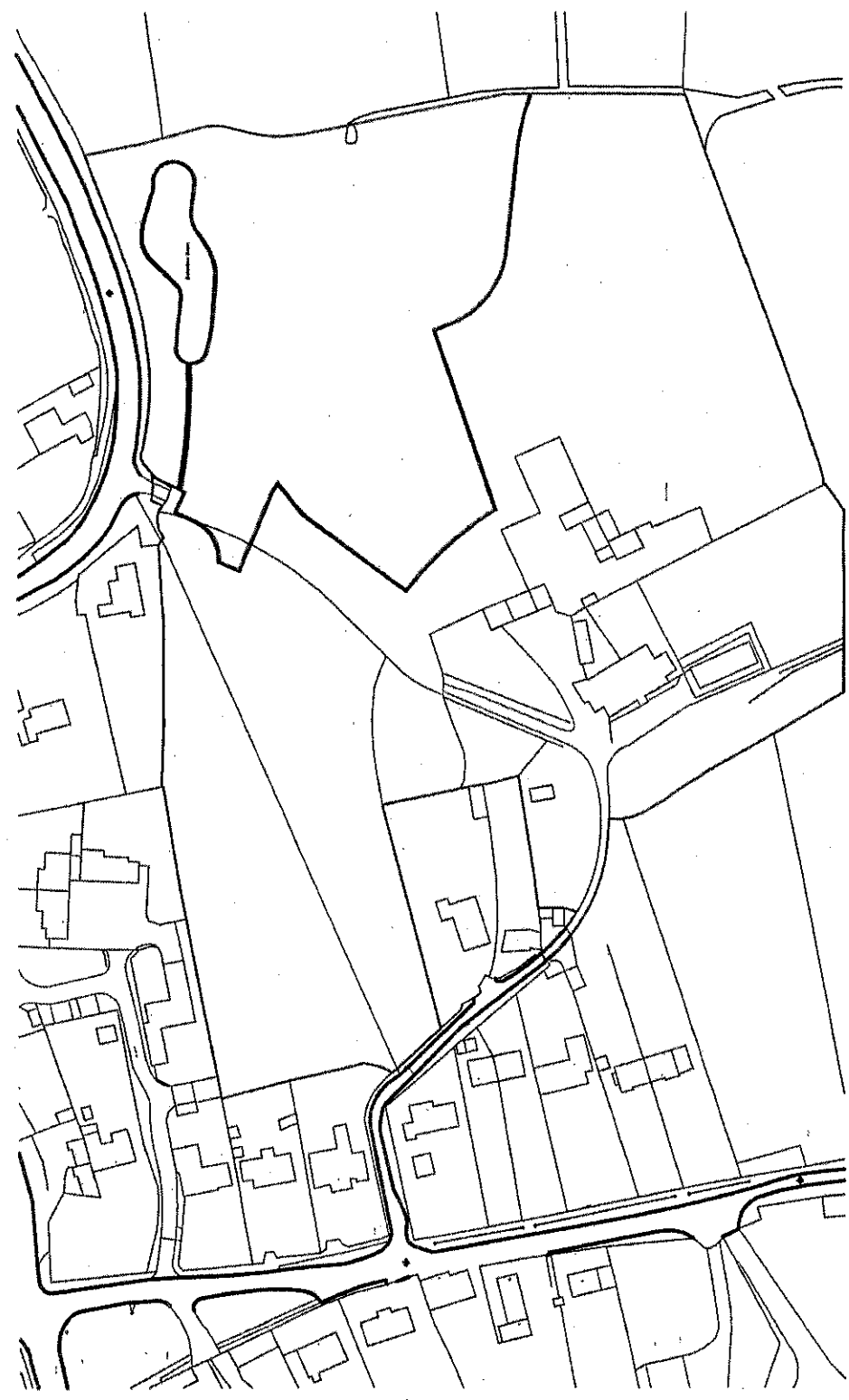


Revision: Date:
A Amended to suit client comments BS 25/09/13



Architects: Project Managers: Quantity Surveyors
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email: design@rgp.co.uk, www.rgp.co.uk

