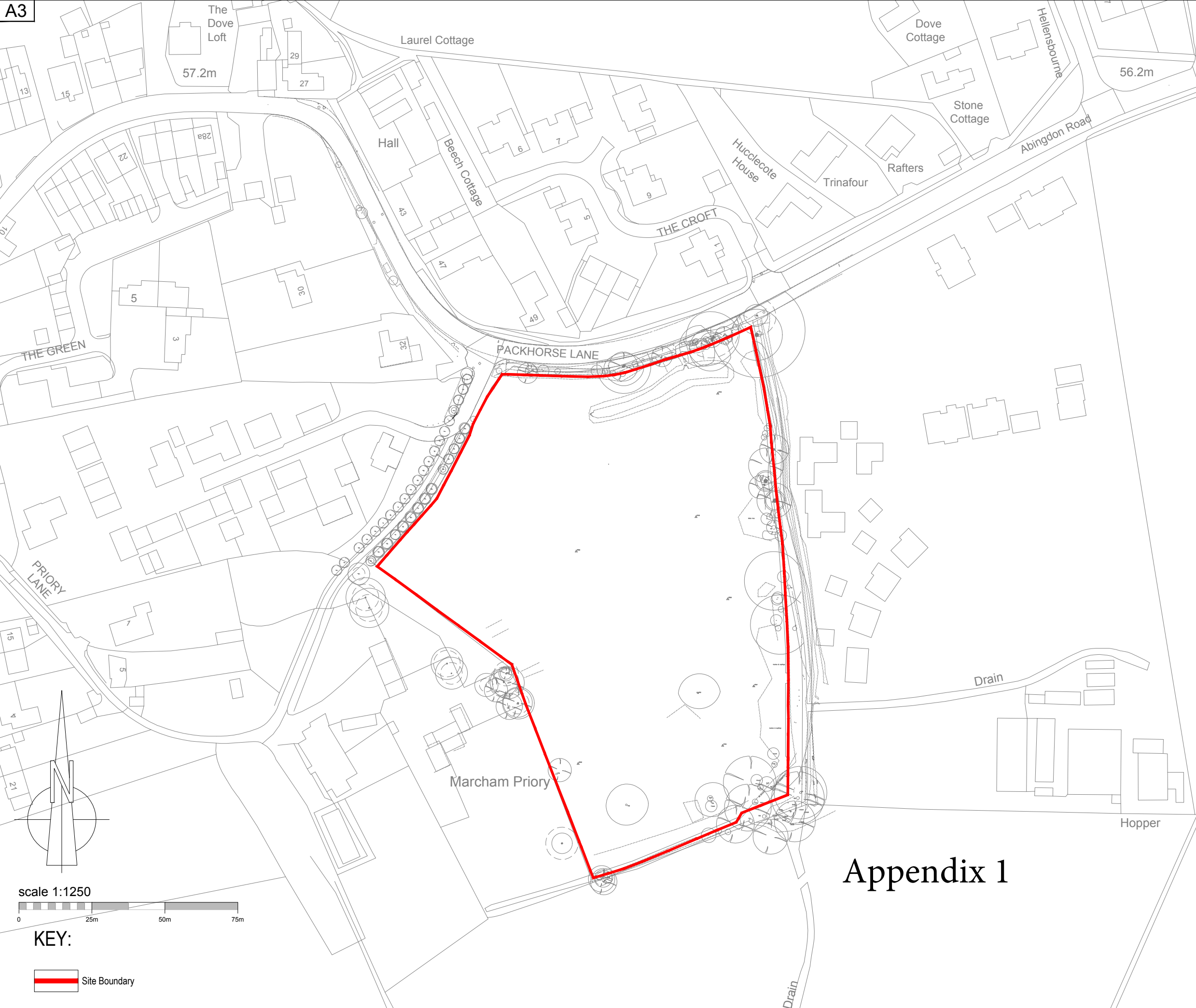


A3



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REV	DESCRIPTION	DATE	AUTH	CHK'D

