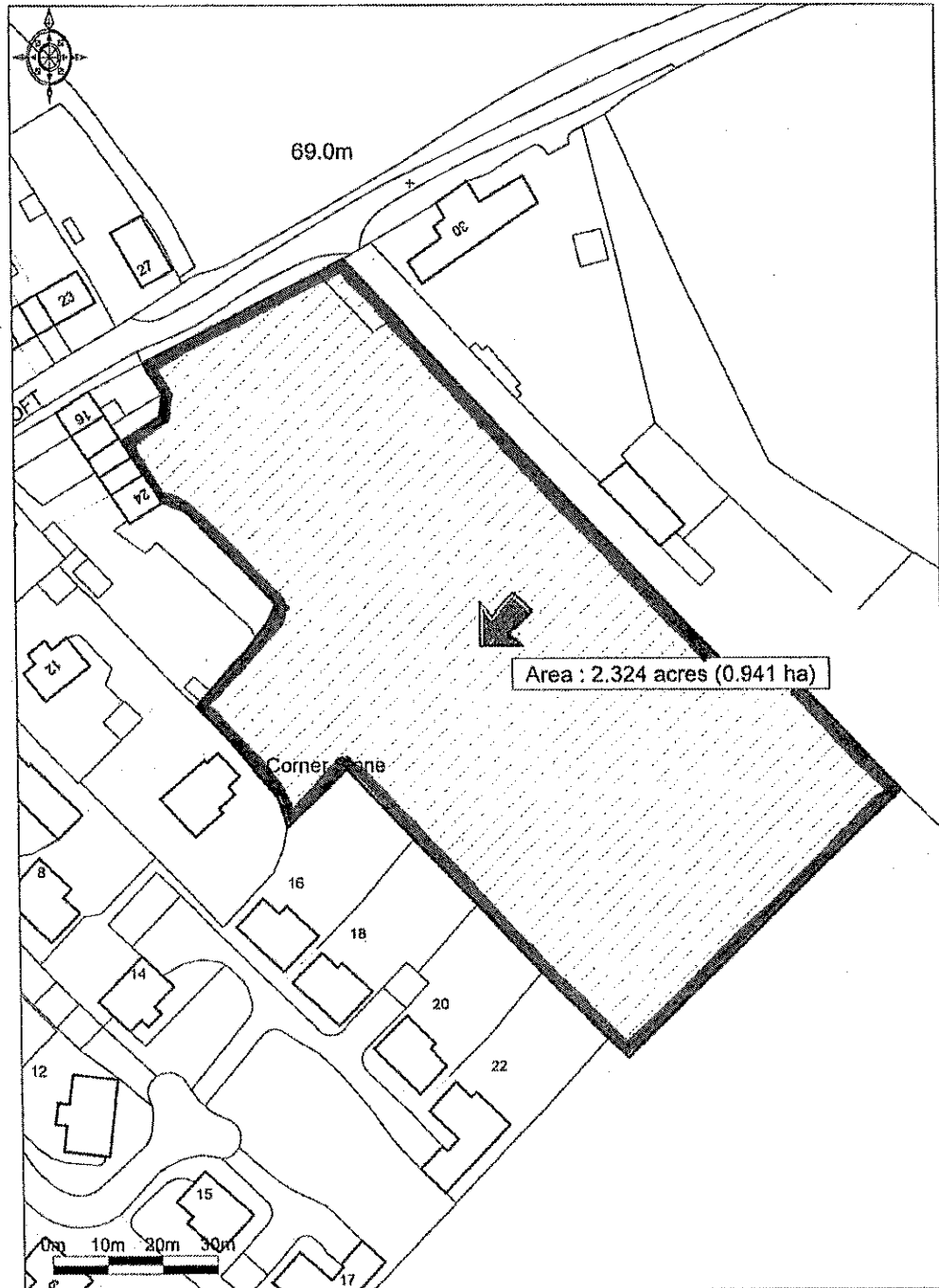


Horsecroft, Stanford in the Vale

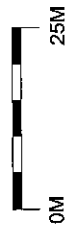


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REVISIONS
 Rev P2 - 08.01.14 Front boundary to plot 18 amended to finish on garden room



Private Housing				Open Market				Affordable Housing			
Plot	no. of	Storey Height	Square Footage	Plot	no. of	Storey Height	Square Footage	Plot	no. of	Storey Height	Square Footage
A	1	1.5	1400	E	1	2	1300	G	1	2	1077
B	3	1.5	4200	F	1	2	1300	H	1	2	1077
C	3	1.5	4200	G	1	2	1300	I	1	2	1077
D	3	1.5	4200	H	1	2	1300	J	1	2	1077
Subtotal			12600	Subtotal			5200	Subtotal			4400
Total			20000	Total			13000	Total			13000



