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REVISIONS

Rev.	Date	Description

Client:  
 MR & MRS R GEACH

Job:  
 Land to the north of  
 LYNWOOD  
 READING ROAD  
 EAST HENDRED

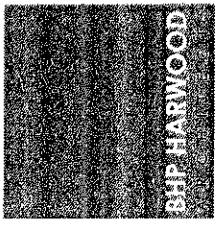
Drawing Title:  
 LOCATION  
 PLAN

Scale:  
 1:1250 @A2  
 Date:  
 JUNE 2014  
 Drawn By: MPF  
 Checked: RB

Drawing No:  
 2749.100  
 Revision:

**PLANNING**

The White Barn, Manor Farm, Manor Road  
 Wantage, Oxfordshire, OX12 5NE  
 T: 01235 765322 F: 01235 765373  
 The Moorland House, Marlham Park, Cuxham,  
 Witshire, SN13 0RF  
 T: 01249 700489 F: 01249 470077  
 info@bipharwood.co.uk www.bipharwood.co.uk



NOTE:  
 1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST BS STANDARDS.  
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST BS STANDARDS.  
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LATEST BS STANDARDS.

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**REVISIONS**

Rev.	Date	Description
A	Sep 14	1200mm Access created
B	Sep 14	Planting schedule added, plant 2 reduced in size to reduce impact on footpath
C	Sep 14	Bin shed standing area added

Client:  
**MR & MRS R GEACH**

Job:  
 Land to the north of  
**LYNWOOD  
 READING ROAD  
 EAST HENDRED**

Drawing Title:  
**LANDSCAPE  
 PLAN  
 Option 2**

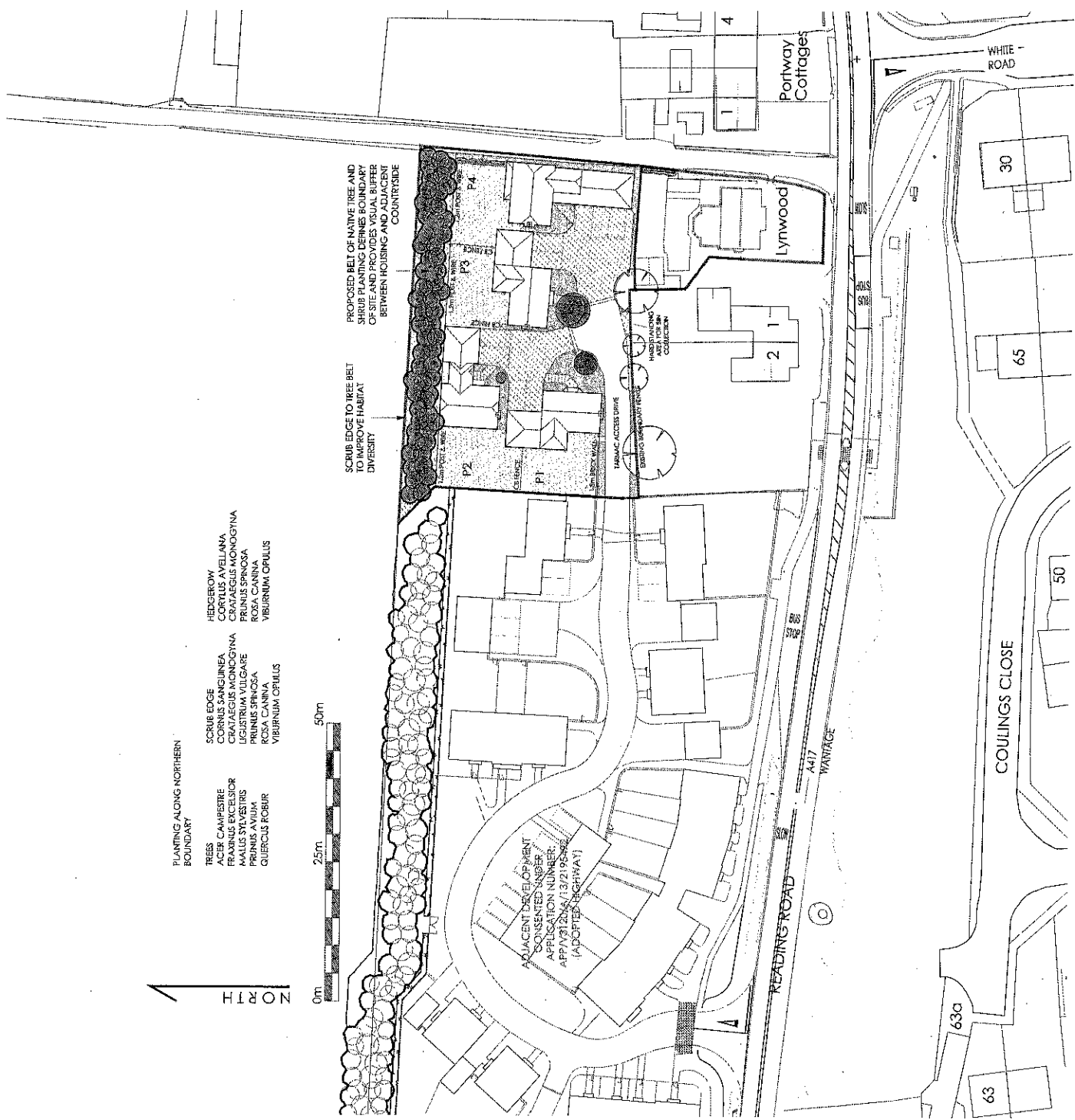
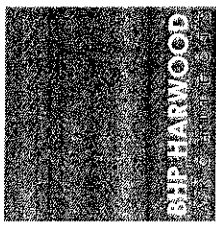
Scale:  
**1:500 @A2**

Date:  
**JUNE 2014 MPP RB**

Revision:  
**2749.103 C**

**PLANNING**

The White Barn, Macker Farm, Market Road  
 East Hendred, Eastleigh, Hampshire  
 T: 01253 765322 F: 01253 765373  
 The Marston House, Hatfield Park, Casham,  
 White, Hampshire  
 T: 01249 705489 F: 01249 470077  
 info@shipharwood.co.uk www.shipharwood.co.uk



