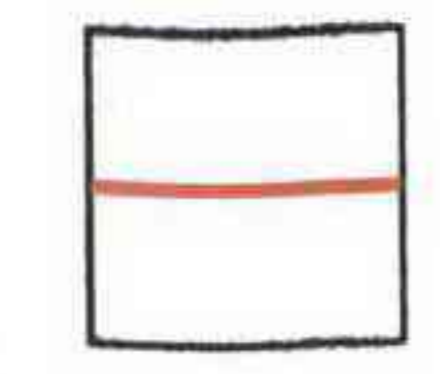
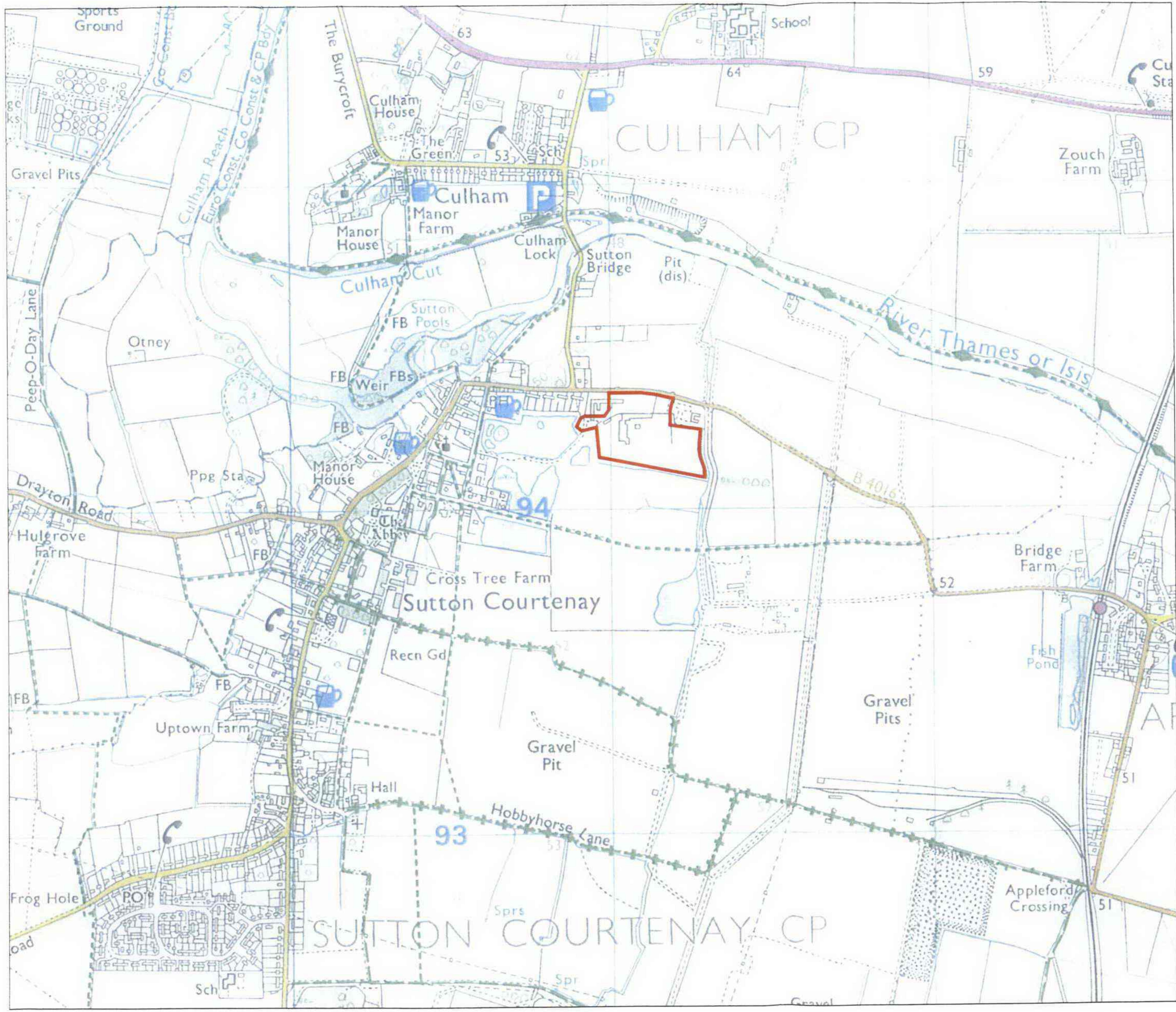


