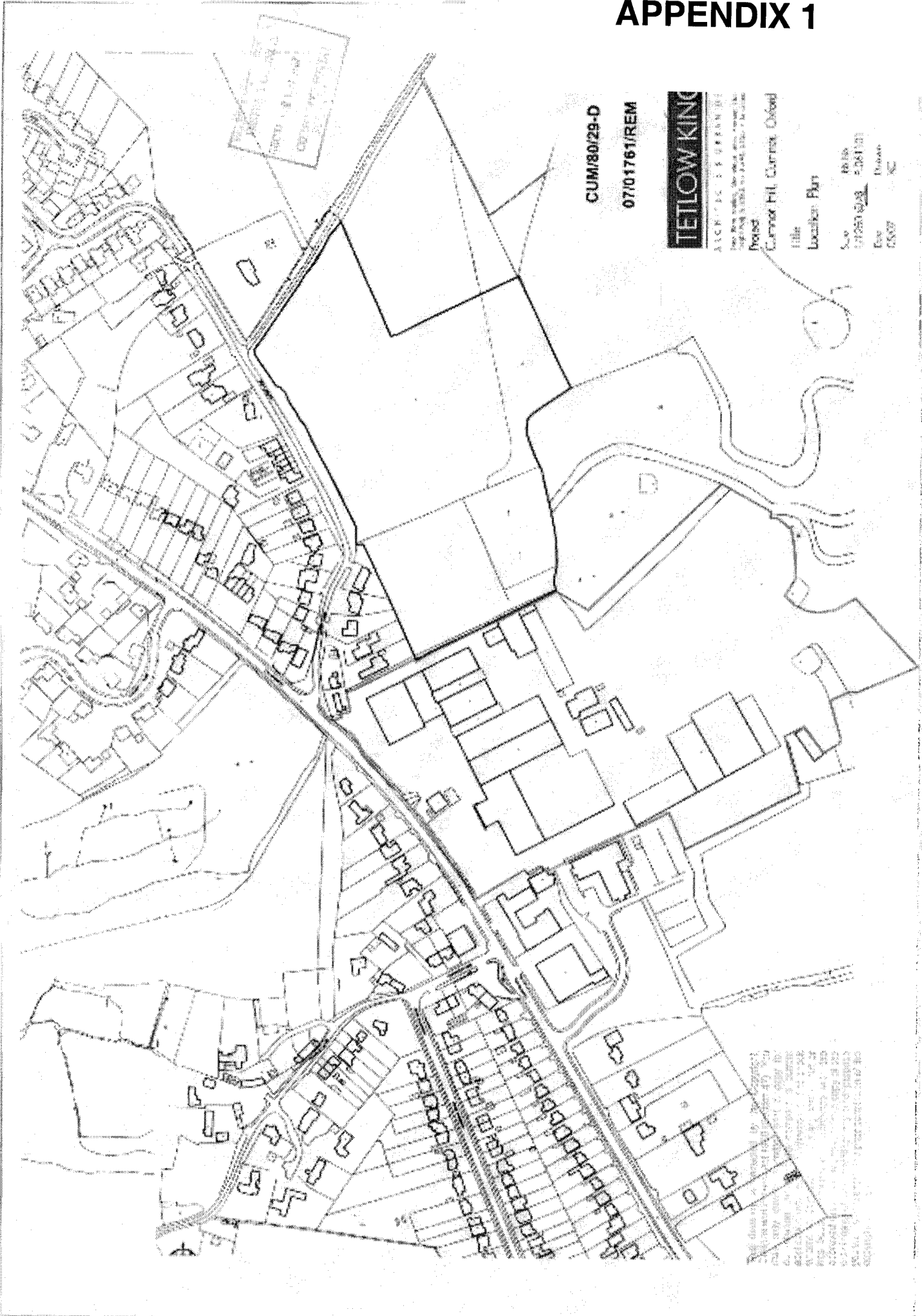


# APPENDIX 1



CUM/80/29-D

07/01761/REM

**TETLOW KING**

ARCHITECTS & SURVEYORS

For more details, see sheets which precede this  
drawing. It is to be read in conjunction with the  
Project Report.

Project

Currier Hill, Currier, Oxford

Title

Location Plan

Scale

1:1000 (AS SHOWN)

Date

05/07

Sheet

10

This drawing is prepared by Tetlow King  
Architects & Surveyors, 40 W. 10th St.,  
Oxford, N.C. 27577. It is to be read in  
conjunction with the Project Report.  
Scale: 1:1000 (AS SHOWN)  
Date: 05/07  
Sheet: 10 of 10

# APPENDIX 1



- \* Affordable Housing
- \* Affordable Housing (Lifetime Home)

**APPROVED PLAN**

CUM/02/28-D  
07/01/81/REM

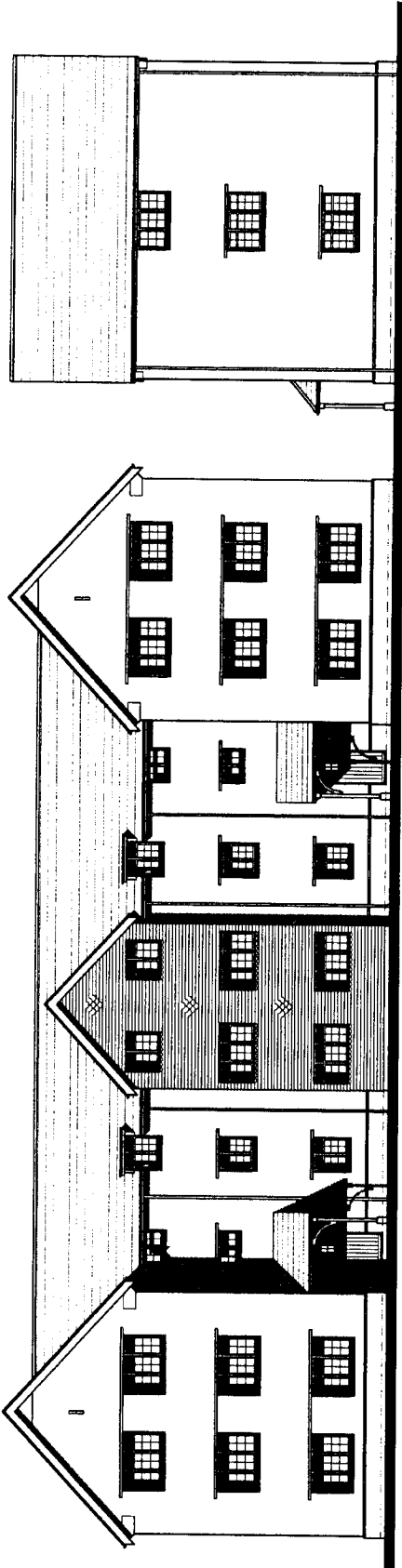
**TETLOW KING ARCHITECTS & URBAN DESIGNERS**  
 150 - 230  
 150 - 240  
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Client: **Pharmacia**  
 Project: **Pharmacia**  
 Site: **Site Layout**  
 Scale: 1:500  
 Date: 06/07  
 Drawn: **BT**  
 Checked: **BECA**  
 No. of Sheets: **103**  
 Drawing No.: **01\_03**  
 Revision: **1**

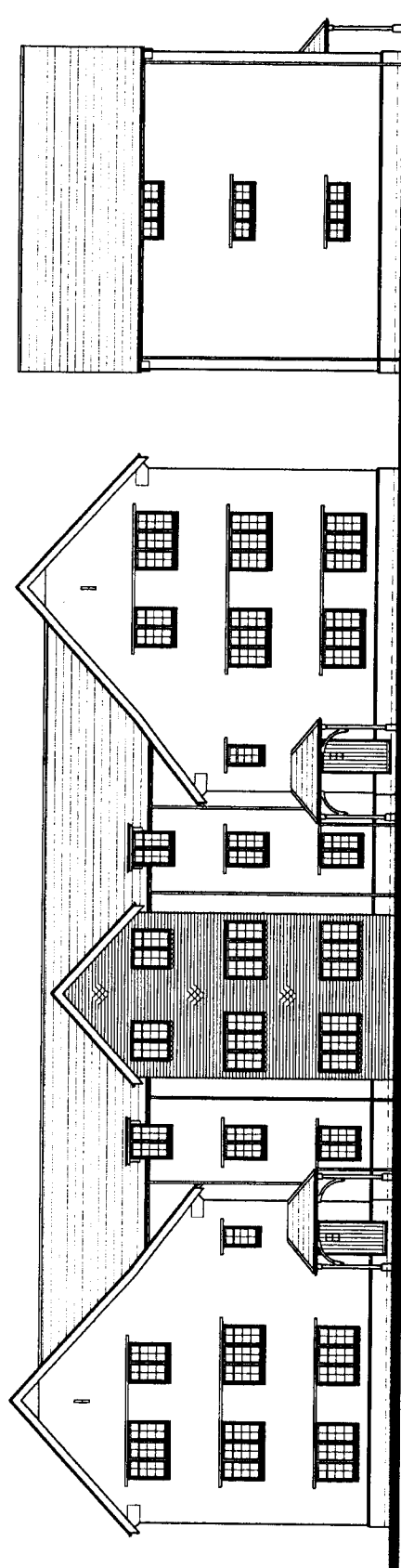
# APPENDIX 1

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Revisions  
 A 10/07 AP Day amended  
 B 12/07 CP Windows adjusted to front and rear elevation



Side Elevation



Rear Elevation

Side Elevation  
**AMENDED PLAN**  
 TEFORD KING

CUM/80/28-D  
 07/01761/REM

ARCHITECTS & URBAN I

Lower Barn Studios, Southbridge Lane, Romsey, Hampshire SO51 0HE Tel: 01794 517233 Fax: 01794 515577 E

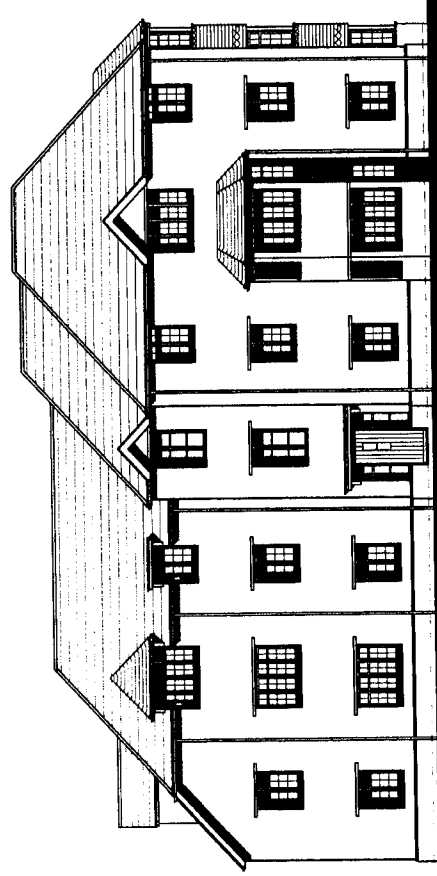
Project  
 Cumnor Hill  
 Chain, Cumnor  
 Perammon Homes (Pty) Charles Church  
 Elevations  
 Scale 1:62.173  
 Date 11/03/07  
 Drawn AP  
 Checked  
 Job No. PL061101  
 Drawing No. FB.5

