

P13/V2359/RM

Cowans Camp,
Watchfield

Site location plan Appendix I

(1 of 1)

— SITE BOUNDARY



			
8 Oldfield Road, Bocam Park, Penswood, CF35 5LJ Tel: 01656 862566		12 The Croft, Buntsford Drive, Bromsgrove, B60 1JE Tel: 01527 879255	
E-mail: mail@healersurveys.co.uk			
Development COWANS CAMP DEPOT, HIGH STREET, WATCHFIELD			
Drawing Ref. LOCATION PLAN			
Date	02.09.13	Scale	1:1250@A1
Drawn	SB	Job. Ref. / Dwg. No.	1317-101
Rev.			

P13/V2359/KM - Cowans Camp layout, including POS - Affordable
 + Affordable
 Appendix 2



HOUSE TYPE SCHEDULE

HOUSE CODE	HOUSE NAME	HOUSE	STORE	ACCORN	SUPERAL METRIC	NO. OF UNITS	SUPERAL METRIC
BA	BARRACKS	STATIONARY	2	28.34	88	77.2	1
CA	CAMBRIDGE	EMBASSY	2	48.59	140	131.0	30
NE	NEXTON	STATIONARY	2	28.47	87	82.8	2
PK	POKESWILLON	EMBASSY	2	48.71	139	134.5	1
PT	PTA/TOPP	EMBASSY	2.5	58.59	169	161.8	10
TH	THORNBURY	EMBASSY	2	48.71	139	134.5	20
WA	WARRINGTON	EMBASSY	2.5	58.59	169	161.8	25
TOTAL							60

APPROPRIATE UNIT

HOUSE CODE	UNIT	SHARED OWNERSHIP	STORE	ACCORN	SUPERAL METRIC	NO. OF UNITS	SUPERAL METRIC
BA	33	7	2	28.34	76	69.0	23
CA	7	3	2	48.59	131	124.8	1
BA	4	1	2	48.70	138	132	4
PT	3	2	28.20	86	81.8	1	
PT	3	2	48.71	139	134.5	25	
TOTAL	30	20					40

CARE RETIREMENT COMMUNITY COMPRISING
 Dementia Nursing Home
 Learning Disabilities Home

LEGEND
 DENOTES AREAS OF PUBLIC OPEN SPACE
 45714 sq m
 11.29 acres
 4.57 hectare

LEGEND

[Symbol]	SITE BOUNDARIES
[Symbol]	APPLICATION BOUNDARY
[Symbol]	EXTERNAL BOUNDARY TREATMENTS
[Symbol]	1.0m HIGH CLOSE PANELLED WITH 0.3m HIGH TRELLIS
[Symbol]	1.0m HIGH PANEL FENCE
[Symbol]	1.2m HIGH PANEL FENCE
[Symbol]	1.8m HIGH PRIVACY PANEL
[Symbol]	1.8m HIGH BRICK SCREEN WALL
[Symbol]	1.8m HIGH STONE SCREEN WALL
[Symbol]	0.9m HIGH TIMBER POST & RAIL
[Symbol]	1800mm HIGH TIMBER SIDE ACCESS GATE
[Symbol]	REFUSE BIN LOCATIONS (SEE PLAN)
[Symbol]	REFUSE BIN COLLECTION POINT
[Symbol]	BOLLARDS
[Symbol]	BICYCLE STORAGE 2.4x1.8m
[Symbol]	ACCESS DOOR
[Symbol]	HEAVY DUTY
[Symbol]	COMPOST BIN
[Symbol]	PATIO OF 30x24x50mm+60mm PLAIN GREY PAVING SLABS
[Symbol]	APPROPRIATE HOUSING
[Symbol]	SHARED OWNERSHIP UNITS
[Symbol]	SHARED UNITS
[Symbol]	GROUND SURFACING
[Symbol]	BLOCK PAVING FORRPAVE
[Symbol]	TURBLE STRIP
[Symbol]	2.4 x 4.8m PARKING ALLOCATOR with 2.4 x 1.2m bay in front of panel
[Symbol]	LANDSCAPING
[Symbol]	EXISTING TREES TO BE REMOVED
[Symbol]	EXISTING TREES & HEDGES TO BE RETAINED