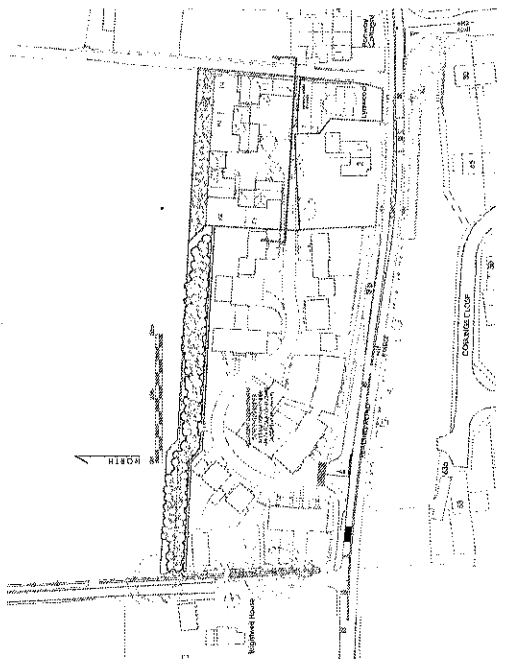
- EXISTING TREES RETAINED
- PROPOSED TREE BELT (NATIVE SPECIES)
- PROPOSED SHRUB PLANTING AND SCURB EDGE TO TREE BELT
- PROPOSED HEDGEROW (NATIVE SPECIES) WITH 1.2m POST & WIRE FENCE
- PROPOSED TREE PLANTING (PRUNUS KANZANI)
- PROPOSED TREE PLANTING (ACER PALMATUM, OSAKAZUKI)
- PRIVATE GARDENS
- PROPOSED GRASS AREAS
- PROPOSED BEECH HEDGE WITH 1.2m POST & WIRE FENCE
- CONCRETE FLAG PATH
- BRINDLE BLOCK PAVIOUR

- PLANTING ALONG NORTHERN BOUNDARY**
- TREES: CAMELITRE, FRAXINUS EXCELSIOR, MALUS SYLVESTRIS, PRUNUS AVIUM, QUERCUS ROBUR
  - SCURB EDGE: QUERCUS ILEX, CRATAEGUS MONOGYNA, LIGUSTRUM VILGARE, PRUNUS SPINOSA, ROSA CANINA, VIBURNUM OPULIS
  - HEDGEROW: CORYLUS AVELANA, CORYLUS MONOGYNA, PRUNUS SPINOSA, ROSA CANINA, VIBURNUM OPULIS

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REV.	DATE	DESCRIPTION



Client:  
 MR & MRS R CEACH

Job:  
 Land to the north of  
 LYNWOOD  
 EAST HENDRED

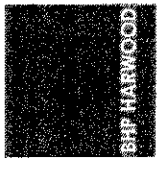
Drawing Title:  
 CONTEXTUAL  
 ELEVATION

Scale:  
 1:100 @ A1  
 Drawn by: MPP RB  
 Checked by: RB

Drawing No:  
 2749.104 A

**PLANNING**

See website: [www.bhp-harwood.com](http://www.bhp-harwood.com)  
 14/17/2014 10:32:32  
 BHP HARWOOD ARCHITECTS AND ENGINEERS  
 18000 RIVERVIEW DRIVE, SUITE 100  
 FARMINGTON, CT 06030  
 TEL: 860.676.8888 FAX: 860.676.4107  
 www.bhp-harwood.com





NOTES  
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**REVISIONS**

Rev.	Date	Description

**Client:**  
MR & MRS R GEACH

**Job:**  
Land to the north of  
LYNWOOD  
EAST HENDRED

**Drawing Title:**  
PLOT 1  
ELEVATIONS

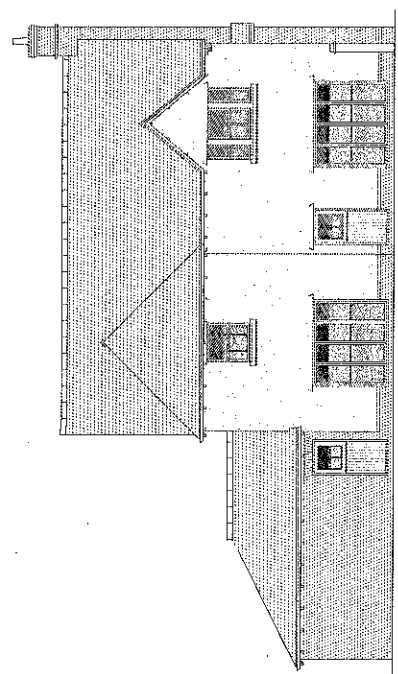
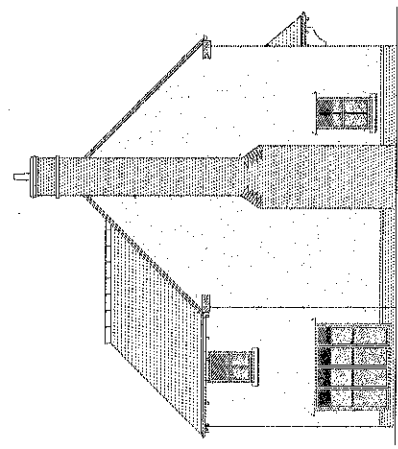
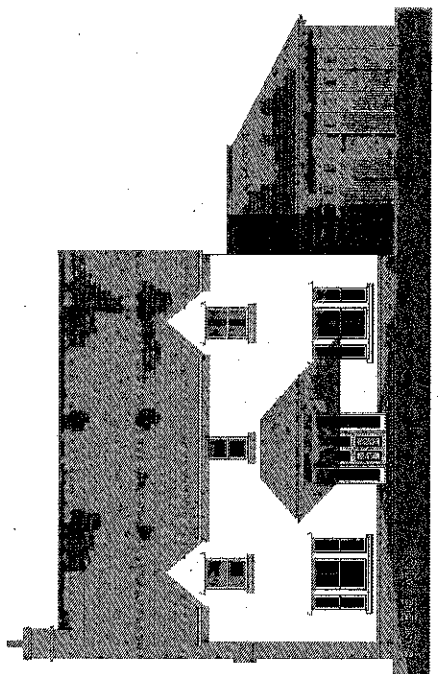
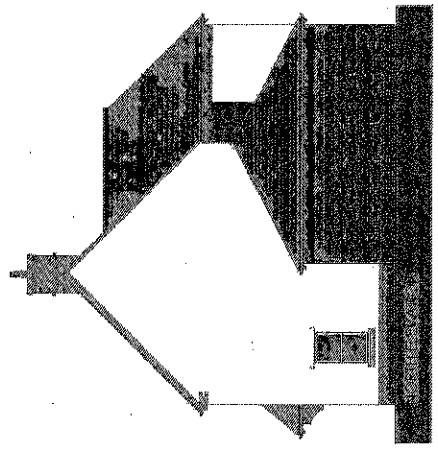
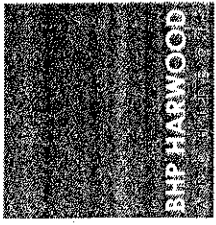
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**Dates:**  
15.05.14 MF RB