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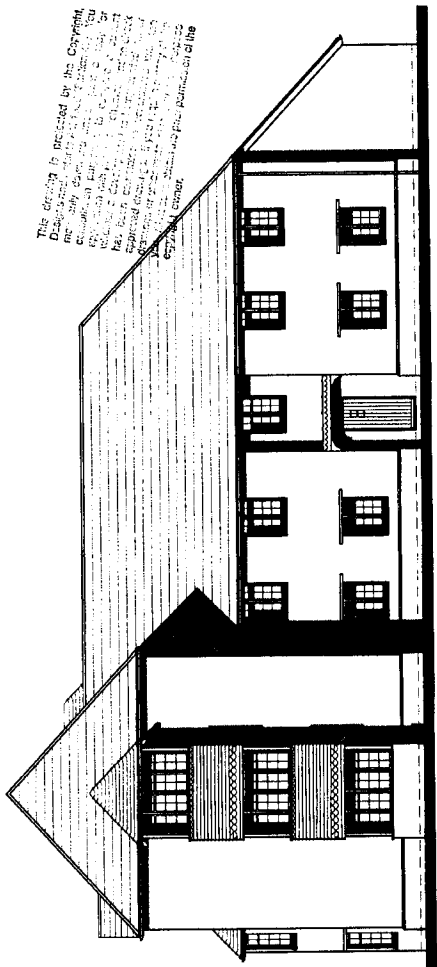
# APPENDIX 1

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Revisions  
 A 15/07 1/07  
 B 12/07 1/07  
 C 12/07 1/07  
 D 12/07 1/07  
 E 12/07 1/07  
 F 12/07 1/07  
 G 12/07 1/07  
 H 12/07 1/07  
 I 12/07 1/07  
 J 12/07 1/07  
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 Z 12/07 1/07

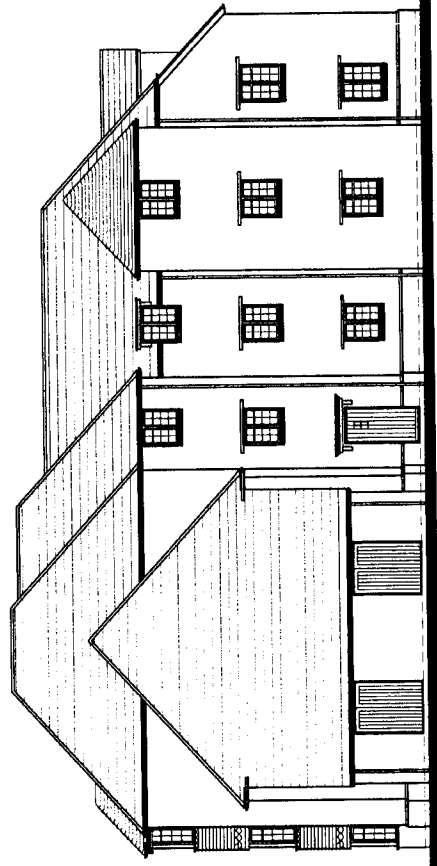


Front Elevation

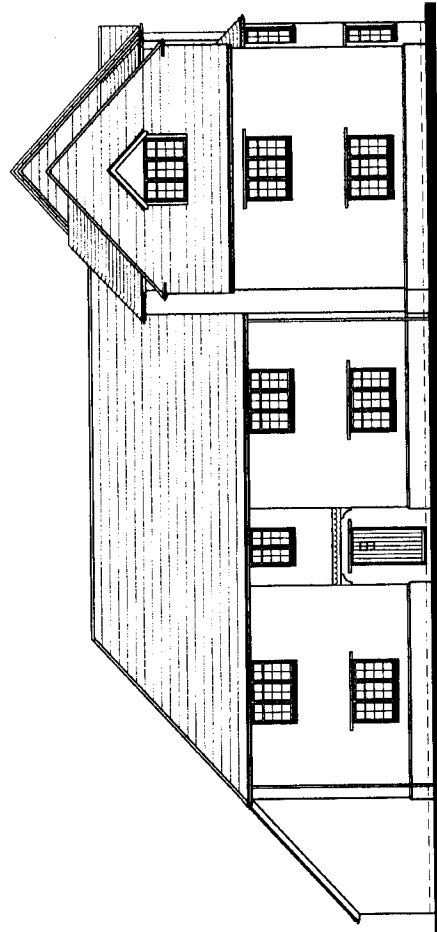


Side Elevation (towards Open Space)

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Rear Elevation



Side Elevation

**AMENDED PLAN**

CUM/80/29-D  
 07/01761/REM



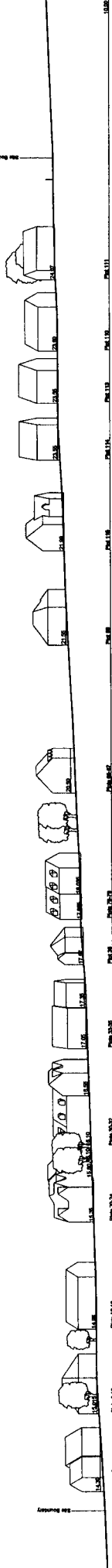
ARCHITECTS & URBAN DESIGN  
 1000 Burnt Mill Lane, Sandridge Lane, Romsey, Hampshire SO51 1NE Tel: (01794) 517222 Fax: (01794) 515517 Email: info@tetonk.co.uk

Project  
 Cumnor Hill  
 Open Space  
 Permitted Home (W) Charles Church  
 Scale  
 Date  
 Drawn  
 Checked  
 Job No.  
 PROJECT  
 Title  
 Flots D  
 Plans 40-49  
 Elevations  
 Drawing No.  
 07/01761/REM

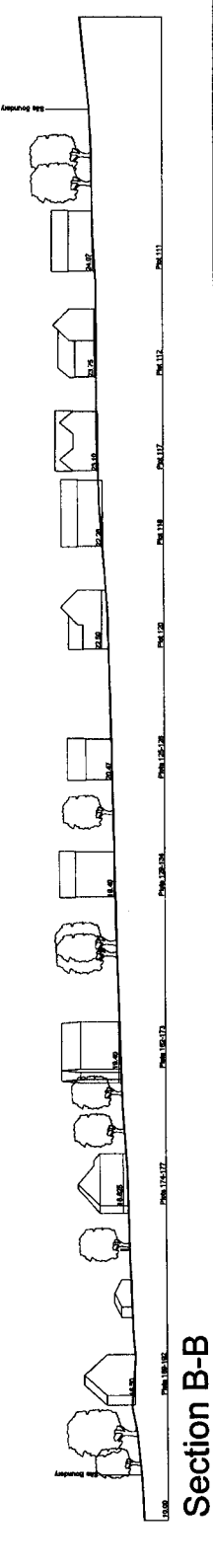


# APPENDIX 1

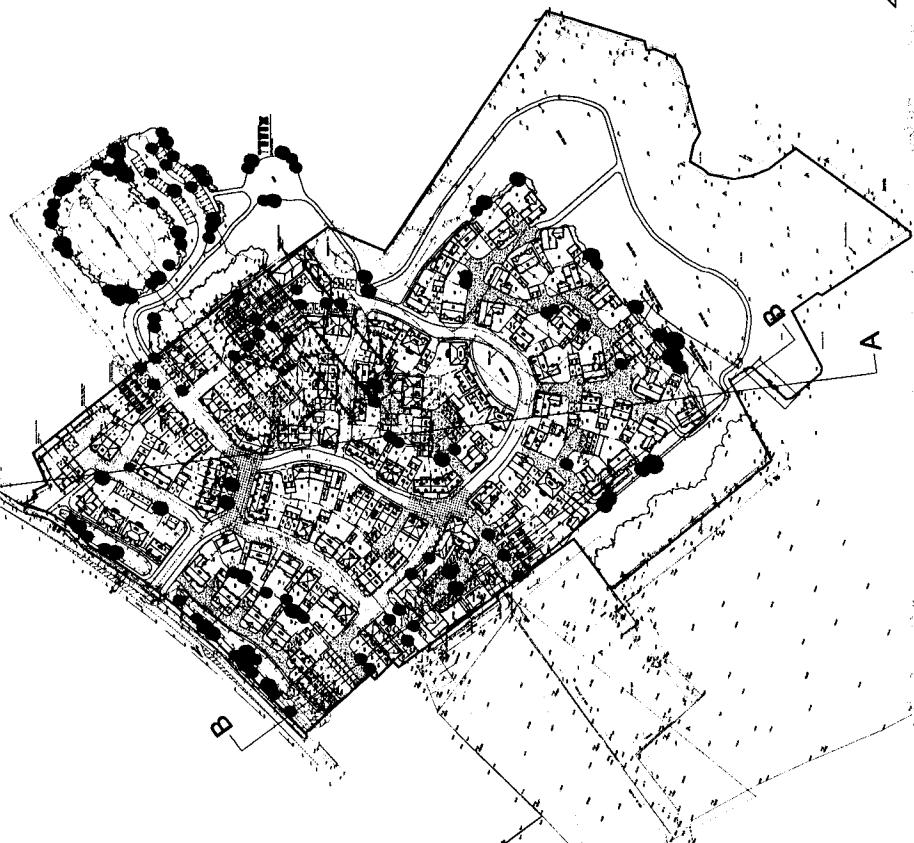
The drawings in this appendix of the buildings and street are intended to be used as a guide only. They are not to be used for construction without the approval of the architect. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any errors or omissions in the drawings.



Section A-A



Section B-B

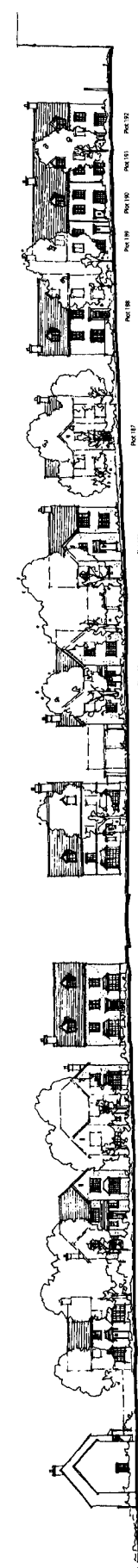
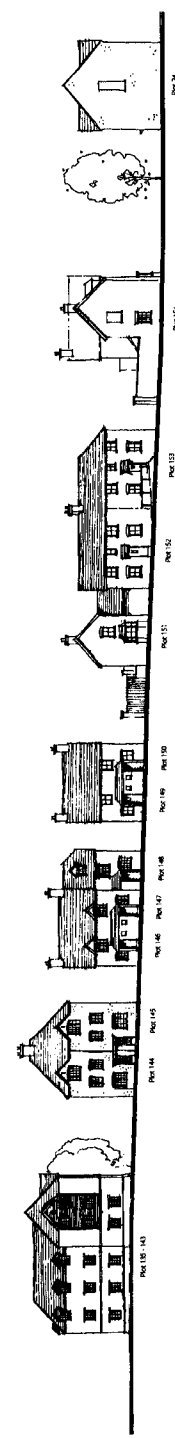
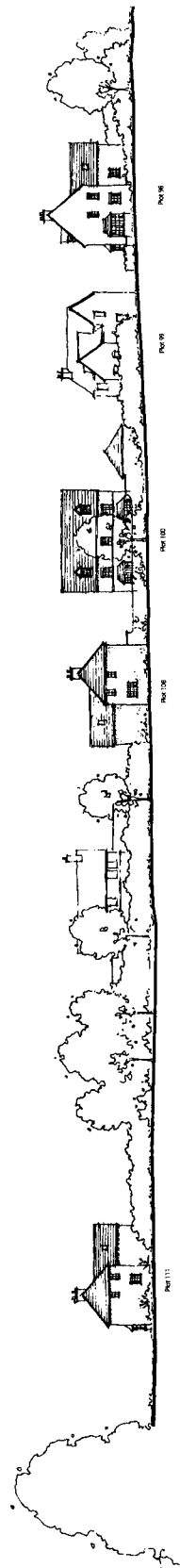