A=Affordable

+ Affordable

PUBLIC OPEN SPACE
 PUBLIC OPEN SPACE
 DETAILS OF LAYOUT AND LANDSCAPING OF PUBLIC OPEN SPACE IN ACCORDANCE WITH SEPARATE DETAIL DESIGN BY BRADLEY HURPHY DESIGN LTD

SECTION OF EXISTING HEDGROW TO BE REMOVED TO OPEN UP AREA ADJACENT TO FOOTPATH/CYCLEWAY

CCS Developments LLP
 BARRATT
 healersurveys
 COWANS CAMP DEPOT, WATCHFIELD BARRATT BRISTOL
 PUBLIC OPEN SPACE LAYOUT

P13/V2359/RM Cowans Camp - Carhome elevations Appendix 2

ALL DIMENSIONS TO BE CHECKED ON SITE.
 ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT
 FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED
 WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

Rev.	Date	Description
A	11/11/2013	Amended to P.Franzton comments 11/11/2013 12:00
B	28/01/2014	General plan amendment



1 Elevation - South
T: 310



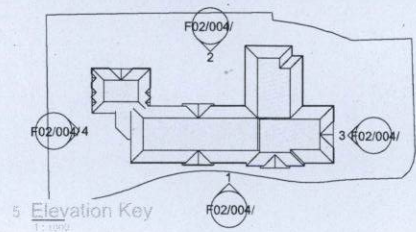
3 Elevation - East
T: 220



4 Elevation - West
T: 200



2 Elevation - North
T: 310



5 Elevation Key
T: 1000

ELEVATIONS

As indicated@A2

WATCHFIELD
HIGH STREET

28/01/2014

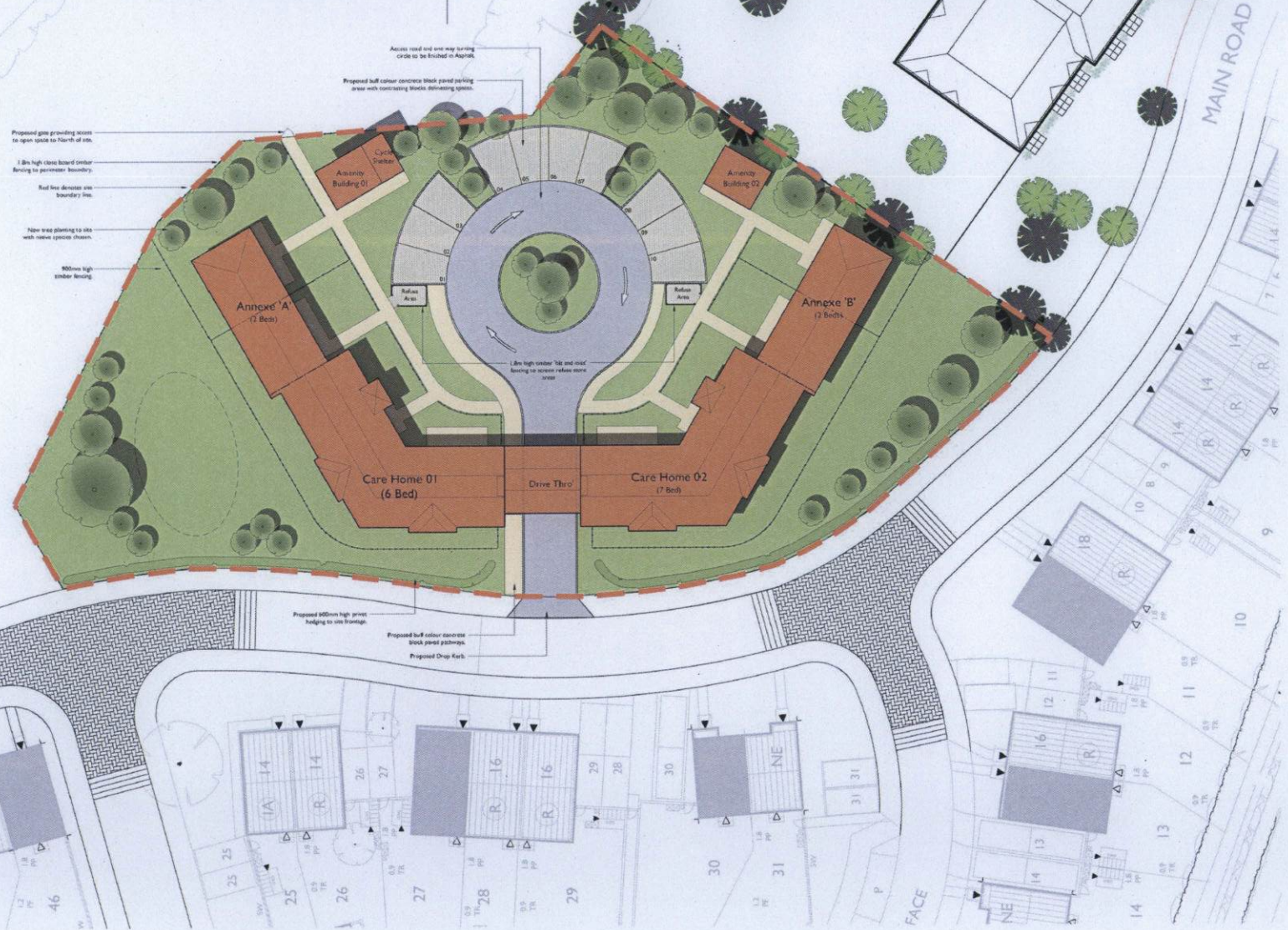
1276/F02/004/ B

R131V23591RM - Cowans Camp - Learning Disability Unit - Appendix 2
 (17 beds)

Proposed Site Layout:

0m 20m 40m 1:200 w.A1

- Proposed gate providing access to open space to North of site.
- 1.8m high close board outer fencing to perimeter boundary.
- Rail line distance site boundary line.
- Native tree planting to site with native species chosen.
- 800mm high timber fencing.
- Proposed full colour concrete block paved parking area with contrasting blocks delineating spaces.
- Access road and one way turning circle to be finished in Asphalt.
- Proposed full colour concrete block paved parking area with contrasting blocks delineating spaces.
- 1.8m high outer 'lip and stile' facing to access vehicle access areas.
- Proposed 800mm high green hedging to site boundary.
- Proposed full colour concrete block paved pathways.
- Proposed Drop Kerb.



Notes:
 All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Local Authority Building Inspector.
