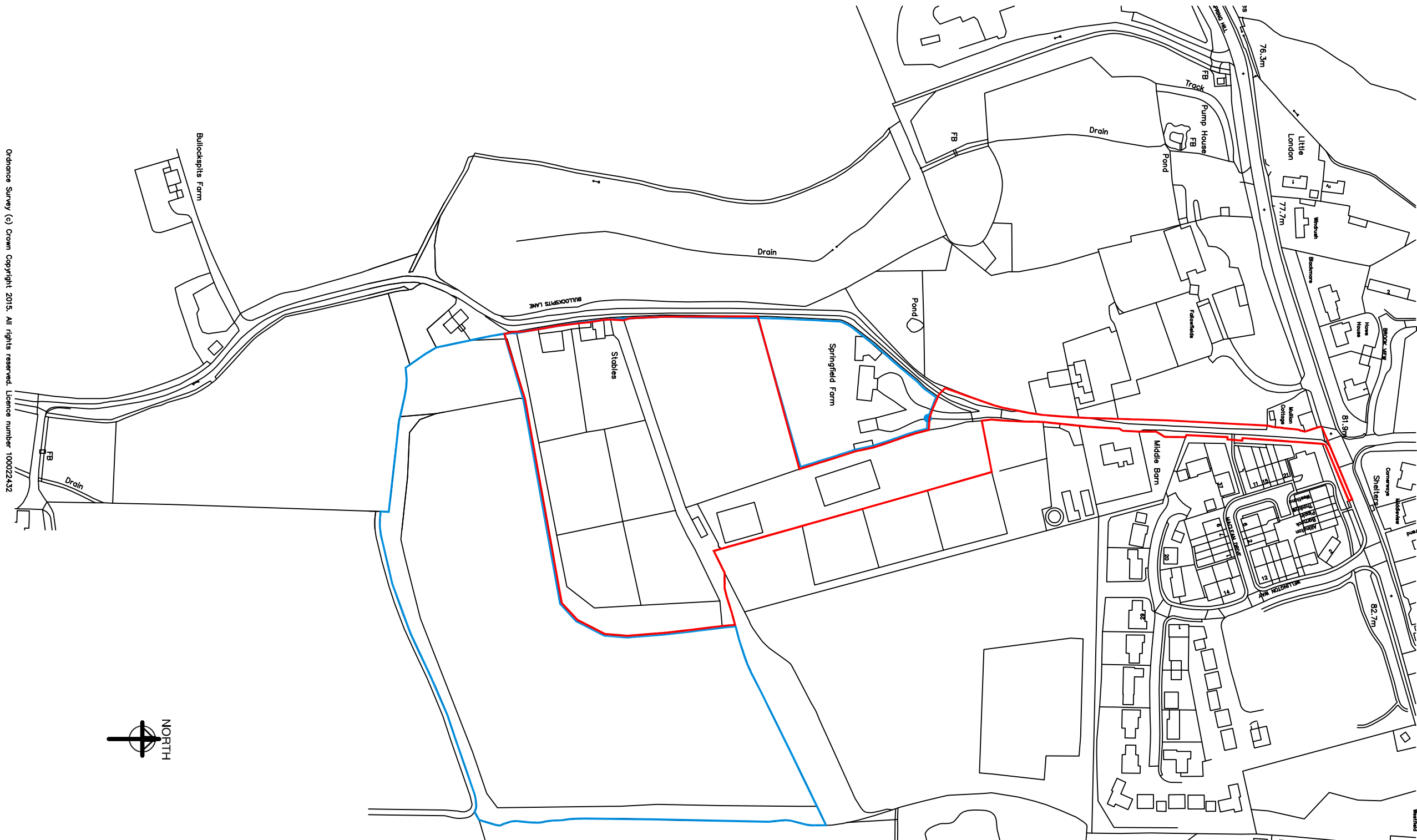


# Appendix 1

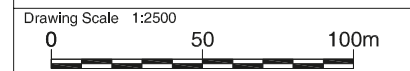
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Rev.	Date	Notes	Init.
A	05/06/15	Issued for comment	LM
B	09/06/15	Planning boundaries added	ST
C	07/09/15	Ownership key note amended	ST
D	26/01/16	Update Site Boundary	LM



