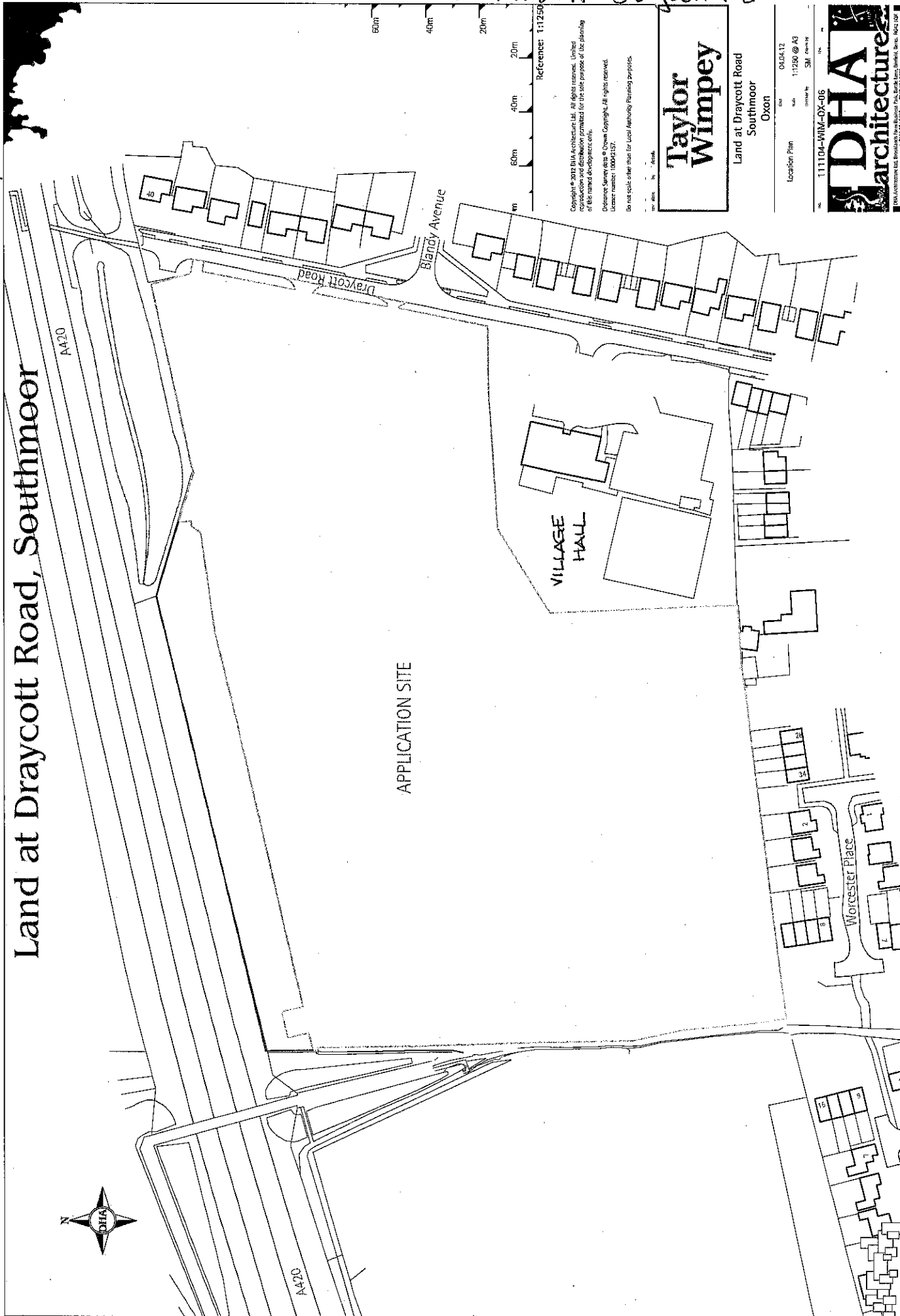


Land at Draycott Road, Southmoor

P12 V2653 FUL
Land at Draycott Rd



Copyright © 2012 DHA Architecture Ltd. All rights reserved. Limited liability company. This plan is intended for the sole purpose of the planning of the named development only.

Reference: 1:1250

Scale: 1:1250

Do not scale other than for Local Authority Planning purposes.

