

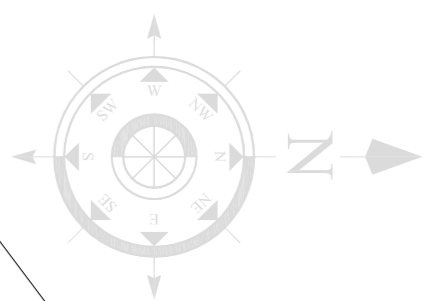
LEGEND

SITE BOUNDARIES

APPLICATION BOUNDARY

APPLICATION AREA = 11.26 Hectares (2.78 Acres)

APPLICANT OWNERSHIP / CONTROL BOUNDARY



Appendix 1



Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.
Site layout including parking arrangements, local/off-road housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.
Site layouts and landscaping are not intended to form part of writing into the contract.
[XXXXXX XXXXXX is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.]

- Rev. D 03.02.15 Application boundary amend to include site access road and omit one on-street parking bay.
- Rev. C 30.01.15 Application boundary amend to include High Street access and parking area, alter parking bay to side of plot 4, Client ownership boundary amended.
- Rev. B 18.12.14 Application boundary amended.
- Rev. A 09.12.14 Application boundary amended to clients sketch.

CCS Developments LLP

BARRATT HOMES

PROJECT: **Cowans Camp Phase 2 Barratt Bristol**

TITLE: **Location Plan**

ddp

DATE: NOV 2014 DESIGNED BY: DMH

SCALE: 1:1000 DRAWN BY: CMW

REVISION B CHECKED BY:

REVISION C CHECKED BY:

REVISION D CHECKED BY:

ARCHITECTURAL ENGINEERING

Sturford House
67 Lower High St
Wolverhampton
WV1 1TE

Tel: 01910 452000
cdd@ddpinteriors.co.uk



Watchfield Parish Council

Adrian Butler,
Planning Department,
Vale of White Horse District Council,
Benson Lane,
Crowmarsh Gifford,
Wallingford,
OX10 8ED

April 23rd 2015

Dear Mr Butler,

P14/V2877/FUL Land at Cowan's Camp, Watchfield. Planning permission for the erection of 35 new (1, 2, 3 and 4 bed) homes of which 40% are affordable units on brownfield land previously consented for a care facility and learning disability unit (amended plans)

Watchfield Parish Council strongly OBJECTS to this application, taking into account Previous Planning Decisions, the National Planning Policy Framework, Amenity Considerations and Traffic Generation.

1. Previous Planning Decisions

The original planning applications for this site (P12/V2283/O and P13/V2359/RM) were granted WITH the understanding that the amenities to be built would include the extra care and learning disabled facilities. Permission was granted partly BECAUSE the Vale had a shortfall of such facilities within the area. It is by no means clear that permission would have been granted solely for such a large residential development without this planning 'sweetener' thrown in. The reasons given for granting permission were partially due to the amenities to be provided and the ensuing employment opportunities for new and existing residents.

The Committee Report, prepared by the Vale Planning Officer Mark Doodles on 18 February 2013 for P12/V2283/O, states in paragraph 6.16 that:-

Setting aside the short-term employment generated from construction, the application is predicted to generate about 50 new full and part-time jobs. These new local employment opportunities will help improve the sustainability of the village as a whole by reducing the need for some local residents to commute to work.

Paragraph 7.1 concludes:-

The proposal does not accord with the current development plan and has been publicised as a departure. However, in light of the current shortfall in the five year housing land supply, the proposal is considered acceptable on the basis of the following:

- *Employment – the creation of circa 50 new jobs, potentially for local people is considered to add merit to this application*
- *Elderly care provision – it is recognised at a national, county and district level that the provision of additional elderly care facilities is an important strategic aim. This application accords with that aim*

The developers have given no justification for this application to change permission from care to residential and we can only speculate that it is for greater financial gain. There seems to have been an unseemly short period of time since the finalisation of previous permission in which to properly explore the viability of such facilities. A change to solely residential use of this land will lead to a **significant** reduction in employment