Project: A development at Marcham Priory
Marcham Phase 2
Client: Minor Oak Homes
Sheet title: Site Location Plan
Ref: 79371 018A
Scale: 1:1250 @ A3
Date: 25/09/13
Drawn: BS Checked: RAW



----- Site Boundary
———— Land Owned



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A	Site plan awarded	BS	2008/13
B	Site plan awarded	BS	2008/13
C	Site plan awarded	BS	2008/13
D	Site plan awarded	BS	2008/13
E	Site plan awarded	BS	2008/13
F	Site plan awarded	BS	2008/13
G	Site plan awarded	BS	2008/13
H	Site plan awarded	BS	2008/13
I	Site plan awarded	BS	2008/13
J	Site plan awarded	BS	2008/13
K	Site plan awarded	BS	2008/13
L	Site plan awarded	BS	2008/13
M	Site plan awarded	BS	2008/13
N	Site plan awarded	BS	2008/13
O	Site plan awarded	BS	2008/13
P	Site plan awarded	BS	2008/13
Q	Site plan awarded	BS	2008/13
R	Site plan awarded	BS	2008/13
S	Site plan awarded	BS	2008/13
T	Site plan awarded	BS	2008/13
U	Site plan awarded	BS	2008/13
V	Site plan awarded	BS	2008/13
W	Site plan awarded	BS	2008/13
X	Site plan awarded	BS	2008/13
Y	Site plan awarded	BS	2008/13
Z	Site plan awarded	BS	2008/13

- Legend**
- Grass
 - Tarmac
 - Front door position
 - Rear door position
 - Planting
 - Tree
 - Boundaries
 - Wall - 1.5m brick wall
 - Fence F1 - 1.5m high timber fence