**Drawing No.:**  
2749.106

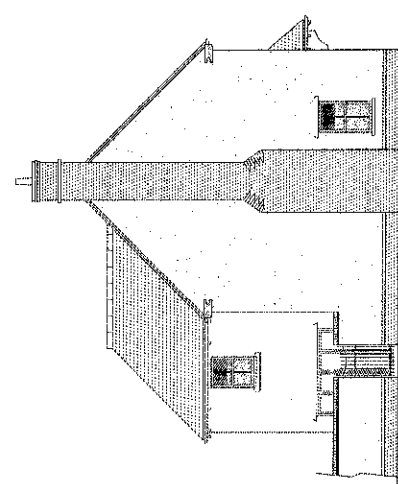
**Revision:**

**PLANNING**  
The White Swan, Market Farm, Market Road  
Lymington, Hampshire, P.O. 133 76373  
T: 01253 765222 F: 01253 765273  
The Marston Plot, Lymington Park, Coatham,  
Lymington, Hampshire, P.O. 133 76373  
T: 01249 700489 F: 01249 470077  
RIG: 01249 700489 www.bjpharwood.co.uk

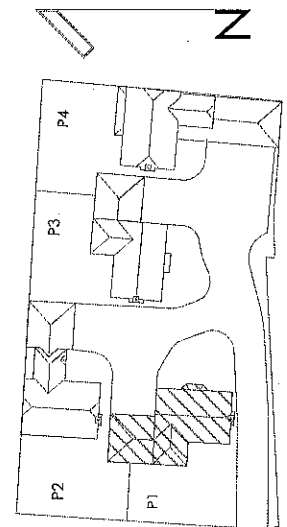


WEST ELEVATION

SOUTH ELEVATION



CONTEXT ELEVATION



LOCATION KEY



NO.103

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REVISIONS

Rev.	Date	Description

Client:  
MR & MRS R GEACH

Job:  
Land to the north of  
LYNWOOD  
EAST HENDRED

Drawing Title:

PLOT 1  
PLANS

Scale:  
1:100 @A2

Date:  
15.05.14

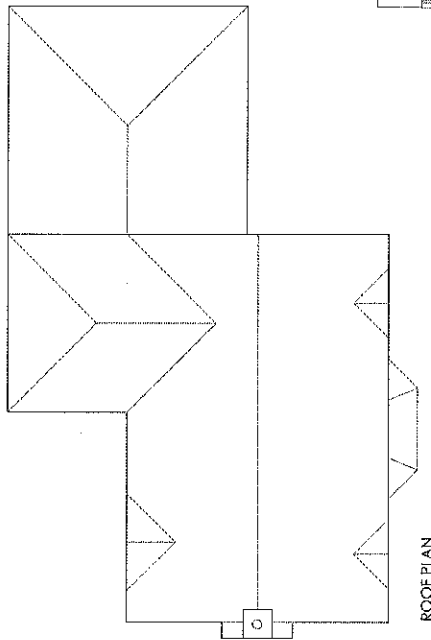
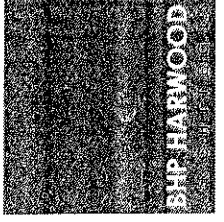
Drawn By:  
MF

Checked  
RB

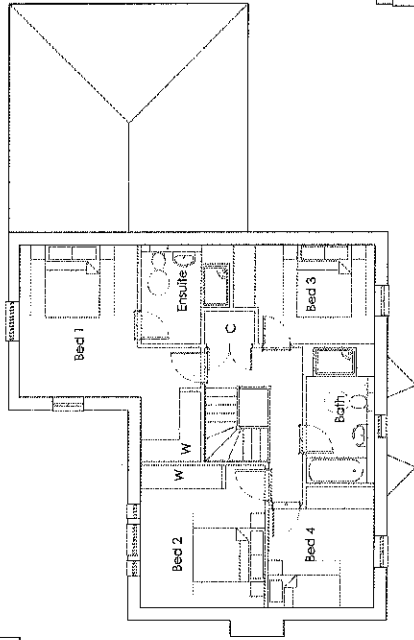
Revision:  
Drawing No:  
2749.105

PLANNING

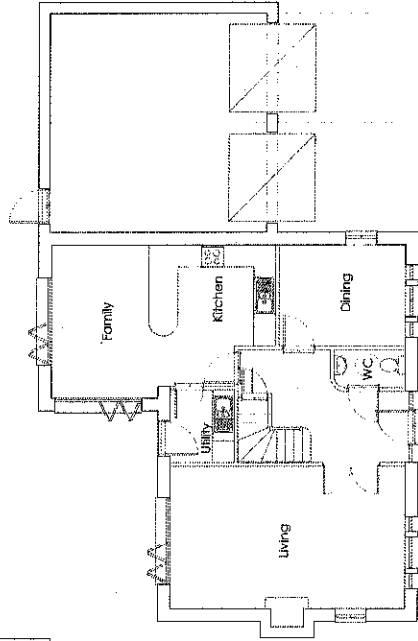
The White Barn, Market Farm, Market Road  
Wantage, Oxfordshire, OX13 9NE  
T: 01235 765322 F: 01235 765373  
The Mansion P.O. Box, Higham Park, Cotham,  
Wantage, SN13 9UR  
T: 01249 700489 F: 01249 470077  
info@bhp-harwood.co.uk www.bhp-harwood.co.uk



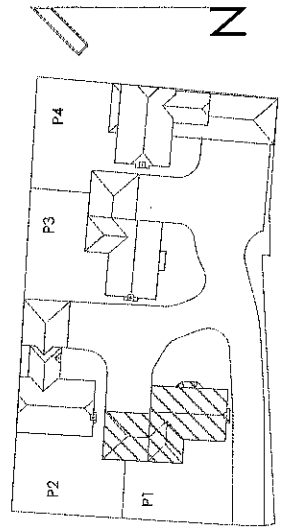
ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOCATION KEY



NOTES:  
1. All elevations are shown in black and white.  
2. All elevations are shown in black and white.