All correspondence should be addressed to the Clerk

Chairman

Sue Nodder – 11 Oxford Square – Watchfield – Oxon – SN6 8TB

Tel: 01793 780329 – e-mail francisandsue2004@yahoo.co.uk

Clerk

Claire Arnold - Watchfield Village Hall – Chapel Hill – Watchfield – Oxon – SN6 8TA

Tel: 01793 784874 – e-mail watchfieldclerk@hotmail.co.uk



Watchfield Parish Council

opportunities. Any construction employment would have been in place anyway due to the existing permission, will be transient in nature and, as is the case with other large developments in the area, will probably not involve a local workforce. Without permanent employment opportunities afforded by the care homes and ancillary services, all residents of the existing 100 houses given permission, and the additional 35 houses will probably have to commute placing additional stress on a road network already over capacity.

In Framptons' own Planning Statement, October 2012 in support of P12/V2283/O:-

Paragraph 4.12 relies on:-

The National policy of 'A National Strategy for Housing in an Ageing Society'

Paragraph 5.15 states that:-

The Extra Care and Learning Disability Housing elements of the development proposal will provide employment opportunities for the local community following the construction and completion of the development. According to The Extra Care Charitable Trust, when operational, the development may provide some 50 jobs in full and part-time appointments

Paragraphs 5.25 – 5.40 rely heavily for permission on the national, county and district policies for supporting an ageing population and culminates with the statements:-

The development proposal responds to the challenges and provides a form of residential accommodation to meet a need within the local community. Oxfordshire County Council's Social and Community Services forecasts that the number of older and disabled people with care and support needs in the local area is currently around 108 dwellings. This is set to rise to 177 dwellings by 2033 and quotes correspondence with the Specialist Housing Commissioning Manager for Oxfordshire County Council, "At present we have no ECH provision at all in this area although there may be scope to develop such in larger communities (such as Faringdon) but these are some way off from delivery so an earlier site/development is of interestthe Oxfordshire Health and Wellbeing Board has set a target of over 900 ECH units to be available by March 2015 and this again confirms our need for such provision, preferably in schemes of 40 flats as a minimum."

The applicant is currently in discussion with a Service Provider looking for suitable opportunities within the Vale of White Horse District area. Currently, the service provider has some 26 Oxfordshire people living in LDH accommodation in the neighbouring county of Wiltshire. The residents are funded by Oxfordshire County Council and both the Service Provider and the County Council have a strong desire to see them return to their home county.

In paragraph 6.1, the developer stresses the roles of the care facilities in providing economic and social benefits to tip the planning balance in their favour:-

Economic:

- *New employment opportunities for the local community following the construction and completion of the ECH and LHD. It is envisaged that these elements of the development proposal will provide some 50 jobs in full and part-time appointments*

Social:

- *Provision of specialist residential accommodation for elderly people and people with learning disabilities in need of personal care and support. The 'need' provision for residential*

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accommodation to suit the domestic requirements of the elderly population within the local community is substantial

- *Provision of specialist residential accommodation to enable elderly people to maintain their independence within a secure environment*

If the Vale considered there to be a need for these facilities in this location at the previous planning decision, nothing has changed.

Original permission was granted predicated on deliverability of the whole site.

2. The National Planning Policy Framework

The sustainability factors for this application have *changed* since the application on the larger site. **The 65 public transport bus service through the village is to cease on May 31st 2015 following a decision by Oxfordshire County Council.** This means the site is now over 1km away from any bus stop on the 66 route. Increasing the frequency of the 66 route will have no benefit to those who cannot reach the service through mobility issues. Therefore, this site is not sustainable and will rely on EVERY resident relying on a car.

This application also cannot be considered to be sustainable if there is an overall reduction in permanent employment opportunities for existing and new residents, an overall reduction in amenities, an overall increase in traffic generation and parking difficulty, and yet more strain on limited facilities. By the developer's own admission, the balance in favour of sustainable development was enhanced in the original applications by the economic and social aspects of the Extra Care and Learning Disabled Homes (detailed previously).