### PLANNING



architects  
 Romsey Office

Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE  
 t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT  
**Packhorse Lane**  
 Marcham  
 For: Manor Oak Homes

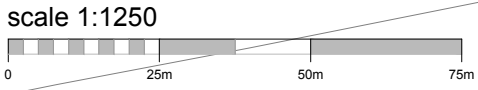
DRAWING  
**Location Plan**

SCALE	DATE	AUTHOR	CHK'D
1:1250 @ A3	22/03/16	CP	

JOB NO.	DRAWING NO.	REV
MATT151007	LP.01	

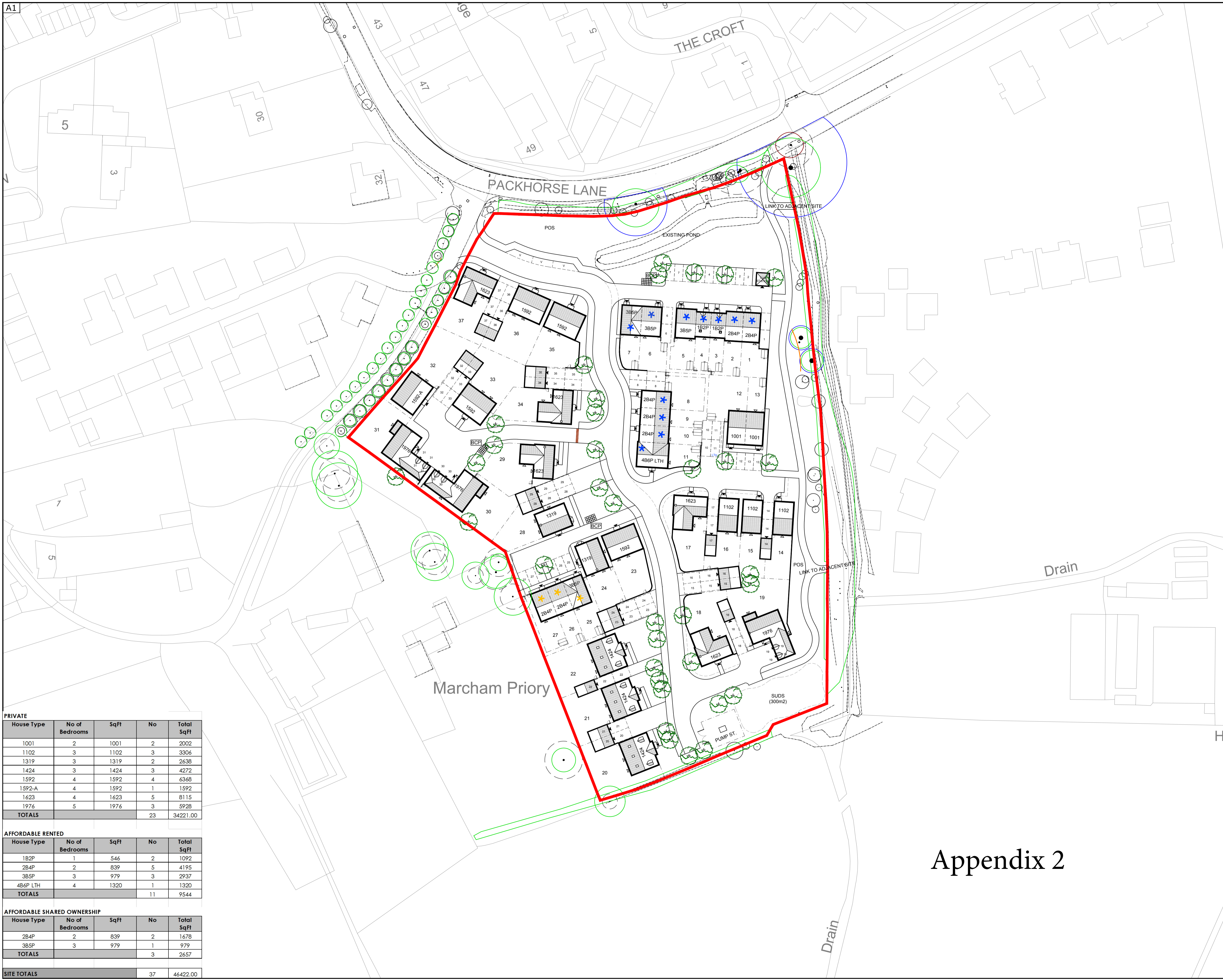
CLIENT REF.