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REVISIONS	Rev.	Date	Description
	A	Sep 14	Plot 3 & 4 moved, plot 2 reduced in size to reduce overall footprint, overall ridge height reduced
	B	Oct 14	

Client:  
**MR & MRS R GEACH**

Job:  
Land to the north of  
**LYNWOOD  
EAST HENDRED**

Drawing Title:  
**PLOT 2  
ELEVATIONS**

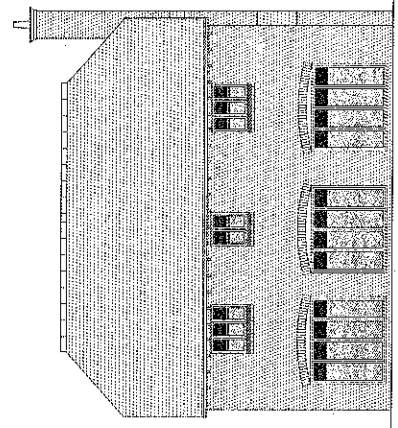
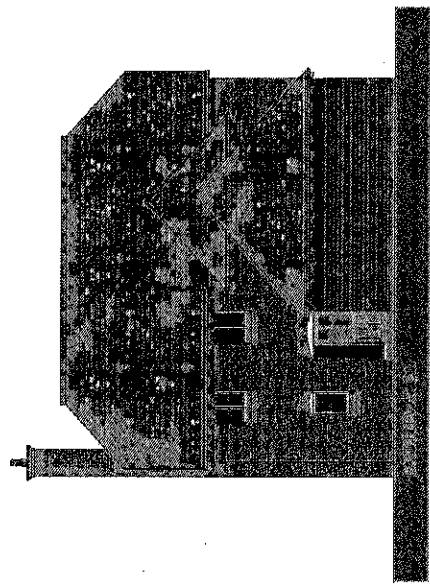
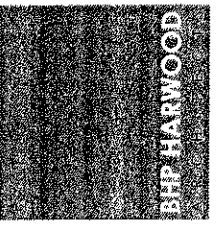
Scale:  
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Date:  
15.05.14  
MF RB

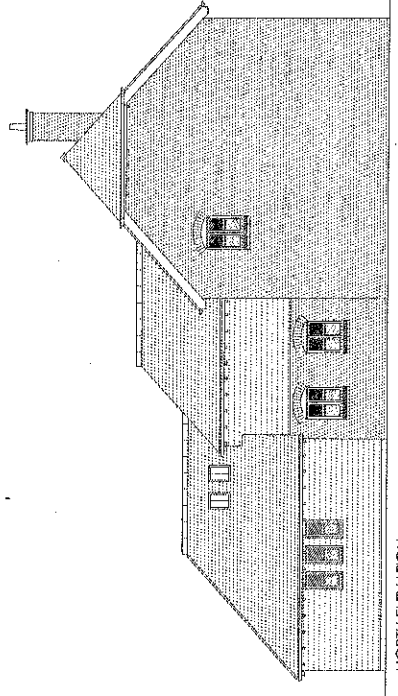
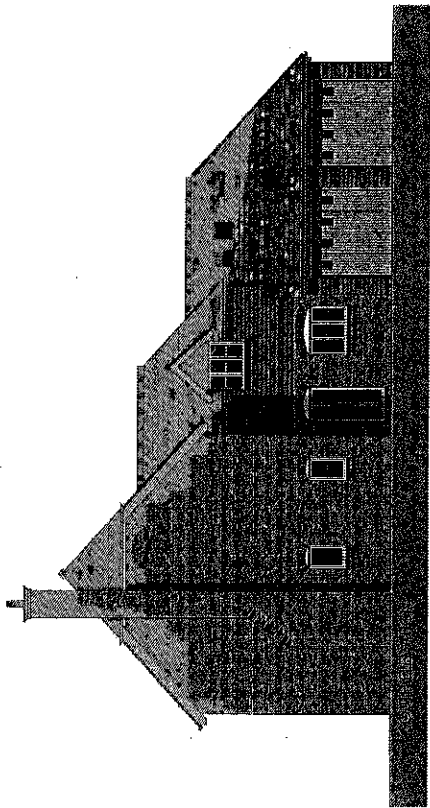
Drawn By:  
Checked:  
Revision:  
2749.108 B

**PLANNING**

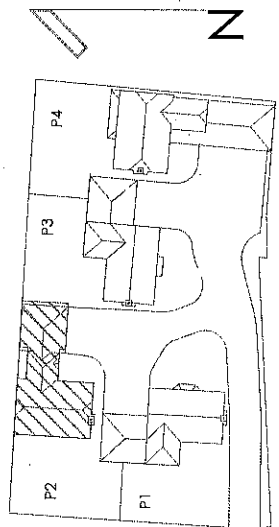
The White Barn, Moor Farm, Manor Road  
Worcester, Gloucestershire, GL2 8BE  
T: 01257 766522 F: 01257 766573  
The Millstream, Harton Park, Coatham,  
Widener, SN13 0BP  
T: 01249 700497 F: 01249 470077  
info@bpharwood.co.uk www.bpharwood.co.uk



WEST ELEVATION



NORTH ELEVATION



LOCATION KEY



NOTES:

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REVISIONS	
Rev.	Date

Description

Client:  
**MR & MRS R GEACH**

Job:  
**Land to the north of  
LYNWOOD  
EAST HENDRED**

Drawing Title:

**PLOT 2  
PLANS**

Scale:  
**1:100 @A2**

Date:  
**15.05.14**

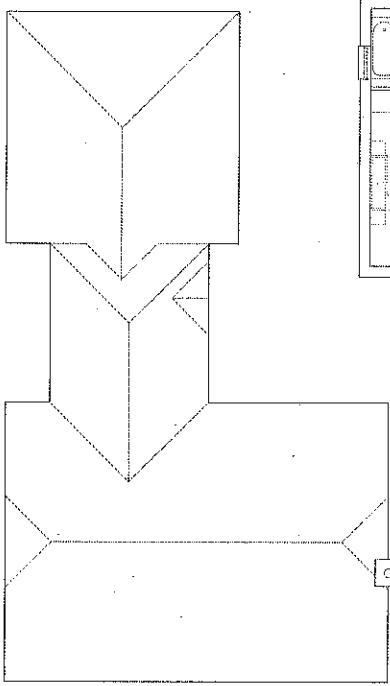
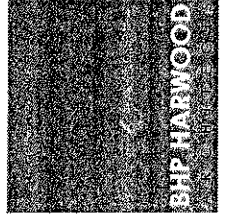
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**MF RB**

