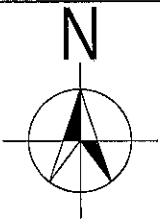




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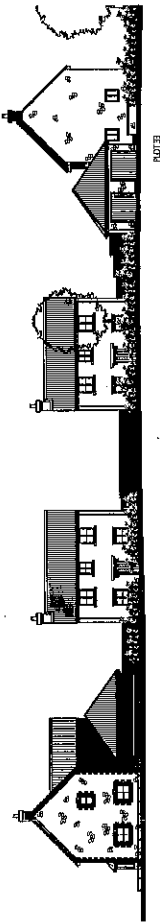
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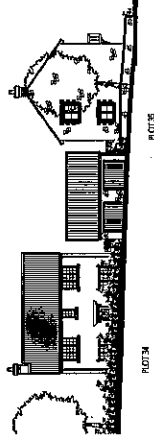


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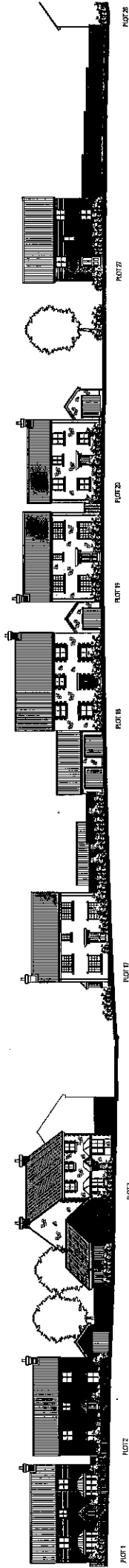
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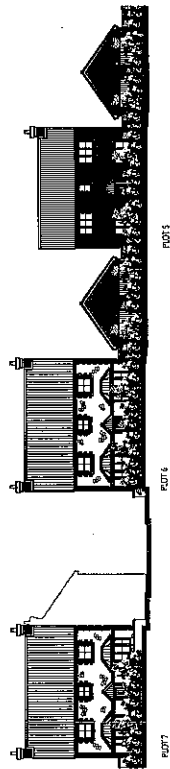
STREET SCENE 1



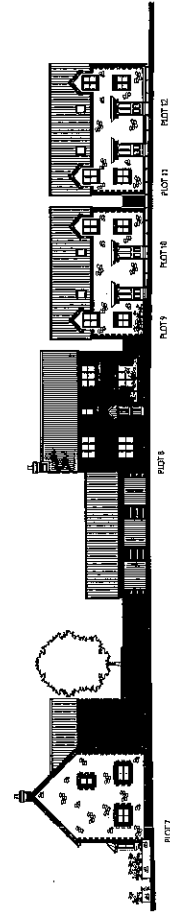
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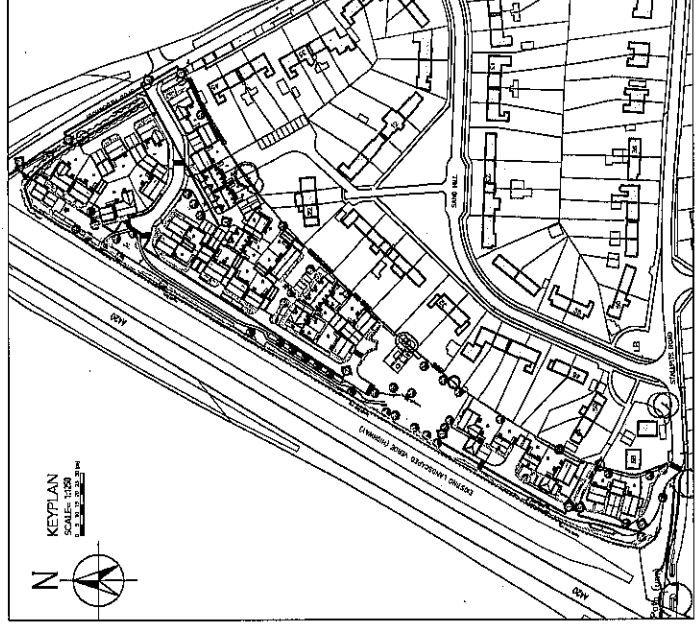
STREET SCENE 2



STREET SCENE 3



STREET SCENE 4



P13/V2490/PUL APP 1 3 of 3

Shrivenham Parish Council's response to the planning application for 35 homes on the land off Highworth Road P13/V2490/FUL

We request that instead of looking at each application in isolation they should all be looked at collectively in order to see the full impact these developments will have on our community.

Shrivenham Parish Council strongly **objects** to the above application for the following reasons.

Location – The proposed application is situated at the far north of the village on what is currently agricultural land. The distance from the local amenities, around 850m, is such that its residents will be more likely to use their cars. Shrivenham has a longstanding problem in the High Street with cars parking on double yellow lines as no other spaces are available. Additional vehicles will only exacerbate the problem.

This parcel of land was supposed to be a buffer for the residents of Sandhill, against noise and pollution from the A420. It is concerning that anyone could even consider building houses on this buffer. This site was also put forward for the possibility of an exception site, but was dismissed by the Vale due the distance from the village and the proximity of the A420.

Noise – Because of the site's proximity to the A420, the level of noise generated is extremely high. Whilst the applicant is suggesting the installation of a 2.8m acoustic fence to run along the site, the Parish Council feel that such a fence will be visually obtrusive and unacceptable, particularly in a village location. The Vale's officer for Health and Housing has concluded that **"at first floor most plots are predicted to exceed the 40dB LAeq and will require the provision of additional means of ventilation to meet indoor noise levels at night."** What kind of lifestyle is this development offering potential residents when opening a window will not be an option?

