

Appendix 1

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REVISIONS

| Rev. | Date | Description |
|------|------|-------------|
| | | |



Client:
 Pye Homes

Job:
 Land to the East
 of Portway Cottages
 East Hendred

Drawing Title:
 Location Plan

Scale:
 1:1000 @ A1
 Date: Sep 15 Drawn By: KMF Checked By: RB

Drawing No: 2836.221 Revision: -

PLANNING

The White Barn, Manor Farm, Manor Road
 Wantage, Oxfordshire, OX12 8NE
 T: 01235 765322 F: 01235 765373

The Mansion House, Hartham Park, Corsham,
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Appendix 2

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REVISIONS

| Rev. | Date | Description |
|------|---------|--------------------------------------|
| A | May '16 | Minor amendments to road arrangement |

Client :
Pye Homes

Job :
Land East of
Portway Cottages
Hendred

Drawing Title:
Proposed Site Plan
Coloured

Scale:
1:500 @A2

Date: Sept 15
Drawn By: MM
Checked: RB

Drawing No: 2836.222
Revision: A

PLANNING

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BHP HARWOOD
ARCHITECTS

0m 5 10 20

NORTH

READING ROAD

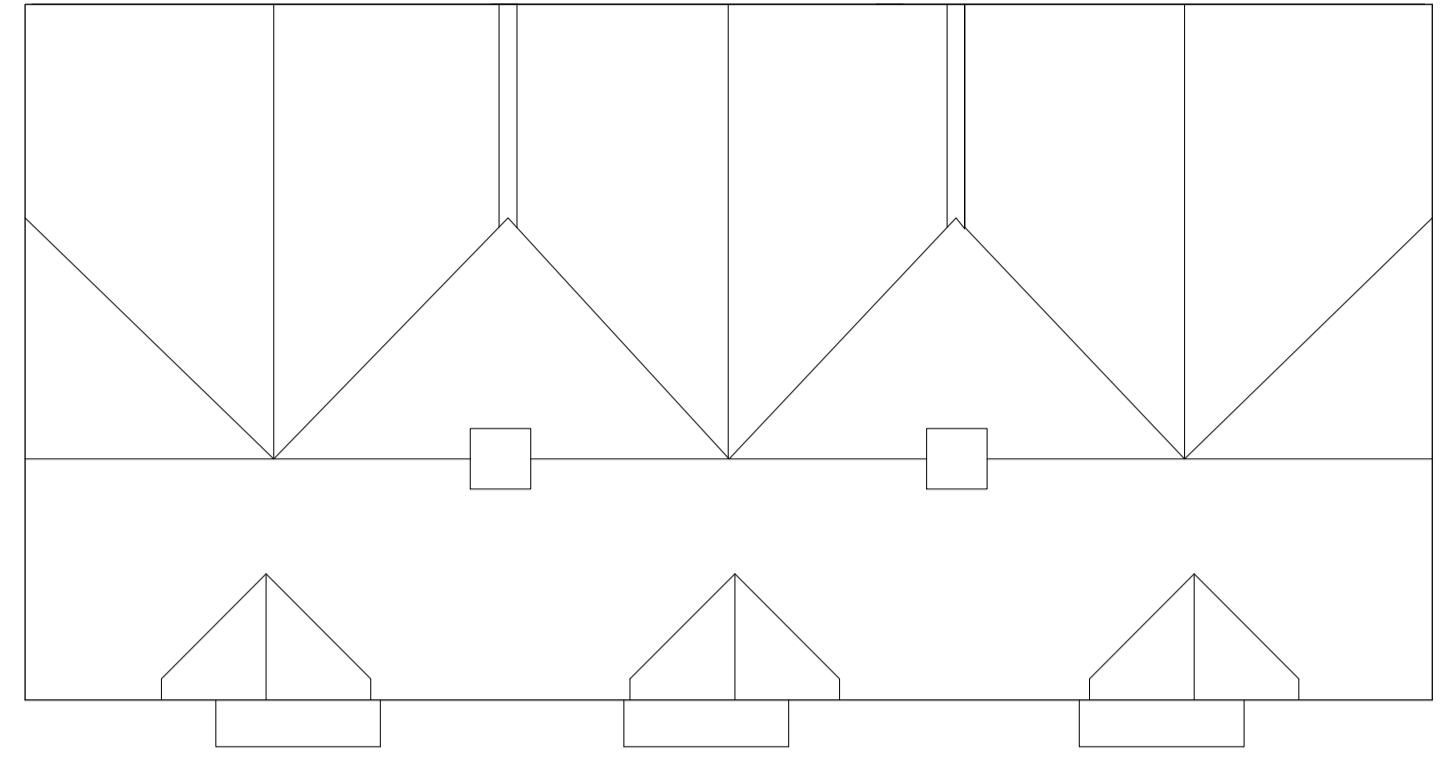


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REVISIONS

| Rev. | Date | Description |
|------|----------|---|
| A | 06/04/16 | Plot 36 changed from 2 bed to 3 bed house |
| B | 17/05/16 | Removal of Plot 38 |