Taylor Wimpey

Land at Draycott Road
Southmoor
Oxton

Location Plan
Date: 06/04/12
Scale: 1:1250 @ A3
Drawing No: SM 000001
Rev: 01

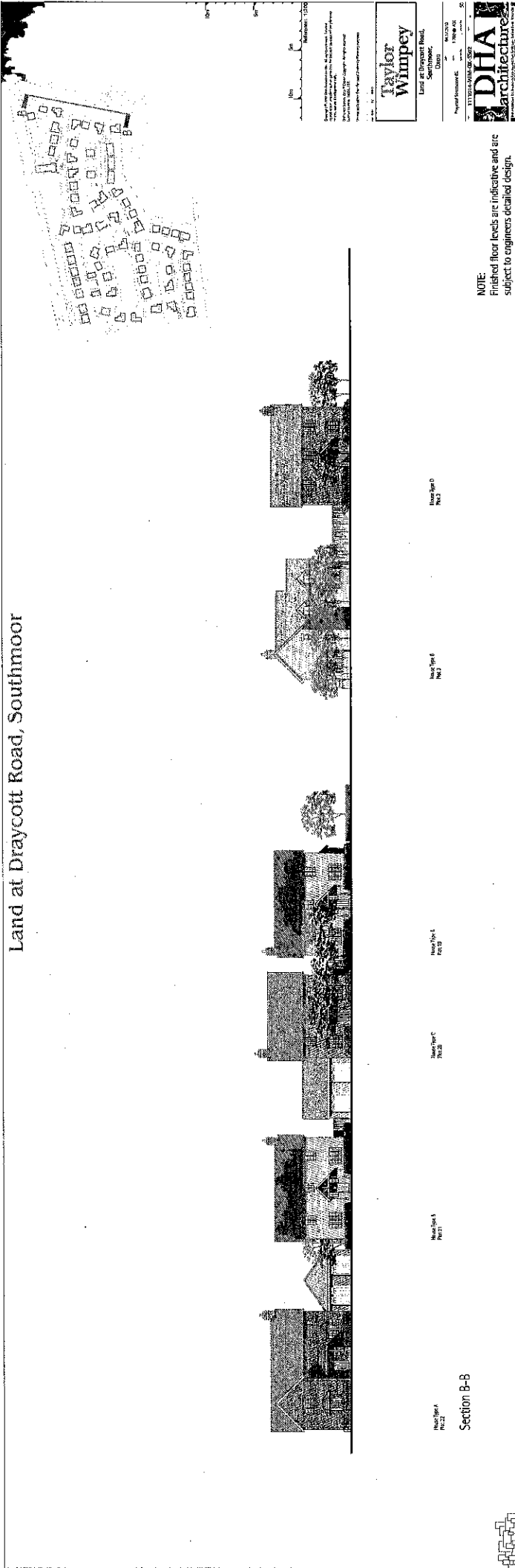


ApX 2D

P12.V2653.FUL

view from the east

Land at Draycott Road, Southmoor



P12.V2653.FUL

LAND OFF DRAYCOTT
ROAD, SOUTHMOOR

APX
3

Kingston Bagpuize with Southmoor Parish Council

Clerk:

John Melling

To: David Rothery
Planning Department
VWHDC

17 Lime Grove
Southmoor
Abingdon
OX13 5DN

01865 820 867

email: johnmelling765@btinternet.com

Tuesday, 5 February 2013

Dear Mr Rothery

P12/V2653 – Erection of 98 residential dwellings with associated open space, structural landscaping and access – Land off Draycott Road

The Parish Council strongly and unanimously objects to this application for a number of reasons as set out below, and asks that it be refused.

The cumulative impact on the village

Approval of this application would lead to a gross over-development of the village given existing permissions for large developments totalling 113 dwellings and a 45-bed care home. Should permission be granted, the rapid increase in population will fundamentally affect the character of the village which has few local facilities. This will lead to additional pressure on the local road system making the development unsustainable. This area was specifically excluded from development in the recently produced Parish Plan (2011) as it provides the only large open space within the village perimeter.

Traffic impact on the Draycott Road

The additional vehicular traffic entering the Draycott Road will lead to further congestion at the junctions with Blandy Avenue and the Faringdon Road. Together with permitted developments elsewhere in the village the impact on the local road system especially the mini-roundabout on the A415 / Faringdon Road (by the Hind's Hind) and the roundabout at the A415 / A420 junction will be severe. The Highways Officer report (15/10/2012, prepared to assess P12/V1836/O) shows the mini-roundabout to be at 'practical capacity' using 2014 as the design year and including the additional traffic from the recently permitted developments.

It is essential that as part of any development on the site that the footway on the west of the Draycott Road is extended to connect with the site entrance.