# Appendix 1



**KEY:**

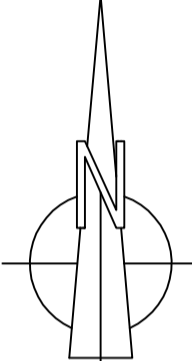
Site Boundary



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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Changes made to the layout in accordance with planners comments.	28/06/16	FK	
B	Changes made to the layout in accordance with clients comments.	30/06/16	FK	
C	Changes made to the layout in accordance with clients comments. Accommodation Schedule updated.	25/07/16	FK	



scale 1:500  
 0 10m 20m 30m

- KEY:**
- Fence Line - Ref Boundary Materials Layout and details for detailed specification
  - Metal Railings Line - Ref Boundary Materials Layout and details for detailed specification
  - Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
  - Indicative new planting - Ref Planting plans and details for detailed spec'
  - Existing Trees
  - Shared Ownership
  - Affordable/Social Rent
  - Garden Gate
  - Bin Collection Point
- Landscaping and tree positions shown indicative only  
 For Landscaping proposals please refer to landscaping drawings

**PLANNING**



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**PROJECT**  
 Packhorse Lane  
 Marcham  
 For: Manor Oak Homes

**DRAWING**  
 Site Layout

SCALE: 1:500 @ A1 DATE: 15/03/16 AUTHOR: ZC

JOB NO. MATT151007 DRAWING NO. SL.01 REV. C

CLIENT REF.

PRIVATE				
House Type	No of Bedrooms	SqFt	No	Total SqFt
1001	2	1001	2	2002
1102	3	1102	3	3306
1319	3	1319	2	2638
1424	3	1424	3	4272
1592	4	1592	4	6368
1592-A	4	1592	1	1592
1623	4	1623	5	8115
1976	5	1976	3	5928
<b>TOTALS</b>			23	34221.00

AFFORDABLE RENTED				
House Type	No of Bedrooms	SqFt	No	Total SqFt
1B2P	1	546	2	1092
2B4P	2	839	5	4195
3B5P	3	979	3	2937
4B6P LTH	4	1320	1	1320
<b>TOTALS</b>			11	9544

AFFORDABLE SHARED OWNERSHIP				
House Type	No of Bedrooms	SqFt	No	Total SqFt
2B4P	2	839	2	1678
3B5P	3	979	1	979
<b>TOTALS</b>			3	2657