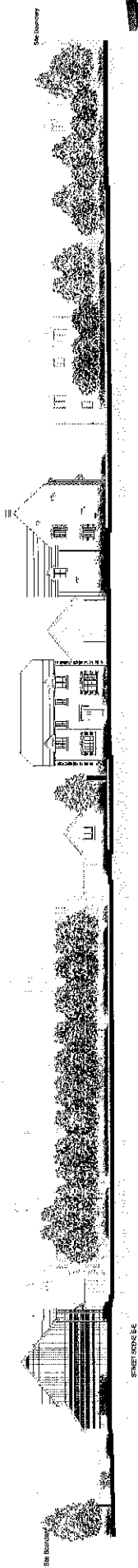
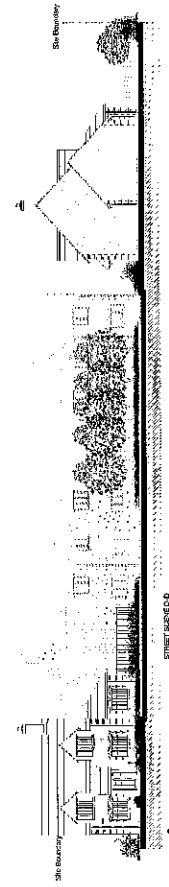
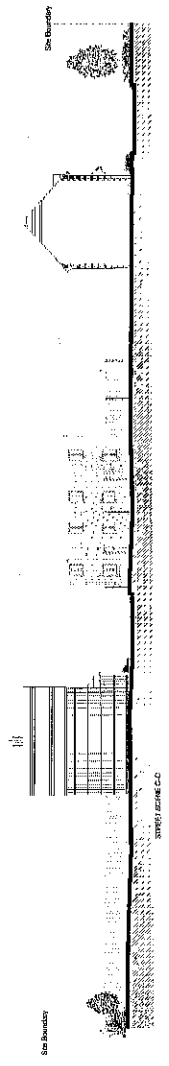
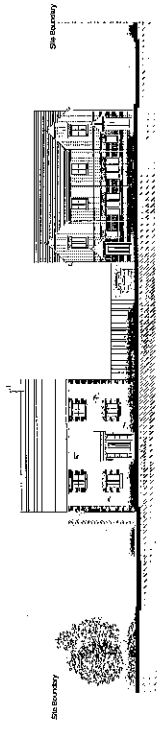
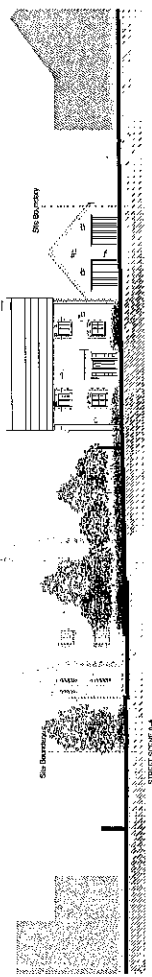
ERIC COLE ARCHITECTURE

Eric Cole Ltd, 15 The Woodmarket, Gloucestershire GL7 2PR
 T: +44 (0)1285 641234 E: mail@ericcole.co.uk W: www.ericcole.co.uk

PROJECT:	LAND AT PENSTONES FARM, STANFORD IN THE VALE
DWG TITLE:	SITE LAYOUT
SCALE:	1:500 @ A3
DRAWN BY:	RJW
CHECKED:	
DWG NO.:	13.093.SI.02
REV.:	P2
DATE:	DEC 13

1. The client is responsible for providing all necessary information and approvals for this project.
 2. The architect is not responsible for any errors or omissions in the drawings or specifications.
 3. The architect is not responsible for any construction or material costs.
 4. The architect is not responsible for any delays or cancellations of the project.
 5. The architect is not responsible for any third-party claims or liabilities.
 6. The architect is not responsible for any environmental or social impacts.
 7. The architect is not responsible for any legal or regulatory requirements.
 8. The architect is not responsible for any insurance or bonding requirements.
 9. The architect is not responsible for any other matters not explicitly stated in the contract.

REVISIONS
 Rev P2 - 20/01/14 Amended to start works



ERIC COLE ARCHITECTURE

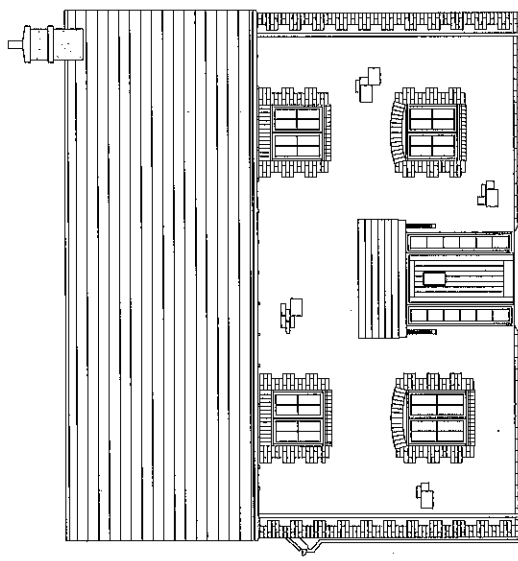
ERIC COLE LTD. 18 The Workmen, Newcastle, Gloucestershire GL7 2PF
 T: +44 (0)1285 847224 E: info@ericcole.co.uk W: www.ericcole.co.uk