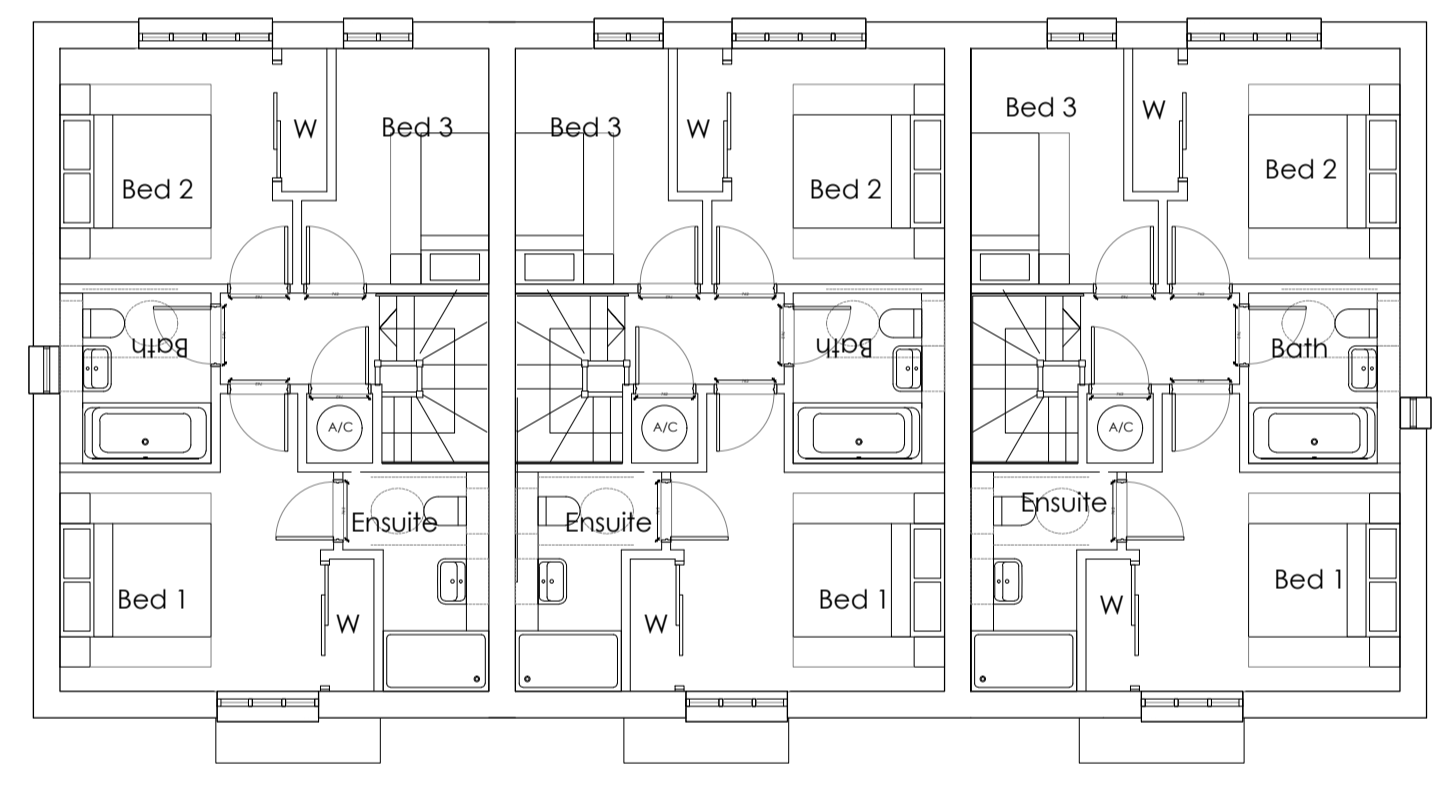
Roof Plan



Front Elevation (Plots 35,36,37)
Facing West



Side Elevation (Plot 35)
Facing North



First Floor Plan



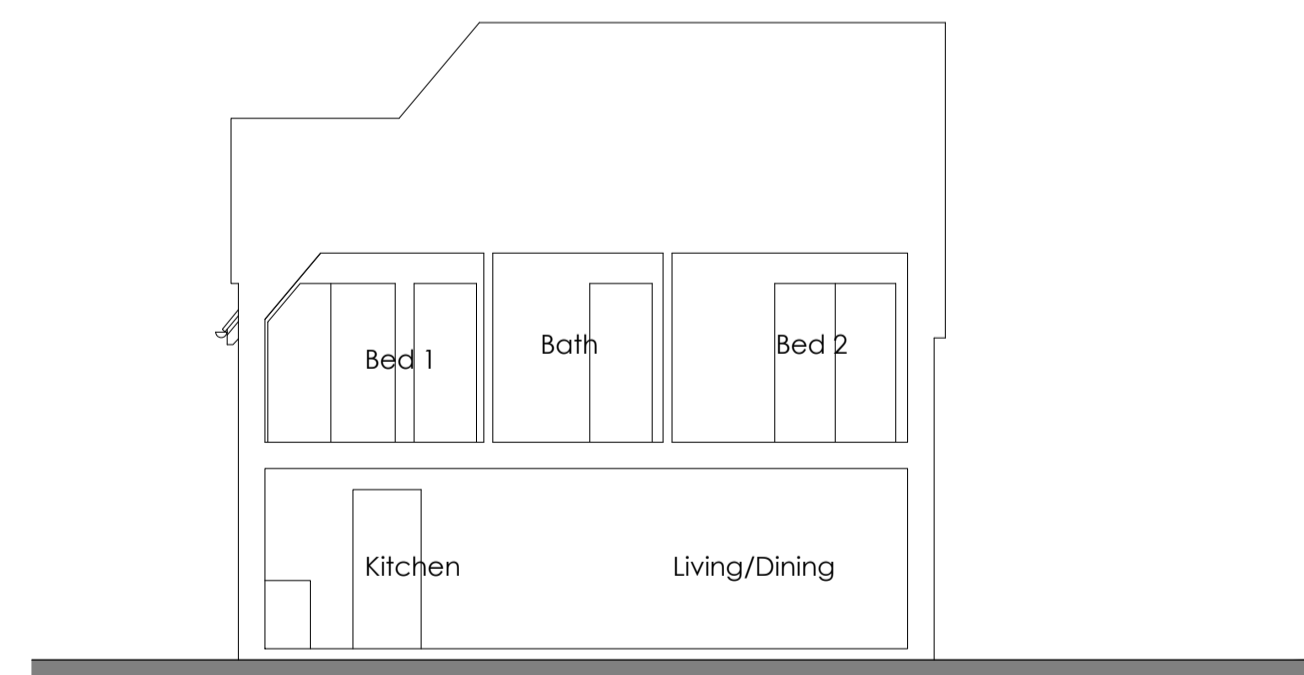
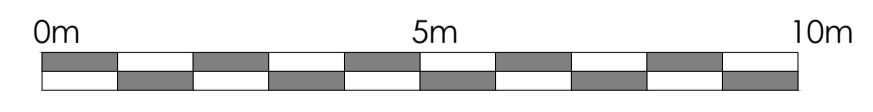
Rear Elevation (Plots 37,36,35)
Facing East



Side Elevation (Plot 38)
Facing South



Ground Floor Plan (Plots 35,36,37)



Section

Client:
 Pye Homes

Job:
 Land to East
 of Portway Cottages
 East Hendred

Drawing Title:
 Plans & Elevations:
 Plots 35-37

Scale:
 1:100 @ A1

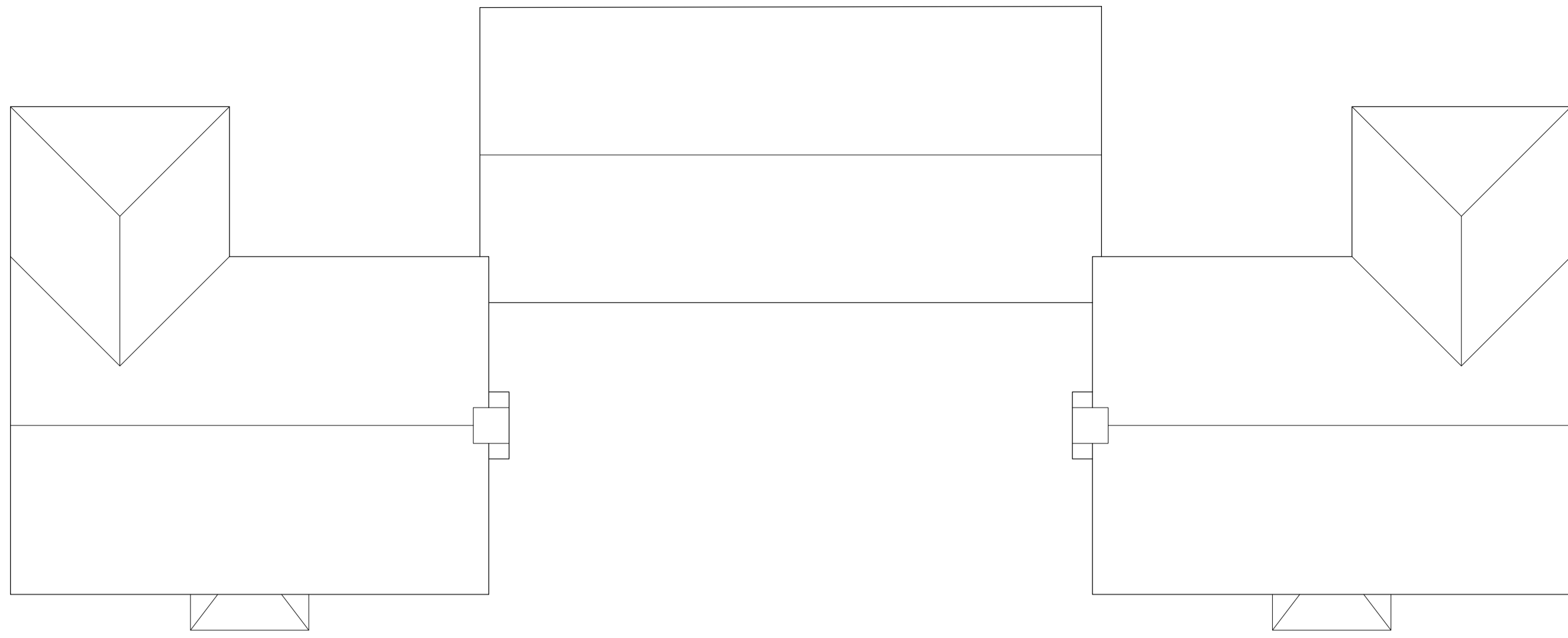
Date: March 15 Drawn By: PJP Checked: RB