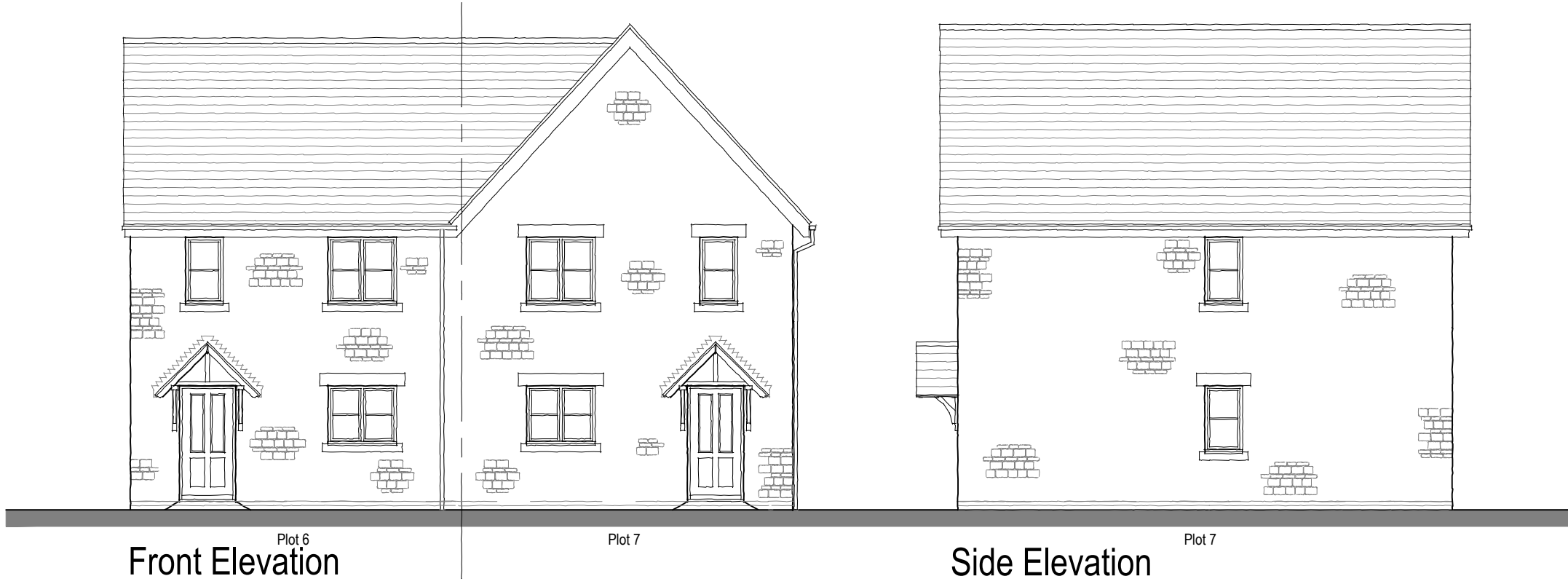
SITE TOTALS				
House Type	No of Bedrooms	SqFt	No	Total SqFt
<b>TOTALS</b>			37	46422.00

Appendix 2

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REV	DESCRIPTION	DATE	AUTH	CHK'D
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scale 1:100



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PROJECT

Packhorse Lane

Marcham

For: Manor Oak Homes

DRAWING

Plots 6 - 7

Elevations

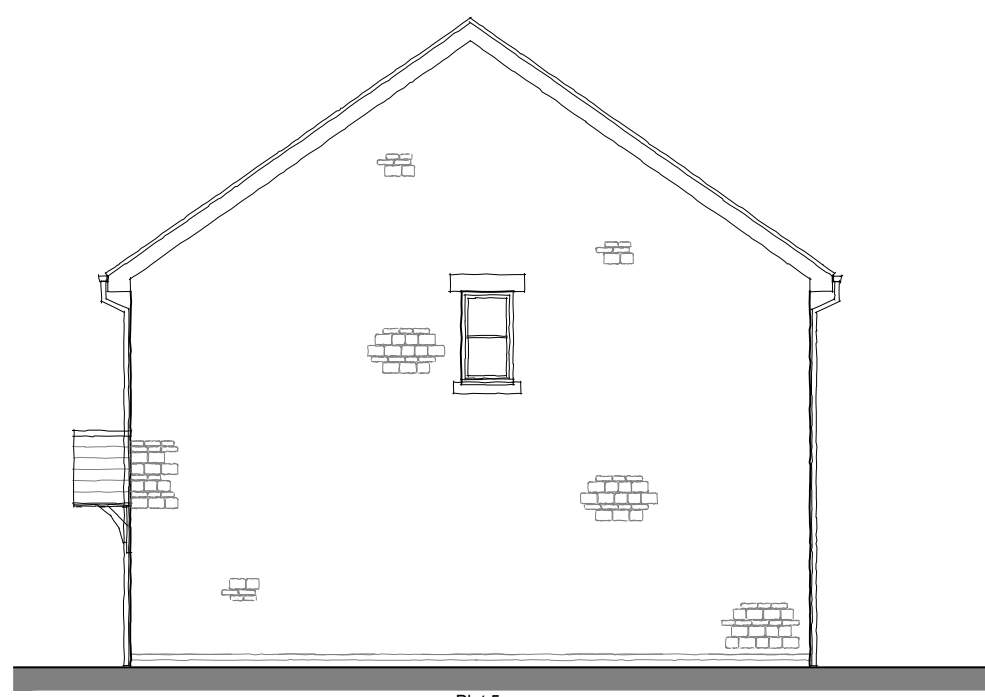
SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	Mar 2016	FK	