The recent expansion plans passed for the Watchfield Primary School will only just cater for the projected increase in local population, without this additional burden. During the application for school extension it was stressed that no further expansion on the current site would be possible. The Cottage Nursery in Watchfield is already at capacity, without the increased population expected from developments already passed, let alone additional pressures from further housing. The Barn Kindergarten, catering for 140 children in the area, is set to close. The cumulative effects of such residential increases must be considered. To contemplate this development only in terms of absolute numbers in isolation would be irresponsible.

The effects of the Defence Academy UK on Watchfield and Shrivenham are immense, yet they do not form part of the calculations for sustainability, nor is the Academy consulted over expansion plans and projected population increases. Rationalisation of Military training establishments within the UK has led to relocation of capability to the centralised location of the Defence Academy. This is set to continue resulting in an increased in population at the Academy, increased population in the military housing of Watchfield and Shrivenham, increased pressures on schooling, medical facilities and amenities, and increased requirement for employment opportunities for dependants. The military housing component of Watchfield is included in calculations when it suits the Vale, yet the effects of the Academy on sustainability of developments is ignored.

Elm Tree Medical Centre in Shrivenham is the closest medical facility to Watchfield and is already operating at capacity with no geographical prospect of extending facilities. The nearest dental facilities are Highworth or Faringdon.

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3. Traffic generation, parking and safety

The switch of use from care to residential will lead to an increase in traffic generation acknowledged by the developer and a greater strain on parking and infrastructure in and around Watchfield. Although the developer's traffic survey included would like to couch the increase in traffic generation in absolute terms, it represents a **94%** increase above that expected from the consented care facilities. It should also be noted that the **65 bus service through Watchfield is to be** cut on May 31st 2015 which will only leave the 66 service on the periphery of the village, around 1km from the site. Parking at the local amenities of Shrevenham and the Co-Op retail facility on the edge of Watchfield is already under strain yet the cumulative effects of successive developments are not considered.

4. Amenity considerations

This increase in residential housing represents over-development for this vicinity, irrespective of a housing shortfall within the Vale and land supply issues. The additional 35 houses would mean the civilian housing stock in Watchfield increasing by over 87% with the developments passed in the last 2 years. The character of the area is under threat. This scale of development is not commensurate with a VILLAGE and Watchfield only has the facilities of a village. Why not consider much needed alternative facilities, such as a dedicated Kindergarten building, much needed in the area in light of developments already passed?

No Public Open Space has been identified within the red-line development area but, instead, relies on 'borrowed' POS from an adjacent development, not yet started. This must be considered as an independent application and thus must contain its own appropriately accessible and maintained public space area. The site must also be made to contribute S106 money towards improvement of sports, leisure and community facilities in Watchfield in line with the increase in population as the residents of the care and learning disabled facilities were not included in the Vale's calculations for the wider site.

In summary, objections are based on:-

- Previous planning decisions based on care facilities
- No alteration in OCC's opinion of care facilities at this site since the original application
- Reduction in permanent employment opportunities
- Increase in traffic generation
- Unsustainability of distance from public transport
- Increase in parking difficulties
- Increased strain on local facilities such as schooling, medical and dental
- Unsustainable nature of further increases
- Destruction of the character of the area
- Lack of Public Open Space within the development

The District Council will be failing the residents of the Vale if they continue to ignore the cumulative effects of successive developments and fail to consult adequately with other organisations and councils with regard to facilities and amenities.

Kind regards,

Claire Arnold
Clerk to Watchfield Parish Council

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Watchfield Parish Council

Adrian Butler,
Planning Officer,
Vale of White Horse District Council,
Abbey House,
Abbey Close,
Abingdon,
Oxon, OX14 3JE

May 1st 2015

Dear Mr Butler,

Re: Section 106 request from P14/V2877/FUL Cowan's Camp, Watchfield.
Existing population of Watchfield = 874 houses x 2.371 = 2,072 residents
Predicted residents from Cowan's Camp development 35 houses x 2.371 = 83 new residents.
Percentage increase in Watchfield population = 4%

Notwithstanding Watchfield Parish Council's strong objections to this application we submit this S106 request.