1:200 = 2.5m  
 1:100 = 5.0m  
 1:50 = 10.0m  
 1:25 = 20.0m  
 1:12.5 = 40.0m

CUM/0023-D  
 07/01/81/REM

**AMENDED  
 PLAN**

**ARCHITECT**  
 Peter B. Smith Architects Ltd., Toronto, Ontario M5H 1A5, Tel. (416) 977-8100  
 Project: Custom of St. Augustine's Church  
 (Toronto, Ontario)  
 Scale: As Shown  
 Date: 07/01/81  
 Job No.: 07/01/81  
 Checked: [Signature]  
 Drawn: [Signature]



18 454 081  
 07/01/14/1000

**AMENDED PLAN**

1. 1/2" = 1'-0"  
 2. 1/4" = 1'-0"  
 3. 1/8" = 1'-0"  
 4. 1/16" = 1'-0"

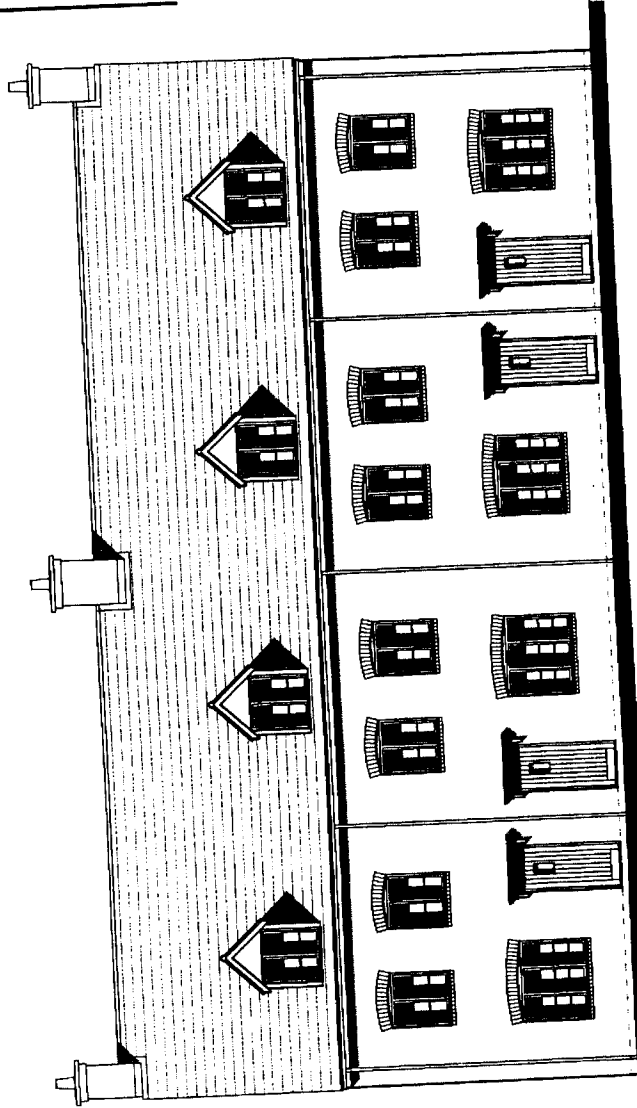
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 07/01/14/1000

# APPENDIX 1

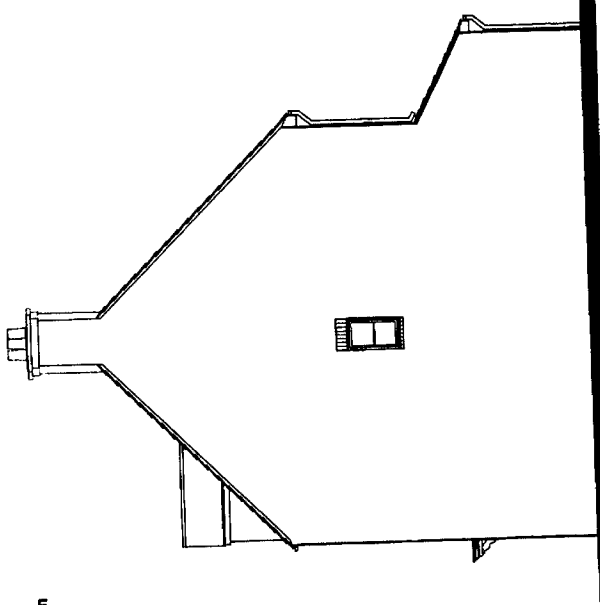
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Revisions  
 A 10/07 MP House types corrected to new layout  
 B 11/07 MP Side elevation corrected  
 C 12/07 CP Chimney amended between plots 190-191

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



Front elevation



Side elevation

**APPENDED PLAN**

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**TETLOW KILIC**

ARCHITECTS & URBAN DESIGNERS

Lane Barn Studios, Stanbridge Lane, Romsey, Hampshire SO51 0HE Tel: (01794) 517333 Fax: (01794) 515517 Email: mail@tetlowkilic.co.uk

Project **Cumnor Hill**  
 Oxon, Cumnor  
 Perstimon Homes (TV)/Charles Church

Title **Plots 189-192**  
**Front & Side Elevations**

Scale **1/100** Date **10/07** Drawn **MP** Checked  
 Job No. **PL061101** Drawing No. **P.189-192.e1** Revision **C**

# Local Context

## EXISTING DEVELOPMENT PATTERNS

The proposals for the Chawley Works site at Cumnor Hill will pay strong attention to the setting and characteristics of the site. Analysis of surrounding settlement patterns can provide an acceptable influence on the development proposals, ensuring that the settlement is appropriately designed to knit together within the wider context of its location. This is particularly challenging when taking into account the current rural and suburban character of Cumnor and its surroundings.

The village itself is very small and not much bigger than a hamlet. The setting of the village responds to its topography with a gently sloping curved main street and interconnecting irregular lanes. Small groups of short terraces and detached houses are the norm rather than continuous frontage development.

On the village edge and along Cumnor Hill itself the character reverts to detached and semi-detached dwellings following a linear road pattern. These dwellings are set back from the road with generous amounts of room for car parking and landscaping.

Another characteristic are the small lanes that connect into the main streets. Chawley Lane itself begins as a mix of detached dwellings and short terraces opening out into a small farm courtyard type arrangement and a collection of large detached houses around an open landscaped court. Both have excellent views of the countryside to the south.

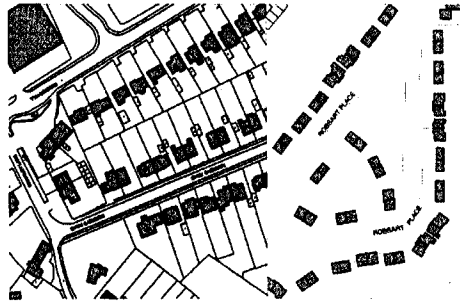
## PROPOSED CONCEPT

The proposals for the development will have to take account of government guidance on density patterns within PPG3 rather than the land hungry settlements that exist in the locality. Despite this it should still be possible to reflect existing development patterns within the scheme and provide something of the character of Cumnor in the proposals (albeit at a higher density). The main themes will be:

- Linear suburban development pattern fronting Cumnor Hill and following existing contours within the site
- Contorted main street winding up the existing slope of the site and providing access into the southern half of the settlement
- Lanes links providing access to open space to the south
- Houses arranged around open space within southern half of site providing possibilities of opening up views to the north west
- Development complemented by a series of hard and soft landscaped courtyards and pedestrian priority streets

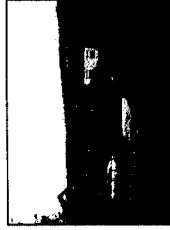
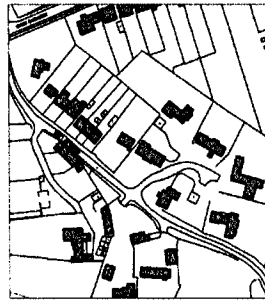
# APPENDIX 1

Cumnor and Cumnor Hill



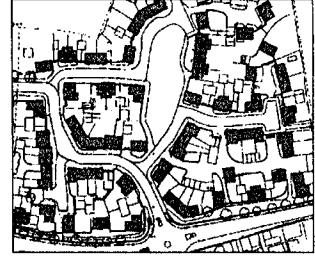
- Detached and semi-detached houses
- Return to large front gardens defined by fences
- Terrace streets with irregular spaced plots
- Parks or play parking
- Small landscaping to front gardens

Chawley Lane, Cumnor Hill



- Short terraces, detached houses and farm cottages
- Large open and irregular collection of buildings
- Landscaping used to allow views out
- Views of hills - few green verges evident, no footpaths

PPG3 Development



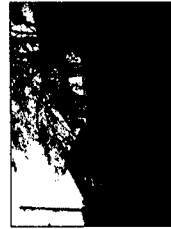
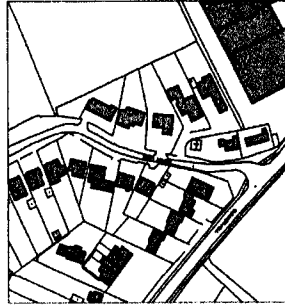
- Rows of detached & short terraces
- Small front gardens
- Slightly irregular street pattern
- Parking on plots or within parking courts
- High density development

Cumnor



- Heavily detached and short terraces
- On plot & on street parking
- Small front gardens & courtyards
- Street front, terrace, but back lawn is more irregular
- Lower connected into the high street
- Overhead overhead

Hunt Lane, Cumnor Hill



- Detached properties
- Large front gardens defined by fences & hedges
- Slightly skewed street or lane
- On plot & on street parking
- Landscaping along with green verges

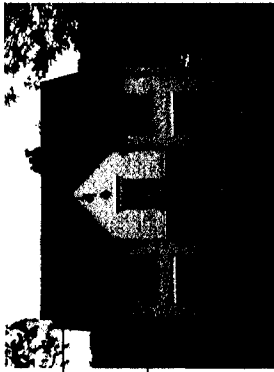
Cumnor Hill (Bywaters Road)



- Detached dwellings
- Curved front gardens
- Regular street pattern but some plots irregularly positioned
- Parking on plot
- Low density



Detailing & Materials



Projecting Gable

This configuration of glazing bars is very common



Tall brick chimneys

Painted render

Flat top canopy



Plain tile roof

Brick & render combination



Brick & render chimney

Plain tile roof to projecting bay



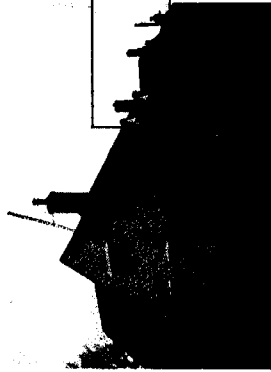
Plain tile roof with gable features

Deep windows are the exception rather than the norm



Plain tile roof with gable features

Lean-to roof over projecting bay window



Traditional gable dormers

Open gabled canopy



Brick & render chimneys

Deep eaves overhang

## Constraints & Opportunities

### TOPOGRAPHY

The site gently slopes down from south to north, some of this exists as a series of terraces due to the current site use and the various buildings that exist.