 All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies to be reported prior to the commencement of the works.
 DO NOT SCALE OFF THE DRAWING.

- Legend:**
- Proposed Building
 - Proposed Pathways
 - Proposed Access Road
 - Proposed Car Parking Spaces
 - Proposed Ficus Hedgehog planting
 - Grated areas
 - Proposed Tree Planting - Native Species

N.B. Landscaping material specification as per Planco Bradley Murphy Design Ltd (PBPD)

18-01-2014	Building issued for tender using form provided as received by drawing office: PLANNING ISSUE	UP	DT
18-03-2013	PLANNING ISSUE	UP	DT
Rev:	2014	Drawn	Checked

Jackson Design Associates
 Lutterworth House, Lutterworth Way
 Sherwood Energy Village
 Ollerton, Nottinghamshire, NG23 9DQ
 Telephone: (01632) 863332
 Facsimile: (01632) 863356
 www.jacksondesign.co.uk

j.d.a

ARCHITECTURE • DESIGN • MANAGEMENT

Project:
Proposed Residential Care Homes

Drawing Title:
Proposed Site Layout

Project Address:
**Cowan Camp Depot, High Street,
 Watchfield, Oxfordshire, SN6 8TE**

Client:
CCS Developments LLP

Drawn: LF	Checked: DT	Scale (mm): 1:200 @ A1	Date: October 2013
13 / 1937 / 002		B	
PLANNING ISSUE			



P13/12359/EM - Cowans Camp - learning Disability Unit - Appendix 2

Notes:
 All work to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Local Authority Building Inspector.
 All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies to be reported prior to the commencement of the relevant work.
DO NOT SCALE OFF THIS DRAWING.



Proposed Front (South) Elevation:



Proposed Front (South West) Elevation:



Proposed Front (South East) Elevation:



Key Plan:
 Not to scale

Material Schedule:

1. Buff coloured facing brickwork.
2. Red salt-glazed facing brickwork.
3. Buff reconstituted stone.
4. Timber framed windows and doors. Slim sills.
5. Walling Clay tiles.
6. Timber stained exposed timber rafters to eaves.
7. PVCu Apartment goods in black.
8. Clay roof tiles.
9. Timber cladding.
10. Lead roofing detail.