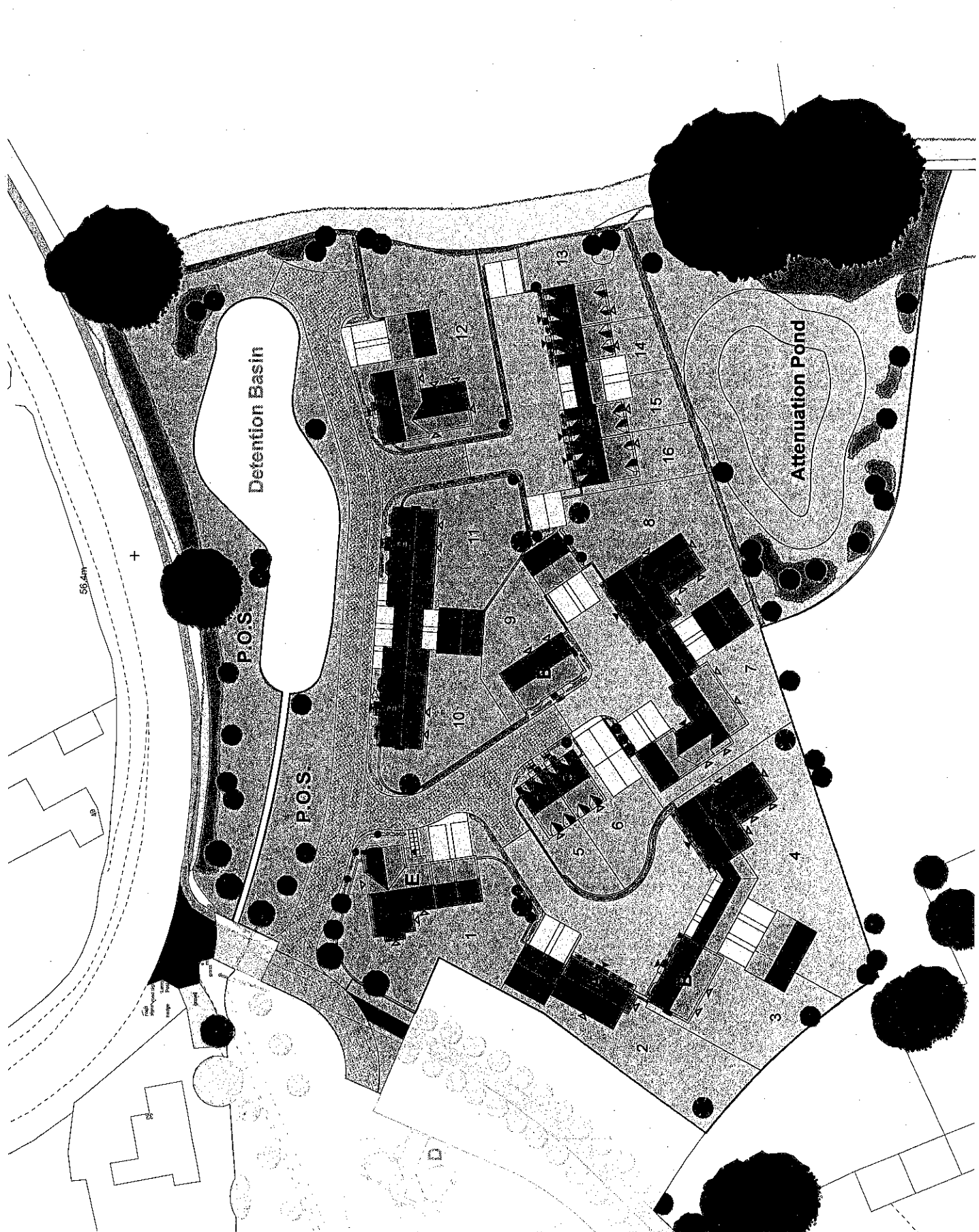
Schedule of Information

Phase Name	Area	HA
Phase 1 (A - F)	1200 sq m	1
Phase 2 (G - L)	1200 sq m	1
Phase 3 (M - R)	1200 sq m	1
Phase 4 (S - T)	1200 sq m	1
Phase 5 (U - V)	1200 sq m	1
Phase 6 (W - X)	1200 sq m	1
Phase 7 (Y - Z)	1200 sq m	1
Total	7200 sq m	7



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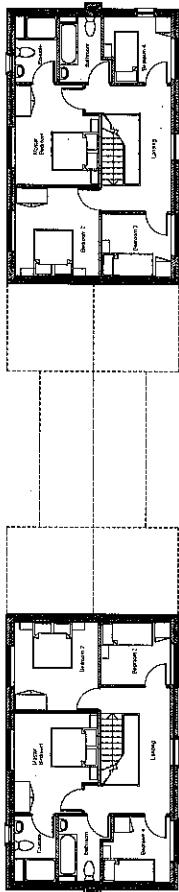
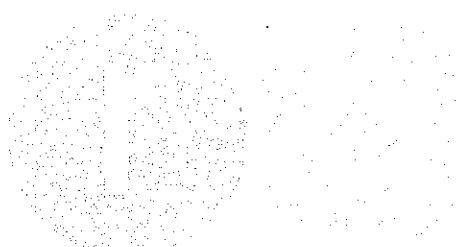
Project: A development of detached Priority
 Affordable Phase 2
Site: Major Oak Homes
Phase: 133 - Site Plan - Option 2
Ref: 7637 - 01/10
Scale: 1:250 @ A1
Date: 13/09/13
Drawn: BS
Checked: RW



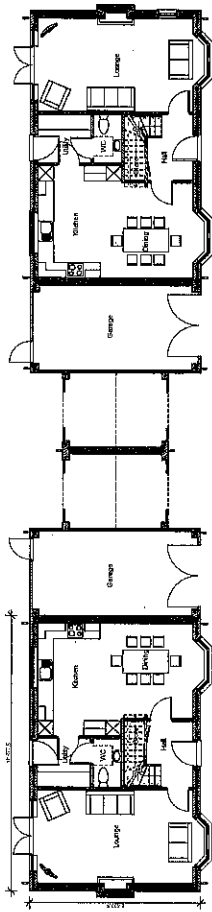
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Revision: _____ Date: _____