### ACCESS

Access will be via the existing priority junction onto Cumnor Hill, which will be improved to appropriate highway standards. An emergency link will be provided between the existing office building and car showroom along the eastern boundary.

### VIEWS

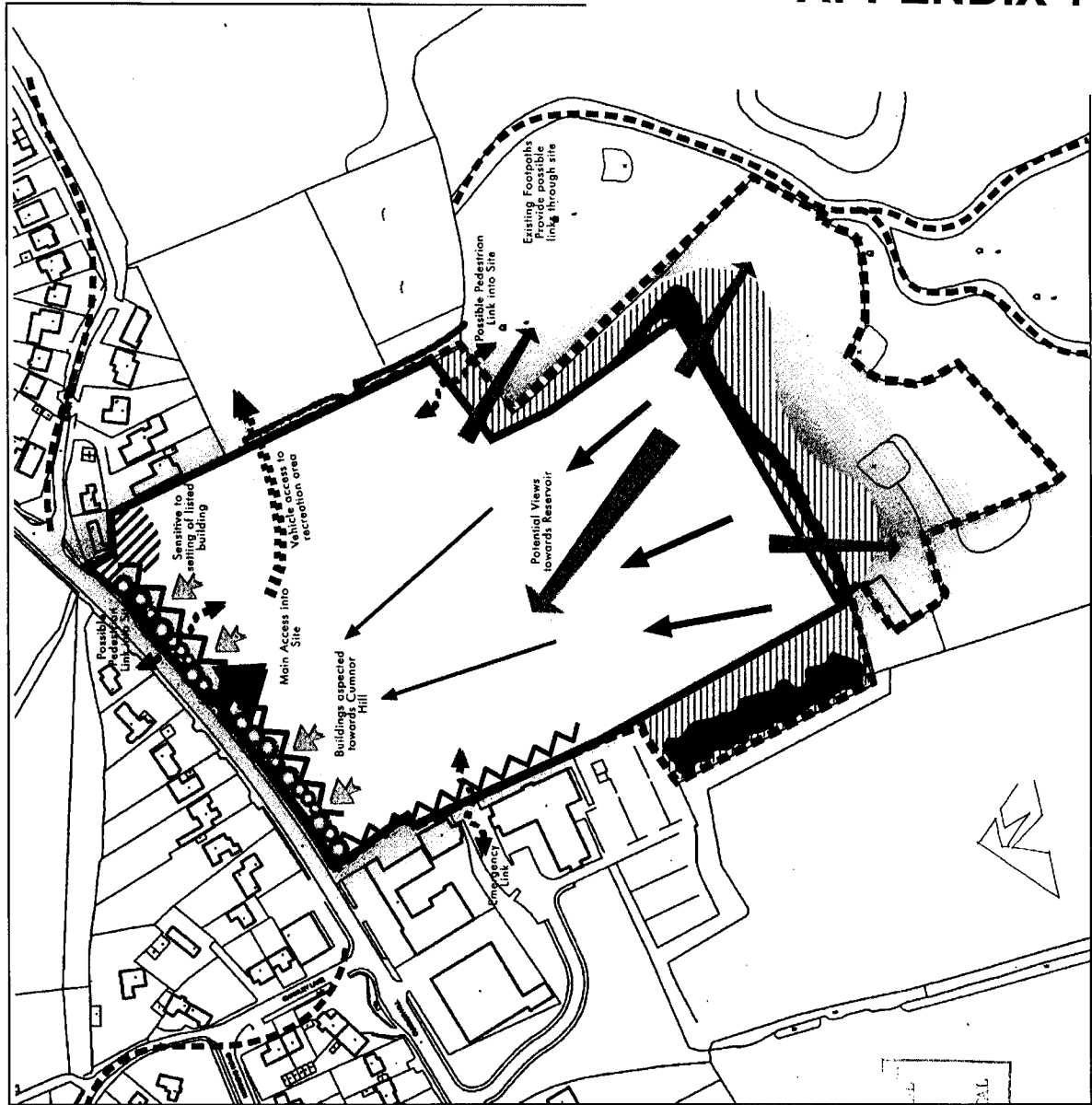
There are potential long range views of countryside to the north east from the top of the site along with short range views to Hurst Hill to the south.

### LANDSCAPE & OPEN SPACE

There are no TPO trees on site and the few trees that do exist are lower category types. There is no landscape of real value that could be retained because of the nature of the current site use. A line of conifers along the Cumnor Hill frontage will be removed and replaced with more appropriate planting. New buffer landscape to the east and west will provide some screening of the site and the majority of the 1.3 ha of public open space will be located to the south in order to provide a buffer between the development and the Hurst Hill SSSI.

### NOISE

Only low levels of noise exist adjacent the site and are not enough to consider noise mitigation measures.



KEY	
	Main Access into Site
	Comprehensive Site Boundary
	Low Level Noise
	Possible Pedestrian Link
	Existing trees to be removed & replaced
	Potential Views
	Steeper Slope
	Existing Vegetation
	Grass Slope
	Open Space as part of development
	Emergency Link
	Vehicle Access to Recreation area
	Woodland Planting
	Urban Edge of Existing Housing
	Views

**CONCEPT PLAN**

In developing the proposed scheme regard has also been given to national, regional and local planning guidance, with specific reference to those policies concerned with the design of development and the built environment. These policies share an aspiration for high quality design in all developments and their relationship with local context.

The concept plan has been generated as a response to the constraints and opportunities set out on page 2 of this document and particular reference has been given to the following:

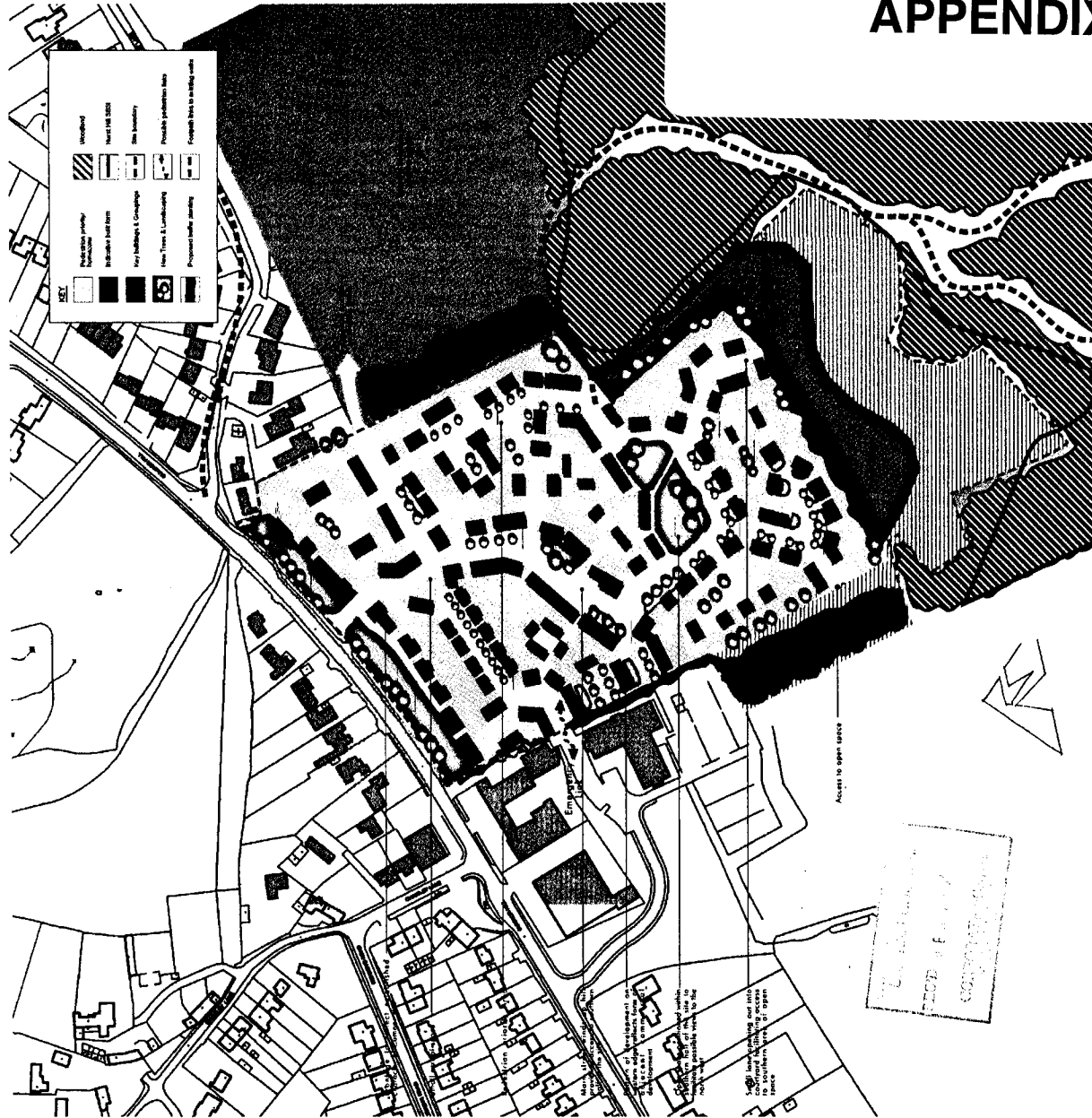
- ♦ Development that responds to the topography of the site with the location and design of development blocks
- ♦ Development that retains landscape features as set out in paragraph 5.6 of the adopted SPG
- ♦ Development that respects the location of a SSSI to the south
- ♦ The need to promote a permeable development with well designed direct links to surrounding development
- ♦ The requirement to design a development that minimises the opportunities for criminal and anti-social behaviour, in essence following 'Secure by Design' principles
- ♦ Development which follows urban design best practice; including the principles set down in the DETR publication 'By Design'
- ♦ The requirement to achieve a design with a 'sense of place' and relates to the style of housing found in and around Cumnor.
- ♦ Development which presents an appropriate interface between the housing areas, commercial areas along the sites western boundary and the open landscape to the south

The scale of the development will be sympathetic to its surroundings but will become more compact within the core area directly adjacent Cumnor Hill in order to create a density capable of creating tighter urban forms with a higher numbers of residents. This will be particularly appropriate close Cumnor Hill which has provides access to local bus services.

Progress through the development will be via a series of static and dynamic spaces that will assist in establishing a logical connection between identifiable spaces and routes. This will in turn promote legibility and help to create neighbourhoods with a sense of place.

**CUMNOR HILL**  
TRADING AS  
CUMNOR HILL GOLF COURSE

Access to open space



**TOWN AND COUNTRY PLANNING ACT 1990**

**NOTICE OF REFUSAL**

To

Persimmon Homes (Thames Valley) Limited  
c/o Kemp & Kemp Property Consultants  
Elms Court  
Botley  
Oxford  
OX2 9LP

Application No. CUM/80/27-D

Proposal

Approval of Reserved Matters for a residential development with associated parking, open space and landscaping.

