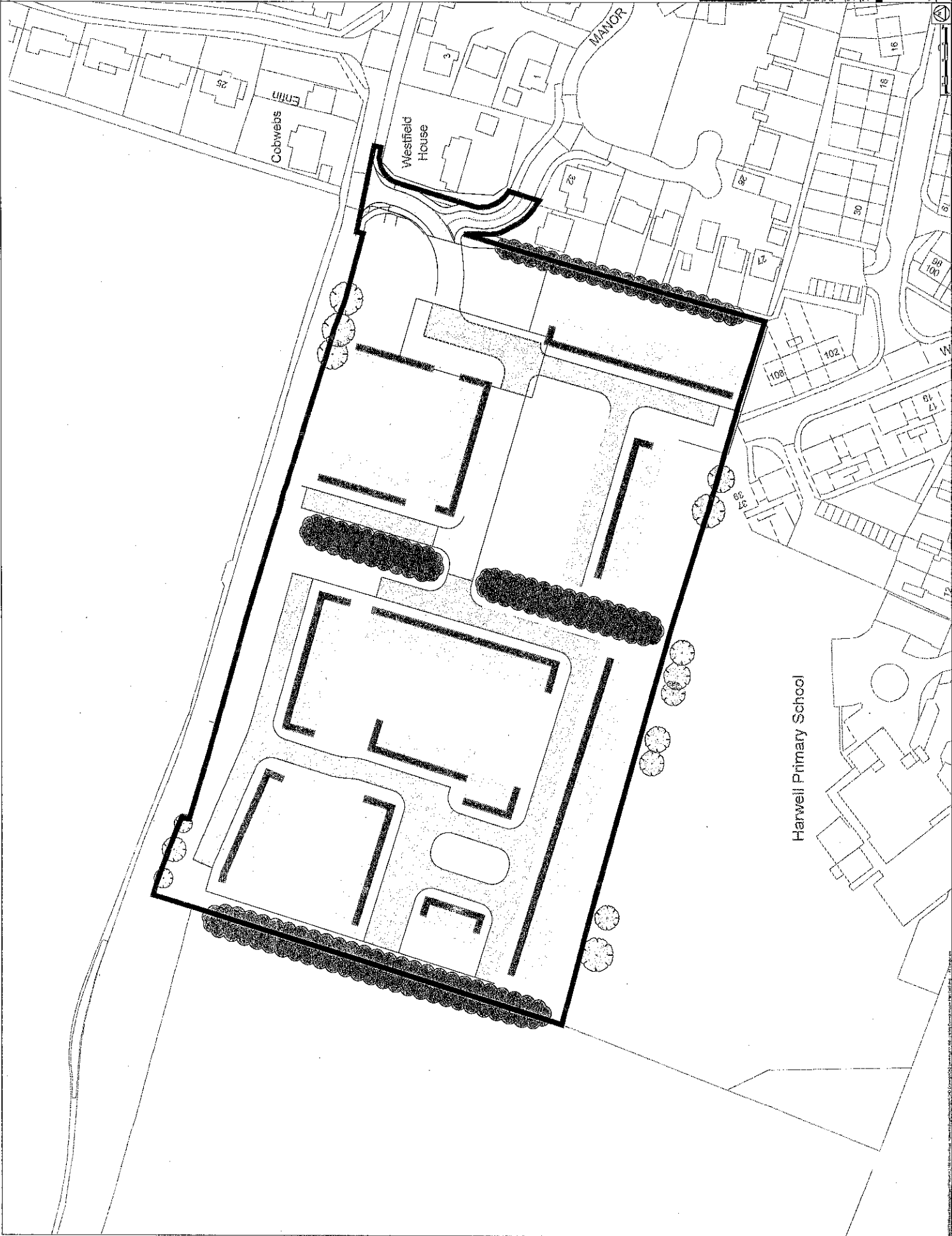
- LEGEND**
- Apparatus One Boundary
 - Proposed Residential Development
 - Indicative Footprint
 - Main Street
 - Secondary Street / Shared Surface
 - Open Space
 - Open Space
 - Existing Trees
 - Existing Planting