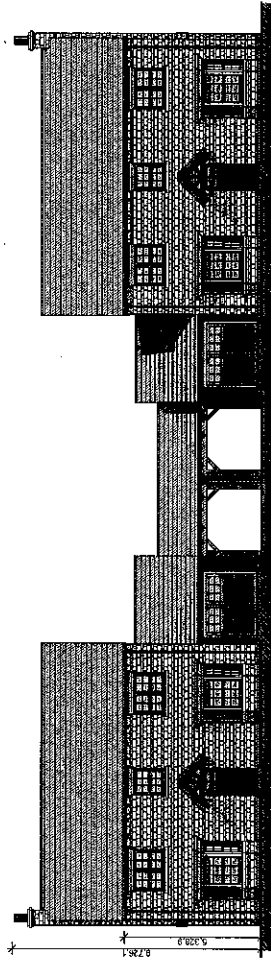
- A House type amended, PK 07/01/14
rearranged to reflect new
site layout
- B Garage added PK 14/01/14
- C Windows added to side PK 27/01/14
elevation



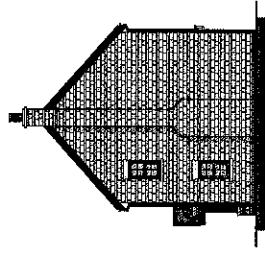
First Floor



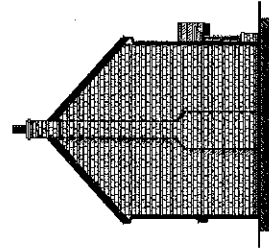
Ground Floor



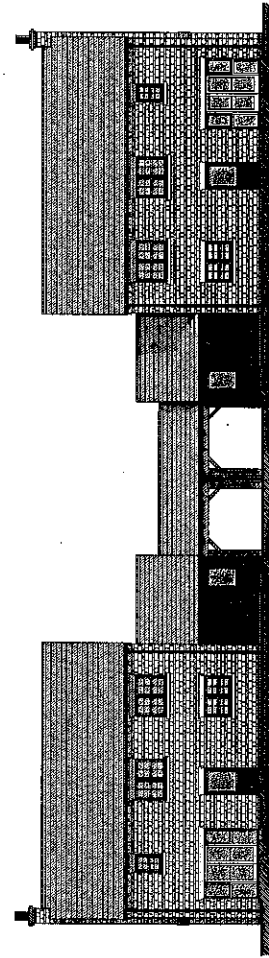
Front Elevation



Side Elevation 2



Side Elevation 1



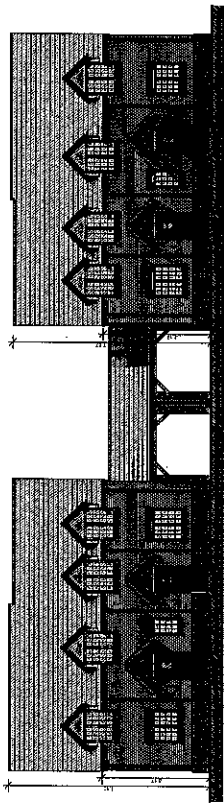
Rear Elevation



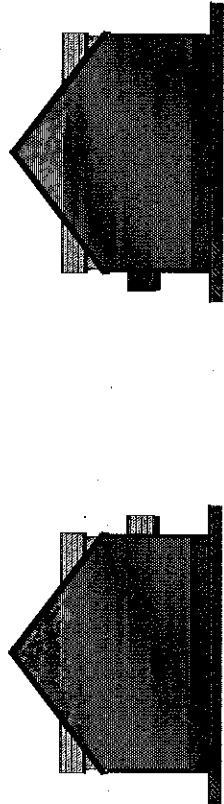
Architects: Project Managers - Quality Structures
 139 New Walk
 Leicester, LE1 7JA
 Tel: 0116 204 8000, Fax: 0116 204 8001
 email: design@99-2.co.uk, www.99-2.co.uk

Project:	A Development in Merton Park
Client:	Water Oak Homes
Site:	Plot 10 and 11
Ref:	7827 DTG
Scale:	1:100 @ A1
Date:	12/08/13
Drawn:	BS
Checked:	GW

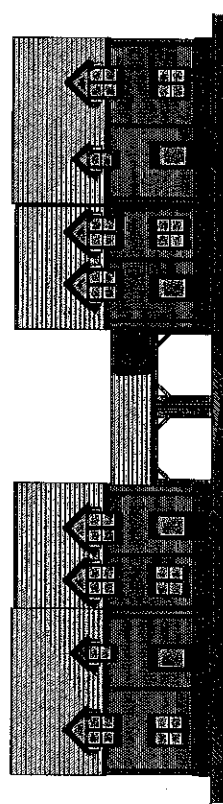
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Front Elevation