PROJECT: LAND AT FENSTONES FARM, STANFORD IN THE VALE
 DWG TITLE: STREET SCENES
 SCALE: 1:2000 A1 DRAWN: RP CHECKED: RJW
 DWG NO: 13.093.SS REV: P2 DATE: JAN 14

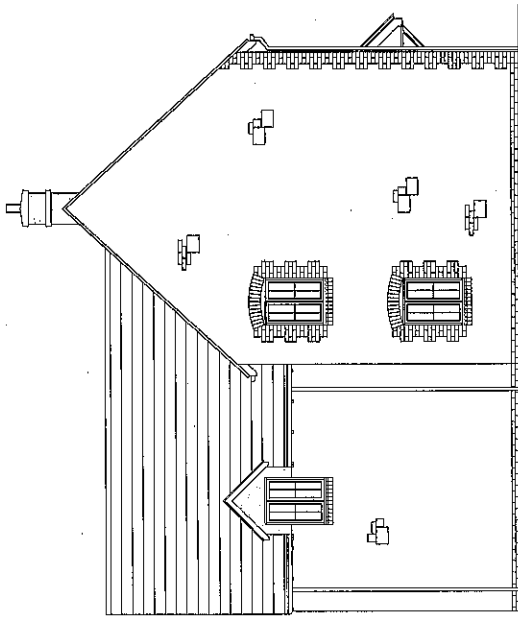
NOTE:
 1. The architect is not responsible for the accuracy of the information provided by the client.
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 4. The architect is not responsible for the accuracy of the information provided by the client.
 5. The architect is not responsible for the accuracy of the information provided by the client.
 6. The architect is not responsible for the accuracy of the information provided by the client.

REVISIONS

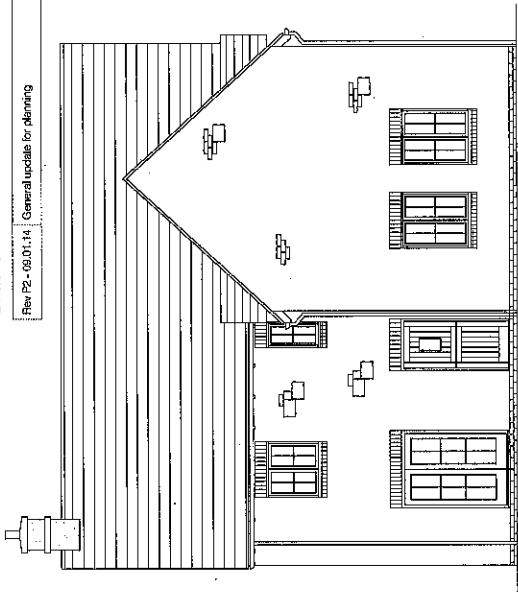
Rev P2 - 09.01.14 General updates for planning