Drawing No:  
**2749.107**

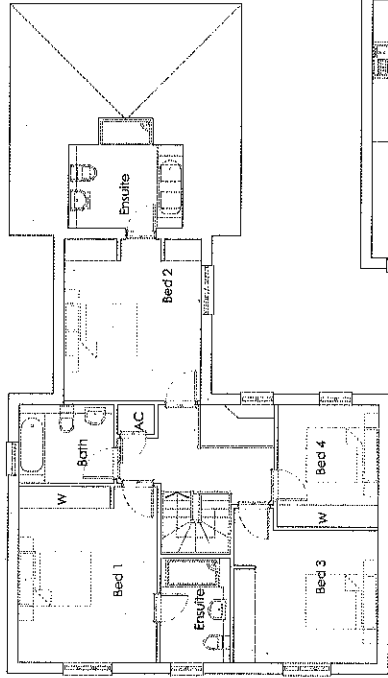
Revision:

# PLANNING

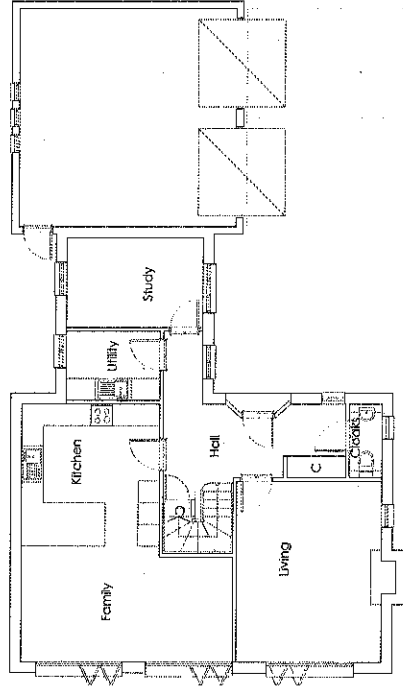
The White Barn, Manor Farm, Manor Road  
Wantage, Oxidshire, OX12 8NE  
T: 01235 765373  
F: 01235 765373  
The Marston Plot, Marston Park, Cranham,  
Wiltshire, SN13 9BB  
T: 01249 703467 F: 01249 470077  
info@bipharwood.co.uk www.bipharwood.co.uk



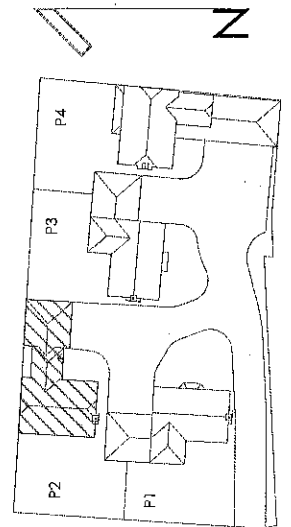
ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOCATION KEY





NOTES

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REVISIONS	Date	Description

Client:  
MR & MRS R GEACH

Job:  
Land to the north of  
LYNWOOD  
EAST HENDRED

Drawing Title:

PLOT 3  
ELEVATIONS

Scale:  
1:100 @A2

Date:  
15.05.14

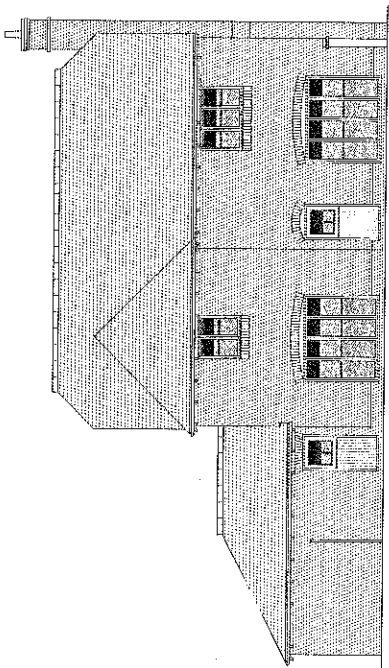
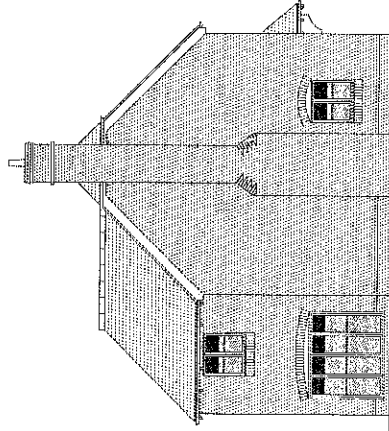
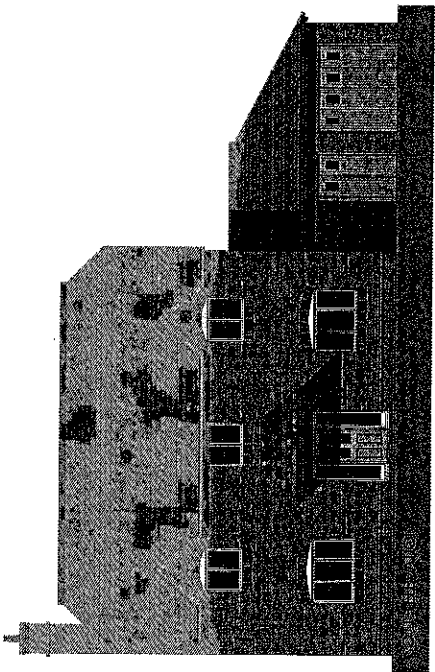
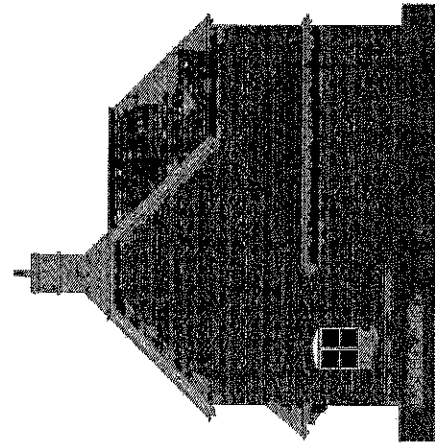
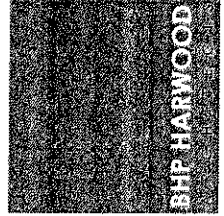
Drawn By:  
MF RB