Drawing No: 2836.216 Revision: B

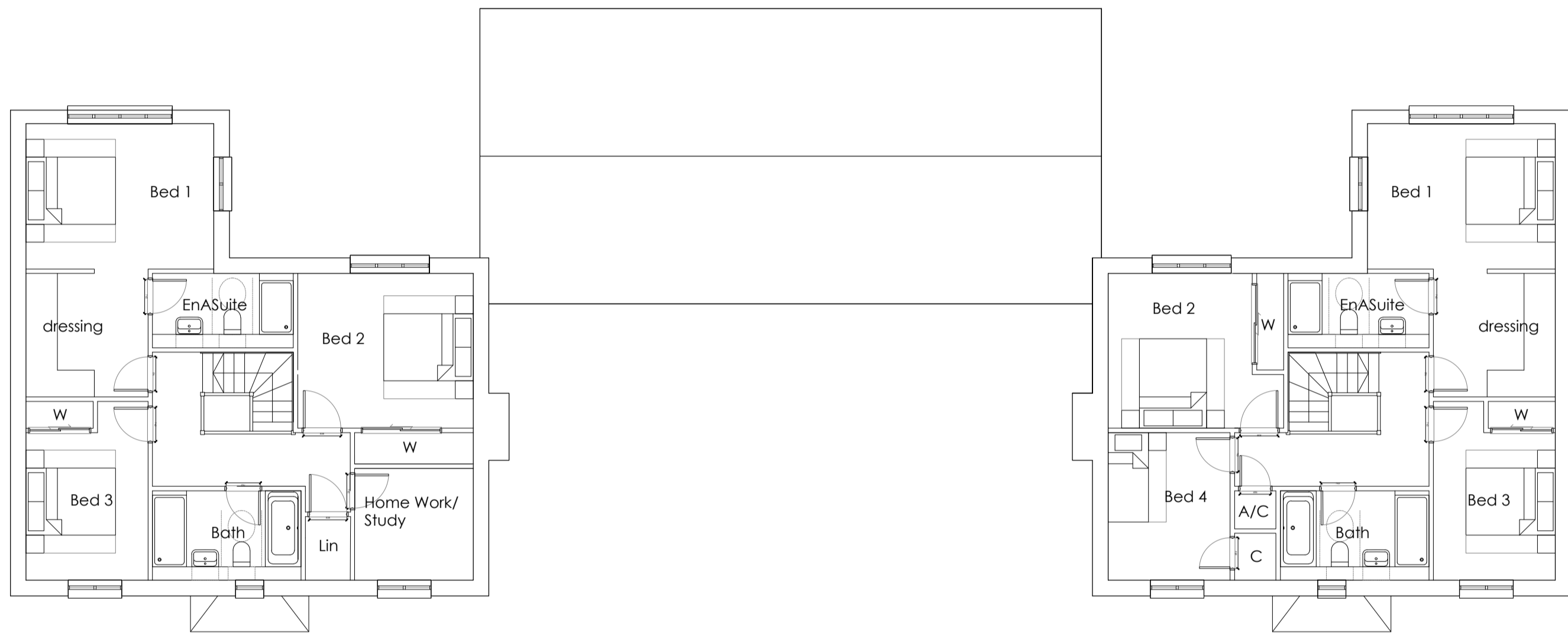
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 Wantage, Oxfordshire, OX12 8NE
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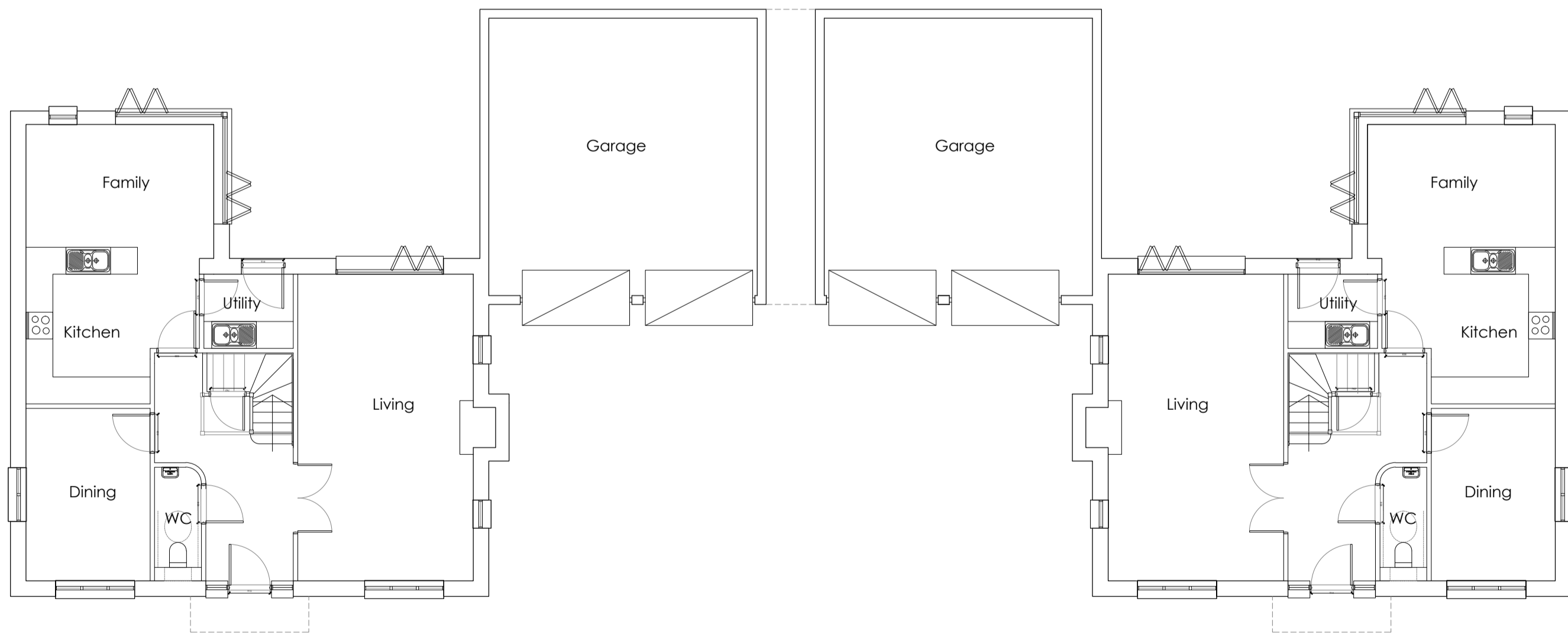




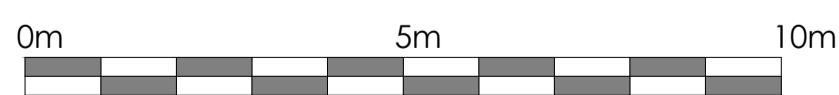
Roof Plan



First Floor Plan



Ground Floor Plan (Plots 27, 29, 28, 30)



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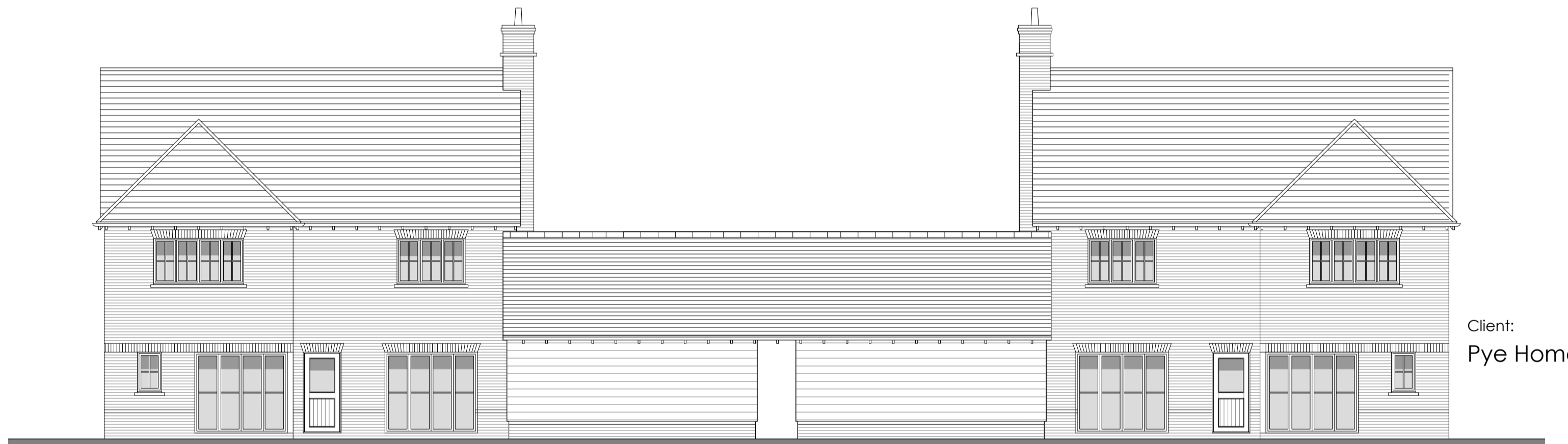
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REVISIONS

| Rev. | Date | Description |
|------|----------|--|
| A | 06/04/16 | Plots 27 & 30 changed from 4 bed to 3 bed houses |
| B | 18/05/16 | Moved back the garages |



Front Elevation (Plots 27, 29, 28, 30)



Rear Elevation (Plots 27, 29, 28, 30)



Side Elevation (Plot 30)

Side Elevation (Plot 27)

Client:
Pye Homes

Job:
Land to East of Portway Cottages East Hendred

Drawing Title:
Plans and Elevations:
Plots 27-28
(Plots 29 & 30 Handed)

Scale:
1:100 @ A1

Date: March 15
Drawn By: KMF
Checked: RB

Drawing No: 2836.214
Revision: B

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REVISIONS

| Rev. | Date | Description |
|------|------|-------------|
| | | |



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Section

Client:
 Pye Homes

Job:
 Land to East
 of Portway Cottages
 East Hendred

Drawing Title:
 Elevations:
 Plots 43-48
 (Affordable)