The Vale of White Horse District Council admitted that the residents of the care homes in the original P12/V2283/O application were not considered in the requirements for Sports, Leisure and Open Space and, therefore, this development requires an additional S106 agreement for the provision for additional new residents. Watchfield Parish Council requests the following contributions from the development of land on Major's Road, Watchfield to provide facilities for resultant new residents of the village. The SPD Open Space, Sport and Recreation Future Provision (2012-2029) stipulates in paragraph 2.11 that, *where there is an identified qualitative or quantitative deficiency in provision, the Council will seek contributions from any developments resulting in a net increase of one or more dwellings*. Therefore, we do not expect the Council to exempt this development from any of the contributions required. This development is providing **NO** public open space on site and **NO** play equipment.

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Tel: 01793 784874 – e-mail watchfieldclerk@hotmail.co.uk



Watchfield Parish Council

1. The recreation ground in the centre of the village is the only sports area and the focus of recreation for *all* residents. Under the Vale's SPD Open Space, Sport and Recreation Future Provision (2012-2029/ Appendix A) there is a 16m² per person requirement for grass pitches. The existing population should have 33,152m² of grass pitches whereas the existing provision is only 11,474 m² therefore, the new development should fund grass pitch provision for all of its residents or provide it on site.

$$83 \text{ residents} \times 16 \text{ m}^2 = 1,328 \text{ m}^2$$

$$\text{regulation size of grass pitch} = 7,697 \text{ m}^2$$

$$1,328 / 7,697 = 17.25\% \text{ of whole pitch size}$$

$$\text{Sports England figure for grass pitch} = \text{£}75\text{K}$$

$$\text{Therefore } \text{£}75\text{K} \times 17.25\% = \text{£}12,938$$

2. The recreation ground in the centre of the village is the only sports area and the focus of recreation for *all* residents. The ground has been flooded as a result of new development and will not survive the increase in use predicted without improved drainage. Therefore, we request that the development fund its proportion of improved drainage to the ground to allow it to be used by the increased population all year round. The details of the costings for one option for drainage are set out in Appendix B and can be summarised as:-

- a. Primary drainage with laterals at 5m = £34,000

- b. Sandslitting at 2m = £17,500

- c. Sand top dressing = £6,000

- d. Overseed = £2,800

- e. Vertidrainage = £1,150

- f. Fertilizer = £1,500

- g. Annual maintenance costs = £12,000. 10 years maintenance = £120,000.

- h. Therefore total cost for improving drainage and 10 year maintenance = £182,950 x 4% = **£7,318**

3. The Vale of White Horse Supplementary Planning Document on Open Space, Sport and Recreation Future Provision (2012-2029) stipulates the area requirements per resident. The existing provision, requirements for this development's residents and area contributions required by the developers are laid out in Appendix A. Costings for the requirements are drawn from Sports England figures. The projected costs drawn from the increased population from this development are summarised below:-

- a. Multi-sports courts = **£8,000**

- b. Youth facilities = **£6,960**

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- c. Tennis court = **£8,640**
 - d. Amenity greenspace = **£5,400**
 - e. Natural greenspace = **£5,400**
 - f. Parks & gardens = **£5,400**
 - g. Allotments = **£2,697.50**
 - h. Artificial turf = **£1,916**
 - i. Formal play provision – see below
- Total = £44,413.50**

4. The formal play area on Watchfield Recreation ground will need updating in order to cope with the increased use from this development and the surface below the equipment improved to accommodate the increase in traffic and enable it to be used all year round. A quotation for this work is attached at Appendix C and can be summarised below:-

- a. Additional play equipment = **£20,000**
 - b. Resurfacing work = $£40,983.21 \times 4\% = \mathbf{£1,639}$
 - c. 10 year maintenance cost = $£6,098.32 \times 4\% = \mathbf{£244}$
- Total = £21,883**

2. The sports pavilion on Watchfield Recreation ground has a small club room, only just large enough to accommodate use by existing clubs and societies. The new residents from this development will be expected to increase the number of users and will necessitate an extension to enlarge facilities. The S106 agreement for the other portion of the site, already granted permission for housing, included £18,600 towards improvements to the Sports Pavilion. This was based on 230 new residents. Thus, $£18,600/230 = £81$ per new resident. Therefore, this development should incur $83 \times £81 = \mathbf{£6,723}$