KEY



Site Boundary

- 1:20 = 1.2m
- 1:50 = 3m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 30m
- 1:1250 = 75m
- 1:2500 = 150m



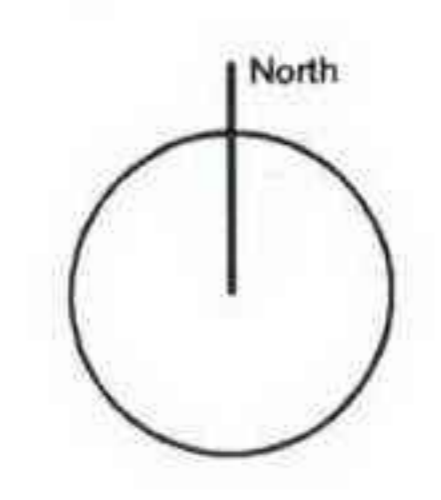
SUT /19470 /10-X

Granite Partnership  
Appleford Road, Sutton Courtenay

**LOCATION PLAN**

1:12,500 @ A3

January 2009



NOTES  
 1. Spatial information should be taken from this drawing.  
 2. The drawings shall be used for the purpose of all planning, design, documents and information prepared by the Architects, Urban Consultants and Specialists.  
 3. All dimensions shall be taken from the drawings unless otherwise stated.  
 4. All dimensions shall be taken from the drawings unless otherwise stated.  
 5. The copyright of the drawings shall remain with the Architects.  
 6. It is a condition of use that the drawings shall not be used for any other purpose without the prior written consent of the Architects.

REVISIONS

NO.	DESCRIPTION	DATE



Sutton Courtenay, Accommodation Schedule				
PHASE 1 & 2				
Private Housing		Storey Height	Affordable	Private
A	2B House Burleigh	2		4
B	2B House Hanbury	2		20
D	4B House Knightsbridge	2		3
G	3B House Hatfield	2		21
J	4B House Marylebone	2		17
M	4B House Holborn	2		7
P	5B House Oxford	2		3
S	4B House Portland P <sup>1</sup>	2		8
N	3B House Clayton	2		28
Q	1B Flat			6
<b>Total</b>			<b>0</b>	<b>117</b>
Affordable Housing		Storey Height	Affordable	Private
H	3B House Enlarged	2.5	4	
	1B Flat	1	7	
	2B Flat	1	12	
W	1B FOG	1	2	
T	2B House	2	29	
U	3B House	2	11	
V	4B House	2.5	4	
Y	2B FOG	1.5	1	
R	1B Flat		6	
Z	3B House	2	2	
<b>Total</b>			<b>78</b>	<b>0</b>
<b>Grand Total</b>			<b>195</b>	



**CHARLES CHURCH**  
 Charles Church Developments Limited

**ERIC COLE ARCHITECTURE**  
 Eric Cole Ltd, 15 The Woolmarket, Cirencester, Gloucestershire GL7 2PR  
 T: +44 (0)1285 641234 E: mc@ericcole.co.uk W: www.ericcole.co.uk

PROJECT:	APPLEFORD ROAD, SUTTON COURTENAY		
DWG TITLE:	SITE LAYOUT - PLANNING SUBMISSION		
SCALE:	1/500@A0	DRAWN: JG	CHECKED:
DWG NO:	13.086.101	REV:	25 DATE: APR 14

31 JUL 2015

# Sutton Courtenay Parish Council

Clerk: Mrs. L. A. Martin B.A.