Scale:
 1:100 @ A1

Date: March 15
 Drawn By: KMF
 Checked: RB

Drawing No: 2836.218
 Revision: -

PLANNING

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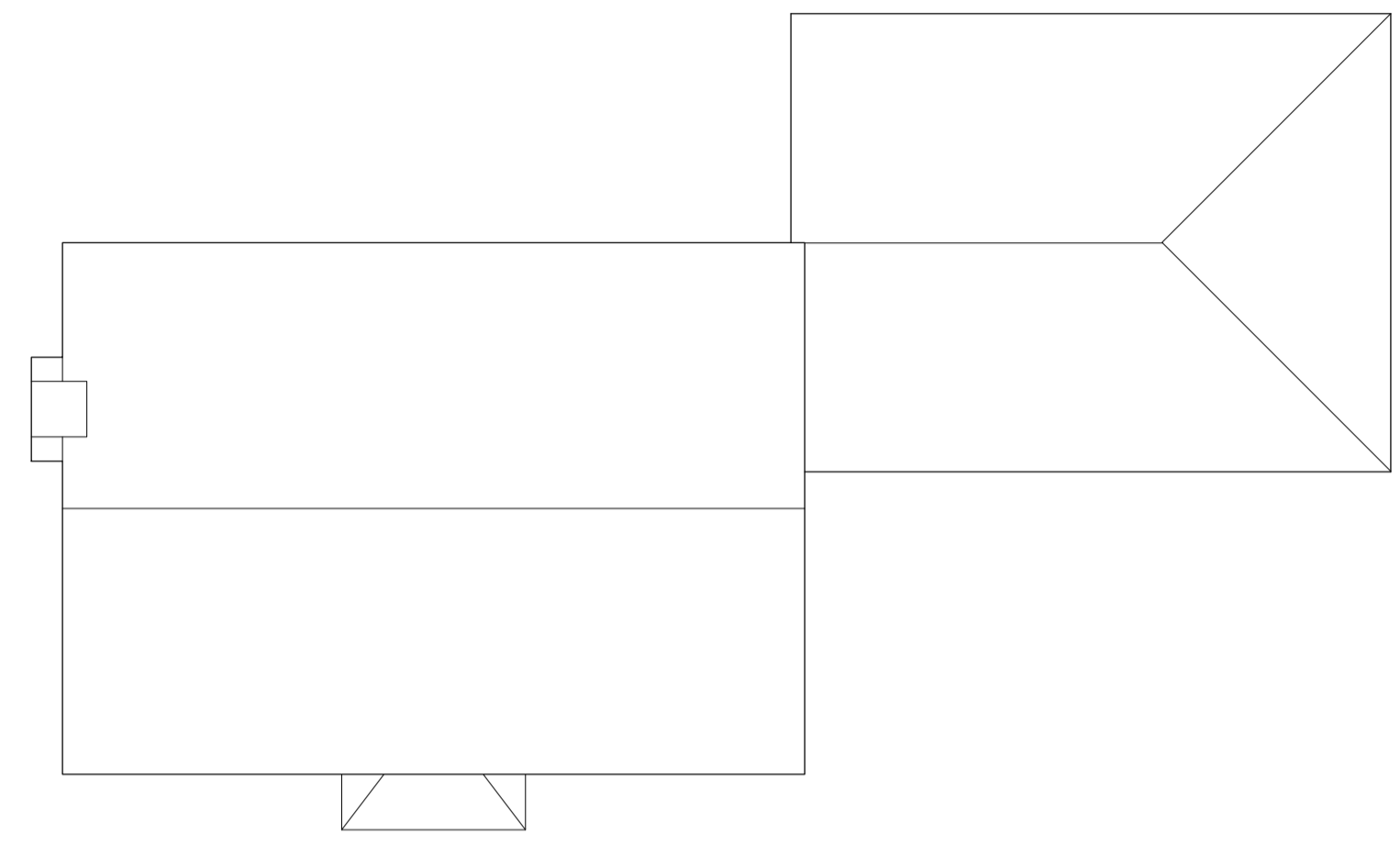


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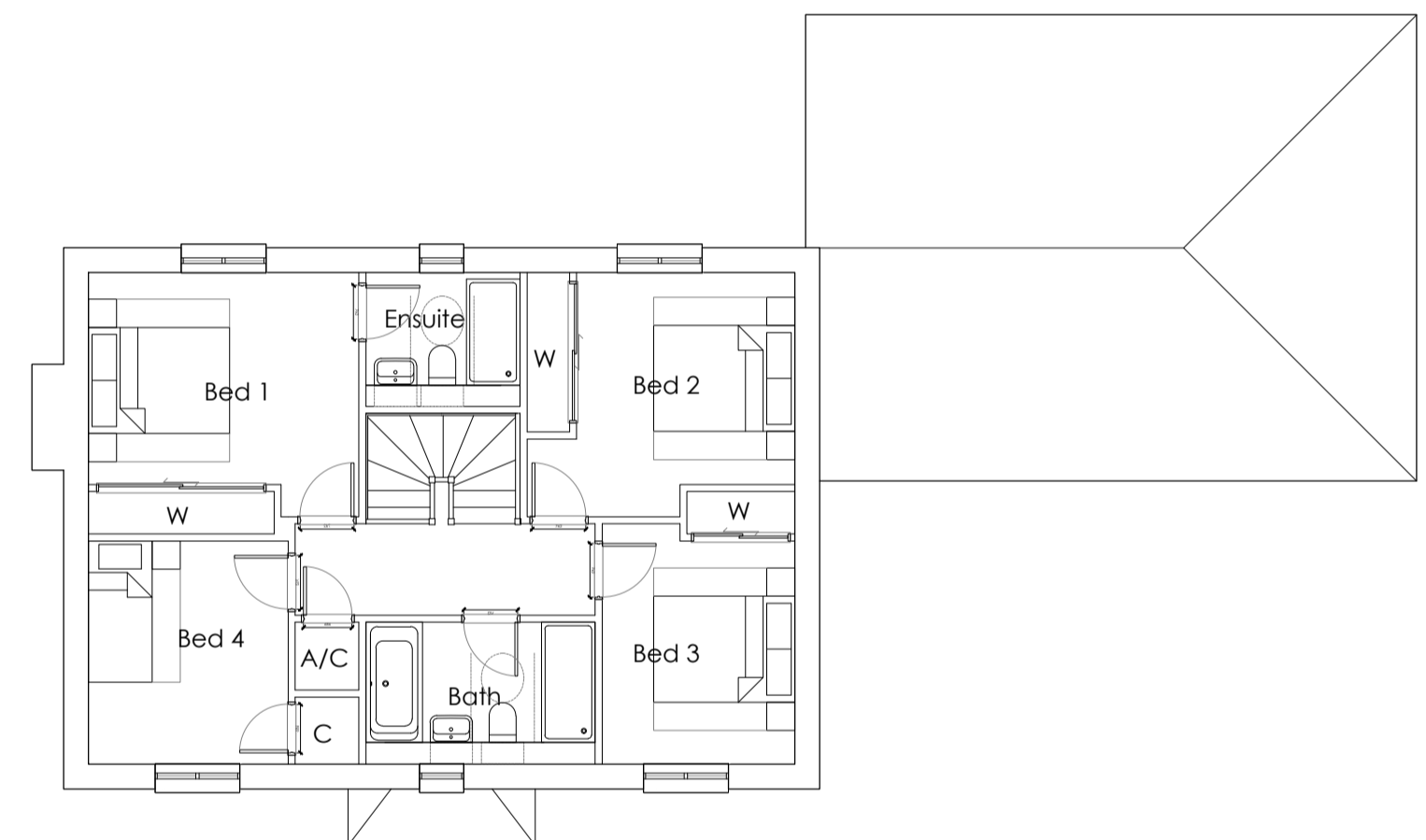
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REVISIONS

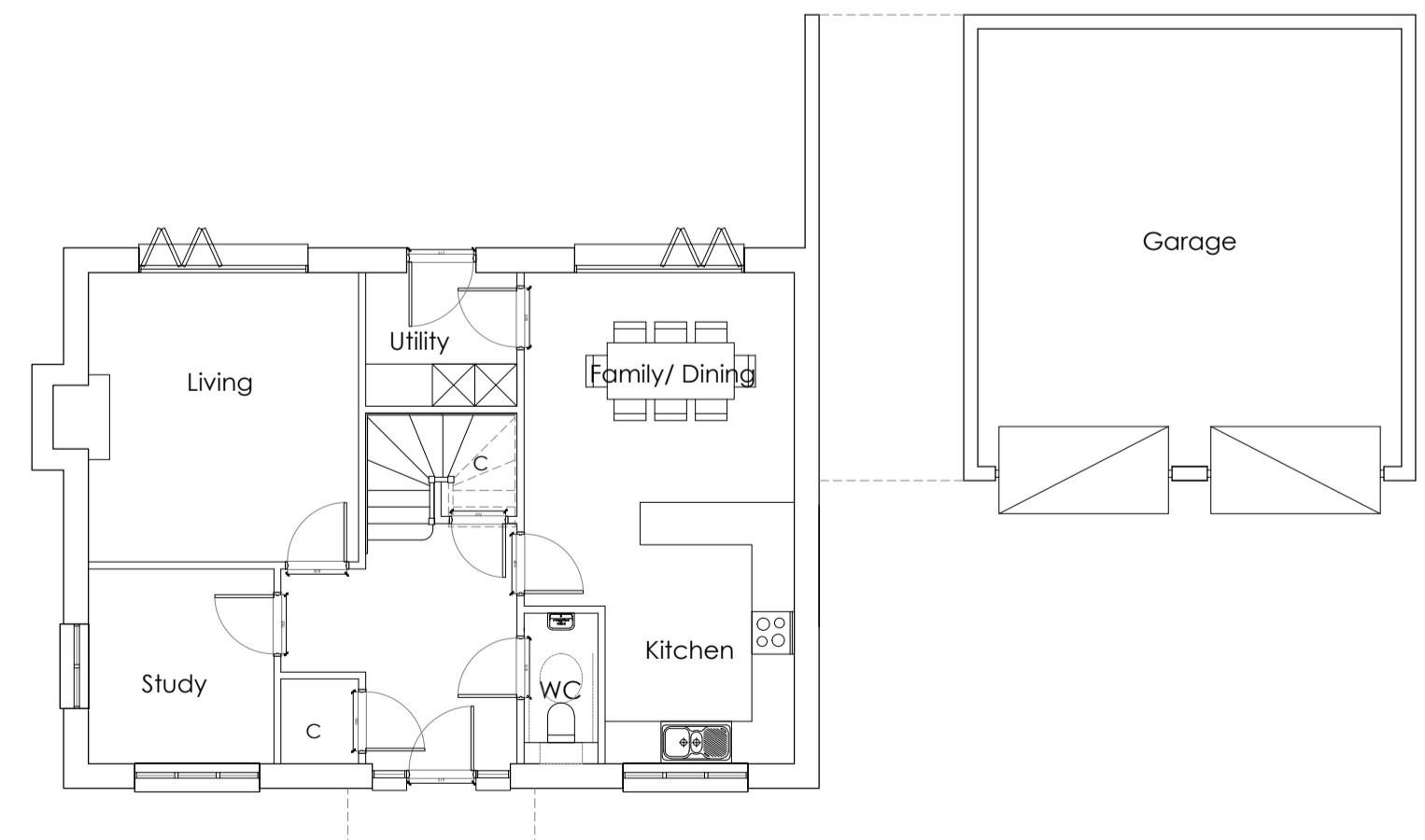
| Rev. | Date | Description |
|------|------|-------------|
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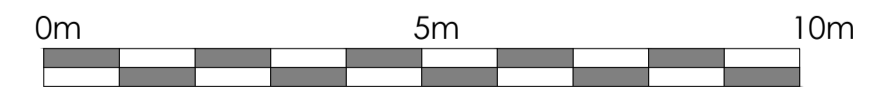
Roof Plan