JOB NO.	DRAWING NO.	REV
MATT151007	P6-7.e	

CLIENT REF.



**Front Elevation**  
Obs = Obscure Glazing



**Side Elevation**

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REV	DESCRIPTION	DATE	AUTH	CHK'D
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**PLANNING**



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Romsey Office

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**PROJECT**  
Packhorse Lane  
Marcham  
For: Manor Oak Homes

**DRAWING**  
Plots 1-5  
Elevations  
Sheet 1 of 2

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	Mar 2016	FK	

JOB NO.	DRAWING NO.	REV
MATT151007	P1-5.e1	

CLIENT REF.



**Front Elevation**  
Obs = Obscure Glazing



**Side Elevation**  
Obs = Obscure Glazing



**Rear Elevation**  
Obs = Obscure Glazing



**Side Elevation**

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REV	DESCRIPTION	DATE	AUTH	CHK'D
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scale 1:100



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**PROJECT**

Packhorse Lane

Marcham

For: Manor Oak Homes

**DRAWING**

House Type 1623

Elevations

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	Mar 2016	MD	

JOB NO.	DRAWING NO.	REV
MATT151007	HT.1623.e	

CLIENT REF.

PLOT No.  
 As Drawn - 18, 34.  
 Handed - 17, 29, 37.

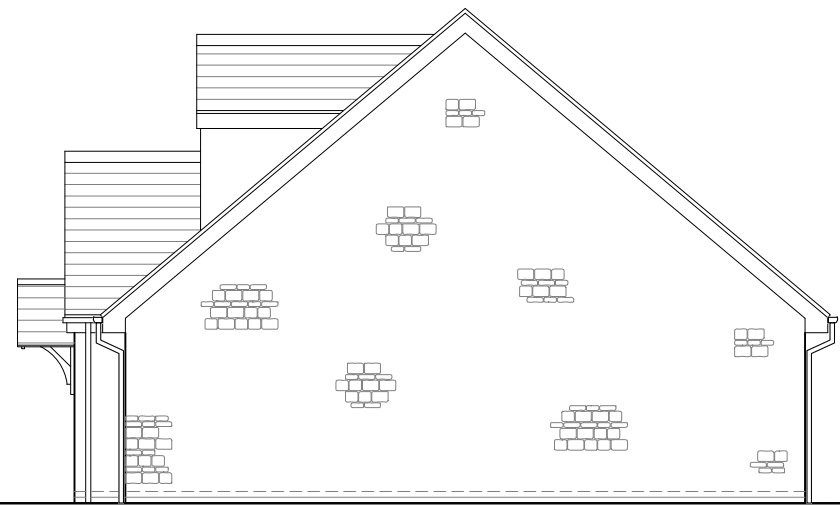
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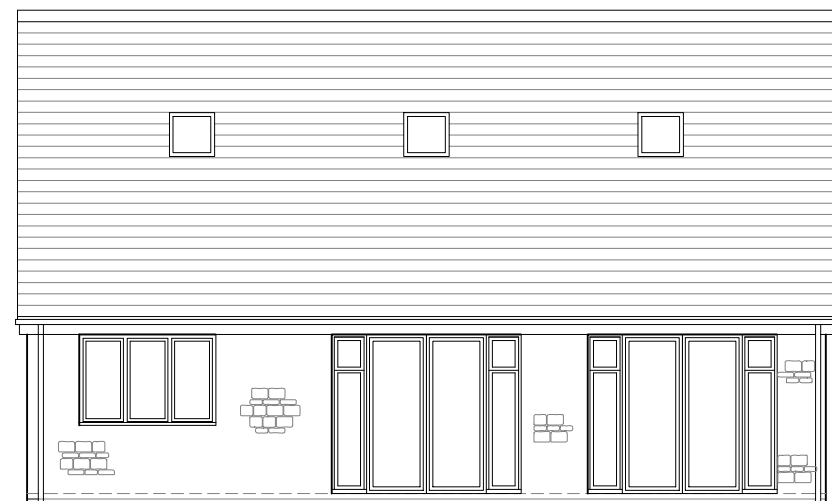
REV	DESCRIPTION	DATE	AUTH	CHK'D
A	Status changed to planning.	09/02/16	FK	