Telephone/Fax: Frilford Heath  
(01865 391833)

Email: [info@suttoncourtenay-pc.gov.uk](mailto:info@suttoncourtenay-pc.gov.uk)

Orchard House,  
90 Howard Cornish Road,  
Marcham, Abingdon,  
Oxfordshire OX13 6PU

Mr. A. Butler,  
Planning Department,  
Vale of White Horse District Council,  
135 Eastern Avenue,  
Milton Park,  
Abingdon,  
Oxon.  
OX14 3BS

30<sup>th</sup> July, 2015

Dear Mr. Butler,

**P14/V2061/RM Reserved matters application for appearance, landscaping, layout and scale following outline consent P10/V1907/O for residential development and associated access**

**Land South of Appleford Road**

**For: Persimmon Homes North London**

The Parish Council has received notification of the amendments to the reserved matters application for the former Amey site. It is disappointed to note that its earlier concerns have not been taken into account. The Council continues to object to the detail of the application as follows:

The Council believes the density is too high to be comfortably accommodated on the site. The area can generally be regarded as overdevelopment and not well planned in terms of the number of expected properties which appear cramped.

No change has been made to the courtyard areas. These are still blocked paving and these areas form part of the roadways in the site. Vehicles have to cross the courtyards in order to access the majority of houses. It is likely that the courtyards could be used by children for playing and given the number of vehicles likely to also use them, say in excess of 200, there are real fears for the safety of other users of the shared courtyards.

The road network and the concentration on shared informal surfaces leaves a lot to be desired. The courtyard and informal areas will become places of conflict especially since some of the cul-de-sac ends have to take access through the courtyards.

Parking provision has been created in some of the shared courtyards. This creates a conflict between road use, parking use and amenity space. There are no measures in place to mitigate the traffic flow. Practical parking should be shown along with spaces for visitors, otherwise

vehicles will be left on the roadways. The design is very urban and hard in appearance with properties fronting the roads. This is inappropriate for a rural village where highway verges and front gardens exist.

The Parish Council has concerns regarding the access to the site. Queues of traffic already form in the Abingdon Road and Appleford Road at peak times whilst waiting for the traffic lights on Sutton bridge. Consideration needs to be given to traffic flows and studies undertaken to assess the impact on the bridges and local road network from the increased volume of traffic. As far as Appleford Road is concerned, it is assumed that the 30 mph limit will be relocated and measures taken to ensure safe access and egress from the site. Decent footway provision towards Appleford Road needs to be taken into account. One access into the site could lead to an accident blackspot. Consideration should be given for an additional access, but not in a location which would cause problems for the Abingdon Road junction. Should the proposal go ahead then infrastructure needs to be in place first.

Development of this size will swamp the Amey Close development, and that particular development was dense enough. It will put pressure on the Millennium Common and could possibly lead to its down grading as a place of quiet refuge as well as harming the ecological and biodiversity qualities of the Common. The Parish Council would also point out that it has received comments from a resident in Amey Close seeking assurances that screening and bund would remain between the two developments.

It is known that the sewage system in the village is at capacity and the Parish Council would request that a feasibility study should be undertaken, and that this be done prior to the submission of any drainage scheme. The pumping station, particularly in Church Street, is at capacity, and in the past Thames Water have had to use tankers to remove waste water. Given the development in Milton Road, Sutton Courtenay, and this proposed development, studies are essential to ascertain the impact on the sewage system. It would be helpful if the Parish Council was consulted on this.

Owing to the known traffic congestion in the area the Parish Council would request that all works traffic be parked on site, and that a construction method statement be prepared.

In conclusion the Parish Council regards the proposal as cramped, urban design, with dangers for residents given the multi-purpose courtyard areas. The Council would like to see a reduced number of dwellings, and improved layout with practical parking for vehicles. No consideration has been given to infrastructure requirements, and the issues of additional road impact at the Abingdon Road junction which will lead in turn to difficulties at the traffic light controlled Sutton bridge over the river Thames. The impact on the neighbourhood generally is undesirable.

Yours sincerely,



Linda Martin  
Clerk to the Council