First Floor Plan



Ground Floor Plan



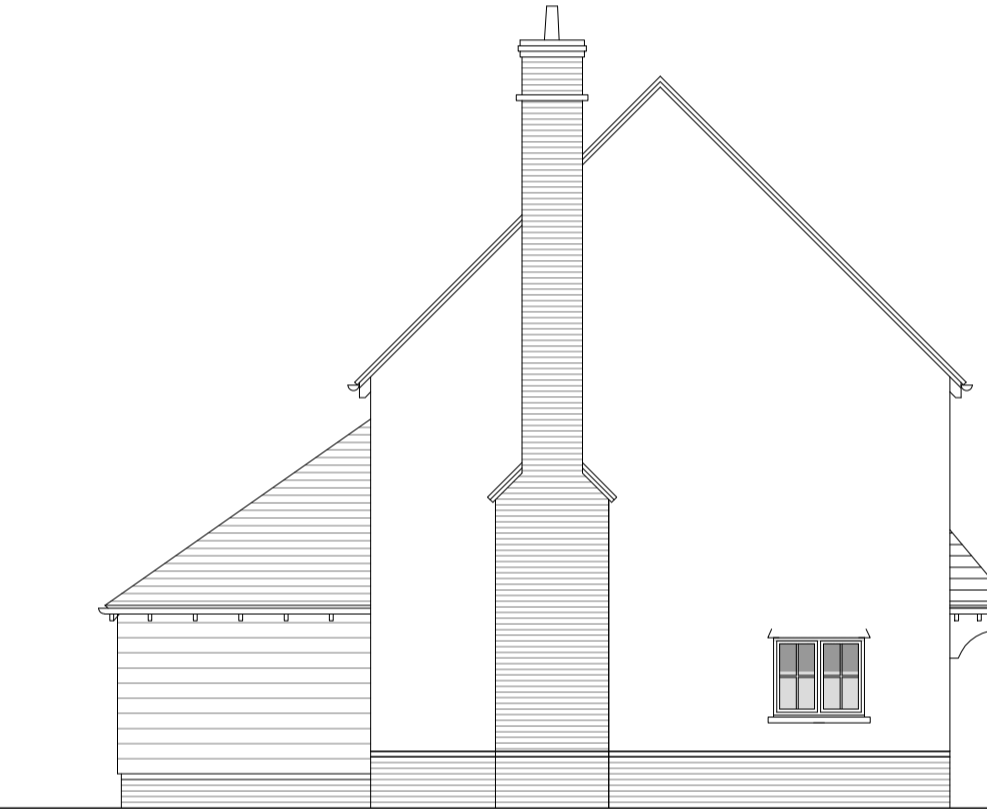
Front Elevation



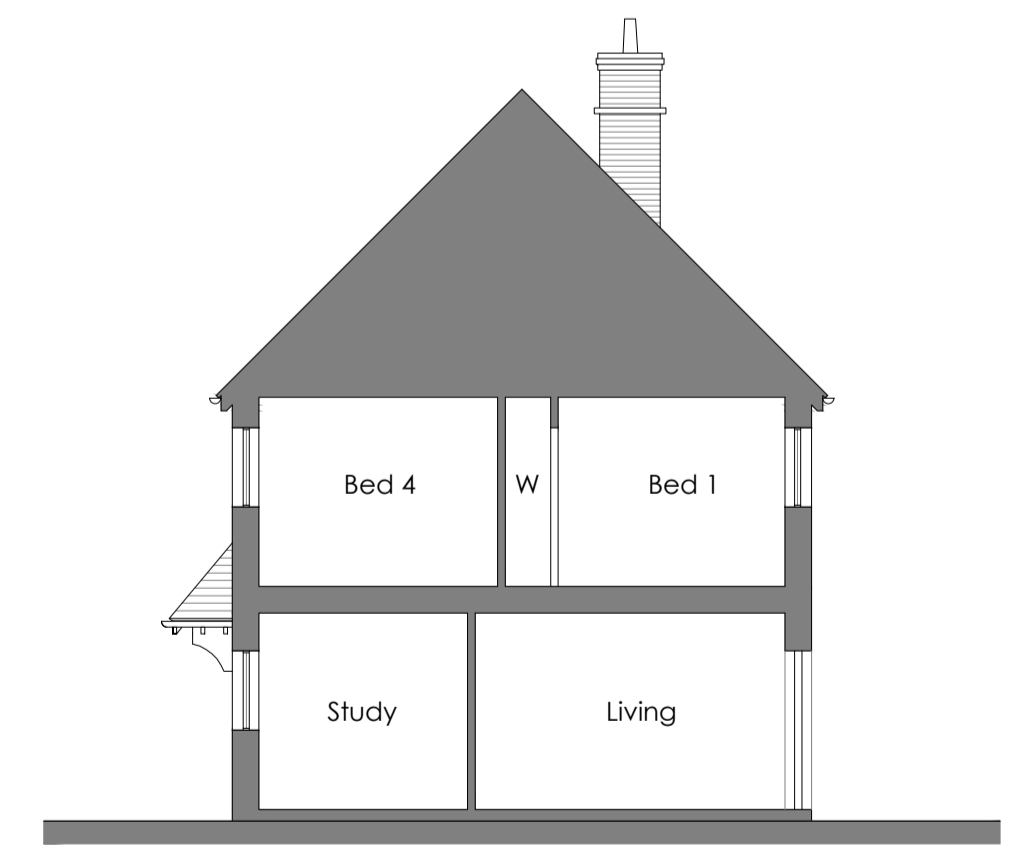
Side Elevation



Rear Elevation



Side Elevation



Section

Client:
 Pye Homes

Job:
 Land to East
 of Portway Cottages
 East Hendred

Drawing Title:
 Plans and Elevations:
 Plots 20

Scale:
 1:100 @ A1

Date: March 15
 Drawn By: KMF
 Checked: RB

Drawing No: 2836.210
 Revision: -

PLANNING

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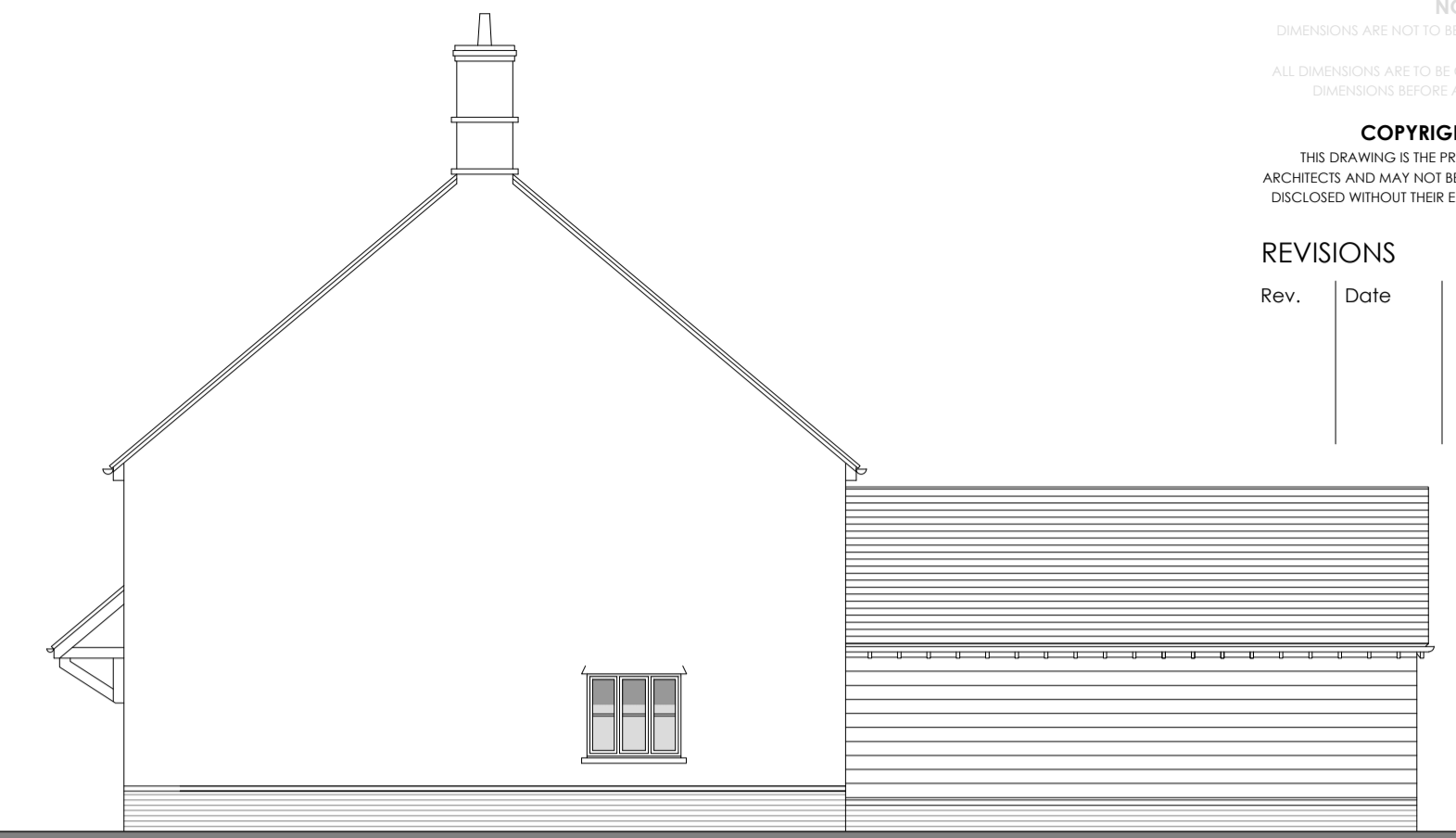