Revision:

Drawing No:  
2749.110

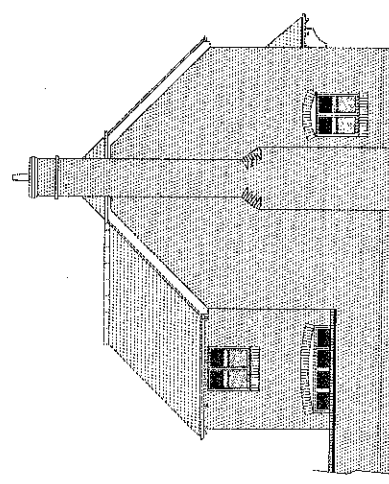
# PLANNING

The White Barn, Manor Farm, Manor Road  
Wantage, Oxfordshire, OX12 8NE  
T: 01235 763322 F: 01235 763373  
The Moorish Plot, Northam Park, Cratlam,  
Widmore, SN13 0PP  
T: 01249 700669 F: 01249 470077  
info@bhp-harwood.co.uk www.bhp-harwood.co.uk

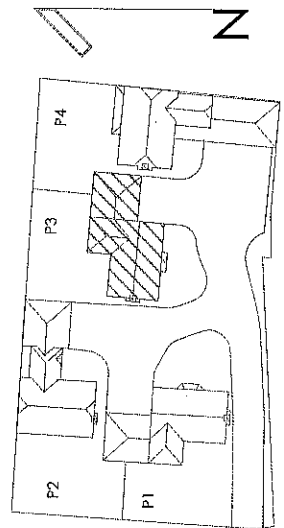


WEST ELEVATION

NORTH ELEVATION



CONTEXT ELEVATION



LOCATION KEY



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REVISIONS	
Rev.	Date

Client:  
**MR & MRS R GEACH**

Job:  
Land to the north of  
**LYNWOOD  
EAST HENDRED**

Drawing Title:  
**PLOT 3  
PLANS**

Scale:  
**1:100 @A2**

Date:  
**15.05.14**

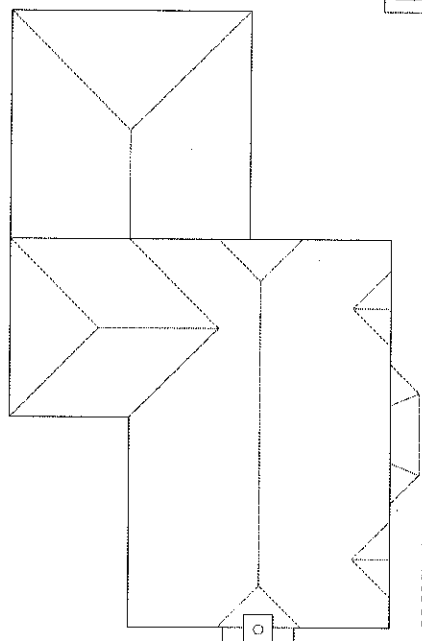
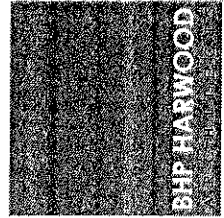
Drawn By  
**MF**

Checked  
**RB**

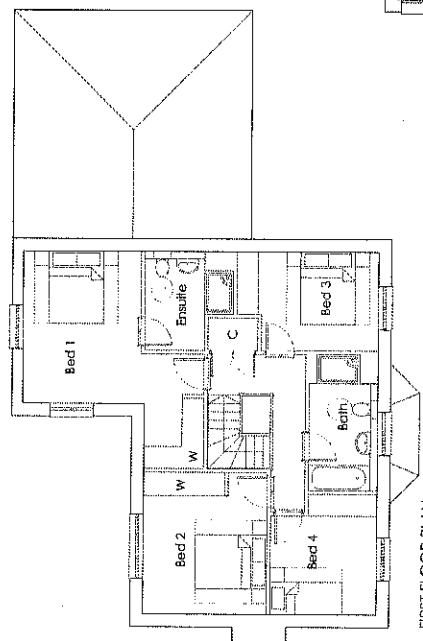
Revision:  
**2749.109**

# PLANNING

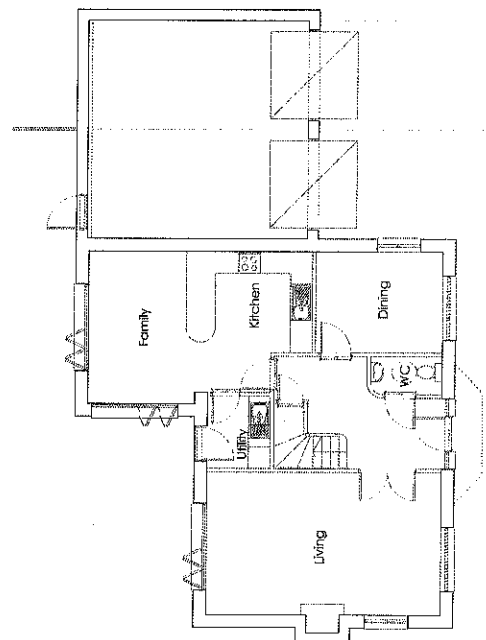
The White Barn, Manor Farm, Manor Road  
Worcester, Worcestershire, WR12 8BE  
T: 01232 768322 F: 01232 768373  
The Meridian Plot, Heathcote Park, Cotham,  
Widmore, SN13 8EP  
T: 01249 700899 F: 01249 471077  
info@bharwood.co.uk www.bharwood.co.uk



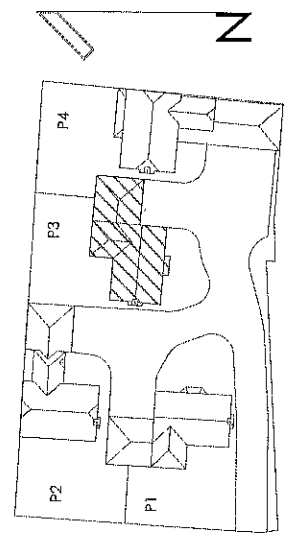
ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOCATION KEY