Paragraph 7 of the NPPF refers to the social role of planning: a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; The proposed development fails to meet any of these criteria.

Paragraph 8 states: Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The Parish Council fails to see how this application, with its constraints, could possibly improve the lives of people and communities. With a requirement for an acoustic buffer, acoustic fencing, acoustic glazing and alternative ventilation this is hardly a good promotion for rural life.

During the construction of the A420 many archaeological finds were retrieved. As this site is adjacent to the A420 it is extremely important that this area is investigated to ensure potentially important finds are not destroyed.

Access – The proposed access at the base of the bridge over the A420 is potentially dangerous. There is a lack of visibility and the speed that vehicles travel on that stretch of road is potentially hazardous. The proposed access via Stallpits Road will generate more vehicle movement in an area that has a large concentration of families with young children. There is a lack of off street parking on both Stallpits Road and Sandhill resulting in vehicles parallel parking on both sides of the road.

Housing mix – The suggested mix with over 50% of the houses with 4 bedrooms is not acceptable. It also appears that 18 of the 21 open market properties will have 4 bedrooms and there is no provision for those wishing to purchase a 2 bedroom home. In 2011 Shrivenham Parish Council, in conjunction with OCC's Rural Housing Enabler, distributed a housing needs survey to all of its residents. Over 50% of respondents live in housing with 4 or more bedrooms and a large number are the sole occupants. In fact, the majority of homes in this village are of this type. What was clear from the results of this survey is that there is a need for smaller, more affordable homes. There is a lack of 1, 2 and 3 bedroom properties in this village and yet developers overlook this fact and opt to build larger homes, proving that these developments are cash driven. **This is contrary to NPPF P.19 "identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand" & also at odds with NPPF P.9 "Plans and decisions need to take local circumstances into account."** It also appears that the affordable housing is 'lumped' together as opposed to being 'pepper potted' across the site which is contrary to The Vale's planning guidelines.

Services – Thames Water has admitted that there is insufficient capacity to cope with the proposed developments in Shrivenham. At a recent meeting it came to light that ten residents in Sandhill experience sewage backing up onto their properties, a problem that is shared by residents in other parts of the village. The plans suggest that a pump will be located on the site to deal with the waste. This is not acceptable. Gradually pumping waste into an already overstretched sewer system does not alleviate the problem. Pumps have been installed on other developments in the village resulting in waste backing up into people's homes. The current sewerage system that was installed over 40 years ago was never designed to cope with the number of homes we have now, let alone all the homes that are proposed for Shrivenham.

It should also be noted that sewage from the villages of Ashbury, Idstone, Longcot, Fernham as well as the Defence Academy flows into our pipes.

Residents in the Sandhill/Highworth Road area experience very low water pressure to the extent that some are unable to install showers upstairs. Any additional homes

will result in an even further drop in pressure. This part of the village also suffers from low gas pressure.

We are aware that the applicant will be required to carry out an impact study in conjunction with Thames Water but it should be stressed that the concerns raised here apply to the village as a whole. Major works are required to our water supply both waste and clean, not quick fixes.

The local Doctors surgery serves Shrivenham and all the surrounding villages. There is no scope for expansion; therefore, they have to consider reducing its boundary. This will mean that many of its patients will have to make alternative arrangements.

These reductions of service are not compliant with Saved Policy DC8 & we draw your attention to NPPF paragraph 14 "Where new development does not secure or provide the necessary social and physical infrastructure and services within a reasonable timeframe, the potential adverse impacts of development may 'significantly and demonstrably outweigh the benefits'"

Schools – Whilst, at the time of writing, there may be available places at the local primary school, the secondary schools are an issue. Faringdon Community College is due to expand to allow for the additional homes that are being created in Faringdon. The number of potential developments in the surrounding area will mean that additional spaces will be required. However with the uncertainty surrounding the Oxfordshire County Council's Homes to School Policy it could result in the children of Shrivenham receiving their secondary education at Warneford School, Swindon, where there is also insufficient capacity.

Sustainability – The ever expanding Defence Academy and its 5000 staff and personnel regularly use the facilities in Shrivenham, as do residents of the surrounding villages. The applications for over 355 homes that have been approved in Shrivenham and Watchfield will impact heavily on our village. It is a misconception that further development will bring additional shops to our village. As the High Street is mainly residential there is nowhere for additional shops to go.

It should not be forgotten that the proposed eastern expansion of 8000 homes which is located less than a mile from our boundary will have a major impact on our village. A recent independent study of the A420 (attached) showed that further development in our area is not sustainable and that significant improvements need to be carried out on the carriageway before any further developments are permitted.

In conclusion this application is contrary to policies GS1, GS2, H11, H13, H16, H17, DC1, DC3, DC8 and NE9, of the adopted Vale of White Horse Plan, and paragraphs 34, 37, 47, 49, 50, 54, 109, 111 and 115

This application is of no local benefit to the village of Shrivenham. Permissions for 135 homes have already been granted and in our opinion no overriding local need or

special circumstances exist, including the present lack of 5 year land supply, to warrant any departure from the planning policies of the Local Planning Authority.

Should all the applications that have been submitted for Shrivenham be approved, this would result in a population increase of 46.6%. This level of growth is not sustainable and the social impact on our community is of concern to the Council. We request that instead of looking at each application in isolation they should all be looked at collectively in order to see the full impact these developments will have on our community.

It should be noted that no prior notice of a consultation was given to the Parish Council. An article was apparently submitted to the Swindon Advertiser, a paper that is not widely read in Shrivenham and posters were displayed in the village on the day of the consultation. Many residents were unaware that the consultation was taking place which explains why the event was not well attended.