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CDM Regulations  
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### PLANNING

Job Number	Drawing Number	Revision
15041	L002	D

Project  
Springfield Farm, Kingston Bagpuize

Title  
Site Location Plan

Drawn by <b>LM</b>	Project Manager <b>AJ</b>
Scale <b>1:2500@ A3</b>	Date created <b>29.05.15</b>

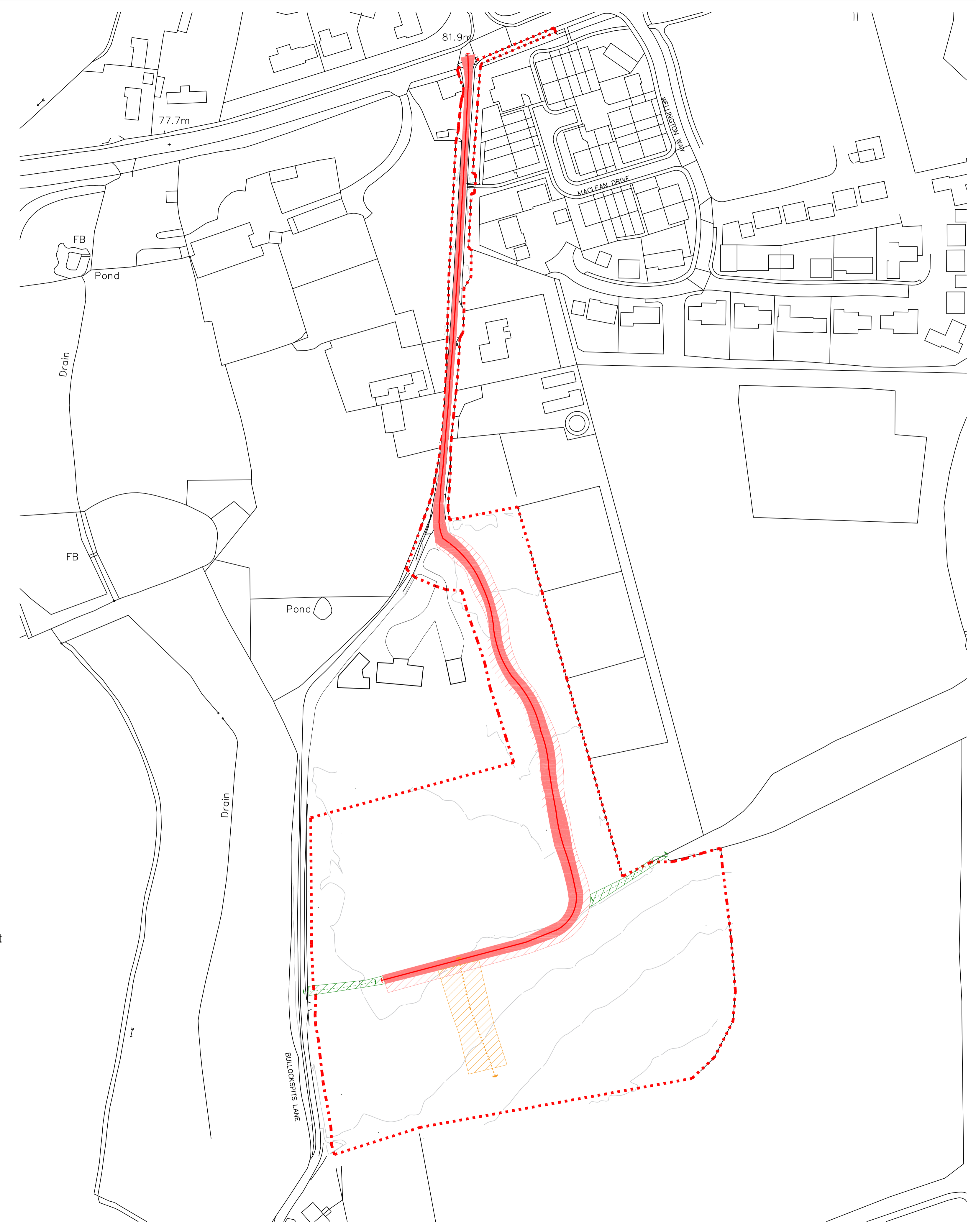
Site boundary (area = 3.12 hectares)