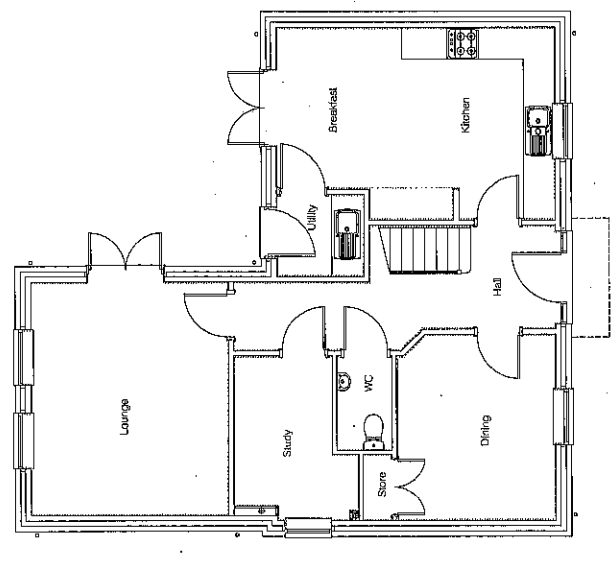
FRONT ELEVATION



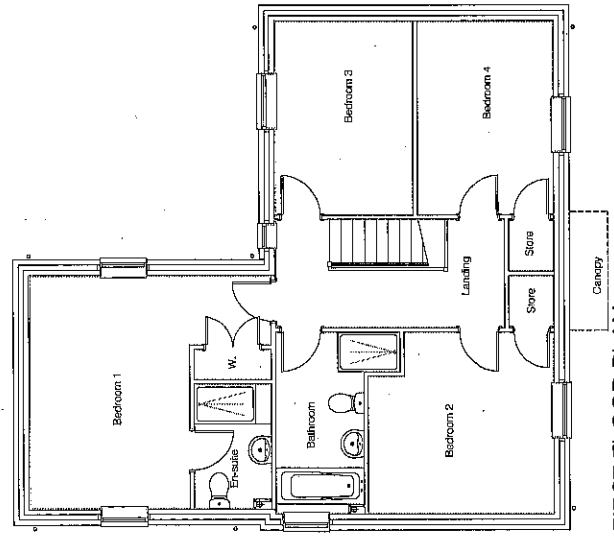
SIDE ELEVATION



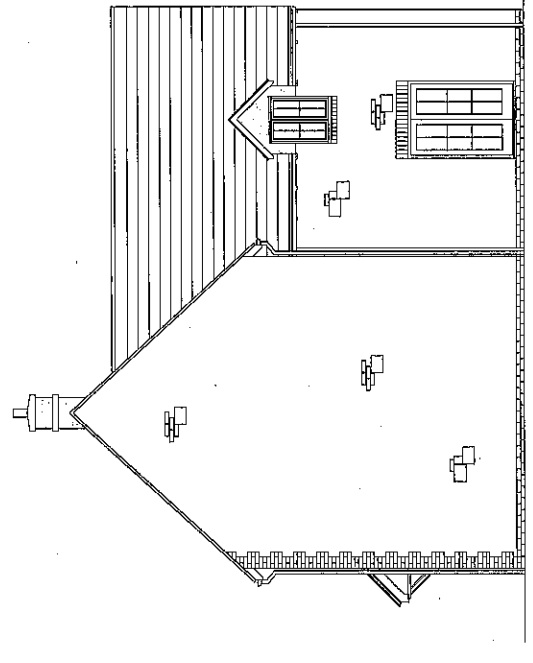
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



ERIC COLE ARCHITECTURE

Eric Cole Ltd, 15 The Woodmiller, Chichester, Gloucestershire GL7 2PP
 T: +44 (0)1265 681234 E: info@ericcole.co.uk W: www.ericcole.co.uk

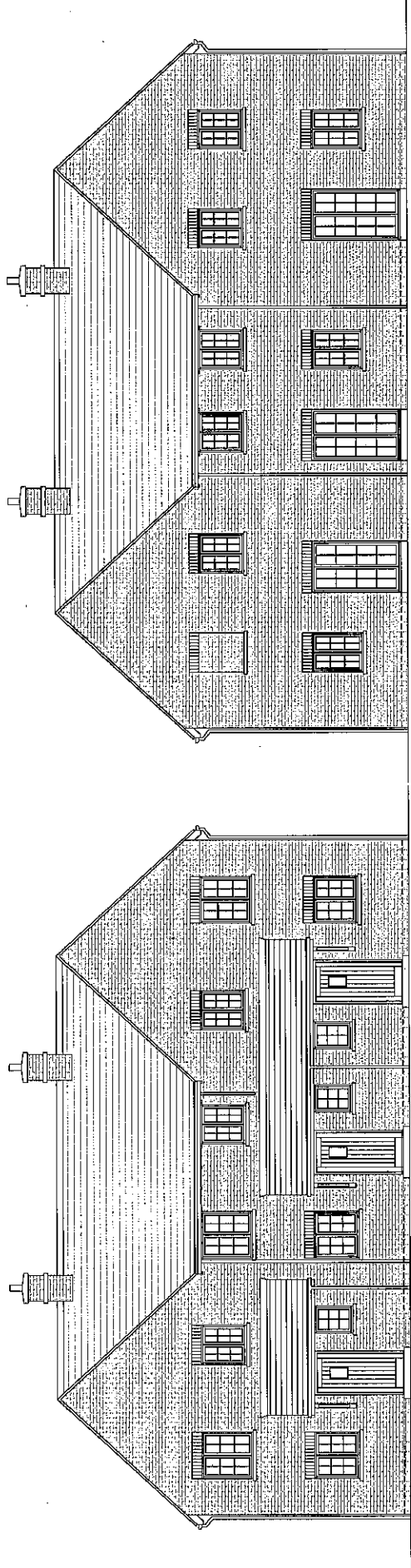
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DWG TITLE:	HOUSE TYPE F
SCALE:	1:100/6A3
DRAWN BY:	RP
CHECKED BY:	FLW
DWG NO.:	13.093.HT-F.01 REV: P2 DT: DEC 19

As plots : 1, 9

1. To be used in conjunction with the drawings.
 2. The drawings are for information only and do not constitute a contract.
 3. The drawings are for information only and do not constitute a contract.
 4. The drawings are for information only and do not constitute a contract.
 5. The drawings are for information only and do not constitute a contract.