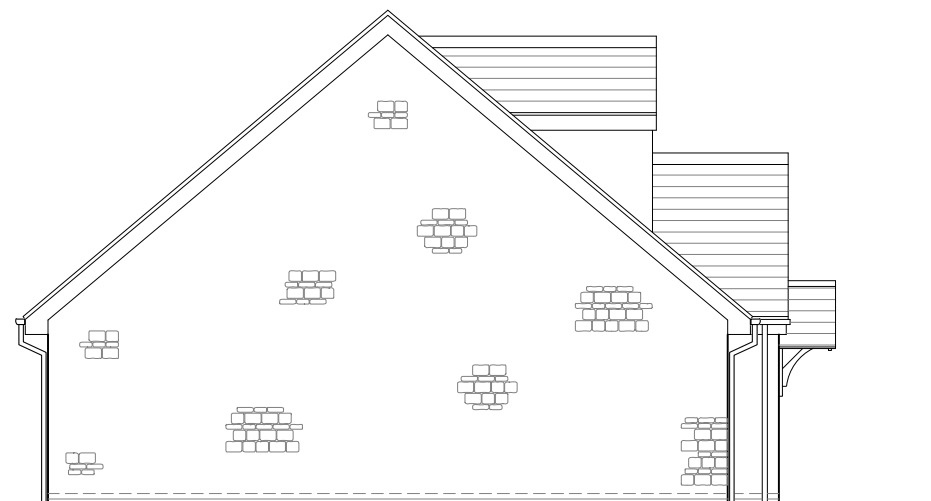
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

scale 1:100



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PROJECT

Packhorse Lane

Marcham

For: Manor Oak Developments

DRAWING

House Type 1424

Stone

Elevations

SCALE	DATE	AUTHOR	CHK'D
1:100 @ A3	JULY 2016	MD	

JOB NO.	DRAWING NO.	REV
MATT151007	HT.1424.e	

CLIENT REF.

PLOT No. As Drawn - 20, 21, 22 Handed -		
Housetype	1424	Variation - Option -
Bedrooms	3	Persons 6
Sq.ft	1424	Sq.m 132.38

## Marcham Parish Council

Clerk: Mrs. L. A. Martin B.A.  
Telephone/Fax: Frilford Heath

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

Mr. P. Kulik,  
Planning Officer,  
Vale of White Horse District Council,  
135 Eastern Avenue,  
Milton Park,  
Abingdon,  
Oxon.  
OX14 4SB

20<sup>th</sup> May, 2016

Dear Mr. Kulik,

**P16/V0992/RM Erection of 36 residential units  
Land off Packhorse Lane  
For: Matthew Homes Ltd**

The Parish Council objected unanimously at its recent meeting to the reserved matters application to erect 36 dwellings off Packhorse Lane.