Inadequate provision for water supply and sewage removal

In contrast to the claims in the submitted supporting documentation, parts of the village experience problems with surface water and, on occasions, sewage removal. The stretch of Draycott Road north of the junction with Blandy Avenue experiences surface water after heavy rains and is of concern to neighbouring households, as pointed out in the objections from the site's neighbours. Recent replacement of a short section of mains sewer within the village required sewage from a wide area of the village to be tankered for a period of several months.

The developer appears to be relying on Thames Water to make the necessary investment to assure that water pressure, already low in parts of the village at times, is adequate and sewage removed and treated. The initial site investigation by Thames Water (28/01/2013) has 'identified an inability of the existing waste water infrastructure to accommodate the needs of this application' which 'may lead to sewage flooding'. Thames Water (28/01/2013) has also commented that the 'existing water supply infrastructure has insufficient capacity to meet the additional needs of the proposed development'.

Community involvement

The existing level of community involvement in the proposals is far below that demanded by the NPPF (p. 66). This is especially disappointing given that no opportunity has been provided to residents to comment through a consultation on the Local Development Plan. The document provided with the application merely lists concerns raised and the developer's platitudinous answers. There has been no attempt to enquire as to resident's wishes regarding the nature and scale of future housing in the village, or what facilities should be retained or developed and their appropriate location. Improved consultation would have avoided a number of errors in the supporting documentation. There is no longer a Doctor's surgery or Methodist Church, RH Buses no longer exist (Transport Statement) and the noise consultant would not have invented a District Council. Consultation with the Parish Council has been limited to one meeting. The diversion of the dedicated footpath and cycleway along the northern boundary has not been discussed.

Should the Planning Committee consider that the site is suitable for housing development a number of issues must be addressed:

Broadband

The developer must ensure that all dwellings have both copper and optical fibre connections to allow future connection to a wide range of services.

Biodiversity

The extent and position of the proposed green spaces will fail to maintain and enhance the biodiversity of the existing grassland, being too small in area and subject to eventual

shading from the proposed tree planting. It is unclear how the small areas proposed could be managed by an annual, or less frequent, hay cut. As p10 of the Extended Phase 1 Habitat Survey makes clear, most of the herbal diversity is around the edges of site where grazing pressure is reduced. The existing edge will be reduced to a tiny length in the NW corner of the site much reducing the floral value of the area to local residents.

The developer must ensure that a high proportion of dwellings are provided with integral bird and bat boxes, especially for Swifts – see comments from Natural England. Surprisingly, House Sparrows, another species which would benefit from the provision of artificial nesting sites, were not observed during the Habitat Survey though are almost habitually present in the hedge bordering the Draycott Road.

The high density of the proposed development

It is essential that the density of development is much reduced from the proposed more than 20 dwellings per hectare, all of either two- or two-and-a-half storeys. Such a high density is unacceptable in a village and compares unfavourably with densities for two permitted developments, ie P12/V1302 - South of the Farringdon Rd - 50 homes, 3.3ha = 15.1 dph and P12/V1836 - West of the Witney Rd - 63 homes, 5.09ha = 12.4 dph. An earlier scheme for the site - Linden Homes, March 2012 - proposed only 67 dwellings and a much larger area of usable public open space.

Insufficient green space

As a consequence of this high density, insufficient usable green space is provided. That which is provided appears to be required as an intrinsic part of the development, eg by buffering the sewage transfer station in the NW corner from the houses.

The lack of a buffer zone between the A420 and the houses

The effect of noise from the A420 on many future residents will be significant. People living in a village wish to enjoy their gardens. It is therefore unacceptable for the developer's noise consultant to claim that satisfactory noise levels can be achieved behind closed double-glazed windows.

The above summarises the Parish Council's objection but it is anticipated that further comments will be submitted when members have an opportunity to review the submissions of other consultees, especially OOC Highways.

Yours sincerely

John Melling

DR
1
S

Kingston Bagpuize with Southmoor Parish Council

Clerk:
John Melling

To: David Rothery
Planning Department
VWHDC

17 Lime Grove
Southmoor
Abingdon
OX13 5DN

01865 820 867

email: johnmelling765@btinternet.com

Wednesday, 6 March 2013

Dear Mr Rothery

P12/V2653 – Erection of 98 residential dwellings with associated open space, structural landscaping and access – Land off Draycott Road (Amendment No1 20 Feb 2013)

The Parish Council finds that the amended plans fail to address the objections set out in my letter of 5 February 2013.

The Parish Council holds to its strong and unanimous objection to this application and asks that it be refused.

Yours sincerely

John Melling