Other land in the same ownership (area = 4.24 hectares)



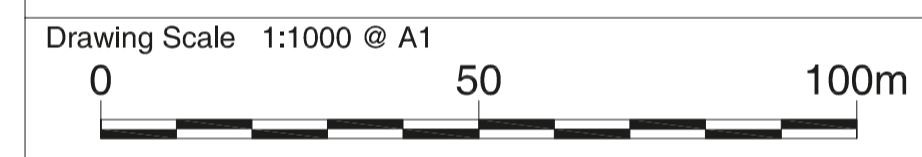
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Rev.	Date	Notes	Init.
A	18.01.16	Issued for comment	LM
B	22.01.16	Update Site Boundary	LM
C	18.05.16	Access road updated and pedestrian access added	OH



- Site Boundary**
- Primary Vehicular Route**
- Primary Vehicular Route Limits of Deviation** - Exact position to be determined at the reserved matters stage.
- Secondary Vehicular and/or Pedestrian Route Limits of Deviation** - Exact position to be determined at the reserved matters stage.
- Pedestrian Route Limits of Deviation** - Exact position to be determined at the reserved matters stage.

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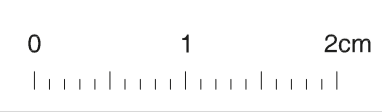
## PRELIMINARY

Job Number	Drawing Number	Revision
<b>15041</b>	<b>L005</b>	<b>C</b>

Project  
**Springfield Farm, Kingston Bagpuize**

Title  
**Proposed Parameter Plan Access**

Drawn by <b>LM</b>	Project Manager <b>MF</b>
Scale <b>1:1000 @ A1</b>	Date created <b>06.01.16</b>





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Rev.	Date	Notes	Init.
A	22.01.16	Issued for comment	LM
B	14.03.16	Areas updated	KMC
C	18.05.16	Updated to new layout, area of proposed ecology space increased and shared natural green space increased	OH

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xxx

Drawing Scale 1:1000 @ A1

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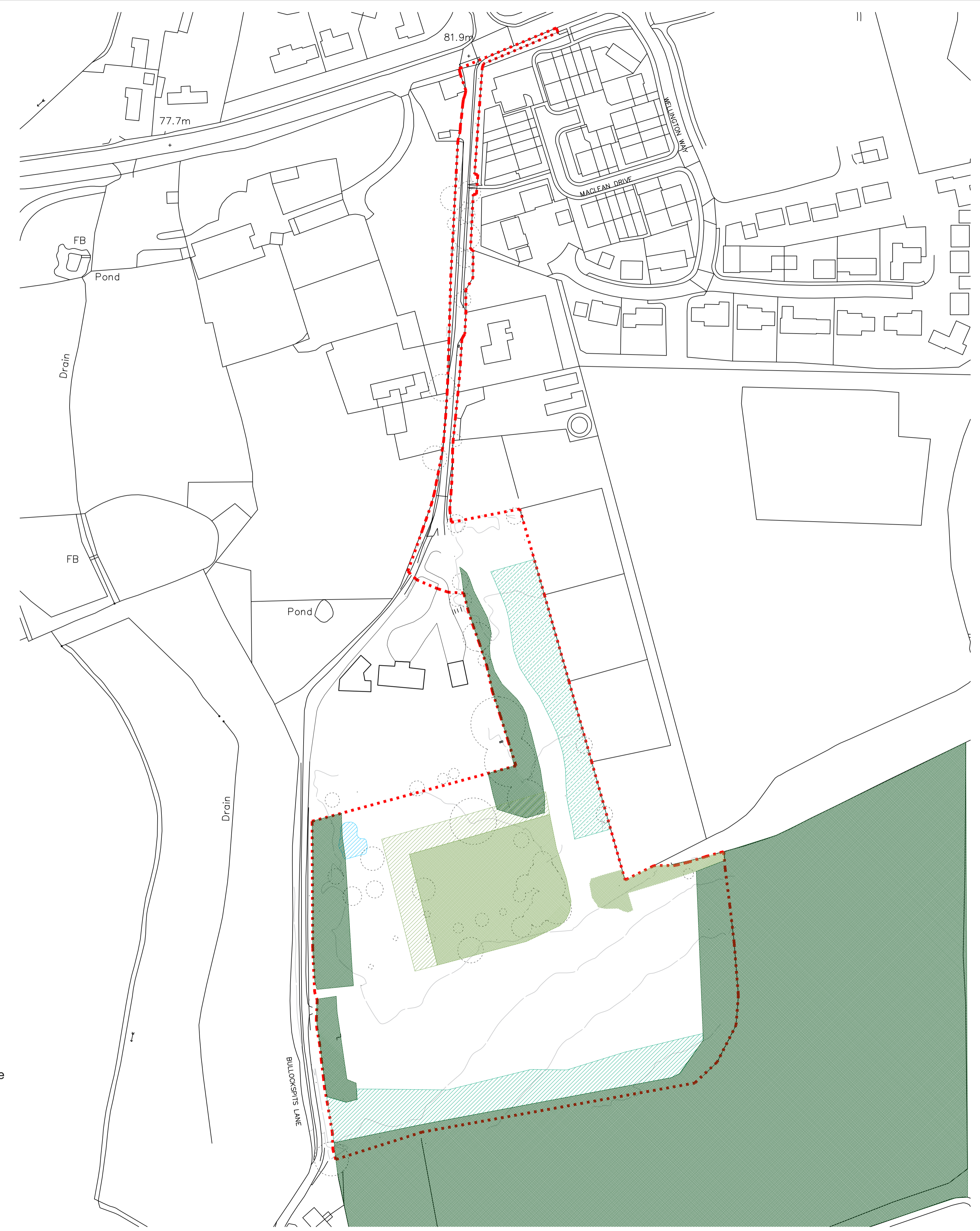
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**PRELIMINARY**