Address

Timbmet Ltd Cumnor Hill Oxford Oxon OX2 9PH

**DATE OF DECISION: 1st November 2007**

The Vale of White Horse District Council, in pursuance of powers under the Above Act, hereby **REFUSE** to permit the above development in accordance with the plans and application submitted by you, for the reasons specified hereunder:

1 In the opinion of the District Planning Authority, the proposed development by reason of the large building spans, inappropriate uniform style and design of the dwellings, poorly designed blocks of flats, and poor layout style would result in a visually congested development on the site which is not compatible with the form and character of the surrounding area. In addition, having regard to their prominent location, the overall design, height, bulk, scale and massing of the proposed terraced building on plots 189 – 192 and the compact arrangement of plots 1 – 6 on the road frontage represents an intrusive and inappropriate form of development which is detrimental to the character of Cumnor Hill. Furthermore, the proposed development fails to take account of or positively exploit the contextual character found in the surrounding area and the introverted layout fails to exploit the site's potential. As such the proposal is contrary to Policies H10, DC1 and NE7 of the adopted Vale of White Horse Local Plan 2011, Policies G2 and H3 of the adopted Oxfordshire Structure Plan 2016 and advice contained within PPS1 "Delivering Sustainable Development" and PPS3 "Housing".



## APPENDIX 2

2 The proposed development fails to provide an adequate distribution of car parking throughout the site, which is likely to lead to on street parking to the detriment of highway safety. Furthermore the layout fails to give priority to the needs of pedestrians, cyclists and users of public transport. As such, the proposed development is contrary to Policies GS10 and DC5 of the adopted Vale of White Horse Local Plan 2011 and Policies T1 and T8 of the adopted Oxfordshire Structure Plan 2016.

3 The proposed development, by reason of its juxtaposition with neighbouring dwellings, represents an unneighbourly form of development that is harmful to the amenities of those properties, in particular no. 151 Cumnor Hill and 2A/2B Hurst Lane, in terms of overshadowing, over dominance and overlooking. As such the proposal is contrary to Policies DC1 and DC9 of the adopted Vale of White Horse Local Plan 2011.

4 The proposed development due to the dominant massing of plots 5 and 6 and their close proximity to No 151 Cumnor Hill is considered to adversely affect the setting of this Grade II listed building. As such, the proposal is contrary to Policy HE4 of the adopted Vale of White Horse Local Plan 2011 and advice contained in PPG15 "Planning and the Historic Environment".

5 The proposed development fails to demonstrate energy conservation measures as required by Policy DC2 and adopted Supplementary Planning Guidance. In the absence of information to demonstrate otherwise the proposed development does not meet Sustainable Homes Code Level 3 and is contrary to Policy DC2 of the adopted Vale of White Horse Local Plan 2011, Policy G6 of the adopted Oxfordshire Structure Plan 2016 and advice contained within PPS1 "Delivering Sustainable Development", PPS3 "Housing" and PPS22 "Renewable Energy".

6 The proposed development fails to provide adequate surveillance over public areas and thus fails to increase security and deter crime, contrary to Policy DC3 of the adopted Vale of White Horse Local Plan 2011.

7 In the absence of information to demonstrate otherwise, the proposed development is likely to adversely affect the Hurst Hill SSSI – a known site of nature conservation, as well as adversely affecting specially protected species that have been identified as existing on site. The proposed development is thus contrary to Policies NE1 and NE5 of the adopted Vale of White Horse Local Plan 2011, Policy EN2 of the adopted Oxfordshire Structure Plan 2016 and advice contained in PPS9 "Biodiversity and Geological Conservation".

8 The proposed development fails to provide a variety of dwelling types and sizes to meet the needs of the existing and future population in that 50% of units are not 2 bedrooms or less. Furthermore no provision has been made for 10% of dwellings to be designed to lifetime home standards. As such, the proposal is contrary to Policy H16 of the adopted Vale of White Horse Local Plan 2011.

9 The proposed development does not include an even spread of affordable housing

across the site or provide a mix of affordable dwelling types that are indistinguishable from the proposed market housing as required by adopted Supplementary Planning Guidance. The proposal is, therefore, contrary to Policy H17 of the adopted Vale of White Horse Local Plan 2011, adopted Supplementary Planning Guidance, Policy H4 of the adopted Oxfordshire Structure Plan 2016, and advice contained within PPS3 "Housing" and advice contained within the Government Policy Statement "Delivering Affordable Housing" (November 2006).

10

The proposed development fails to provide adequate dedicated space for children's outdoor play. As such, it is contrary to Policy H23 of the adopted Vale of White Horse Local Plan 2011.

**Rodger Hood**  
**Deputy Director (Planning and Community Strategy)**

**APPENDIX 2**

**COPY**

# APPENDIX 2

- A 00/07 01 Residential Class Commercial
- B 00/07 02 Residential Class Commercial
- C 00/07 03 Residential Class Commercial
- D 00/07 04 Residential Class Commercial
- E 00/07 05 Residential Class Commercial
- F 00/07 06 Central Area Plan 2012 Outline



WILE OF WHITE HORSE DISTRICT COUNCIL  
PLANNING SERVICES DIRECTORATE  
**REFUSAL**  
DECISION 07 MAY 2007

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*Proposed Housing Site. Local Plan polic.*

## **Timbmet Site, Cumnor Hill, Chawley Botley**

### **SUPPLEMENTARY PLANNING GUIDANCE**

---

#### **1.0 Site Description**

1.1 The site the subject of this supplementary guidance, the Timbmet Chawley Works, comprises a total area of some 7.4 hectares (18.3 acres) with a frontage to Cumnor Hill. To the north east are the dwellings in Hurst Lane. To the southwest are the car showrooms of Lexus, Saab and Jaguar with, at the rear, Timbmet's own offices. The site extends back behind this frontage development into the countryside and a wooded area of higher ground called Hurst Hill.

1.2 The site comprises the premises of Timbmet who are timber merchants. There are a number of buildings and sheds on the site of varying methods of construction and age and areas of open storage of stacks of timber. In places, towards the rear of the site, the storage areas are right up against the surrounding woodland.

#### **2.0 Development Guidelines**

##### **General**

2.1 Although the site totals some 7.4 hectares (18.3 acres) of land, approximately 2.6 hectares (6.4 acres) is within the Oxford Green Belt and the site is adjacent to a Site of Special Scientific Interest (SSSI). These designations are shown on the attached plan. The general character of the area to the south of the site is open countryside with farming on the unwooded areas.

2.2 That part of the site fronting Cumnor Hill which is not in the Green Belt is proposed to be developed for housing. The southern part of the site which is within the Green Belt should be restored to open space with access for the public as appropriate but ensuring that the status of the SSSI is not compromised. Particular care will be needed where the SSSI boundary is close to the proposed housing area. Redevelopment, which must be planned comprehensively, will involve the removal of the existing large buildings, sheds and open storage areas and will improve the visual amenities and openness of the Green Belt.

##### **Green Belt**

2.3 The site is generally surrounded on its eastern, southern and western sides by the Oxford Green Belt. The design of the scheme should ensure that the visual amenities of the Green Belt are safeguarded.

##### **SSSI**

2.4 The boundary of the Hurst Hill Site of Special Scientific Interest (SSSI) adjoins the southern side of the site. The SSSI is a classic area for the study of mosses and liverworts. The lichen flora also include species which are uncommon in Oxfordshire.



The Council has also been advised that the site is host to great crested newts. As an SSSI, the site is of national importance and its sensitive nature and integrity should be respected and protected by the design of any development proposed for the site which should be discussed in detail with English Nature and other non-statutory conservation organisations. Further guidance is included in local plan chapter 'Natural Environment'.

## Housing

- 2.5 Government planning guidance on Housing (PPG 3) includes giving priority to re-using previously developed land in urban areas and advises local planning authorities to make the best use of land and to seek developments at between 30 and 50 dwellings per hectare. A guideline figure of 180 dwellings is included in policy H3 of the Local Plan. However, the Council has resolved to grant outline permission for the site with a maximum of 192 dwellings at an average density of 40 dwellings per hectare (16 dwellings per acre).
- 2.6 In line with Local Plan policies H16 and H17, the development of the site gives an opportunity for widening housing opportunities. These policies establish that;
- at least 50% of the dwellings should have two bedrooms or less,
  - 10% of the dwellings should be designed to meet lifetime homes standards,
  - 40% of the dwellings should be affordable to local people.
- 2.7 Affordable housing is taken to be that which caters for local people who are unable to buy or rent a home, suitable for their needs, on the open market.
- 2.8 The type and size of the affordable housing will need to be discussed with the Council's Housing Service prior to the submission of a planning application. The affordable housing should be distributed evenly across the site and should be indistinguishable in appearance from the market housing. Further guidance on this is set out in the Council's Supplementary Planning Guidance – 'Affordable Housing'.

## Design

- 2.9 The Council will expect new housing to be of a high standard of design. Local Plan policy DC1 sets the Council's requirements in more detail and confirms that new development should take into account local distinctiveness and character. The resulting development should not adversely affect those attributes that make an important and positive contribution to the character of the locality.
- 2.10 Acceptable materials are likely to include either slate or tile roofs with walls of brick and/or render. However, materials should be discussed with the Council at the pre-application stage.
- 2.11 Through Local Plan policy DC2 the Council will require consideration to be given to measures to conserve energy and the use of other resources, including passive solar design (which involves influencing the layout, design, orientation and shelter of buildings), the use of energy efficient technologies and measures to conserve the use of water. The Council will expect all or some new dwellings on the site to be built to the EcoHomes 'very good' rating or in the future to the Code for Sustainable Homes

Level 3 or 4. The Council will also expect an energy strategy to be submitted alongside the planning application setting out how energy conservation issues have been addressed in the detailed design of the site. Consideration of Sustainable Urban Drainage Systems (SUDS) will also be required, see also paragraph 2.29 below.

- 2.12 The design and layout of new buildings and the spaces between them should be arranged to increase security and deter crime as required by Local Plan policy DC3. The scheme should be laid out to incorporate the principles of 'Secured by Design' which is a police initiative to encourage the building industry to incorporate measures to reduce crime. Further advice can be obtained from the Thames Valley Police Crime Prevention Design Advisor for Oxfordshire on (01993 893875). Additionally, consistent with policy DC5, arrangements must be made for secure covered cycle parking for each dwelling.
- 2.13 Local Plan policies DC2 and DC7 seek to ensure that there are opportunities for re-use and recycling of waste and water, for example by making provision for facilities such as wheeled bins, adequate space to sort recyclable waste in the home, home composting, water butts and grey water schemes.
- 2.14 Development will not be permitted if it would harm unacceptably the amenities of neighbouring properties, as detailed in Local Plan policy DC9. Particular care will be needed in the north east of the site which abuts a listed building at 33 Hurst Lane.

#### **Transport**

- 2.15 A Transport Assessment should accompany the planning application to inform the way in which the highway issues will be addressed. It should include details on the historical and proposed use of the site and the associated traffic levels and types.
- 2.16 Modifications to the existing Cumnor Hill access geometry are likely to be necessary to reflect Oxfordshire County Council's *Residential Road Design Guide* published February 2003. Visibility splays of 4.5 by 120 metres would be appropriate. This may require vegetation clearance. Any access must comply with Local Plan policy DC5. Vehicular access will need to be discussed with the County Council as the highway authority prior to the submission of a planning application. The existing street lighting at the site entrance is also likely to require upgrading.
- 2.17 The existing alternative access to the site in the site's western boundary will be closed off.
- 2.18 Footpaths and cycle links will need to be provided within the site and to link to the surrounding networks.
- 2.19 The redevelopment of the site should be designed to 'Home Zone' principles to help make the streets safer and improve the quality of the street environment.
- 2.20 Financial contributions are likely to be sought towards local highway infrastructure and public transport infrastructure (bus shelters etc.) improvements. These requirements will be included in a legal agreement.

### **Parking**

- 2.21 Car parking will be required to conform to the County Council's current standards. Separate supplementary planning guidance is available on parking standards.