A		18/10/2013	PLANNING ISSUE	LP	DT
Rev	Date	Description	Drawn	Checked	
Jackson Design Associates Limited (Incorporated in England and Wales) Oxford, West Oxfordshire, NG21 6JW Telephone: (01493) 862522 Facsimile: (01493) 862555 www.jacksondesign.co.uk					
ARCHITECTURE • DESIGN • MANAGEMENT					
Project: Proposed Residential Care Homes					
Drawing Title: Proposed Elevations (Sheet 1 of 2)					
Project Address: Cowan Camp Depot, High Street, Watchfield, Oxfordshire, SN6 8TE					
Client: CCS Developments LLP					
Drawn	Checked	Scale (Draw)	Date (Draw)		
LP	DT	1:100 (S.A.)	October 2013		
13 / 1937 / 003			A		
PLANNING ISSUE					

01072359/km

Mark Doodes,
Planning Department,
Vale of White Horse District Council,
Abbey House,
Abbey Close,
Abingdon,
OX14 3JE

22nd November 2013,

Dear Mr Doodes,

Re: P13/V2359/RM Application for the approval of Reserved Matters following Outline permission P12/V2283/O, for details of layout, appearance, scale, landscaping and access. Cowan's Camp, High Street, Watchfield SN6 8TE

Watchfield Parish Council objects to this application for the following reasons.

Objections are based on the following:-

1. Design Statement – Nursing Home

At 3.2 the statement and plans illustrate 59 bedrooms whereas the Outline permission was granted for 50 beds. This is a major departure from the Outline permission parameters and needs to be addressed as a matter of urgency. **Material Planning Consideration: Design and Previous Planning Decisions**

At 3.4 the design of the home is not in keeping with Old Watchfield and the properties highlighted in their own design statements. As the self-proclaimed "landmark statement" the design is not appropriate and should contain some or all of the key design features of stonework with brick detailing and casement windows. **Material Planning Consideration: Design, Materials and Amenity (Character of the area)**

At 3.7 the parking area is to be constructed on non-porous material. Watchfield is an area prone to severe surface water flooding and so every provision should be taken to ensure all surfaces are permeable. **Material Planning Consideration: Design and Materials**

At 3.13 the provision of 19 car parking spaces does not appear adequate for staff, residents and visitors to a facility of this size given the infrequency of convenient public transport. Parking off-site is inappropriate due to development road design and the potential for obstructing traffic flow through the village, with concomitant safety implications. Only providing 2 disabled bays seems incongruous for this type of facility. Watchfield Parish Council feel 19 car parking spaces are totally inadequate and need to be increased.

Material Planning Consideration: Design, Traffic generation, parking and safety

At 4.7 the floodlights on sensors should be directed away from other habitation and public areas due to the high frequency of triggering such 'safety' lighting in a rural area by foxes, etc. **Material Planning Consideration: Design**

At 4.12 the statement that "we are reviewing the orientation of rooms and windows to reduce overheating issues" implies that the design may be changed. How can permission be granted for a design that is not fixed? **Material Planning Consideration: Design**

At 4.23 the statement that "we will consider using harvested rainwater" is not a binding commitment to green technology and reducing waste. Unless the statement is formalised it is meaningless. **Material Planning Consideration: Design and Materials**

At 4.24 the statement that "the opportunity to incorporate renewable energy sources could also be investigated" again is not a binding commitment to green technology and energy efficiency. Unless the commitment is formalised it is meaningless. **Material Planning Consideration: Design and Materials**

2. Design & Access Statement – Learning Disability Care Home (13/1937/DAS)

At 2.4 the specified plan is not shown and so no meaningful inference can be drawn.

At 3.9 the parking area is to be constructed on non-porous material. Watchfield is an area prone to severe surface water flooding and so every provision should be taken to ensure all possible surfaces are permeable. **Material Planning Consideration: Design and Materials**

At 4.5/4.7 the opportunity has not been taken for active green technology to be utilised only specifying that it should be investigated. Watchfield has strong links with sustainable technology with the neighbouring Westmill Community Wind Farm and Solar Park and all refurbished MOD housing is fitted with solar technology. There is an emerging plan to integrate green technology on the major buildings in Watchfield and so it is a disappointment that a new development will not make maximum use of green alternatives.