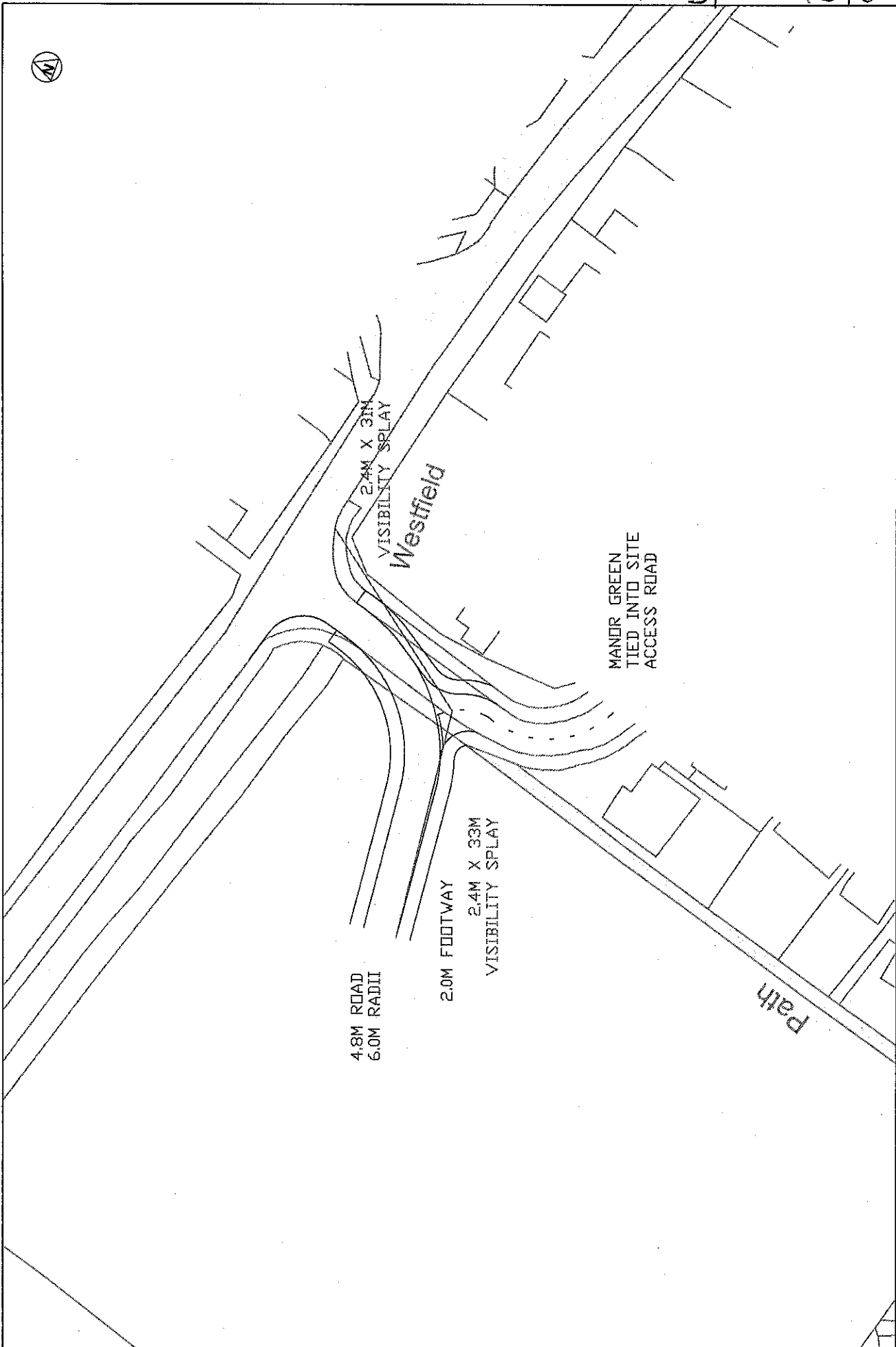
Taylor Wimpey
 Harwell Road,
 Harwell

Concept Master Plan

12 Jun 2013 ED CB CB
 12 Jun 2013 A 1200 @ A1

Boyer
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NO.	DESCRIPTION	DRAWN	REVIEW	DATE	DRAWING STATUS	CHECKED BY	DATE

David Tucker Associates
 CONSULTANTS
 1000 Highway 104, Box 100
 North York, Ontario M2N 6L1
 Tel: 416-491-7329
 Fax: 416-491-7330
 www.davidtucker.com

DRAWING TITLE: **Figure 4 - Proposed Site Access**
 CLIENT: **Taylor Wimpey**
 DRAWING NO: **14325-05**
 DATE: **JUNE 2012**
 DRAWN BY: **JS**
 CHECKED BY: **Manor Green, Horwell**