### **Amenity Areas**

- 2.22 Adequate open space with regard to amount and type must be provided in accordance with policy H23 of the local plan. This is based on the standards of the National Playing Fields Association, which are expressed per 1000 people. Play spaces should be safe, suitably equipped and landscaped, and a commuted sum must be provided for their maintenance. Open space should be provided for:

- Children's play space, to include equipped playground and informal kick-about areas.
- Informal recreation.

### **Landscaping**

- 2.23 Areas of landscaping will also be required to help assimilate the development into the surrounding natural environment, minimise the development's impact on the visual amenities of the Green Belt and its appearance in the wider setting of the Chawley neighbourhood. Landscaping is covered by Local Plan policy DC6 and should include hard and soft elements taking into account existing important landscape features on the site and the need to maximise opportunities for nature conservation and wildlife habitat creation. The leylandii hedge along the northern boundary should be removed. Particular care will be needed where the SSSI boundary abuts the proposed housing area.
- 2.24 A survey of existing features will be required from the developer. Such a survey will be expected to include accurate positions of existing trees and shrubs, their condition, height, stem diameter, extent of canopy, species, details of other aspects of the site's ecology (see also section below) and site contours.

### **Nature Conservation**

- 2.25 Under Local Plan policy NE1, the Council will require the applicant to carry out an ecological appraisal to establish the likely impacts of the development on the nature conservation value of the site and whether any protected species will be affected. Developers will be encouraged to enhance existing habitats and incorporate the provision of new habitats in their proposals, for example, through the use of indigenous tree and plant species in the landscaping schemes. In its consideration of development proposals, the Council will be looking to see how any habitats within the development site relate to the surrounding area, e.g. the ponds in the south of the site, so that, where possible, development proposals complement existing habitats.
- 2.26 Where it can, the Council will grant aid appropriate schemes e.g. for the restoration or creation of ponds and suitable woodland projects.

### **Public Art**

- 2.27 The Council will seek the provision of public art which makes a significant contribution to the appearance of the scheme, or the character of the area or the local community. The Arts Council has recommended 1% of the scheme's contract sum should be set aside for this purpose. Detailed information is set out in the Council's Supplementary Planning Guidance, Planning & Public Art and specialist advice is available from the Council's Arts Development Manager on (01235) 540338.

### **Infrastructure**

- 2.28 In line with Government guidance in Circular 05/2005, the Council expects developers and landowners to provide for infrastructure and services made necessary by their development.
- 2.29 Developers will be required to demonstrate that there is adequate capacity for waste water and water supply both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Any developer should make early contact with Thames Water.

### **Legal Agreement**

- 2.30 Before the Council grants planning permission a legal agreement will be required. The agreement will cover the provision of affordable housing, the provision of public open space together with an area of children's play equipment and a commuted sum for future maintenance, public art, appropriate financial contributions towards local highway infrastructure including a new pelican crossing in Cumnor Hill and upgrading the Sustrans route along Hurst Lane, public transport infrastructure including a new bus shelter on Cumnor Hill, education, library, fire hydrants, waste management, social and health care, museum services facilities and the provision of a new sports pitch on land to be agreed with the Council.

### **Advice on Planning Applications**

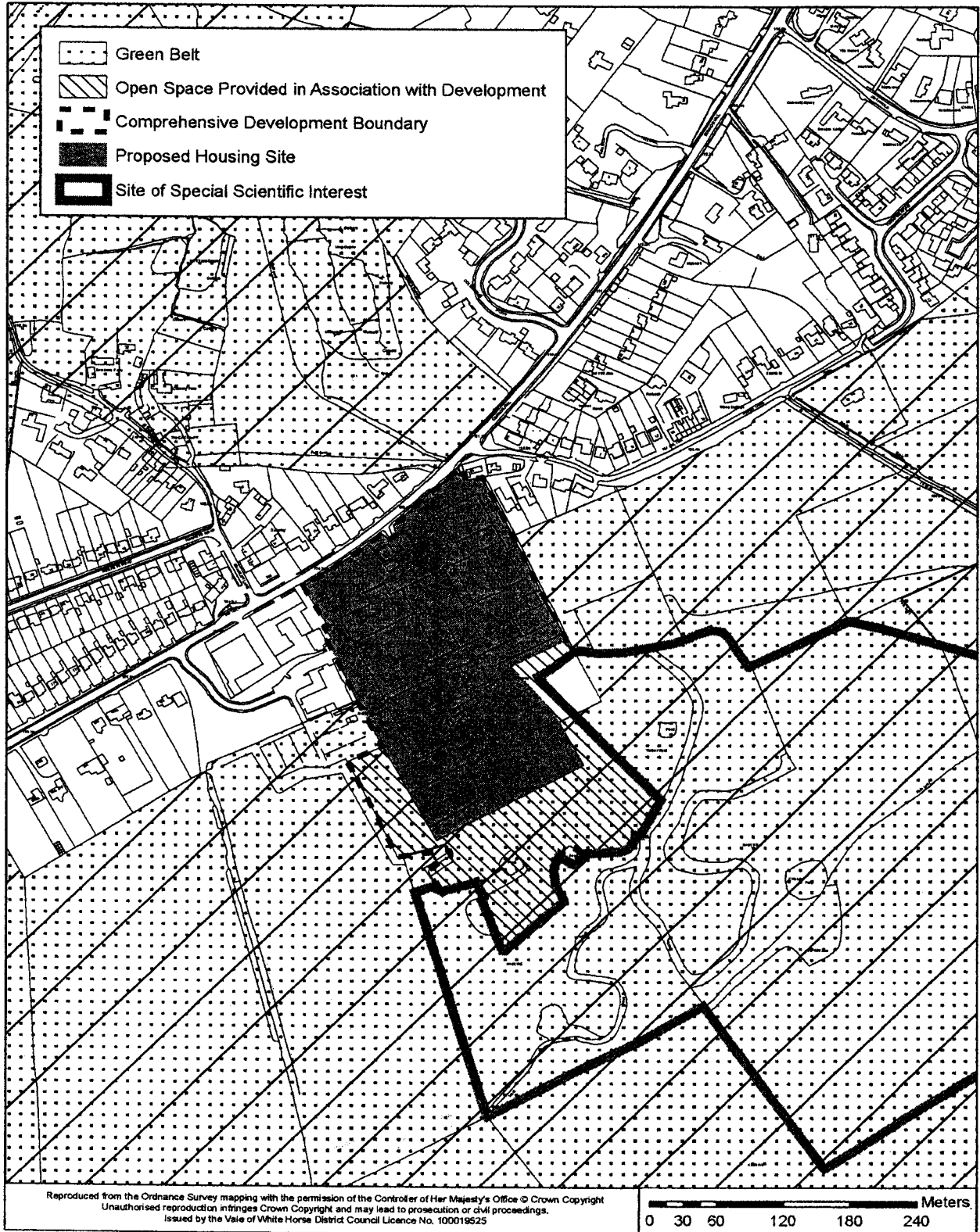
- 2.31 Developers are advised that planning applications will be assessed against all the relevant policies in the Local Plan and relevant Supplementary Planning Guidance. Developers are advised to refer to the Local Plan in detail in the preparation of a development scheme. The Council would welcome early discussions on the scheme before a planning application is submitted.

## **APPENDIX 3**

# APPENDIX 3

## Vale of White Horse Local Plan SUPPLEMENTARY PLANNING GUIDANCE

### Timbmet Site, Cumnor Hill, Chawley, Botley



Timbmet Site Cumnor Hill - Supplementary Planning Guidance  
Adopted by Vale of White Horse Council - 20 July 2006

### CUMNOR PARISH COUNCIL RESPONSE FORM

Computer No. 07/01761/REM Officer: Mr Stuart Walker  
 Application Number: CUM/80/29-D Amended plans: Yes  
 Address of Proposal: Timbmet Ltd, Cumnor Hill, Oxford, Oxon, OX2 9PH  
 Proposal: *Approval of Reserved Matters for a residential development with associated parking, open space and landscaping. (Re-submission.)*

The Parish Council wishes to make the following comments about the amended plans received. These cover seven matters as summarised below:

two revised site plans, a binder of drawings containing minor changes to eleven house designs, three drawings dealing with flats and two new plans of the site showing sections and adoption plans.

Previously received:

- 1 **Site Layout SL.01** revision M from L received previously
  - minor draughting changes and corrections'
- 2 **Affordable Housing Plan AH.01** as received previously
  - no changes but using the above revised M site layout.
- 3 **Binder of House elevations and plans (eleven properties)**
  - revisions include 'revised to planners comments' and 'revised to clients comments'
  - some chimney and window alterations.
- 4 **Flats B: Fbe** revision B from A received previously
  - windows on elevations adjusted
  - draughting errors corrected
- 5 **Flats D: FDe and FDp** revisions B from A received previously
  - top floor flat reduced to one bedroom
  - change to windows on elevations

New:

- 6 **Side Sections SS.01**
  - 12/07 two sections drawn:
    - AA from near SW corner of site to NE corner which shows a fairly even decline of about 10 metres from rear to front over 370 metres
    - BB from near SW corner to front on Cumnor Hill which shows an even decline of about 8 metres from rear to front over a distance of 320 metres.
- 7 **Proposed Adoption S38 works P390/4**
  - 12/07 areas of adoptable highway.

Conclusion:

The Parish Council believes that there are no significant changes in the amended plans and none of the concerns submitted by the Parish Council have been affected or appear to have been addressed.

The attenuation pond and LEAP are still shown on plans: SL.01, AH.01, SS.01 and P390/4.

The Council reiterates its previous comments:

The Council notes that the Vale's Local Plan (SPG H3) clearly shows a Comprehensive Development Boundary for the proposed development. The plans, as submitted, do not accord with these boundaries. As currently laid out, the development is only viable if a balancing pond and a LEAP are created off site in the Green Belt. This is clearly not in accord with the Vale's planning guidance. More seriously it constitutes a breach of the Vale's approved Local Plan. This Plan clearly demarcates the boundaries of the area to be developed and further requires that ancillary items should be contained within the boundaries of the development site. The demarcated area does not include the adjacent field off Hurst Lane. We believe that any decision to permit the placement of subsidiary facilities from an adjacent development in the Green belt could be regarded as *ultra vires* and subject to legal challenge.

There remain, in the Council's opinion, fundamental issues that lead to the conclusion that the application cannot be approved at the present time. Consequently, the Parish Council urges the VWHDC to reject the present application.

Signed by ... *J B Bock* .....

Date .. 11 January 2008

Clerk to Cumnor Parish Council

**APPENDIX 4**



**CUMNOR PARISH COUNCIL RESPONSE FORM**

Computer No. 07/01761/REM Officer: Mr Stuart Walker  
 Application Number: CUM/80/29-D Amended plans: Yes  
 Address of Proposal: Timbmet Ltd, Cumnor Hill, Oxford, Oxon, OX2 9PH  
 Proposal: *Approval of Reserved Matters for a residential development with associated parking, open space and landscaping. (Re-submission.)*

The Parish Council wishes to make additional comments about the amended plans received.

- 7 **Proposed Adoption S38 works P390/4**
  - 12/07 areas of adoptable highway.

Regarding the Drawing P390/4, it has been noted that the areas of adopted highway do not include the minor roads leading to the open space at the rear of the site. Who will be responsible for maintaining these roads and will there be a public right of way to the open space?