Front Elevation (Plots 7,8,9,10)



Side Elevation (Plot 7 & Carport)



Side Elevation (Plot 10)

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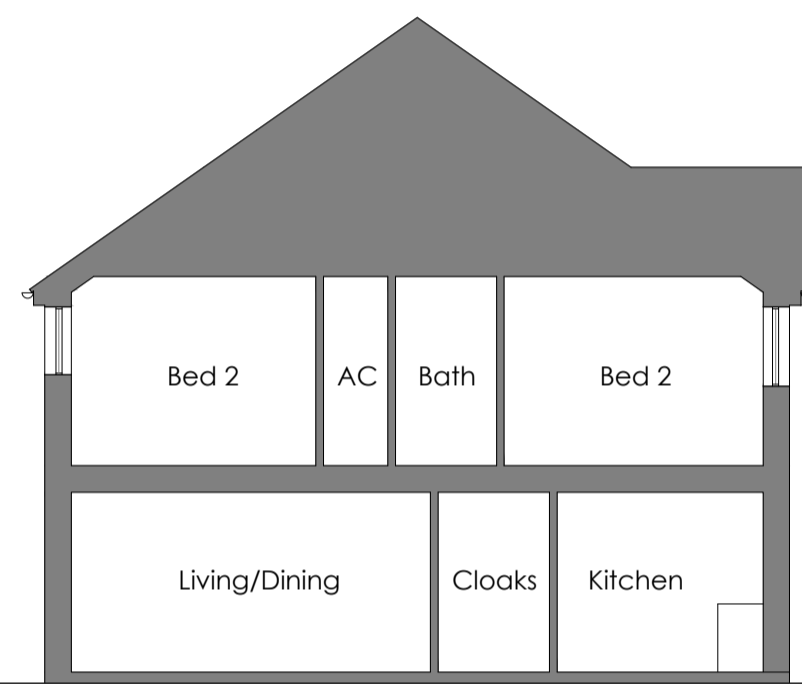
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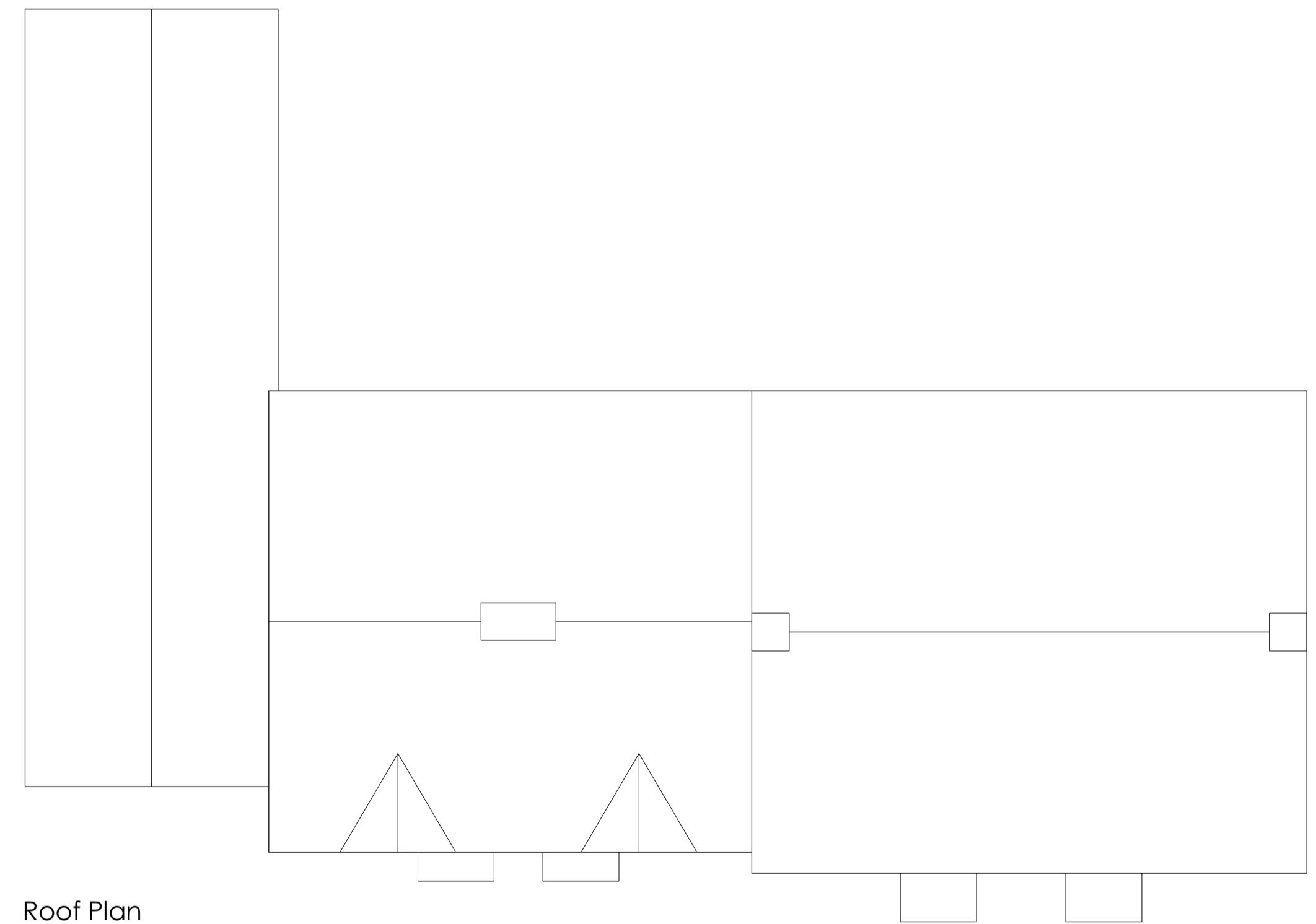
| Rev. | Date | Description |
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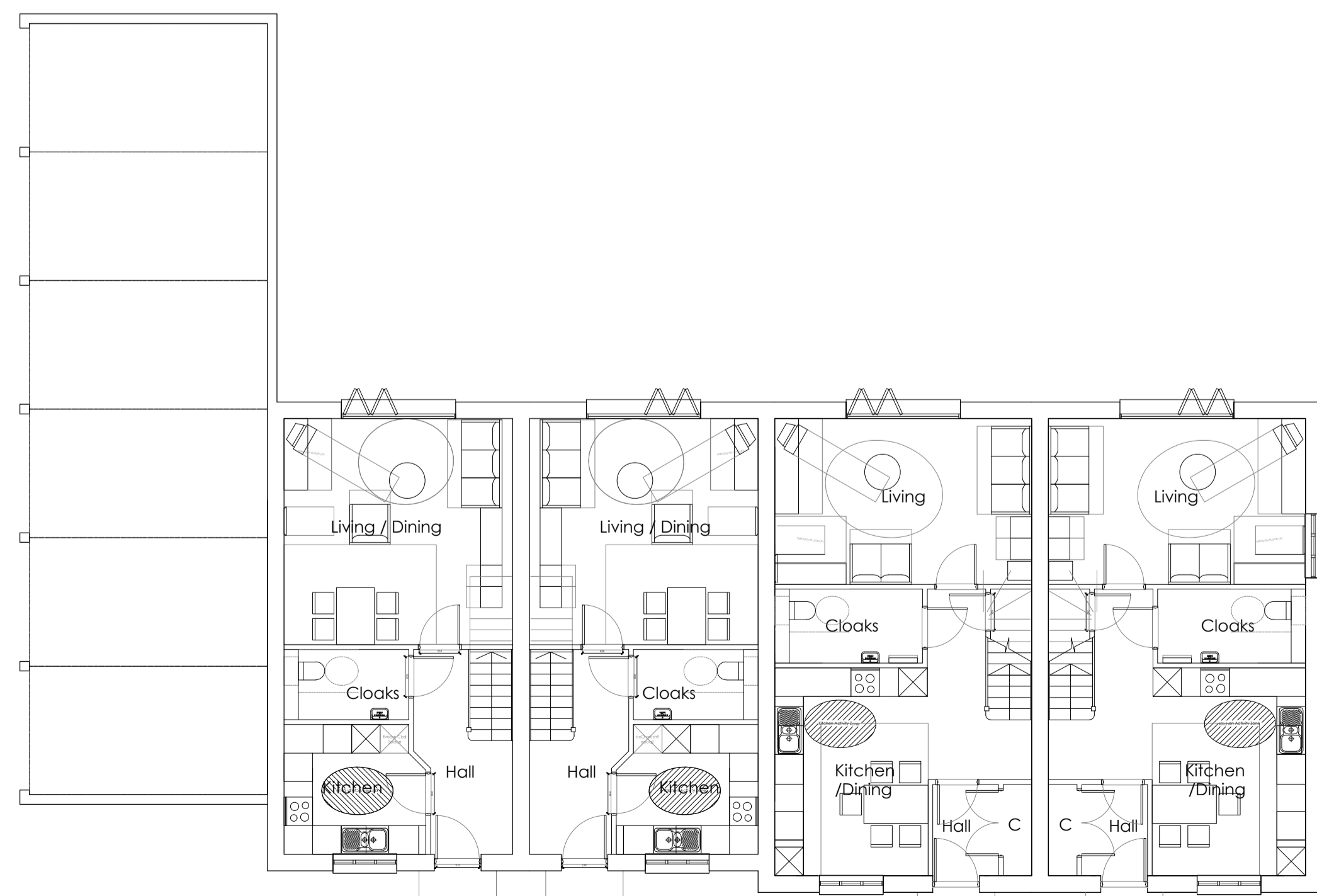
Rear Elevation (Plots 10,9,8,7)