3. Watchfield Parish Council will need to purchase 2 additional benches to place around the village and recreation ground in order to accommodate the additional population from this development. The costings are detailed in Appendix E and can be summarised as follows:-

- a. 2 x Witton benches @ £360 = **£720**
- b. 2 x installation @ £200 = **£400**

Total = £1,120

4. Watchfield Village Hall is a heavily used facility and will need to be extended and improved to accommodate the increased population and families needing a social venue. It would,

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Tel: 01793 784874 – e-mail watchfieldclerk@hotmail.co.uk



Watchfield Parish Council

therefore, be appropriate for the development to contribute pro-rata to the cost for providing an additional hall and expanding the kitchen facilities to cope with the increased use. There will also be a need for additional equipment, such as tables and chairs. The costings are detailed in Appendix F and can be summarised as follows:-

- a. Cost of extending hall = £238,500 x 4% = **£9,540**
 - b. 40 x village hall tables = £4,996.80 x 4% = **£200**
 - c. 200 x chairs = £8,556 x 4% = **£342**
 - d. 20 x high back washable chairs = £7,199.76 x 4% = **£288**
 - e. 3 x chair storage racks = £1,472.20 x 4% = **£58**
 - f. 3 x table storage racks = £947.09 x 4% = **£38**
- Total = £10,466**

5. To accommodate the large increase in new residents the surface along footpath No: 2, alongside the church yard and recreation ground, will need to be improved to allow easier pedestrian access and access for pushchairs, wheelchairs and mobility scooters to allow *all* residents to access routes to the High Street, recreation ground and cemetery. The quote for this work is attached at Appendix G and can be summarised below:-

- a. Porous paving 100m x 3m @ £80/m² = £24,000 x 4% = **£960**
- b. A further increase in population will increase the potential conflict between pedestrians and cyclists using pathway 2 and necessitate the construction of a barrier to demarcate the end of the cycleway and protect children exiting the play area. The cost of this is estimated at **£2,500**

Total = £3,460

6. The increase in population from this development will also impact on the voluntary clubs and societies operating in Watchfield and will require additional equipment detailed in Appendix H

- a. Additional play equipment for children's groups = **£156.92**
- b. Additional equipment for Acorn Club = **£313.97**
- c. Additional equipment for Friendly Club to cope with larger groups = **£99.93**

Total = £570.82

7. It will be expected that this increased population will also incur a commensurate Work of Art contribution, in line with other developments in the village.

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Watchfield Parish Council

8. We strongly request that the Vale ensures Oxfordshire County Council properly considers traffic safety measures in Watchfield due to the continued increase in population. These should include speed restrictions along the High Street, a pull-in for the Shrivenham bound bus on Faringdon Road, reduced speed limit and a light-controlled pedestrian crossing on Faringdon Road to ensure the safety of school children. We request that all S106 monies secured are spent only within the parish of Watchfield.

9. The developers should contribute significant sums towards the subsidisation of a bus service through the village. Oxfordshire County Council has recently announced the withdrawal of the 65 bus service through the village. The only public transport will therefore, only be available more than 1km from the site. S106 money should be used to reinstate a village service. Without this the site is absolutely unsustainable.

10. Watchfield villagers would also like to be consulted with regard to road naming within the development to ensure local relevance.

If the improvements and new facilities outlined in this request are not forthcoming the existing and new population of Watchfield will be disadvantaged. The absence of public transport through the village centre will mean those without personal transport will not be able to access leisure facilities further afield. As one of the tenets of sustainability is the move away from reliance on the car, this would seem to be at odds with central and local government policies. These same bodies also advocate improve health through enhanced exercise and the **local** provision of facilities is essential.

Please do not hesitate to contact Watchfield Parish Council about any of the matters outlined above.

Yours sincerely,

Claire Arnold
Clerk to Watchfield Parish Council

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