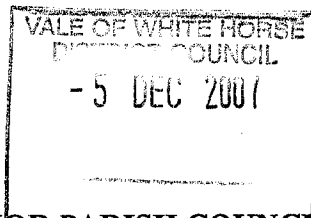
The road leading to the proposed car park in the Green Belt is also shown as being adopted but not the actual car park. Again, who will be responsible for maintaining this area and the pathways to the proposed LEAP in the Green Belt?

Signed by ...*J B Bock*.....  
Clerk to Cumnor Parish Council

Date .. 11 January 2008

**APPENDIX 4**





**CUMNOR PARISH COUNCIL RESPONSE FORM**

Computer No. 07/01761/REM Officer: Mr Stuart Walker  
Application Number: CUM/80/29-D Amended plans: Re-submission  
Address of Proposal: Timbmet Ltd, Cumnor Hill, Oxford, Oxon, OX2 9PH  
Proposal: *Approval of Reserved Matters for a residential development with associated parking, open space and landscaping. (Re-submission.)*

**EXTENSION OF TIME GRANTED TO 4 DECEMBER 2007**

PLEASE NOTE: The Council has included in this response form, comments regarding:  
CUM/80/28 *Change of Use of land from agricultural to recreational use*  
as it impacts on the proposed residential development CUM/80/29-D

Most of the Council's previous observations are still relevant and must be considered in this application.

**General**

Cumnor Parish Council supports the proposal that this brown field site should be used for housing development, particularly with regard to the provision of affordable housing. It remains unconvinced that this detailed application fully addresses the reserved matters.

The present application must be regarded as integral with the parallel application for a change of use of the adjacent field to a sports pitch.

In the Parish Council's opinion the application for a change of use should be taken first. If this change of use application fails, as the Council believes it should, then the present application for the approval of reserved matters must fail.

These comments have been formulated in order to improve the development, which the Parish Council believes should be harmonious with its surroundings.

Interaction with the Hurst Lane field change of use application

The Council notes that the Vale's Local Plan (SPG H3) clearly shows a Comprehensive Development Boundary for the proposed development. The plans, as submitted, do not accord with these boundaries. As currently laid out, the development is only viable if a balancing pond and a LEAP are created off site in the Green Belt. This is clearly not in accord with the Vale's planning guidance. More seriously it constitutes a breach of the Vale's approved Local Plan. This Plan clearly demarcates the boundaries of the area to be developed and further requires that ancillary items should be contained within the boundaries of the development site. The demarcated area does not include the adjacent field off Hurst Lane. We believe that any decision to permit the placement of subsidiary facilities from an adjacent development in the Green belt could be regarded as *ultra vires* and subject to legal challenge.

There remain, in the Council's opinion, fundamental issues that lead to the conclusion that the application cannot be approved at the present time. Consequently, the Parish Council urges the VWHDC to reject the present application.

**APPENDIX 4**

CUM/80/27-D. Reasons for REFUSAL from Notice dated 1 November 2007

1. **Layout and Style.** Large building spans, inappropriate uniform style and design, poorly designed blocks of flats and poor layout style would result in visually congested development which is not compatible with the form and character of the surrounding area.  
Prominent location of the overall design, height, bulk, scale and massing of the proposed terraced building on plots 189-192 and compact arrangement of plots 1-6 on the road frontage represents an intrusive and inappropriate form of development which is detrimental to Cumnor Hill.  
The proposed development fails to take account of the contextual character found in the surrounding area and fails to exploit the site's full potential.  
*Contrary to Policies H10, DC1 and NE7 of the Vale's Local Plan and G2 and H3 of the Oxfordshire Structure Plan.*  
**Only a few cosmetic changes have been made. There are still large blocks of buildings. Blocks of flats and affordable housing are on the boundary adjacent to Hurst Lane which do not appear to have improved the over dominance. The three storey flats will be significantly higher than any other buildings adjacent to the Green Belt and will be visible from miles around contrary to PPG2. The blocks of flats still look like army barracks. Very little imagination has been used to improve the designs. The development does not reflect the local character of the area. The 3 storey terrace houses at the front of the development have not been moved but amended to 2½ storeys – even though they are adjacent to the car dealerships, they are not in keeping with the surrounding area. The few changes have not improved the visually congested development. Only a few properties do not directly abut the roads. Narrowing the roads will lead to worsening visual congestion.**
  
2. **Car parking.** Fails to provide an adequate distribution of car parking throughout the site, which is likely to lead to on street parking to the detriment of highway safety.  
Fails to give priority to the needs of pedestrians, cyclists and users of public transport.  
*Contrary to Policies GS10 and DC5 of the Vale's Local Plan and T1 and T8 of the Oxfordshire Structure Plan.*  
**The developer has suggested narrowing the roads to prevent on-street parking, but this is more likely to lead to vehicles being parked over kerbs and on the pavements. There is also concern about access along the roads for emergency vehicles. The Council understands from the agent and the architect that the bollards on the open space are to prevent car parking on the open space. This rather proves the point that there is insufficient car parking. Due to the nature of the housing, there are likely to be vans and other vehicles parked within the estate and this must be taken into account. A failure to do this is well illustrated by another part of the parish where the quality of life of the residents is seriously compromised by on-street parking and parking on verges. Are the garages of sufficient size to accommodate a family car?**
  
3. **Overdominance.** The development due to its juxtaposition with neighbouring dwellings is unneighbourly and harmful to the properties (particularly 151 Cumnor Hill – the thatched cottage – and 10 Hurst Lane) because of overshadowing, over dominance and overlooking.  
*Contrary to Policies DC1 and DC9 of the Vale's Local Plan.*  
**Blocks of flats and affordable housing are on the boundary adjacent to Hurst Lane which do not appear to have improved the over dominance. The blocks of flats still look like army barracks.**
  
4. **Historic building.** Due to the dominant massing of plots 5 and 6 and close proximity to 151 Cumnor Hill – the thatched cottage – adversely affects this Grade II listed building.  
*Contrary to Policy PPG15 of the Vale's Local Plan.*

**Any changes made are still likely to impact seriously on 151 Cumnor Hill (and 2 and 2A Hurst Lane). It appears that some form of planting is intended but this is not clear from the plans. No thought has been given to who would be responsible for maintaining the integrity of this planting.**

5. Energy Conservation. Fails to demonstrate energy conservation measures and the Sustainable Homes Code Level 3.

*Contrary to Policy DC2 of the Vale's Local Plan and G6 of the Oxfordshire Structure Plan and PPS1 Delivering Sustainable Development, PPS3 Housing and PPS22 Renewable Energy.*

**This is disappointing, as there appears to have been very little improvement.**

**There is no provision for grey water recycling schemes, which should be incorporated into developments. The Council believes that this development potentially offers many more opportunities for schemes for energy conservation.**

**The need to move towards Government targets that all new homes should be carbon neutral by 2016 seems to have been ignored.**

6. Public areas. Fails to provide adequate surveillance over public areas and fails to increase security and deter crime.

*Contrary to Policy DC3 of the Vale's Local Plan.*

**Nothing has been changed to allow more public open space within the development.**

**The removal of some trees and the introduction of bollards has worsened the visual impact of the development. The Council understands from the agent and the architect that the bollards are to prevent car parking on the open space. This rather proves the point that there is insufficient car parking.**

7. Hurst Hill SSSI. In the absence of information, the development is likely to adversely affect Hurst Hill SSSI and specially protected species that have been identified.

*Contrary to Policies NE1 and NE5 of the Vale's Local Plan and EN2 of the Oxfordshire Structure Plan and PPS9 Biodiversity and Geological Conservation.*

**Contrary to the developer's claims, BBOWT and Natural England do not find the proposal acceptable and have objected to the proposals on biodiversity and ecological grounds. The Oxford Green Belt Network has also objected, as the developments are likely to have an adverse effect on Hurst Hill SSSI. There still remains a lack of information and ecological assessment regarding the impact of the development site itself, the SSSI and ancient woodland. The applicants have failed to address this reason for refusal.**

8. Dwelling types. Fails to provide a variety of dwelling types and sizes to meet the needs of existing and future population because 50% of units are not 2 bedrooms or less. 10% of dwellings have not been designed to lifetime home standards.

*Contrary to Policy H16 of the Vale's Local Plan.*

**The developer has still failed to provide 50% of units of 2 bedrooms or less although some provision has been made for lifetime home standards. The Council understands from the agent and the architect that the target of 50% cannot be met and that the current plan can accommodate only 33%.**

9. Affordable housing. Does not include an even spread of affordable housing across the site or provide a mix of affordable housing.

*Contrary to Policies F of the Vale's Local Plan, Supplementary Planning Guidance and H4 of the Oxfordshire Structure Plan and PPS3 Housing and GPS Delivering Affordable Housing.*

**If anything, the affordable housing is worse than on the original plans. The Affordable Housing has been confined to the central area of the site. Social Housing is largely confined to blocks of flats and low cost housing on the east and west peripheries of the site. They thus resemble 'ghettoes'. There is a small amount of joint ownership homes scattered throughout the central zone.**

10. Children's Outdoor Play. Fails to provide adequate dedicated space for children's outdoor play.  
*Contrary to Policy H23 of the Vale's Local Plan.*

The LEAP is still outside the curtilage of the development and with its juxtaposition to the proposed balancing pond, which poses serious Health & Safety hazards. The agent has stated that there is not enough space to put the LEAP within the development. The scheme is still contrary to Policy DC3.

The proposal to provide a football pitch together with car parking is still wholly inappropriate on the field adjacent to Hurst Lane in the Green Belt. A current consultation document on open space recommends a new standard for open space with two mini-pitches, changing facilities and lighting. This too would be wholly inappropriate for this area.

The developers should be required to provide play/recreation equipment as per the Six Acre Standard within the development to ensure a safe and secure environment for young people. If insufficient play/recreation/open space were provided this would be a recipe for anti-social behaviour. The agent refers to the Six Acre Standard in her letter to the Planning Department dated 31 July 2007 but both she and the architect from Tetlow King have referred to it as being interpreted more flexibly. The developer's reading of this Standard to suit its own ends concerns the Council.

To re-orientate a few buildings and to claim that this gives better visual surveillance is not convincing. The Council notes the claim made by the agent and architect that some windows in the blocks of flats would overlook the proposed LEAP, however, these flats are likely to be left empty during working hours.

Neither a LAP nor LEAP is provided within the development and should be as prescribed by the National Playing Fields Association 'Six Acre Standard'.

Additional points not in the District Council's refusal notice for CUM/80/27-D

- a. The accompanying documents have not been revised. The Council is very disappointed that the applicant still cannot differentiate between North and South and that the Design Statement (produced in 2003) still contains misleading statements, inaccuracies and grammatical errors. The large-scale landscape plans are dated June 2007.
- b. Foul drainage. The amount of foul effluent will increase with the residential development and the Timbmet office building development. The existing load on the sewer has effectively been transferred to the new office blocks already approved by the Vale. The current proposals therefore represent a serious new demand on the already inadequate sewers. No version of the application for approval of reserved matters should be approved unless the sewers in Dean Court and North Hinksey are up-rated to prevent surcharging at times of heavy rainfall, the residential development should not be permitted until the applicant has submitted and had approved by Thames Water an engineered arrangement to accumulate foul sewage on site whenever the sewers in Dean Court and North Hinksey are in surcharge. Once agreed, this scheme should be incorporated into any approval as a planning condition. The Council believes that failure to adopt this approach could lead to prosecution for criminal negligence and/or claims for damages from affected residents.
- c. Surface water run-off. The developer claims to have provided a sustainable urban drainage system. They seem to have ignored the fact that the site is in a mainly rural area. Other solutions are available and should be considered for the surface water although consideration must be given to environmental issues regarding rare species of plant in Long Copse that might be affected by polluted surface water run-off. No culverting of the ditch on the south side of Cumnor Hill should be allowed to minimise risk of flooding. The impermeable nature of the soil on the north side of Cumnor Hill will not allow surface water to soak away sufficiently and could lead to flooding in areas lower down Cumnor Hill and in the Dean Court area. The SLR Ecological Statement and Supporting Information states that "at the current time all surface water flows are intercepted, put through an attenuation pond and discharged from the northern

boundary of the site into the existing foul sewer". The Council understands that foul and surface water should be kept quite separate and that surface water should not be allowed to discharge into the foul water system.

