

The Parish Council believes this application is precipitate and should be refused for the following reasons:

1. Conflict of land use with major infrastructure project

The location of the site for this residential development application is adjacent to the OCC Chilton 4-way Interchange Scheme. OCC issued draft outline plans for the road layout in autumn 2013 and the scheme is currently passing through the consultation stage with statutory consultees and the public. The latter include Chilton residents who would be adversely affected by the initial layout.

Following initial discussions with the Parish Council and then residents after the OCC-organised public consultation events, traffic congestion mitigation measure are currently being considered by the OCC. These may involve road and roundabout realignment and/or relocation affecting this site.

A conflict of land use would result and this could be avoided by deferral of determination. We understand the road scheme is fully funded and on an accelerated timescale.

2. Major shortcomings in present wastewater infrastructure to cope with further development

The foul sewer drainage for the proposed development would be handled, like the rest of the village's sewerage by the wastewater pumping station. This station, and the associated main foul sewers situated upstream of the station are of inadequate design/capacity to handle the existing volumes during wet winters (let alone an increase from a major new development). The foul sewers then surcharge to adjacent streets.

This has become an increasingly frequent problem over the last 15 years and more recently has occurred for long periods during the winters of 2012, 2013 and 2014. Last year (2013) the problem was so severe that tankering operations lasting many weeks were necessary to relieve the system, which could not cope. This year the surcharging recommenced at the beginning of January and at time of submitting this document had continued unabated (see attached photos). This is the reality for current residents behind the Thames Water (TWU) waste water comments in their 5th February letter ref 39364 which responds to this application.

In this letter TWU ask for a development condition requiring "a drainage strategy detailing any on and/or off site drainage works, [has been] submitted to and approved by, the local planning authority in consultation with the sewerage undertaker".

The PC not only strongly support the need for such a drainage strategy for the whole village condition but also believe the existing foul sewer drainage system is so overloaded that the proposed application's determination should be deferred until the drainage strategy has not only been approved but also put in place and shown to be operating.



Foul sewer discharging in The Lane Chilton 4th Feb 2014 due to overload of waste water drainage system (NOT blockage).



And continuing unabated...discharge at same location 16th Feb 2014

3. Planning Statement matters

The applicant agent's Planning Statement makes much of the current absence of a 5-year supply of deliverable housing sites by VWHDC to conform with the 2012 NPPF. The Statement implies that its absence trumps all other planning considerations including those of H12 (development in smaller villages) and GS2 (development in the Countryside) and NE6 (development of North Wessex Downs AONB) and reiterates the NPPF 'presumption in favour of sustainable development'.

The Parish Council's view is that the proposed development is NOT sustainable on the following grounds:

- (i) it could adversely affect the progress of an adjacent central government-supported major road infrastructure project to promote Science Vale/Harwell Oxford Enterprise Zone economic development. Outline planning determination at this critical stage could lead to land use conflict when the final design is published and agreed.
- (ii) The present foul sewer system serving the community has been shown to be inadequate for present loading by surcharging over 3 of the last 4 years. Its inadequacy has been highlighted by the water utility TWU itself in its response to this application. The council strongly concurs with this view and believes additional waste water loading from further development must await the design/operational improvements that will enable the utility to cope with existing loadings as well as future expansion of demand.

4. Other Material considerations

- (i) AONB - the proposal is outside of the accepted and established residential boundary of the village. The land is considered to be 'ribbon development' creating a harmful impact upon visual appearance of the accepted northern boundary of Chilton. The above concerns clearly have a detrimental impact upon the AONB which the development site lies within.
- (ii) Density. - the number of dwellings proposed is excessive in number and creates a cramped and overcrowded appearance which is at odds with the established development in Manor Close.
- (iii) Overlooking. - The proposal, due to its proximity, have a harmful impact upon the established adjacent dwellings and create unacceptable harm to the amenity of those households especially at first floor levels which cannot be regularised by landscape plantings.
- (iv) The proposed junction of the development with Townsend is too close to the junction of Townsend with the village exit. The likely result of the northbound slips at Chilton interchange based on the initial design will be queues of traffic in Townsend, waiting to get out of the village at peak times and impeding the exit from the new development.
- (v) There were two applications to build houses on adjacent land to the southwest on the other side of Townsend, in 1999 and 2000. The 1999 application was refused by VWHDC; the refusal letter cites the land being outside the built-up area of the village, and within the AONB. Another relevant refusal reason referred to the quality of the agricultural land that would be lost (very likely applicable to the

present application site. The further reason was that the site is subject to significant road traffic noise, which again applies to the current site. The numerous reasons for refusal in 1999 by the VWHDC still stand and are equally relevant to this adjacent site.

(vi) The 2000 application was also refused, went to appeal, and the appeal was dismissed.

In the event that the application is approved, given the size and particularly intrusive and infrastructure-demanding nature of the proposed development in Chilton (a Vale smaller village), the Parish Council will insist on a substantial S106 community benefits agreement.