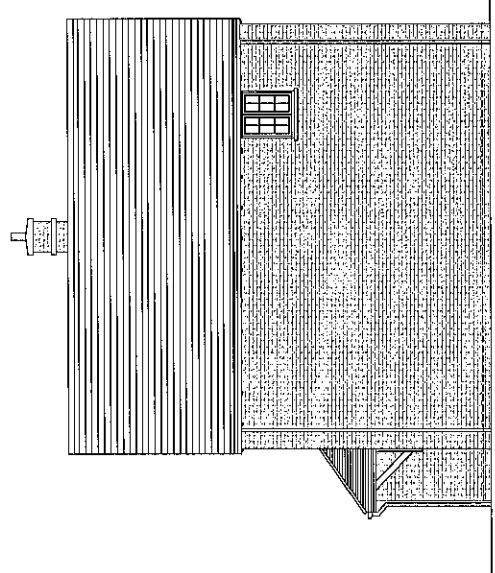
REVISIONS

Rev P2 - 09.01.14 General update for planning

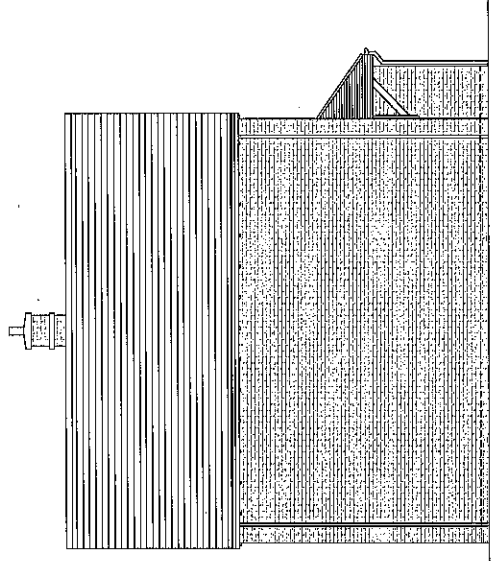


FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



ERIC COLE ARCHITECTURE

Eric Cole Ltd, 15 The Woolmarket, Cirencester, Gloucestershire GL7 2PR
 T: +44 (0)1285 611234 E: mail@ericcole.co.uk W: www.ericcole.co.uk

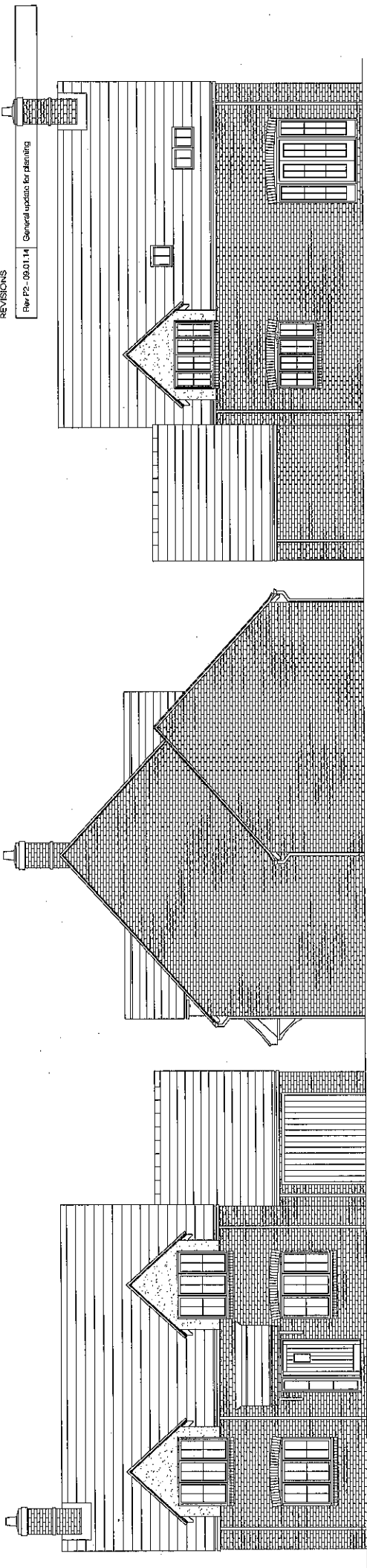
PROJECT	LAND AT PEISTONS FARM, STAMFORD IN THE VALE
DWG TITLE	HOUSE TYPE J
SCALE	1/8"=1'-0" 3/4"
DRAWN BY	MJA
CHECKED BY	RJW
DWG NO.	13.09.03.HT-J02 REV. P2
DATE	DEC 13

