



Plot	No. of bedrooms	Gross internal area (sq. M)
1	2	75
2	2	75
3	3	105
4	3	105
5	2	80
6	3	103
7	3	103
8	3	103
9	4	125
10	4	125
Total		955

Oxon Planning Partnership
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PROJECT:
LAND ADJACENT TO FERNHAM GATE, FARINGDON

TITLE:
ALTERNATIVE SITE PLAN

DRAWN: AR 26/3/15	SCALE: 1:500
DRAWING No: FA2/P/03	REVISION: A

A - 31/3/15 - Site red/blue lines added. Site area indicated.

APPLICATION WEB COMMENTS FORM**Information available for public inspection and available on our website****Location :** Land adjacent to Fernham Gate Faringdon**Proposal :** Outline application for erection for a development of 12 dwellings and associated parking and landscaping, new access onto Fernham Road.**Application Reference :** P15/V0154/O - 1

Please complete

Your name :	Great Coxwell Parish Council
Your address :	c/o Mrs Joanne King, The Old Post Office Great Coxwell Faringdon SN7 7NB
Date :	03 March 2015
Response :	Refused

Use the space below for your comments

Response to Planning Application P15/VO154/O: Land adjacent to Fernham Gate

Great Coxwell Parish Council object to this development for the following reasons

This site is in the parish of Great Coxwell - no where in the documents is this recognised.

The consultation has been too narrow - the immediate neighbours have not been properly informed about this application.

Great Coxwell Parish Council's response of the 08/04/2014 contains most of our objections and we stand by what was said in that.

Great Coxwell Neighbourhood Plan Appendix A: Policy NDS8

The building to plot ratio should be considered in each sector's relation to the neighbouring properties, and any scheme which results in a significantly different ratio is likely to be unacceptable.

We object to the layout on the following grounds of poor comparison with the adjacent Fernham Gate development:

Significantly higher density. The whole plot is approximately one-third the size of FG while the house numbers are half as many

The houses are mostly much closer to the road, with token rather than significant front gardens, a poor comparison in terms of both green space and privacy

Some of the houses occupy close to one-half the footprint of the plot, with significantly less outdoor space than for FG

Two-thirds of the houses are in an undesirably regimented row with almost no space to the side)

Within the developed perimeter of the site, there appears to be far too little space and scope for the provision of green verges and plantings:

Policy NDS3

Where new development is proposed, landscape schemes should include appropriate native tree and shrub species. Very fast-growing non-native species (eg Leylandii) should not be grown on small sites or in the proximity of a property boundary as they will quickly block out neighbours light and outlook and spoil vistas.