A survey undertaken in Marcham some months ago showed a requirement for bungalows. The proposed dwellings are all houses, and there is a missed opportunity to provide at least some bungalows for those who need them, or older people wishing to down size, as is the case in the adjacent development undertaken by Pye Homes.

There does not seem to be any public open space provided as an amenity area, unless it is deemed to be the attenuation pond immediately adjacent to the busy A415 road. The attenuation area had to be provided as part of the development of 16 units off Priory Lane. This area for water is sandwiched in between the very busy A415 and the main access road for the development, and does not represent a safe area for use by the residents of the development.

The Parish Council, previously, at the outline stage, objected to the access arrangements. The access is proposed at a point where there is restricted visibility. Unfortunately no changes have been made to the access and it is a missed opportunity to improve safety, to prevent queues westwards on the A415 and thereby improve air quality. An Air Quality Order and Action Plan for the A415 in this location is in place, and encouraging queues of traffic whilst eastbound vehicles turn right is exacerbating the pollution and problems experienced.

The dustcart sweep appears to go over the footway at the southern end of the site presenting a danger to pedestrians using the path. The dustcart does not appear to be able to serve the side roads. The plans show 2 bin collection points some long distance away - up to 35m from where the dustcart would stop, and no collection point on the eastern side of the site.

The circular path around the detention basin is still in place. The Parish Council objected to this at the outline stage. It seems a potentially dangerous situation encouraging young children to walk near deep water.

The written description in the design and access statement as to materials, refers to stone, red brick, buff brick, weatherboarding and render, yet the materials layout drawing does not show weatherboarding or render. The Council requires clarification of where these materials will be used. Weatherboarding is not a material that has been used historically within Marcham.

The character of the site on which the development is being proposed is an important visual and natural amenity for the village. It is appreciated that outline consent has been granted for some dwellings, but the Council feels that the layout as proposed, detracts from the setting of the listed priory and does not minimise the conflict between the heritage asset and the housing as required by the NPPF.

Yours sincerely,

Linda Martin  
Clerk to the Council



# Marcham Parish Council

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

Telephone/Fax: Frilford Heath  
(01865 391833)

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

Mr. S. Walker,  
Planning Officer,  
Vale of White Horse District Council,  
135 Eastern Avenue,  
Milton Park,  
Abingdon,  
Oxon.  
OX14 4SB

22<sup>nd</sup> August, 2016

Dear Mr. Walker,

**P16/V0992/RM Erection of 36 residential units  
Land off Packhorse Lane  
For: Matthew Homes Ltd**

The Parish Council unfortunately does not meet again until September, but the members of the Council have commented on the revisions to the reserved matters application as follows:

1. It is noted that bungalows are now stated to be included on plots 20 -22, however, they do show dormer windows, and the finished height is not indicated. It is unclear therefore whether these are genuine single storey bungalows. The Council's comments in this regard appear therefore to be only partly satisfied.
2. Presumably the lighter area round the detention basin at the northern end of the site shown on the plan represents a bank and not a footpath. The land at the northern end of the site was used in connection with the Priory phase I site, so the Council was asked that adequate public open space be provided taking into account just this current development.
3. It would be helpful to see the plan overlapped with the plan for the Pye site, in that assurances can then be given that the footpaths do actually link the two sites.
4. The Parish Council would like to see an adequate constant footway at least 1.8m wide from the entrance to the site along the south side of the A415 to link to the existing path constructed by Pye Homes. The A415 is a very busy "A" road with HGVs passing each other creating a claustrophobic feel for pedestrians alongside the A415.

It is very much hoped that these points can be taken into account when determining the application.

Yours sincerely,

Linda Martin  
Clerk to the Council