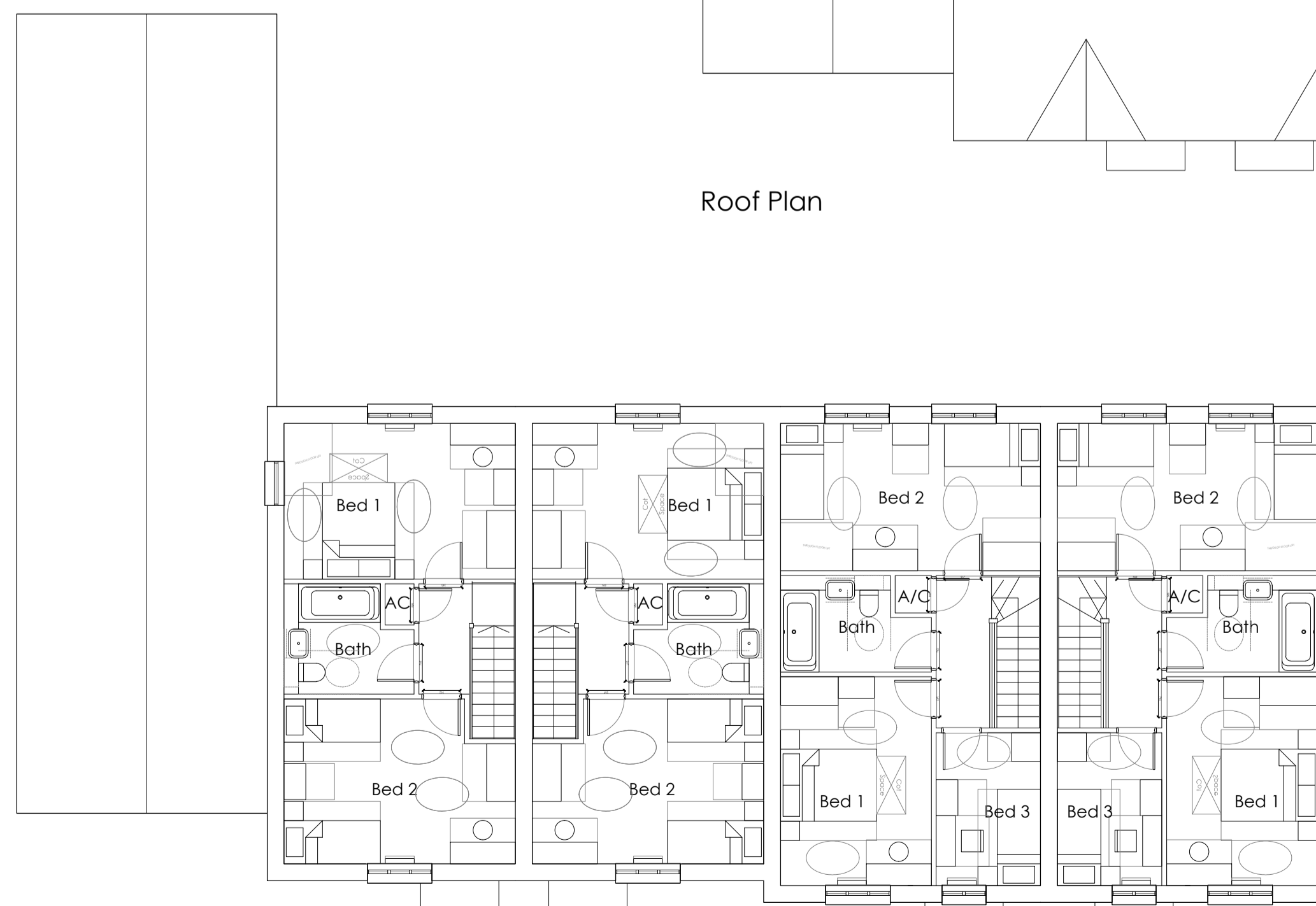
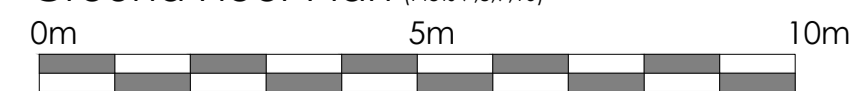
Section



Roof Plan



Ground Floor Plan (Plots 7,8,9,10)



First Floor Plan

Client:
Pye Homes

Job:
Land to the East
of Portway Cottages

Drawing Title:
Plans:
Plots 7-10
(Affordable)

Scale:
1:100 @ A1

Date: March 15 Drawn By: KMF Checked: RB

Drawing No: 2836.203 Revision: -

PLANNING

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East Hendred Parish Council response to Pye Homes phase 3

In addition to the reasons for objection made previously the Parish Council would like to emphasise the earlier comments and make the following additional points

OVERVIEW

- i) It is considered that the proposed development of 48 houses north of the A417 would result in a disproportionate extension of the village, without proper access to the village services and facilities and seriously change the character of the settlement to the north east of White Road, which is mainly open countryside at present. In this respect it is contrary to Local Plan Policy NE9, due to its adverse impact on the landscape character of the Lowland Vale.
- ii) The layout and location of the proposed scheme would damage the rural locality. The presence of green land to the north east of the existing village is an important part of the character of this settlement.
- iii) The current site is open countryside and high grade agricultural land (grade 2). As such the proposed development does not meet the requirements of NPPF (clause 112) since the applicants have not demonstrated that development of this land is necessary. Para 55 of the NPPF also encourages local authorities to avoid new homes in the open countryside.

IMPACT ON AONB

- iv) A major omission of this planning application is consideration of the impact of the proposed development on the setting of the AONB, which is immediately adjacent to the south of the site, as the development is likely to cause moderate to adverse harm to the setting of the AONB. In particular the proposed development includes a footway on the south side of the A417 which is within the AONB, together with severe cutting back of an existing mature hedge also in the AONB. This area of the AONB is currently mainly orchard land (in contrast to the built-up area south of the Portway Close development). In this respect this proposed development is not in compliance with the NPPF (clause 115) and contrary to Local Plan Policy NE6. The applicant has not demonstrated that the planned development would conserve or enhance the setting of the AONB, which is a requirement. The North Wessex Downs AONB has confirmed that the development is likely to cause moderate to adverse harm to the AONB and cannot meet the environmental dimension of sustainable development. They also commented on this application by stating "The scale and layout of the proposed development would add an urban expansion to this rural locality, and be of detriment to the special qualities of the AONB and fails to reflect the character of the existing settlement. These open parcels of land are important green spaces which act as important green buffers which enclose a village; as a result these spaces are sensitive to change". The North Wessex Downs AONB also points out that the application fails to be accompanied by an LVIA which should be a basic required for a major application within the setting of an AONB. We strongly support these points.
- v) Following the Local Plan Examination Inspector's Interim Findings, Paragraph 9.9 states in justifying the deletion of sites 12 & 13 in the AONB: "**Whilst landscaping might substantially obscure views of the dwellings themselves, it would also all but eliminate the current, attractive wide open views across agricultural fields**". The Pye phase 3 development would substantially eliminate current attractive and wide open views across agricultural fields from the footpath running north/south within the AONB

on the east side of East Hendred, and within the setting of the AONB along the A417 Reading Road and Featherbed Lane.