As plots : 4, 5, 6

NOTES:
 1. The drawings are to be used for planning purposes only.
 2. The drawings are to be used for planning purposes only.
 3. The drawings are to be used for planning purposes only.
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 5. The drawings are to be used for planning purposes only.
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REVISIONS

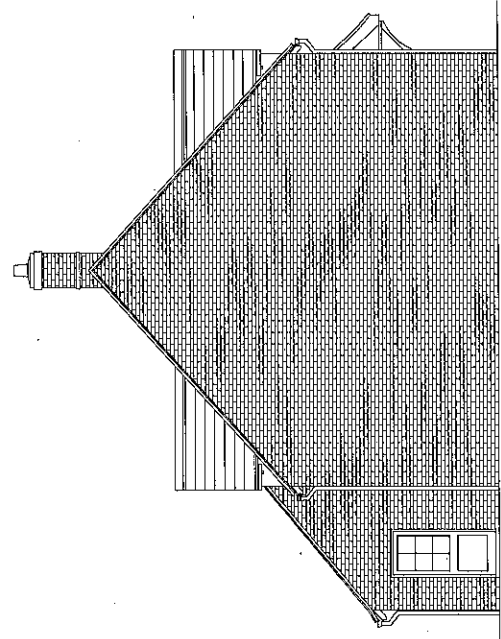
Rev P2 - 09.01.14 | General update for planning



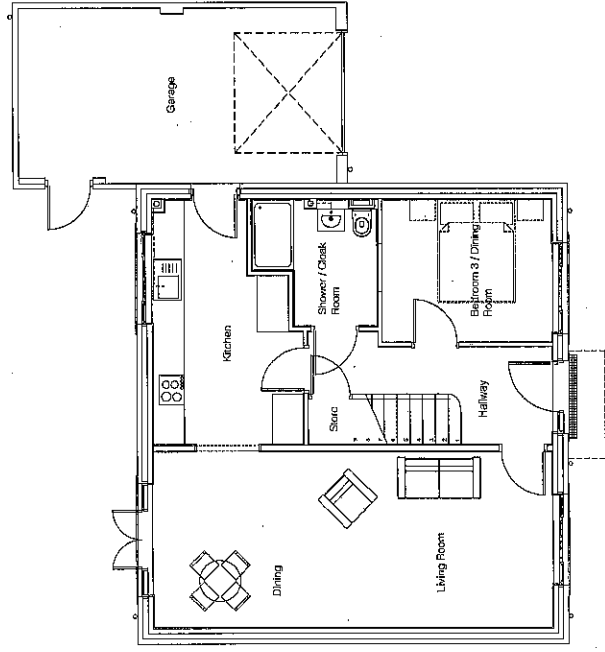
FRONT ELEVATION

SIDE ELEVATION

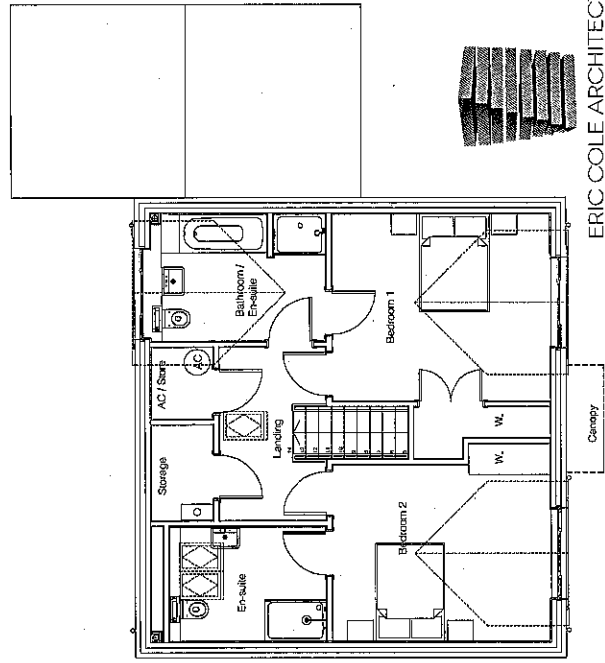
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

As plot : 12

ERIC COLE ARCHITECTURE

Eric Cole Ltd, 15 The Woodmiser, Cirencester, Gloucestershire GL7 2PR
 T: +44 (0)1285 641294 E: info@ericcole.co.uk W: www.ericcole.co.uk

PROJECT:	LAND AT PENSTONES FARM, STANFORD IN THE VALE
DWG TITLE:	HOUSE TYPE B
SCALE:	1:100@A3
DRAWN: RP	CHECKED: RJW
DWG NO:	13.09.13-HT-B.01 REV: P2 DATE: DEC'13

Application Ref: P14/V0080/FUL

Application Type: Major

Proposal: Residential development to provide 18 no. dwellings (8 no. dwellings for the over 55 age range, 7 no Affordable and 3 no. Open Market dwellings) with landscaping and associated infrastructure.