Job Number	Drawing Number	Revision
15041	L006	C
Project Springfield Farm, Kingston Bagpuize		
Title Proposed Parameter Plan Landscape & Natural Features		
Drawn by LM	Project Manager MF	
Scale 1:1000 @ A1	Date created 06.01.16	

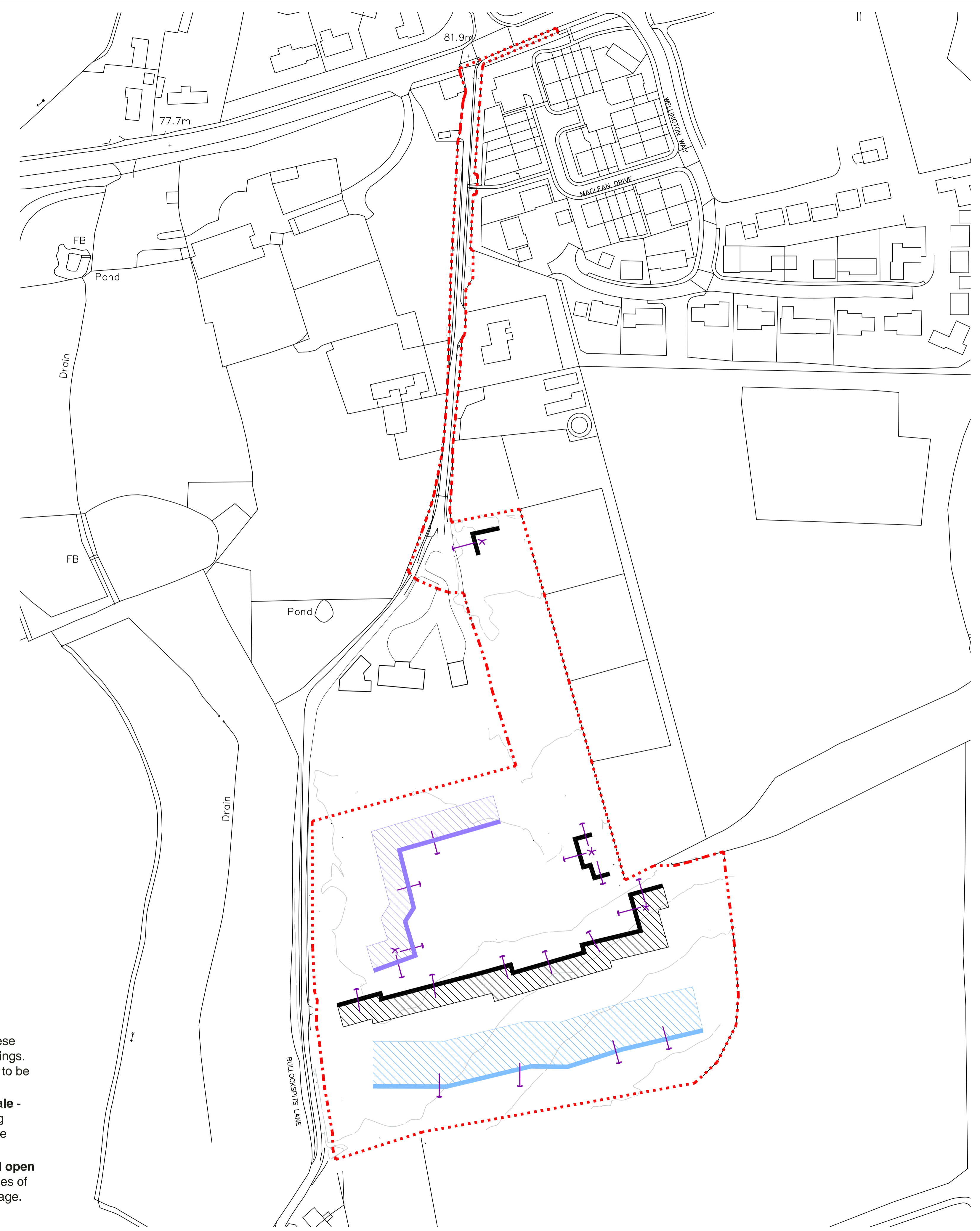
- Site Boundary**
- Existing Pond - To be retained**
- Proposed Natural Green Space - Minimum area**
- Proposed Natural Green Space - Limits of deviation**
- Proposed Natural Green Space - For sustainable drainage and ecological purposes (swale to be approximately 150 metres in length)**
- Proposed Natural Green Space - For sustainable drainage and ecological purposes (flexible location - swale to be approximately 40 metres in length)**
- Natural Green Space - Containing a significant amount of existing trees to be retained as a Landscape buffer within gardens were necessary**
- Existing Trees - To be retained**










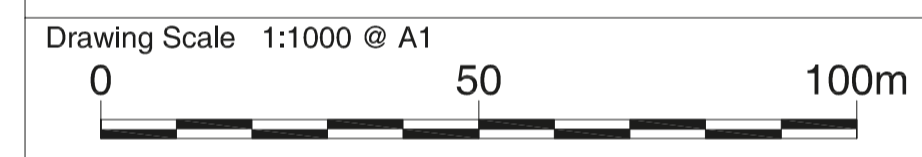
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Rev.	Date	Notes	Init.
A	22.01.16	Issued for comment	LM
B	14.03.16	Primary frontage update	KMC
C	18.05.16	Primary frontage update and road adjusted to match new layout	OH
D	21.06.16	Updates to text	OH



-  **Site Boundary**
-  **Feature buildings** - That either add focus to natural green space and entrance into the site or key changes in direction
-  **Frontage alignment and orientation: Frontage south of open space** - These define the broad location and alignment of the primary frontages of new buildings. Between 30-50% of this alignment to be primary building frontage. Alignment to be flexible within limits of deviation indicated.
-  **Frontage alignment and orientation: Frontage to ecological corridor/swale** - Between of 30-50% of this alignment to be primary building frontage providing natural surveillance over the ecological corridor/swale. Alignment to be flexible within limits of deviation indicated.
-  **Frontage alignment and orientation: Primary frontage to north of central open space** - These define the broad location and alignment of the primary frontages of new buildings. Between 50-70% of this alignment to be primary building frontage. Alignment to be flexible within limits of deviation indicated.