- vi) A recent appeal on a planned development in Uffington (Appeal ref. APP/V3120/W/15/3139377) was rejected on the basis that the harm from the proposed development of 30 dwellings arising from the effect of the character and appearance of the area and the setting of the AONB would “significantly and demonstrably outweigh the benefits of the scheme.” We consider that this equally applies to this proposed development in East Hendred.

ACCESS TO THE SITE FROM A417, PEDESTRIAN ACCESS & IMPACT ON VILLAGE

- vii) The Parish Council is very concerned of the impact of adding another vehicle access onto the A417 (serving 48 houses), together with a second Toucan crossing and a length of footway to the south of the A417. To fit in the footway requires severe cutting back of a mature hedge on the south side (which is part of the AONB) and realigning the A417 to the north to fit in the required width for road and footway. The A417 was described as being at 98% of capacity when Pye Homes put forward their plans for houses opposite the village (now Portway Close), and this reflects the difficulty and danger of accessing the A417 from side entrances. The new proposed access, crossing and footway will only compound this problem.
- viii) Given the lengthy walk to the centre of the village access to the village facilities is most likely to be by car; the current road system in the village was not designed for large numbers of cars and there are already significant problems with village traffic both morning and afternoon with parents delivering or collecting children from the two local schools. In this respect we consider that the proposed development does not meet the requirement of sustainability which is the core of the NPPF.

ADDITIONAL DEVELOPMENT

- ix) If this application were to be approved, the case for the proposed Greensands development (P16/V0235/O) would become stronger because there would be housing to its west side. Therefore, it is clearly necessary to consider the combined effect of both developments. Together, these developments would add 113 houses in this area of the village which is at present mainly open countryside; a settlement of over 100 houses without direct access to any local facilities. This would have a very adverse effect on the current character of this settlement. In addition these together with those houses approved on appeal would create a settlement of over 150 houses north of the A417, which is approximately 25% of the current village housing stock.
- x) Approving these applications individually, without addressing their combined need for access for cars, cycles and pedestrians, could lead to impractical duplication of access points and unnecessarily inefficient routes for cyclists and pedestrians.

ADDITIONAL POINTS

- xi) The emerging Local Plan 2031 makes no proposals for a strategic housing allocation at East Hendred, based on its spatial strategy
- xii) The amended application includes a flat over a garage replacing former plot 38. In addition the style of the proposed housing is more typical of an urban development than a rural one. The roofscapes of the proposed development would also be visible from

higher land e.g. parts of the AONB and the Ridgeway which is a key feature of the North Wessex Downs.

xiii) The Parish Council objection is supported by a large majority vote against the proposals at a public meeting attended by approximately 40 residents held on 9th May 2016 at Snells Hall, East Hendred. This is consistent with the comments sent to the planning website, which are almost all in favour of objection.

Application Description Land to the east of Portway Cottages Reading Road East Hendred Wantage OX12 8JD

Proposed residential development - 48 dwellings.

Application Number P15/V2560/FUL

Date January 2015

Relevant planning guidance, policies and SPD:

Vale of White Horse District Council Local Plan 2011

North Wessex Downs Area of Outstanding Natural Beauty NE6, Lowland Vale NE9, Design DC1, DC6 Landscaping

Emerging Local Plan 2031 – Part 1 Core Policy 44: Landscape

Design Guide - March 2015

National Planning Policy Framework (NPPF) – March 2012

A core Principle of the NPPF (paragraph 17) is that the planning system should contribute to conserving and enhancing the natural environment. Paragraphs 14, 17, 57, 61, 64, 75, 92, 109, 110, 115 are also relevant.

Existing Landscape Character

This area of the Vale has a distinct character forming a transition between the high downs and the clay lowlands of the Vale of White Horse. However the site area is predominately the southern section of an open large field, with limited landscape features.

Although the A417 forms the boundary of the AONB, and the site is located within the Lowland Vale policy area NE9, the description of the adjacent AONB character area is also relevant to the application as it highlights the local settlement character. In the AONB Character Assessment the area is described as:

“The area is well settled and includes the attractive springline villages of Letcombe Regis, East Hendred, West Hendred and Ardington. They generally have a clustered character, although new development has spread out from the centre. The Estate villages (e.g. Lockinge, Ardington, East Hendred) have a particular unity of character.”

In the Key Management Requirements of this document it states:

“The overall management objective is to conserve and enhance the quiet, rural character of the Hendred Plain, which provides a transition between the Vale of White Horse and the high downs.

12.58. The key features to be conserved and enhanced include: ... the distinctive settlement pattern with a concentration of nucleated villages along the springline,”

However, the impact of the development on the landscape character of this site needs to be viewed in the context of the new development to the north of the A417, to the west of the site. The consented housing to the west of the site has already resulted in a change in the immediate rural landscape, pushing the village form to the north of the A417.

It should be noted that the consented residential schemes to the west, P12/V1878/FUL and P14/V1964/FUL were both subject to appeals and the appeal decisions state the following in the appeal decision conclusions.

P12/V1878/FUL “The development, whilst not in an ideal location, would be sufficiently sustainable having regard to the totality of the circumstances. The limited loss of countryside and impact on the Lowland Vale follow as a consequence of the need to accommodate necessary housing beyond the recognised limits of the village.”

P14/V1964/FUL “It is recognised that the proposal represents a further incursion into countryside to the north of the A417 road, and that there is concern about the impact that this would have on the character and sustainability of the village and its surroundings. However, for the reasons given, any harm is not of such importance as to outweigh the benefit of increasing the supply of housing in a situation where the Council is not able demonstrate a 5 year supply.”

With regard to this site, the proposed built form would extend the village into open countryside to the north of the A417 on the eastern side of the village, in a similar manner to the two appeal sites. The built form would not extend further north than the development to the west. However, it would extend development further east than the current village built form to the south of the A417.

The proposed site layout reflects the approach to the west which is to create a planted interface between the proposed built form and the wider countryside. This would increase the landscape features on the site and help link the development into the wider landscape.

The development of the site would result in a negative impact to the existing local landscape character, with the change in land use from green field agricultural land to predominantly residential development. However, the change in landscape character is seen in the context of the existing and permitted built form to the north of the A417. Overall it is considered that the landscape harm would be localised, minor to moderate and not significantly different in impact to landscape character than the appeal sites to the west.

Visibility

The visual impact of the site is restricted by the local settlement pattern, landform and vegetation. To the south and west the settlement pattern of the village restricts wider views and limits the inter visibility of the site with the wider AONB landscape.

The existing evergreen vegetation on the eastern boundary of the site, although out of character with the area, restricts views to the site from the wider landscape to the east. The existing network of vegetation and landform also restricts views from the wider footpath network on Steventon Hill to the north west.

Views of the site will be available from local area, including the A417 as it passes to the south of the site (there is no footpath alongside this road so views are predominately restricted to vehicle use), the northern edge of White Road and also from the public footpath which runs on a north/south alignment to the west of the site. Views of the site will be available when travelling south along this footpath, but the site will be viewed in the context of the existing development of the village.

Initially the proposed development would be clearly visible but views are restricted to a predominately localised nature. The proposals are to retain and replace the existing road side hedgerow with associated tree planting to soften the frontage of the development with the A417.

The proposed planting to the northern boundary of the site would soften the visual impact of the development of the PRow to the north west of the site.

Overall it is considered that the visual impact of the development would be localised, minor to moderate in the immediate vicinity.

Site Layout

In landscape terms I have a few comments on the proposed site layout.

- The density of built form should reflect that of the main village form to the south, and respect the transition from the village to countryside on the eastern side of the site. The eastern edge of the site is currently formed by a near continuous built line, with the 4 terrace houses.
- There is limited supervision of the northern boundary of the site, with rear gardens backing onto this space. Also an area of wildflower meadow is proposed on the eastern side of the site but there is no obvious route into this area with the proposed Suds basin restricting access eastwards.

Recommendations

No Landscape Objection

The proposed development site both in landscape character and visual impact would be similar in nature and scale to the adjacent two appeal sites to the west.

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land to the east of Portway Cottages Reading Road East Hendred Wantage OX12 8JD

Proposal : Proposed residential development of 48 dwellings (As amended by drawings and information accompanying agent's email of 8 April 2016)

Application Reference : P15/V2560/FUL - 14

Please complete

| | |
|-----------------------|--|
| Your name : | Landscape Architect - Vale of White Horse DC |
| Your address : | Abbey House Abingdon |
| Date : | 28 April 2016 |

Use the space below for your comments

The proposed layout amendments address the issues I raised with regard to site layout. No additional comments.