Material Planning Consideration: Design and Materials

At 4.6 Watchfield Parish Council disputes the reference to good public transport links as the 65 service through the village (and in the vicinity of the development) is a twice daily service and not at times conducive to commuting for staff and visitors. The more frequent 66 service is beyond the distance manageable by elderly residents and visitors. This does not tally with the sustainability criteria set out for this development and will inevitably lead to excessive traffic generation through lack of public transport. This also has implications for parking provision on site. **Material Planning Considerations: Design and Traffic generation, parking and safety**

3. Design & Access Compliance Statement

Layout **page 6** states Shrivenham Parish Council has been consulted. This is strange as the development lies within the province of Watchfield Parish Council.

Layout **page 8** – the structure of the self-binding gravel surface of the paths needs clarification to ensure it constitutes porous paving given the severe surface water flooding issues in Watchfield. **Material Planning Considerations: Design and Materials**

Layout **page 9** – the number of parking spaces seems inadequate for the number of bedrooms per house given the lack of on-street parking within the development. Parking off-site is inappropriate due to the potential for obstructing traffic flow through the village, with concomitant safety implications. **Material Planning Considerations: Design and generation, parking and safety**

There is no mention of bollarding or gating at the public open space/footpath entrances to enable use by pedestrians, cyclists and horse-riders but prevent vehicular access and exclude any potential illegal occupation of open space land. **Material Planning Considerations: Design and Materials**

4. Arboriculture Method Statement

At 3.4 pre-contact meetings between the arboriculturalist and various contractors should be obligatory, not "desirable" given the rural location and the importance of preserving vegetation in this significant location. **Material Planning Considerations: Amenity – Trees and Character of the area**

5. Local Highway Network Plan

The plan is incorrect as the section of Star Lane between Oxford Square and Oak Road is not a village vehicular highway but a bridleway. **Material Planning Considerations:**

Design and Traffic generation, parking and safety

Watchfield Parish Council can find no stipulation in the plans for construction traffic (condition 10 of outline planning) not to pass down the High Street between the Major's Road and Faringdon Road. Provision should be made for remedial works on the Major's link road culvert reconstruction and road resurfacing following the construction traffic. The weight limit on the Major's Road link road will also need to be removed temporarily. There should be an absolute commitment that no construction or employment traffic uses Star Lane or village roads. It should be noted that Watchfield Recreation Ground is on the route for construction traffic to the development and there is already heavy use of the adjacent area in evenings and during the weekend due to football matches and practice. For safety and amenity reasons the restrictions on construction timetable should reflect this. **Material Planning Considerations: Design, Previous Planning decisions and Traffic generation, parking and safety**

6. Formal pedestrian & Cycle Routes Plan

This plan is incorrect as it illustrates a pedestrian footpath alongside the Watchfield Primary School playing field inside the allotments. This is not a formal right of way and should not be marked as such.

7. Outline Planning Conditions

Although plans for satisfying some planning conditions have been included with the reserved matters several vital issues remain unresolved and of great importance to local residents.

Condition 9 – detailed strategy and scheme for surface water and foul water drainage.

Given the history of severe surface water flooding in Watchfield this is an issue that needs resolving as a matter of urgency. Given the unwillingness of the District Council to enforce planning conditions we are concerned that a repetition of the problems of the present large development in Watchfield will be repeated. **Material Planning Considerations: Design and Previous Planning decisions**

Condition 18 and 20 – a detailed report examining and responding to the impact and scale of works approved on the existing water supply and local sewerage capacity/infrastructure, identifying any new capacity required in the system. Also, storm water flows into public sewers. Given the sewerage problems in Watchfield and Shrivenham, who share a treatment plant, this matter needs to be rectified **PRIOR TO THE COMMENCEMENT OF DEVELOPMENT** not prior to occupation. The current major development has run into problems with sewerage provision due to the delay in imposing and enforcing a similar condition. The scale of development in both Watchfield and Shrivenham can only result in overloading the system which is already at capacity. Watchfield Parish Council requests updates on the status of changes to the sewerage and water systems in order to inform

concerned residents. **Material Planning Considerations: Design and Previous Planning decisions**

Condition 19 – no development shall commence until phased soil remediation scheme for the whole site is produced and approved. Given the history of the site and land survey results of arsenic and phytotoxic metal contamination Watchfield Parish Council is anxious this condition is vigorously enforced. **Material Planning Considerations: Design and Previous Planning decisions**

In conclusion, Watchfield Parish Council objects to this application on the grounds outlined above under the considerations of: previous planning decisions; character of the area; trees; traffic generation, parking and safety; design; and materials.

Yours sincerely

Sally Mckendrick
Watchfield Parish Council- Clerk