Address: Land at Penstones Farm, Horsecroft, Stanford in the Vale. SN7 8LL.

STANFORD IN THE VALE PARISH COUNCIL

OBJECTS to this application for the following reasons

See att papers

Signed on behalf of Stanford in the Vale Parish Council

Date: 11th February, 2014

Blue Cedar Homes – Application P14/V0080/FUL

Land at Penstones Farm, Horsecroft, Stanford in the Vale. SN7 8LL.

At a public meeting on 5th February, 2014 Stanford in the Vale Parish Council voted to **unanimously object** to this planning application, for the reasons outlined below:

1. Location:

Development of this field would not constitute infilling, the green space is not a gap between developments. It is clearly a field forming part of, and running down towards, the River Ock Valley. Development here would encroach into the Vale Downland and cause visual harm which cannot simply be screened. **Vale Downland is afforded special protection under saved policies of the VWHDC Local Plan 2011, as well as those contained within the Draft Local Plan 2029.** Regardless of the status of these plans, significant weight should be attributed to the protection of this green space as part of a continuous objective as one plan transitions to the other.

The site forms part of the designated Vale Downland and permits views from the village to the valley of the River Ock AND the Ridgeway. These are enjoyed by local residents and visitors (who access both bridleway & footpaths from Horsecroft), as evidenced by the many public objections that have already been received. This is an important rural characteristic of the village which would be lost forever if the field was developed. The field forms part of the setting of the Ock River valley and is not brownfield land. Development of this site would therefore be **contrary to NPPF paragraph 17.**

2. Historic Environment :

The erection of a housing estate so close to No. 30 Horsecroft (a Grade II Listed Building) will erode the setting of the listed building and be highly detrimental to the appearance and character of the Listed Building when viewed along Horsecroft and when viewed from the public footpath to the south of the River Ock. The openness and rural surroundings form an important part of the historical setting and character of the Listed Building. No. 27 Horsecroft (opposite), dates to the late 1700's and is currently in the process of being listed and there are approximately 22 dwellings pre-dating 1837 along the lane. English Heritage comments relate to the Conservation Area, rather than the impact on a Grade II Listed Building. English Heritage suggest that the impact on the setting of such a building is a matter usually dealt with by VHDC's Conservation experts' – and we trust that they will pay careful attention to the setting of Horsecroft as a whole.

Unfortunately, despite the designer's best efforts, we contend that this application would be **contrary to paragraphs 126, 127, 128, 129 and 132 of the NPPF.**

3. Access:

Horsecroft is a narrow, country lane which becomes a bridle path, cementing the rural aspect of this particular area. It is used extensively by dog walkers, horse riders and ramblers. There is no pedestrian footway along the upper limits and further traffic (in any quantity) would exacerbate problems with passing vehicles. Many houses have no parking area other than along the roadside reducing the usable space to a single lane. The lane is poorly lit with no space for continual footpaths and would become exceedingly dangerous if a further 30 cars should use it regularly. The road junction with High street is already dangerous, as it is on a sharp bend. Numerous residents have witnessed 'near misses', and discussions to improve the safety of pedestrians accessing the High Street have been ongoing with OCC for more than a year. Doubling of the number of cars travelling down the lane would be irresponsible to approve.

The Automated Traffic Count (ATC) used in Horsecroft for data collection was placed at the furthest point down the lane, and certainly the data does not reflect the total number of vehicles movements up and down the lane, nor using the aforementioned junction on a daily basis. Additionally, there remains significant local concern regarding the quality of data captured by this ATC. Paragraph 2.21 of the Transport Statement suggests that the 5-day average is for 25 vehicular movements to be travelling north-east towards the bridleway, but only 11 of those return in the opposite direction! Given that Horsecroft is a no through road, leading to a bridleway, we would suggest that there is **something very wrong with the statistics presented, regardless of the location of the device.** Additionally, paragraph 2.20 suggests that the full results from the ATC have been included within Appendix B, unfortunately these appear to have been omitted.

Service vehicles (Bin Lorries) already have to reverse down the lane, as the access is so limited, and have to only come during the middle of the day when there are fewer parked vehicles to ensure they can reach the furthest property. Additionally, turning Points for delivery vehicles are non-existent and already cause problems within Horsecroft.