NOTES  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.  
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**REVISIONS**

Rev.	Date	Description

**Client:**  
MR & MRS R GEACH

**Job:**  
Land to the north of  
LYNWOOD  
EAST HENDRED

**Drawing Title:**

**PLOT 4  
ELEVATIONS**

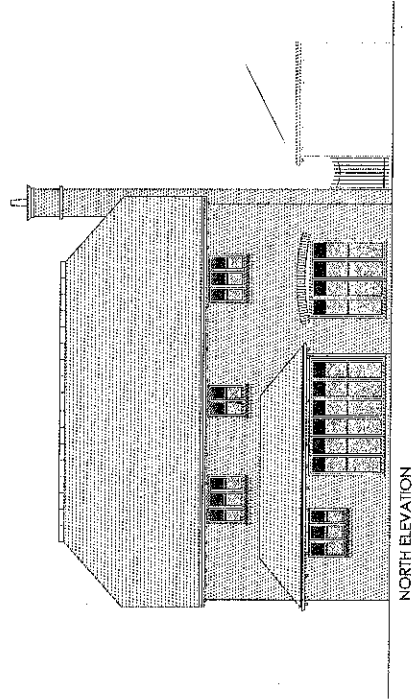
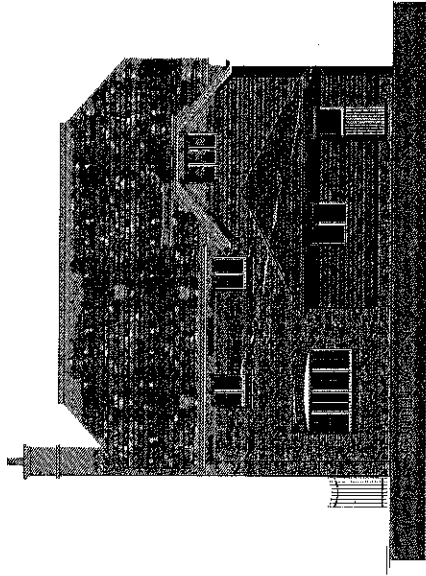
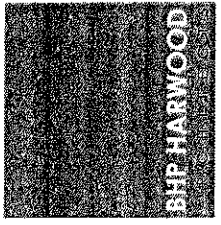
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**Drawn By:** MIF  
**Checked By:** RB

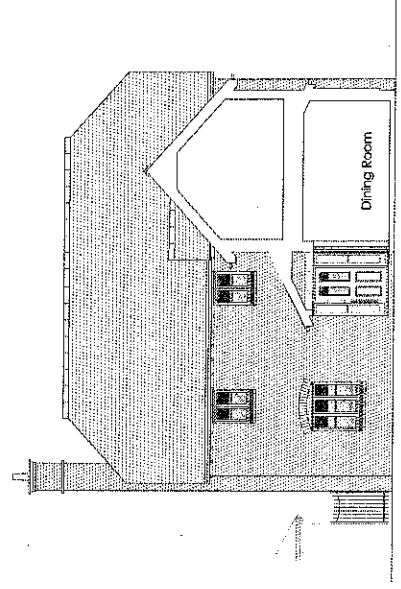
**Drawing No:** 2749.112  
**Revision:** A

**PLANNING**

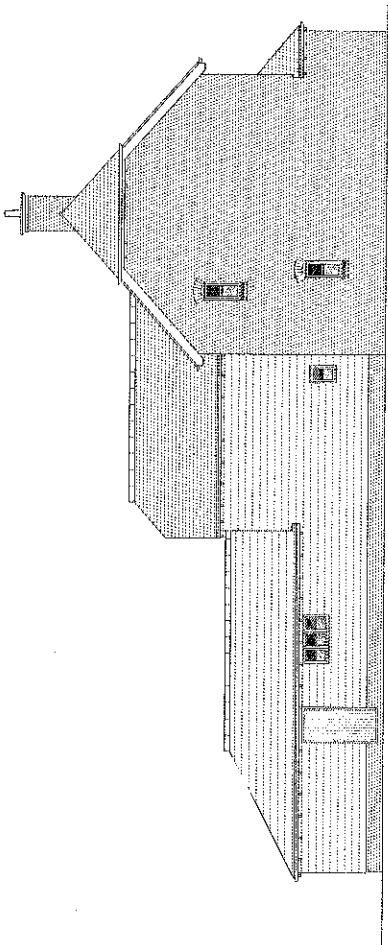
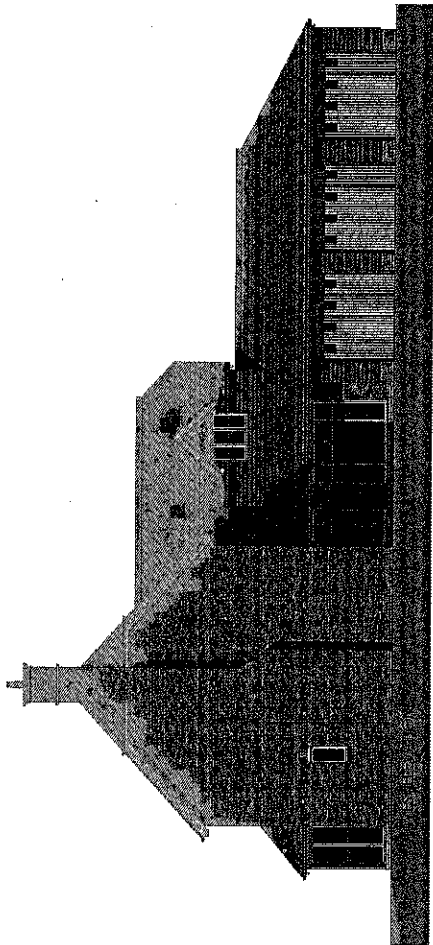
The White Lion, Market Farm, Market Road  
Lymington, Hampshire, SO41 1AA  
T: 01253 765322 F: 01253 765373  
The Mermaid Plot, Higham Park, Conerton,  
Lymington, Hampshire, SO41 1AA  
T: 01253 700489 F: 01253 700377  
info@shp-harwood.co.uk www.shp-harwood.co.uk