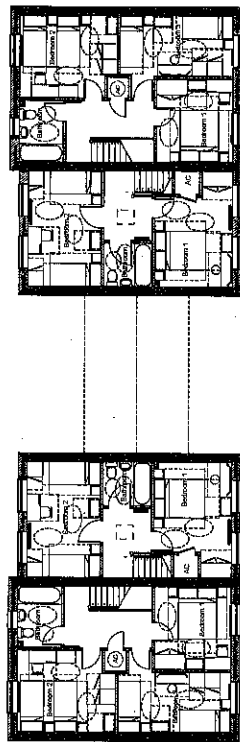


Side Elevation 1

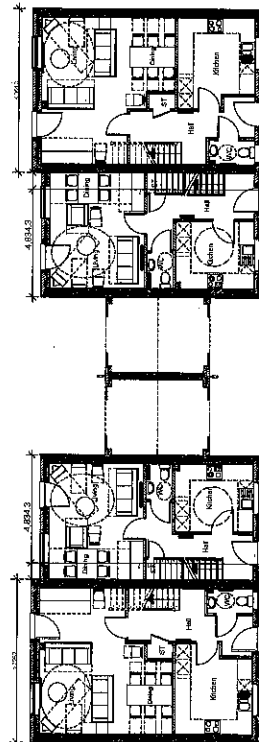


Side Elevation 2

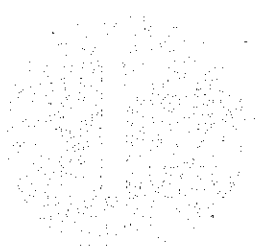
Rear Elevation



First Floor



Ground Floor



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 email: design@sp.co.uk, www.sp.co.uk

Project:	Development of Metchin Priory
Client:	Marlow Phase 2
Drawn:	Mark Oak-Homes
Scale:	Phase 13 to 16
Ref:	7637: 013A
Date:	11/09/11
Drawn:	12/09/11
Checked:	BB
Scale:	1:100 @ A1
Drawn:	BB
Checked:	BBW

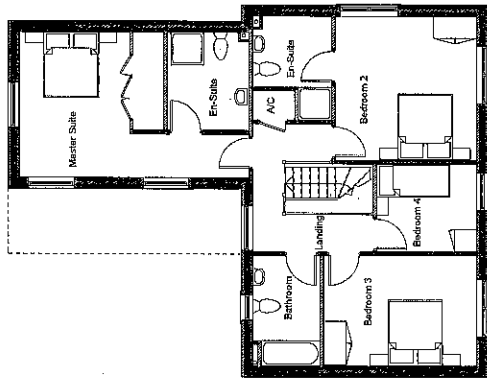
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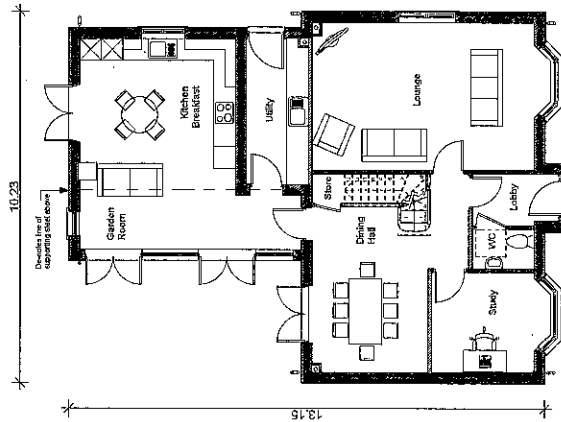
Revised:

Date:

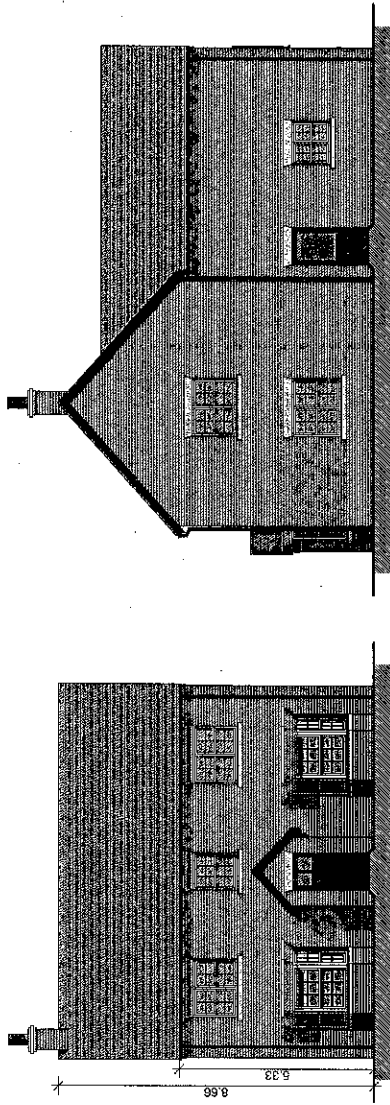
- A House type amended, renamed to reflect new site layout PK 07/01/14
- B Windows added to elevation 1 PK 14/01/14



First Floor

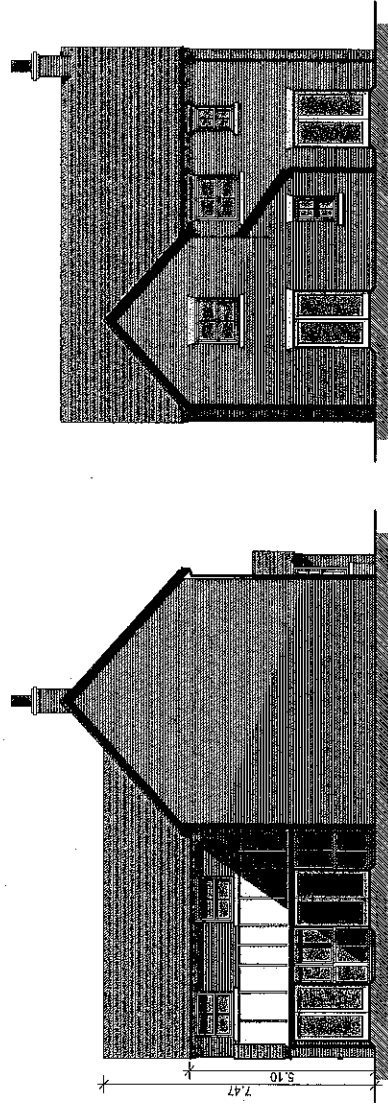


Ground Floor



Front Elevation

Side Elevation 1



Rear Elevation

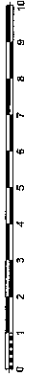
Side Elevation 2



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 email: design@rg-p.co.uk, www.rg-p.co.uk

Project: A development at Marcham Priory
 Marcham Phase 2
 Client: Manor Oak Homes

Sheet title: Plot 12
 Ref: 7937/ 011B
 Scale: 1:100 @ A2
 Date: 12/09/13
 Drawn: BS
 Checked: RAW



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19 FEB 2014

MARCHAM PARISH COUNCIL

Clerk: Mrs. L.A. Martin B.A.,
Tel: Frilford Heath
(01865) 391833
Email: Clerk@marchamparishcouncil.gov.uk

90 Howard Cornish Road,
Marcham, Abingdon,
Oxon. OX13 6PU

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

17th February, 2014

Dear Mr. Walker,

**P13/V2046/FUL Erection of 16 dwellings, associated garages, new access road, associated works and public open space (amended details)
Land at Priory Lane, Marcham
For: Manor Oak Homes Ltd**

The Parish Council is of the opinion that there is no real significant change from the previous application, and therefore its original comments are still very valid.

The site is still described as Priory Lane. Priory Lane is a short, private cul-de-sac off Mill Road which serves about 6 dwellings. This proposal takes its access off the A415 and the private driveway which leads to The Priory. This has no connection with Priory Lane.

There has not been any contact with the Parish Council prior to the lodging of the amended application, nor any notification about any of the details. There is no detailed application form so again the proposed materials are not known. Knowing the appearance of what is proposed at this visually sensitive part of the village is important.