Transport Statement

Bespoke Trip Rate – We note that the survey was conducted during March, 2013 – the coldest March since 1910 (source: Met Office) and a time when Cornwall experienced both severe flooding as well as snow. During severe weather conditions appears to be a somewhat dubious time-scale to gather meaningful trip rate data from an existing development – we contend that it is very likely that results will have been skewed by residents inability to easily travel throughout the locality and potentially therefore choosing to “stay in” until the worst was past. Additionally, there is well documented evidence to support the fact that the rural location of Stanford in the Vale, will increase dependence and use of the private car over a similar site in a less rural location – such as described here.

We would point out that there is only intermittent lighting along High Street, as you would expect within a rural village. **Contrary to para 2.15 of the developer’s Transport Statement, there is no highway street lighting provided (at all) throughout Church Green.** There is 1 street light serving the pedestrian access to the churchyard, nothing more.

4. Conservation Target Area:

VWHDC Draft Local Plan 2029 identifies Conservation Target Areas throughout the Vale and the proposed development site is within one of those CTA’s. It is irrational to be considering development on land that has hitherto never been identified as potentially suitable for housing when it will form part of the CTA’s once the Local Plan is formally adopted; especially as there are other clearly identified, but as yet undeveloped sites within the village boundary.

5. Housing Needs:

VWHDC has already made significant improvements towards its 5 year Housing Land Supply, indeed the figures quoted by the Developer’s Planning Statement are almost 18 months out of date & misleading. New housing should not be at the expense of cherished and undeveloped Vale Downland in rural villages, nor with the loss of important views. The loss of such natural landscape resources and rural characteristics would be at odds with local, and with national planning policy contained in the NPPF.

Our 2012 Housing Needs Survey did identify some of the dwelling types included in this proposal as being desired. However, the “summary” provided by the developer in their Planning Statement is woefully misleading: A corrected summary can be found below:

Stanford in the Vale Parish Council. Response to Planning Application P14/V0080/FUL, Blue Cedar Homes.

The results noted that 55% of respondents were in favour of more development (anyone against further development did not answer any further questions). Just 38% of those in favour of more development (that's 20.9% of the total respondents), were in favour of small developments. The Housing Needs Survey included a section of 3 questions primarily aimed at those considering moving house. Of the 55% of the eligible respondents, only 53% were considering moving house (29.2% of the total respondents). Responses to the question regarding what size of dwelling should there be more of in Stanford, were not limited to a single answer per questionnaire. The chart shows a summary of the responses received. Given that 45% of respondents would not have answered this question at all, it is an impossibility for there to be a 93% desire for any outcome. It is more plausible that a fraction of the 29.2% that suggested they were looking to move, supported an increase in certain housing types.

Crucially, any perceived needs have more than been addressed by the recent approval for 73 dwellings at a site on the western periphery of the village. There is therefore no compelling local need that additional development on this scale can address.

6. Education:

The village school is almost full, and there are already parents taking children to schools outside of the village. The new development recently granted permission will push the school past this point, and parents will be forced to find alternative schools for primary age children. This highlights the lack of sustainability for any significant scale development.

7. Design:

When the design is studied carefully with the supporting statement it can be seen that this is in fact 2 distinct developments cloaked in a single application. Separated both by the layout and by the design of the 2 parts. There is the open market and social housing element all 2 storey dwellings, whilst tucked away behind them, through a narrow entrance, the Blue Cedar element, all 1.5 storey. Blue Cedar themselves refer to the "Blue Cedar element" as being distinct from the rest of the development and their marketing material for other sites trumpet the "Exclusive" nature of their retirement homes.

This is contrary to the principals of inclusive design as laid out by the **NPPF Para's 50, 57, 61 and 69.**

Social housing is not evenly distributed throughout the site as required by Policy H17 of the local plan.

The proposed open market/social houses are all 2 storey and overbearing in relation to the smaller existing neighbouring properties.

On the Open Spaces Plan the area in the centre of the blue cedar element is marked as being "public space" with their "trademark gazebo" We question how truly "public" that space is and how welcome we and our family as members of the general public would be made to feel were we to go and use it as such.

- 8. Services** - the application is incomplete. It refers to a 'Foul Water and Drainage Statement' which is absent from the application. Services in Stanford are stretched at the moment. Despite previous assurances from Thames Water, we can provide first hand evidence of many issues affecting both water pressure and foul water drainage, which Thames Water fail to permanently address. Further development would have implications to the village water pressure and would cause problems in the future, we are sure.

9. **Community Involvement** - the application is incomplete. It refers to a 'Statement of Community Involvement' which is absent.

We are somewhat surprised to have received amended proposals from Blue Cedar Homes via e-mail to appease some of the complaints already lodged on the VWHDC planning portal by residents who would be directly affected by the development. We would have expected these changes to have come forward through their Community Involvement, prior to submitting a full application.

Additionally, whilst we are aware of the developer's proposed Heads of Terms, we will submit, by separate cover, CIL compliant S106 requests for further consideration/discussion with your Case Officer for this application.