Both the residential development (Persimmon) and office development (Timbmet Ltd) should be self-sustaining in terms of the disposal of surface water.

There is no provision for grey water recycling schemes, which should be incorporated into developments.

The Council recommends that surfaces should be constructed using SUDs techniques and porous paving.

Very little information has been provided regarding the attenuation pond. Whether empty or full, it would be a hazard and pose unacceptable risks to children due to its close proximity to the residential development and proposed LEAP. The Council believes that a risk assessment should have been carried out by the applicant and peer reviewed on behalf of the Vale. We can find no evidence that the outcome of this obvious requirement is available within the documents deposited with the Vale. It is not known what impact the development will have on the ecological balance of the local area and on existing springs and ponds. There could be a serious risk of flooding to residents of Hurst Lane and Cumnor Hill. Alternatively, over zealous drainage of the entire area could lead to damage to the boggy nature of the SSSI.

- d. Change of Use from agricultural to recreational (field adjacent to Hurst Lane). This was subject to a Section 52 agreement in July 1988 preventing development on the land and was reinforced in July 2000.

The proposed area is regarded as High Landscape Value, is located on the North Vale Corallian Reef, in the Green Belt and adjacent to the SSSI. The proposal is contrary to Policy NE7. Contrary to the agent's claims in her letter dated 31 July to the Planning Department, the Council believes that installing a sports pitch, car parking, attenuation pond and LEAP will detract from the character of the surrounding countryside. The LEAP would still not appear to be sufficiently overlooked to be self-policing.

The SLR Report commissioned by Timbmet is flawed.

The agent claims that the field has already been drained, however, it was never used as a playing field because of insufficient drainage. If further drainage were to be carried out to make the area suitable for a sports pitch this could lead to drainage from, and consequent damage to, the existing SSSI to the rear of the site.

The proposal to site the recreational facilities on this Green Belt field fails to comply with Policy DC9, as it is likely to be harmful to the neighbouring properties.

Contrary to the covering letter, the Legal Agreement does not require the LEAP (and by implication the attenuation pond) to be provided to the east of the development site. Application CUM/80/29-D still shows the attenuation pond and the LEAP outside the 'comprehensive development boundary' as defined by the current Local Plan. Both the LEAP and an appropriate scheme for the management of surface water should be situated within the comprehensive development boundary.

The agent has stated that there is not enough space to put the LEAP within the development and the architect concurred that were the LEAP to be within the development, this would effectively 'sterilise' an area where no housing could be built. These points should have been taken into account at the pre-planning application stage bearing in mind that both the LEAP and attenuation pond should be within the comprehensive development boundary as per the VWHDC Local Plan.

Car parking. The provision of 30 spaces in the Green Belt is still of concern to the Council as it is likely to create noise and undesirable light for existing residents of Hurst Lane, contrary to Policy DC9.

Public access to the balancing pond and recreation area, together with the car parking and any lighting would result in a significant loss of privacy to the residents of No 10 Hurst Lane.

Both the Parish Council and the local community are opposed to the proposed Change of Use. The Council has agreed unanimously that it is not prepared to take over the responsibility or management of the field or facilities proposed for this area.

- e. Legal Agreement. The process by which the Vale and the agent reached a decision of the Deed of Agreement dated 19 January 2007 regarding Section 106 contribution was not open and transparent and was premature.

The Council is very concerned by the statements made: -“use of land at Hurst Lane, Cumnor Hill ..... which has been identified by the Council and the Owner as suitable for a Sports Pitch and accessed from the site of the Development.”

Furthermore, the Council is dismayed to read “If this application is refused the Owner will make an appeal to the Planning Inspectorate and will proceed to submit a further application in the event that the appeal is unsuccessful on grounds other than the principle of the proposal being unacceptable.”

This to the Council appears to imply undue pressure on the District Council to approve this application. The Council believes that it is undemocratic to include such terms and reach an agreement at the pre-application stage. The ethics of the Vale and the agent are questionable since the Agreement was made before planning permission for a change of use has been granted.

The Parish Council opposed the use of Hurst Lane as a sports pitch, but its views were totally disregarded. The Council still believes that an all-weather pitch on the preferred original site would be less obtrusive and blend more easily into the landscape being on the westerly side near to the office development, although the agent has stated that Timbmet have some “interesting ideas” for that site.

- f. Infrastructure. No provision has been made to accommodate the increased population in terms of schooling and medical facilities. The Council still believes that the infrastructure is not sufficient to allow development to proceed at this time.
- g. SSSI. It is unclear how the applicant proposes to prevent access to the SSSI from the developed site. Appropriate methods should be proposed by the applicant and, following approval by the District Council, incorporated as a planning condition.
- h. Transport. The applicant’s claim that the shopping facilities are within easy walking distance is erroneous. Most residents will still need to use their own vehicles.  
The number of buses serving this part of Cumnor Hill is shortly to be reduced by 25%.  
The Council recognises that a small footpath has been inserted in the plans leading to/from the proposed bus stop to accommodate residents living on the eastern side of the development.  
The proposed cycle route is not satisfactory. However to create a cycle lane down Cumnor Hill would be inappropriate as the carriageway is not wide enough to ensure safe passage for cyclists and motorists.
- i. Access. The Parish Council still believes that a ghosted right turn is not suitable for this stretch of road and would like to appeal against the Highways decision in favour of a small mini-roundabout, and not traffic lights of any description.  
The proposed site for a pelican crossing is in the wrong place and should be on the westerly side of the entrance.
- j. Design, scale and layout. The Notice of Outline Permission dated 8 February 2007 condition 3 states that “Not more than 192 dwellings shall be built on site”; in other words a maximum of 192 dwellings. If, as the applicant’s agent appeared to suggest, the applicant cannot develop this site, at the permitted maximum density and in accordance with the District Council’s Local Plan and Planning Guidance, the developer should be required to rethink the proposal, at a lower density more in keeping with the character of the surrounding area.  
The Council is concerned that the density across the middle width of the development is disproportionately high.  
The Council and residents supported the redevelopment of the Chawley Works site but agree that the density, design and layout are inappropriate for this development on this site surrounded by Green Belt, and is not in keeping with the character of the surrounding area. The applicant should be seeking to design a development that people will want to live in and build a community for years to come.
- k. During any construction period the District Council should require, and if necessary force, the developer to ensure that:
- All waste material is transported off the site;

- No construction work nor access by contractors' vehicles takes place during unsocial hours;
  - No parking of construction vehicles takes place on Cumnor Hill and the adjacent roads. The site is large and parking should only be permitted on site and this should be enforced;
  - Access for construction vehicles should be from the A420 via the top of Cumnor Hill only. Access via Botley and Cumnor Hill and via the Village of Cumnor should be forbidden.
- l. Withdrawal of permitted development rights. Permitted Development Rights should be withdrawn in order to prevent the indiscriminate change of garages into living accommodation.
  - m. Public Art. What is proposed for the 1% of the scheme's contract sum as per the Local Plan?
  - n. Landscaping. There appear to be very few areas of green planting on the plans.
  - o. Nature conservation. Bats currently inhabit some of the existing sheds and as law protects them, the application does not address this issue.

**Key:**

Summarised comments from VWHDC Notice of Refusal dated 1 November 2007.

*References made by VWHDC to Policies as the reasons for refusal*

**Parish Council's comments on the application CUM/80/29-D in relation to the Reasons in the Notice of Refusal dated 1 November 2007.**

Additional observations from Cumnor Parish Council.

# APPENDIX 5

Stuart Walker

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**From:** Denis McCoy [denis@mccoyassoc.co.uk]  
**Sent:** 13 December 2007 10:15  
**To:** Alison Blyth  
**Cc:** Stuart Walker  
**Subject:** CUM.80.29.D

13 December 2007

For the attention of Alison Blyth

your ref CUM/80/29-D

Deputy Director (Planning & Community Strategy)  
The Vale of White Horse District Council  
PO Box 127  
The Abbey House,  
ABINGDON OX14 3JN

email and post

Dear Sir

**Approval of Reserved Matters for a residential development with associated  
Parking, open space and landscaping. (Re-submission)  
Timbmet Ltd Cumnor Hill Oxford OX2 9PH**

Thank you for the drawings of the above project received on 29 November which could not be discussed at the Architects Panel meeting on 5 December but on which you have requested design comments.

This re-submission follows an earlier detailed layout which I commented on by letter dated 11 September this year (an application which I understand was refused).

What is now submitted seems to me an improvement. The frontage to Cumnor Hill still looks promising, and the building proposed on plot 20 should work well in the vista into the development.

To my mind the spaces, roads, junctions – and level of permeability – will be quite interesting. At a couple of points I wonder about occupants' privacy standards (e.g. plot 31 and ground floor flat at South East corner of Flats A), but the streetscape contribution should be OK. Both these examples would suit a commercial use, contributing to vitality, but I appreciate that this is not now an option.

The house types proposed are so diverse stylistically that it is hard to comment usefully. More street elevations would have helped – and would provide reassurance that the designers have considered the various relationships. The variety I suppose may turn out all right – and would certainly not be monotonous.

Some of the house designs have a slight '30s character, (let down in a few cases by lack of "chimneys" e.g. type 883 – option 4) while some of the simple more frankly contemporary buildings benefit from substantial proposed "chimneys". Where omitted (e.g. ST3 – Stamford 3 – option 2) the character of the building suffers. And the big blank gables on some ST3s (e.g. plots 98 and 115) are a bit grim.

I regard the change in level at plots 37 – 40 as a very awkward feature visually, whereas the steps at plots 82 – 84 seem to me much more comfortable.

13/12/2007



189 – 192 is a bit uncertain whether it has a central “chimney” or not (missing from rear elevation) and their proportions on a block of that size are weak.

I could go on but points like these – though deserving attention – are not going to make the difference between permission and refusal.

The four blocks of flats are, to my eye, rather boring despite their considerable articulation. I share your view about the upper windows in the projecting gables of Flats B, which are much too cramped, and I cannot understand why the East windows in Flats C need be high level/very unattractive.

The entrances to the flats blocks now relate better than before to the surroundings, though the scale of some of them might be increased with advantage. At Flats D, for example, the door from the open space into the south elevation could perhaps be “celebrated” more, put in a glazed screen. More light into the hallway, apart from townscape considerations!

In summary then, this will not be a prize-winning scheme architecturally, and even within its own terms could be improved without a great deal of effort, but in my judgement a further refusal would be difficult to defend. Thus I can support approval of these details if some at least of my detailed comments receive appropriate attention.

I shall post the various drawings and papers back to you shortly.

Yours faithfully

**McCOY ASSOCIATES**

enc

This letter refers to drawing nos E/2391/02, HT.FU.p(1)-(2),HT.ST.p(3), LP.01, ML.01, P189-192.e2, SL.01; Planning House Types book: and Design & Access Statement

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**APPENDIX 5**