It is noted that there has been a reduction in dwellings from 18 to 16, but this is not a significant alteration. The Parish Council, has previously voted to object to the application and maintains that objection. The character of the site on which the development is being proposed is an important visual and natural amenity for the village. As an undeveloped site it contributes significantly to the physical structure and character of the village. The site is directly in line of view from the A415 entering Marcham and impacts on everyone passing. This open area, south of the A415 plays an important part in creating the rural feel and adds to the importance of The Priory and its setting, particularly now that the adjacent field is likely to be developed.

The proposed access to the site is still off the outer edge of a 90° bend on the A415. There is a constant volume of all types of traffic including private cars, vans, lorries, buses, coaches, Army transporters going to and from Dalton Barracks and HGVs. The traffic using this "A" road is both East and West bound with many of the larger vehicles and HGVs going over the centre line. The access is proposed at a point where there is restricted visibility. Traffic travelling Eastwards turning into the site would be obliged to pause to give way to vehicles

traveling Westwards. There would be lack of adequate visibility around the bend. Given the volume of traffic each day which amounts to several thousand vehicles, queues would quickly form around the tight bends in the centre of the village. Such queues would lead to added pollution and health risks for pedestrians and those living in properties abutting the A415. This is at a point where there is no footway and pedestrians can be in the road. Similarly vehicles leaving the proposed development site intending to turn Eastwards would not have sufficient sight lines to make exiting an easy and safe manoeuvre. You will be aware of the plans for a Marcham By Pass. The Authorities have already agreed for the need to divert the traffic away from the pinch points and bends. This development proposal will add to the existing problems, and will cause an accumulative effect, given the existing consent for 18 dwellings. Should the District Council be minded to grant consent, then the Parish Council would ask that consideration be given to improving the junction arrangements and a siting a mini roundabout within the entrance to the site to realign and improve the A415.

The bus stops for Abingdon, Oxford and Wantage are on the northern side of the village. Crossing the A415 road for pedestrians, particularly north to south, will be fraught with dangers. As stated above, there is no visibility around the bends in the road. It is extremely unlikely that those on foot would walk several hundred metres out of their way to a safer crossing point with traffic lights. Should there be anyone prepared to walk Eastwards to the traffic lights to cross the road, the path on the Southern side is only 1m wide and is insufficient for 2 pedestrians to walk side by side or pushing pushchairs. Should the District Council be minded to grant consent, it is suggested that the path is not only made at least 1.5 m wide, but also that the existing cycle track is extended along it. This would provide a safe cycle route into the development.

Similarly in order to improve safety for pedestrians, consideration should be given to a footway from the entrance to the site Westwards to link with the existing footway opposite the Baptist Church.

Also of concerns is the fact that the village primary school is already full to capacity, so that this development would mean that some local youngsters would be unable to attend their local school. The proposal is not sustainable since it would do demonstrable harm to the existing community by dividing the families that coexist.

Drainage too, is of concern to the Parish Council. Whilst Thames Water, at first sight, appears to imply that there is no problem with connecting into the public sewer, the Parish Council would remind you that there problems with the pumping station in Marcham and tankers have been used to transport waste to Gozzards Ford Treatment Works. 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 had doubts. It is not a question of just a further 16 houses, but the total accumulative effect of those already consented within the village as a whole. There should be an acceptable solution found and more dwellings should not just add to that.

As for the layout of the proposed properties there is a shared surface and hardly any pavements for pedestrians. As such it discourages walking and people would tend to travel by car even for short distances. Also for those that do have to travel by car and for visitors to the site, there seems to be insufficient car parking spaces for the number of properties envisaged.

It is noted that a detention basin has been included as part of the public open space on the site. Mixing the two should not take place as the pond area presents a hazard, and the open space could regularly be under water. Similarly the attenuation pond should not be included in the calculations for the required public open space area on the site.

Should the District Council be minded to grant consent to this application, it would seem sensible, given that there is an application on adjacent land to the East, to combine the thinking for the two sites, and to create one large public open space to serve both areas and to have footways connecting the two sites.

Yours sincerely,

Linda Martin
Clerk to the Council