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REVISIONS

Rev.	Date	Description

Client:
Mr I. Shaw

Job:
Proposed new development at
The Hatchet
Childrey
Drawing Title:
Proposed
Site Sections

Scale:
1:100 @ A1
Date:
Jan 15
Drawn By:
RMF
Checked By:
SRJ
Drawing No:
2891.102
Revision:

PLANNING

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SECTION AA



SECTION BB

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REVISIONS

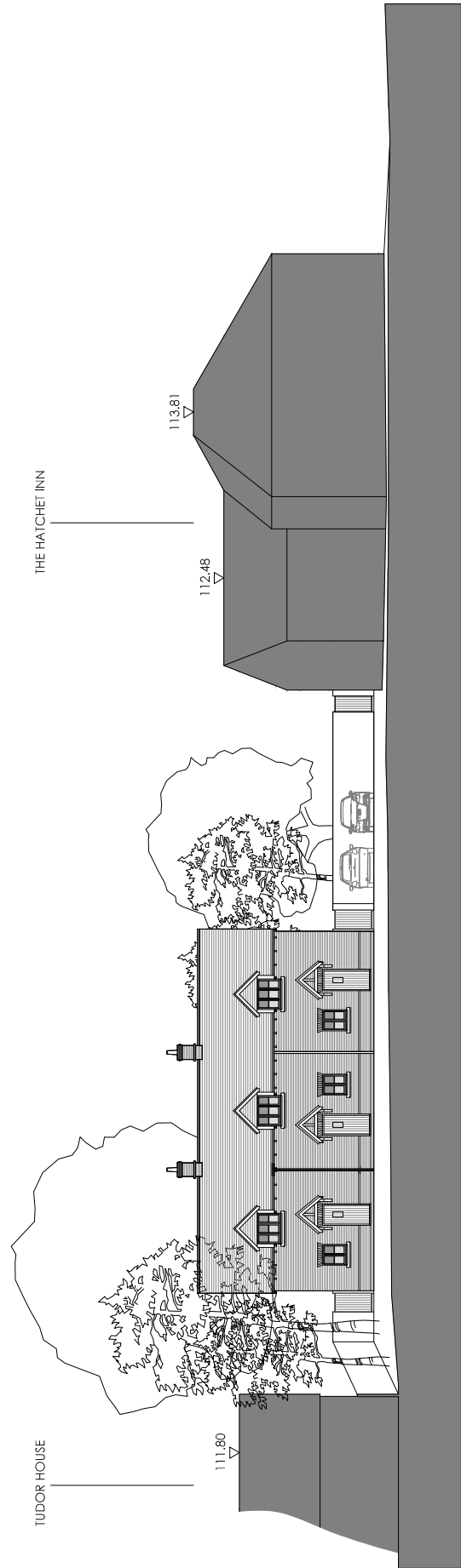
Rev.	Date	Description

Client:
 Mr. I. Shaw

Job:
 Proposed new development of
 The Hatchet
 Childrey
 Drawing Title:
 Proposed
 Street Scene

Scale:
 1:100 @ A1
 Date:
 June 15
 Drawn By:
 JJK
 Checked By:
 SRJ
 Drawing No:
 2891.202
 Revision:
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STREET SCENE ALONG STOWHILL

From: Sally Stradling
Sent: 19 March 2015 12:05
To: Holly Bates
Subject: Hatchett Inn, Childrey, P15/V0179/FUL

Hatchett Inn, Childrey, P15/V0179/FUL

proposed erection of 3 no 2 bed cottages

Site inspected 18 March 2015. The Hatchett Inn is a grade II listed building within Childrey conservation area. Tudor Cottage is also grade II listed and dates from the sixteenth century. It adjoins the site boundary on the east. The land slopes upwards from the tarmac parking area at the north front of the site to the grassed sitting out area used as beer garden at the south. The north and south boundaries abut two lanes. The Hatchett Inn is sited in a prominent location at the junction of the lanes and the main street running through the village.

A previous application for 4 dwellings was withdrawn. (P14/V1777/FUL). In my view the reduction in dwellings from 4 to 3 still does not overcome original Conservation/Design objections submitted on the previous application.

I remain concerned that the proposed residential development would cause harm (less than substantial harm) to the character and appearance of the conservation area and would neither preserve nor enhance the character/appearance of the conservation area. It would also harm the setting of designated and non designated heritage assets including the Hatchett Inn and Tudor Cottage. The open, part tarmac and part grassed setting of the pub would be affected by the extensive nature of the intrusion of residential housing into the pub's amenity space and parking area. This would leave little public amenity and parking space for the pub and may undermine its' future economic viability. The setting of Tudor Cottage would be harmed by the siting of housing in such close proximity to the west gable of Tudor Cottage. Because the application site is raised up in relation to Tudor Cottage, any development would overly dominate the lower height of the vernacular scale timber-framed cottage and other nearby houses, to an unacceptable degree.

The proposals do not demonstrate that they will enhance or better reveal the significance of heritage assets or their settings, rather the proposals by their extent and dominance would detract from their significance.

The applicant has not provided sufficient information about the current and future viability of the public house operation nor a robust justification for enabling development. The proposed housing scheme would appear to jeopardize the potential for the future prosperity and viability of the public house operation by removal of considerable amenity and parking space

Notwithstanding the fact that this site is identified as a potential village infill site, and that the principle of some level of housing may be acceptable, my view is that the current revised scheme for 3 dwellings is unacceptable and the application

should be refused, as contrary to VOWH policies HE1, HE4 and NPPF paragraphs 126, 133, 134, 137, 140 and the VOWH Design Guide
Sally Stradling 19 March 2015