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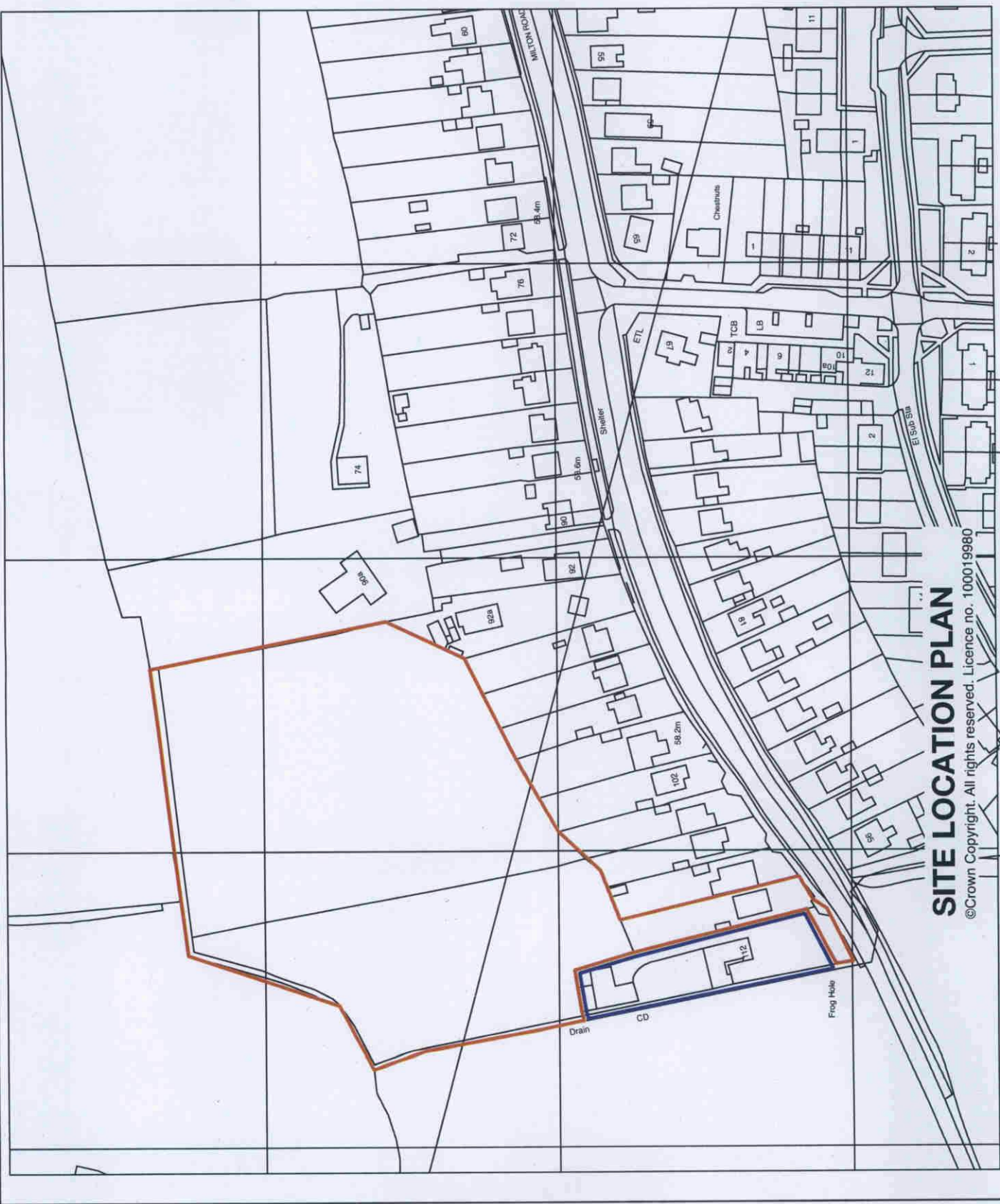
Rev	Date	Description	Location	Drawn

Residential Development
Milton Road
Sutton Courtenay

Location Plan

The Architects
 Westwaddy ADP
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

westwaddyADP
 Dec 2012
 1:1,250@A3
 Scale
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 0152
 Draw No.
 L 01
 Rev.



SITE LOCATION PLAN
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Rev	Date	Description	By	Checked

**Residential Development
Milton Road, Sutton Courtenay
for Pye Homes**

Illustrative Site Plan
Accompanying but not forming part of outline planning application

The Address: Sutton Courtenay, Devon, UK
Tel: 01237 543100
E-mail: enquiries@westwaddy-map.co.uk

ARCHITECTS AND TOWN PLANNERS
westwaddy ADP
June 2013
1:500@A1

Scale: 1:500@A1
PJM
PJM
SS

Sheet No: P 100
152
P100



Illustrative Site Plan
Accompanying but not forming part of outline planning application

Scale: 1:500@A1
0 10m 30m 50m

Proposed Low-level Planting

- Hedge Row
- Existing Tree
- Proposed Tree
- Existing diseased / damaged / young trees to be removed
- Site Boundary
- Public Footpath