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## PRELIMINARY

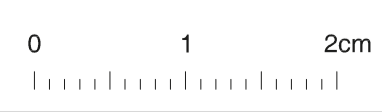
Job Number	Drawing Number	Revision
15041	L007	D

Project  
Springfield Farm, Kingston Bagpuize

Title  
Proposed Parameter Plan  
Built Form

Drawn by	Project Manager
LM	MF

Scale	Date created
1:1000 @ A1	06.01.16





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Rev.	Date	Notes	Init.
A	21/06/16	Created	OH

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Drawing Scale 1:1000 @ A1

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**PRELIMINARY**

Job Number	Drawing Number	Revision
15041	L008	A

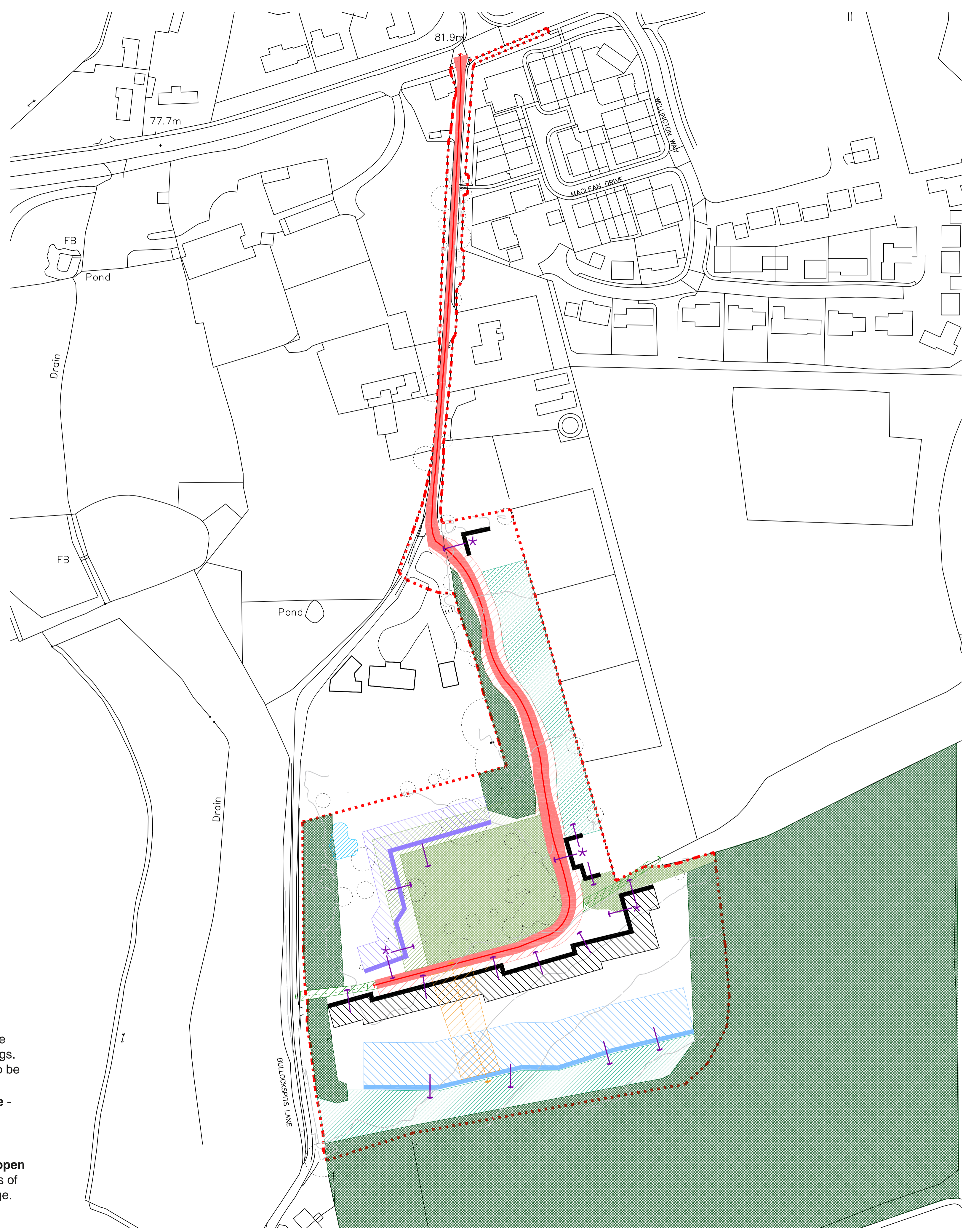
Project  
Springfield Farm, Kingston Bagpuize