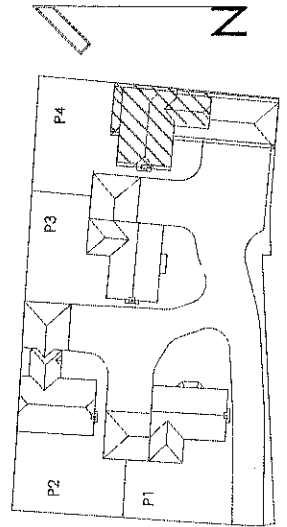
NORTH ELEVATION



PART SECTION SHOWING ENTRANCE



EAST ELEVATION



LOCATION KEY





East Hendred

Parish  
Council

13<sup>th</sup> August 2014

Miss Holly Bates  
Planning Dept.  
Benson Lane  
Crowmarsh Gifford  
Wallingford  
OX10 8ED

Dear Miss Bates

**Parish Council response to Application EHE P12/V1626/FUL, 4 detaches houses on land to the rear of Lynwood.**

East Hendred Parish Council objects to this application for the reasons listed below. We are aware that approval has been given for a development of 21 houses on appeal to which these four houses are to be attached. Our two main concerns are the lack of a safe crossing for residents to access the facilities in the village and a further change to the existing village character and form with the proposed further expansion of the housing site north of the A417. The Council is also concerned that the four proposed dwellings are all four-bedroomed large properties, which is against the recommendations for new build in the village in the East Hendred Parish Plan.

**Reasons for objection:**

**Highway Safety**

East Hendred Parish Council objects to this development because the pedestrian crossing on the A417 designed for the 21 houses currently being built is not safe. The Council commissioned an independent study confirming this.

All village amenities, including the shop and post office, children's playgrounds, pubs, the village hall the churches and companies with employees are located in the main village, south of the A417. All residents of the new houses will need to regularly use the pedestrian crossing to access the main village, or have to use a car for a journey of less than ½ mile (which is against sustainability requirements).

Given that residents of the new houses will have to use the pedestrian crossing, it is essential that the crossing is made as safe as is practically possible.

The Parish Council believes that the proposed crossing, as designed, is unsafe for the following reasons:

1. It is uncontrolled, so that pedestrians have no priority over traffic at any time.
2. The local speed limit is 40mph. For a slow pedestrian there will be insufficient time to cross the entire carriageway in one transit, meaning that waiting at the central island is required.

3. The crossing includes a central island that is only 1.5 metres deep. A typical bicycle is 1.7 metres long, meaning that it would not fit into the island. A typical mobility scooter is 1.2 metres long, which would allow 15cm (6 inches) in front and behind. A person pushing a baby buggy takes up a length of 1.6 metres or more. In any of these cases, traffic passing behind and in front at 40mph will be dangerously close to the pedestrians involved.
4. The carriageways on either side of the island are only 3.3 metres wide. This is very narrow. Department of Transport Guidance for the design of this type of pedestrian crossing recommends a carriageway width of 4 to 4.5 metres, which would provide more space for vehicles to avoid passing close to the central island.
5. This stretch of road is very busy, particularly in the mornings and evenings. Oxfordshire County Council's Highways Department has described it as being at close to capacity at peak times. Given the intensity of traffic and the 40mph limit it is particularly inappropriate that the pedestrian crossing should be designed with minimal safety margins.
6. The crossing as designed is considered unsafe, regardless of how many houses are built, but the greater the number of houses, the more likely it is that an accident will occur during any period. The crossing was designed with 21 houses in mind. With the current application for four more houses, it will serve 25 houses in the short term, with the prospect of a further 26 houses that Pye Homes are applying for.

It is of the greatest importance that the safety of this crossing is significantly increased.

It is the view of the Parish Council that allowing further houses to be built without addressing the safety of the crossing would be highly irresponsible. The Parish Council requests that the District Council does not approve this development until Oxfordshire Highways have agreed a safer crossing.

**Highway safety in terms of the Vale Local Plan:**

**Policy DC5:**

- *safe and convenient access will be provided both within the site and to and from the adjoining highway.* The A417 carries a high density of traffic, particularly morning and evening to the Milton and Harwell business sites. There is a 40mph speed limit on the road in this section. Although an uncontrolled island pedestrian crossing is being proposed for the 21 house development it is considered that this will not meet the criterion of "safe and convenient", particularly with the 40mph speed limit (as noted above). The addition of four more houses and the associated traffic can only compound the existing problem.
- *for all users including those with impaired mobility and all forms of transport:* The Council considers that the uncontrolled crossing will certainly not meet this criterion for those with impaired mobility (particularly using mobility transport), as noted above.

**Highway safety in terms of the National Planning Policy Framework:**

**NPPF: Clause 32:** *Safe and suitable access to the site can be achieved for all people.* As noted above the Council considers that this criterion cannot be met by the proposed highway works

**NPPF: Clause 35:** *Priority to be given to pedestrian and cycle movements.* This condition is not met by the proposed development (particularly for cyclists).

**Objections in terms of the Vale Local Plan:**

**Policy DC1, H11:**

- *Village structure, character and form: Development to be limited to sites that can be developed in a way which safeguards the village's structure and character.* The proposed site is separated from the main centre of the village by the A417, as is the 21 house development. The majority of East Hendred lies on the south side of the A417 where all the services are located (churches, schools, pubs, shop, playgrounds). The proposed development will further change the character and form of the village.
- The proposed solar farm on land north of the A417 was refused as it was considered it would constitute an undesirable intrusion into an isolated rural locality to the detriment of the character and appearance of the area. We consider that the proposed development site will further intrude into the "isolated rural locality" to the detriment of the village.
- There is a general presumption against building on land previously used as a garden (which is the current planning status of the main part of the site).
- Backland development is also regarded as bad practice. These four houses are at the rear of existing houses fronting onto the A417.

#### **Parking for Lynwood**

The proposed development would be built on the area part of which currently provides parking space for several cars at Lynwood. Four cars are usually parked there. The proposed development provides only one garage and one parking space for the existing Lynwood property, which is clearly inadequate and would lead to the new development suffering from the shortage of parking spaces that the existing village suffers from.

#### **Access to Public Right of Way**

The proposed lay-out does not provide safe access to the right of way to Steventon for residents of the 21 house development currently being built or the proposed four houses. Such safe access could be achieved by including an access point between Plot 4 and Lynwood.

#### **Flooding**

The area adjoining the proposed development is liable to flooding. With the building over of areas of the Lynwood property currently laid to lawn, proper provision must be made to avoid creating flooding problems for both the new development and existing neighbouring properties.

Julia Evans  
Clerk to East Hendred Parish Council

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