THESE PLANS ARE FOR INFORMATION ONLY AND NOT A CONTRACT. THE CONTRACT IS THE DRAWING AND THE SPECIFICATION.
1:500@A1

Sutton Courtenay Parish Council

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90 Howard Cornish Road,
Marcham, Abingdon,
Oxfordshire OX13 6PU

Mr. M. Doodes,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

13th August, 2013

Dear Mr. Doodes,

**Demolition of 110 Milton Road and erection of 34 dwellings
Land north of 92-112 Milton Road, Sutton Courtenay
For: Pye Homes**

The Parish Council believes there is little change from the previous applications and its previous reasons for objections are still valid. Therefore the Parish Council objects to the application on the following grounds:

1. At a meeting of the Vale of White Horse District Council held on 20th February, 2013, the Parish Council presented a land use survey of the parish. Over 60% of the land in the parish was in use for commercial/industrial/mineral and waste operations. Only 19% of land remained for agricultural use. The parish is being squeezed by uses that are harmful to both the health and well being of the community. During the Council's strategic housing land availability assessment last year, the Vale of White Horse District Council, through a written reply from Cllr. Cox, to a question on housing allocations to 2025 specifically gave firm assurances that the village would not have to accept further land allocations for housing beyond existing commitments. Those commitments are 140 houses at the Amey site in Appleford Road, and 15 houses on the Catholic Church site in Hobbyhorse Lane, and 79 houses at the Redrow site in Milton Road. These more than meet the housing requirements for Sutton Courtenay. The village has had more than its fair share of development commitments.

In response to the presentation to the Vale of White Horse District Council on 20th February, Cllr. Cox gave cause for hope in his response letter. Cllr. Cox accepted the obligation to fully recognise the need to retain the identity and character of Sutton Courtenay from unacceptable and harmful development. Previously, when several sites within the parish were considered as part of the screening options, it was concluded that there was no need for further development. The development is outside of the existing developed footprint of the village and therefore beyond its boundary. The plan shown to the Vale of White Horse District Council on 20th

February showed just 19% agricultural land remaining in what is a rural parish. The proposal represents an incursion into the remaining available agricultural land.

2. The entrance/exit into Milton Road is at an unacceptably dangerous point. There is a bend and downward slope in the road which reduces adequate visibility. Good visibility of the proposed new junction is difficult to achieve. No vehicle speed statistics appear to be lodged with the application, yet it is well known locally that the 85 percentile figure is well in excess of the permitted 30 mph at this point.

3. The Parish Council believes the statistics given regarding traffic flows are not accurate. At the time the traffic counter was installed in December 2012 Southern Gas Networks were replacing gas pipes in the village. The roads affected were Church Street, High Street, Frilsham Street, Harwell Road and Milton Road. There have been reduced traffic flows in the village for a considerable number of weeks. Drivers found alternative routes to avoid the traffic lights that were in operation, and the consequent delays that followed. The route through the village is normally used frequently by drivers gaining access to the A415. The Culham bridge is at capacity for peak time traffic, and there is increasing frustration at periods with queuing back over several hundred metres into the High Street.

4. The current foul water and sewerage system in the parish is at capacity. Properties in Frilsham Street and High Street have suffered surcharging with sewage on more than one occasion entering the property. Thames Water utilities have fitted an active drainage device to one property in an attempt to prevent sewage leaking from a manhole. The experience of this Council is that Thames Water regularly clears blockages in the system and has to jet the main pipe network. No consideration has been given in the application to the accumulative effect and the problems that the development would cause in the sewerage system elsewhere in the parish. Thames Water itself has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Given that consent exists for a further 70 dwellings only a short distance away from this site, then the accumulative effect on the village's overloaded foul water system is paramount.

5. The proposed development is located just South of Mill Brook which feeds into Ginge Brook and then the River Thames. In times of heavy rainfall and rising waters in the Thames, the flow of water into the River Thames is controlled by the operation of sluices from Ginge Brook. This results in more water in the Ginge which consequently results in flooding. Brook Street (B4016) has had to be closed by the County Council in times past when Ginge Brook has overflowed its banks causing flooding in the village. In 2007 properties in The Nursery were flooded out when the Ginge overflowed. In fact one or more access roads to the village were closed, this, and the previous Winter for a number of days. Traffic movements were restricted for over a week.

The Parish Council is greatly concerned that using a SUDS system for surface water disposal, and diverting surface water in the direction of the Ginge would only exacerbate the local flooding problems given the known high water table, equally diverting, surface water into the foul water system which is at capacity would only cause even more surcharging in the system.

Given the proposed development is outside of the built up area of the village, and the access is at the entry point to the village where there is known speeding, the Parish Council believes the proposal is contrary to existing policies NE9 which seeks to resist development which would have an adverse impact on the landscape of the Lowland Vale, particularly on the long open

views across the area, and also DC5 which requires development to have safe and convenient access from the adjoining highway network for all modes of transport.

The Parish Council would support the District Council in its reasons for refusal of the previous application and would continue to urge refusal of the current application.

Yours sincerely,

Linda Martin
Clerk to the Council