Title  
Proposed Parameter Plan Combined

Drawn by	Project Manager
OH	MF

Scale	Date created
1:1000 @ A1	21.06.16

- Site Boundary**
- Existing Pond** - To be retained
- Proposed Natural Green Space** - Minimum area
- Proposed Natural Green Space** - Limits of deviation
- Proposed Natural Green Space** - For sustainable drainage and ecological purposes (swale to be approximately 150 metres in length)
- Proposed Natural Green Space** - For sustainable drainage and ecological purposes (flexible location - swale to be approximately 40 metres in length)
- Natural Green Space** - Containing a significant amount of existing trees to be retained as a Landscape buffer within gardens were necessary
- Existing Trees** - To be retained
  
- Primary Vehicular Route**
- Primary Vehicular Route Limits of Deviation** - Exact position to be determined at the reserved matters stage.
- Secondary Vehicular and/or Pedestrian Route Limits of Deviation** - Exact position to be determined at the reserved matters stage.
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ACCESS ROAD POSITION  
ADJUSTED TO CREATE  
ADDITIONAL SPACE TO UNITS

LOSS OF 1NO.  
CAT. C TREE

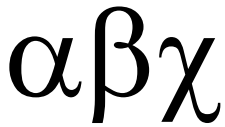
SWALE RELOCATED  
FURTHER SOUTH TO  
REDUCE IMPACT OF  
PROPOSED DEVELOPMENT  
ON THE CAT. B TREES

LOSS OF 2NO. CAT. C  
TREES FOR ACCESS  
ROAD OPTION



0 10 20 30 40 50m





**PARISH/TOWN COUNCIL RESPONSE FORM**

The observations of **Kingston Bagpuize with Southmoor Parish Council**

Application Number P16/V0234/O

Address of Proposal Springfield Farm Bullockspit Lane (Kingston Bagpuize with Southmoor) Longworth OX13 5HJ

**The Parish Council objects to the proposal.**

**If the Planning Authority sees fit to grant the application the PC requests the following contribution:**

**£25000 for bus services (X15)**

**£10000 contribution towards replacement Scout Hut**

**£3000 for ongoing maintenance of existing open spaces and play areas maintained by the PC**

**£3000 for bus shelter maintenance**

**£3000 for ongoing provision and maintenance in the Parish (grass cutting, dog bins, litter picking etc)**

General comments:

This development pressurises the parish yet further: bus service loss (X15), school capacity, insufficient sports and youth provision, ailing village facilities (Village Hall in need of repair/improvement due to legislation changes), and lack of amount and quality of public open space provision in proportion with the size of the settlement. The PC is taking on elements of maintenance which are now not being undertaken by other authorities without receiving any income other than from external contributions.

The development destroys important biodiversity, and extends the housing boundary yet further which will encourage yet more new development. Residents will have an unacceptably long walk to bus service and village facilities (MfS policy).

The proposed access must be highway but the proposal of the width is still not acceptable to carry the traffic (bridleway) to the development (width and quality). The so called shared surface and 'virtual footpath' to accommodate cars, service vehicles, hoses and pedestrians on a straight uncontrolled alignment is wholly inadequate and dangerous to all road users. There is not a facility to turn large service vehicles. The increased use of the proposed access is too close an adjacent proposed access which will be dangerous. This illustrates a gross lack of forward planning.

Cont...

The observations of  
Application Number

**Kingston Bagpuize with Southmoor Parish Council**  
P16/V0234/O

The Design Statement is inaccurate eg page 14, no mention of building behind Heath House, Field Close. It also states that to the east of the development there is a recreational field, which is absolutely not the case.

The early public consultation was wholly inadequate and those comments submitted have been ignored.

The utilities report fails to account for the sewerage capacity issues at the West end of the village.

Signed by: David Groves (Clerk) for the Parish Council  
Date: 1<sup>st</sup> March 2016