APPLICATION WEB COMMENTS FORM**Information available for public inspection and available on our website****Location :** Alder View Land South of Grove Road Harwell Oxfordshire OX11 0EF**Proposal :** Outline planning application for a residential development comprising up to 65 dwellings with associated highway works, landscaping and infrastructure improvements.**Application Reference :** P13/V1040/O - 24

Please complete

Your name :	Harwell Parish Council
Your address :	po box 223 wantage oxon ox12 2dh
Date :	13 June 2013
Response :	Approved

Use the space below for your comments

The Council supports the application, but asks that the following points are given careful consideration;

Footpaths

The Council notes the current difficulty of using the existing footpath beside Manor Green into Gaveston Rd for cycles; developers should be encouraged to provide a pedestrian and cycle way between the new development and Westfield.

Safety of pedestrians crossing from The Croft to Manor Green, presumably on their

way to school, is of concern. When the junction is improved to provide access for the new housing, it should also be designed so as to allow safe passage of pedestrians moving north-south across the junction. There should be appropriate pavement on both sides of the road, with the place for crossing being at a point where pedestrians can see traffic in all directions, and in turn drivers can see pedestrians.

Traffic

Several residents have mentioned their concerns regarding traffic impact from the new development; these should be considered by Planners.

Village envelope

The Council regrets the loss of protection of village envelopes in current planning policy, however, because the school boundary already extends westward, this development could be said to fall within the village. Building here should not set a precedent for any further applications to extend the village envelope.

BMV land

The Council recognises that the land is lowest-grade BMV, and although it has not been used for agricultural purposes for some time, the loss of BMV land here should not set a precedent for other applications.

Character and Style Standards and Quality

The Council acknowledges that a full application has yet to be submitted, but is concerned that the development should reflect the mix of styles present in the village, and that the buildings should be to the highest standards possible. Garages should have pitched roofs.

Cycles and bins

The Council would support provision of enclosures for cycles and household bins, and would support a plan which ensures that litter bins on the development are not so prominent that they clutter the street view.

Parking

The Council is concerned that adequate parking arrangements should be provided, to avoid on-street parking. It is not clear what garage space would be provided for the affordable housing. Some of the garages should be open plan, to discourage householders from using them for additional household storage space rather than parking.

Affordable housing

The Council would welcome any mix that helps to provide affordable housing for local people to purchase (rather than rent), and houses appropriate for elderly people (e.g. the bungalows). The Council is concerned that the proposed layout represents clustering of affordable homes rather than wider distribution of such homes throughout the development.

Open Spaces

Whilst keen that open spaces in the development should be easy to maintain

(simple grass cutting), the Council feels that some degree of contouring and landscaping should be encouraged. Any new playground equipment should preferably be concentrated on the existing village recreation ground, rather than a new installation within the development.

Site boundaries

When bounded by trees, ownership and maintenance responsibility for the land and the trees must be defined. The northern boundary with Grove Rd should not be a long line of close boarded fencing. Similarly, the western boundary should be sympathetic to the environment, because it is clearly visible when approaching the village along Grove Rd, and from the A4130. Although there is currently a line of Alder trees, thought should be given to planting to replace those trees when they reach the end of their natural life, so that the development remains fully screened.

Grove Road Flooding

Oxfordshire County Council must be satisfied that the proposed flood alleviation scheme will work and it must be implemented.

Street Lighting

The Council would like assurance that lighting on the development will cause as little light pollution as possible, and that it will be handed over to the County Council for maintenance presumably when the highways are adopted.

Formal Footpaths

The unsatisfactory status of Harwell Footpath #7 as it crosses the field north of Grove Road, and opposite the proposed development has already been noted. However, the footpath eventually goes nowhere. The Council would welcome discussion to see if the routing of Footpath #7 can be resolved, and extended by means of a formal or permissive footpath to reach the A4130.

An alternative, which would be of direct benefit to the residents of the new development, as well as to the whole village, would be a permissive footpath and cycleway to run south of Grove Road (and parallel to it) all the way from the development up to the A4130, giving safe pedestrian and cycle access to the farm shops on that road. Alternative routing, using the existing tracks in the farm, would also be possible.

Infrastructure provision

Contributions should be sought towards Harwell Relief Roads and other Science Vale Infrastructure.

Neighbours

The Council asks that comments from neighbouring residents are given

consideration by planners.