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Date	Issue	Revisions	Checked
H 26 JAN 13	SJS	Amendments to gardens to plots 12, 13, 27, 28 and 29, and references to highways and footpaths in the consultant's site access details.	
G 24 JAN 13	SJS	Gardens extended to plots 1-4, 26, 31-34 as meeting with VWRDC	
F 22 JAN 13	SJS	Footpaths to rear gardens added, service strip added, pumping station access revised.	
E 21 JAN 13	SJS	Plot 30 changed to include parking following public exhibition and consultation	
D 9 JAN 13	SJS	Size of pumping station increased and separation between plots 7 and 8 increased	
C 9 JAN 13	SJS	Pumping station relocated to protect tree RPAs.	
B 4 JAN 13	SJS	Planting provided to existing business unit. Pumping station relocated. Number of dwellings reduced to 34.	
A 4 JAN 13	SJS	Amendments as meeting - path alongside driveway adjacent, drainage channel omitted	

**Residential Development
Milton Road, Sutton Courtenay
for Pye Homes**

Proposed Site Plan

Architects: WESTWADDY AND TOMES PLANNERS
 westwaddy ADP
 20 Balm St, Wrexham, Shropshire, CHX1 3BS
 Tel: 01293 528822
 email: enquiries@westwaddy-adp.co.uk

Date: December 2012
 1:500@A1
 PJM
 SS

Drawn: PJM
 Checked: SS

Draw No: 00152
 Rev: P 01
 Date: 11/12/12

Doc Ref: CP 26-11

Type	No.	Beds	Sq ft
A	4	2	895
B	2	3	1115
B1	2	3	1315
C	2	4	1621
D	8	4	1489
E	3	4	2192
F	9	2	843
G	3	3	1013
H	1	3 bungalow	1009
Total 34 houses			41,715 sqft
Total no.2 bed houses = 13 (38%)			
Discounted value of affordable housing = 13 (38%)			

Proposed Low-level Planting

- Hedge Row
- Existing Tree
- Proposed Tree
- Existing (deciduous / damaged / young) trees to be removed
- Affordable housing - rent
- Affordable housing - shared ownership
- Site Boundary
- Public Footpath



FOR THE ARCHITECTS, WESTWADDY AND TOMES PLANNERS
 20 BALM ST, WREXHAM, SHROPSHIRE, CHX1 3BS
 TEL: 01293 528822
 EMAIL: ENQUIRIES@WESTWADDY-ADP.CO.UK

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Date	Revisions	Notes	Checked

Residential Development
Milton Road, Sutton Courtenay
for Pye Homes

House Type C - Elevations
Plots 14 and 16

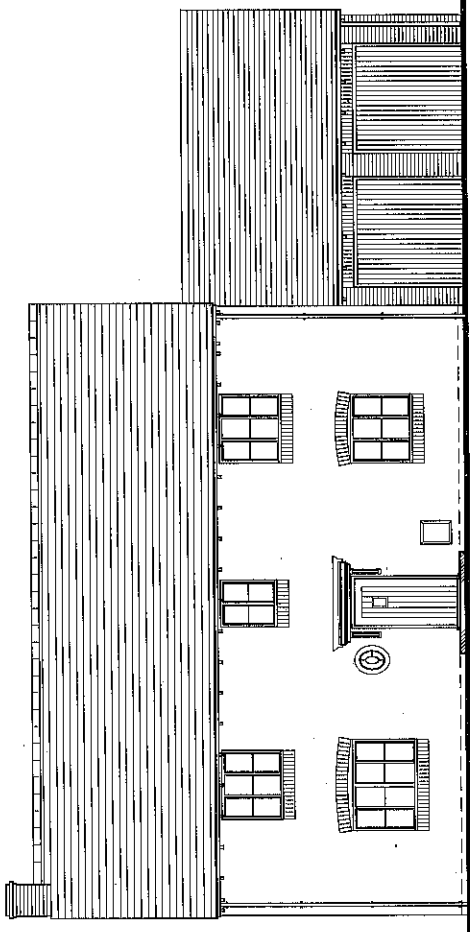
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ARCHITECTS AND TOWN PLANNERS

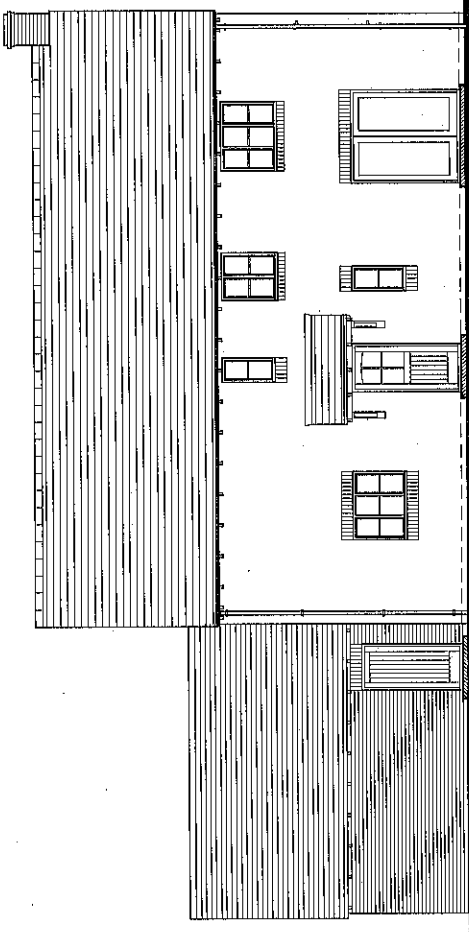
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Jan 2013
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Scale: SJS
Drawn: SJS
Checked: SJS

No: 0152
Date No: P11
Rev:

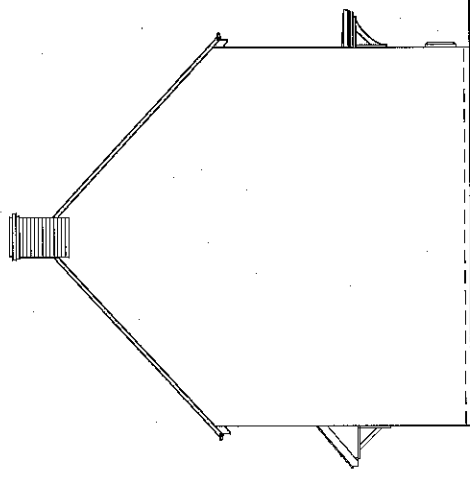
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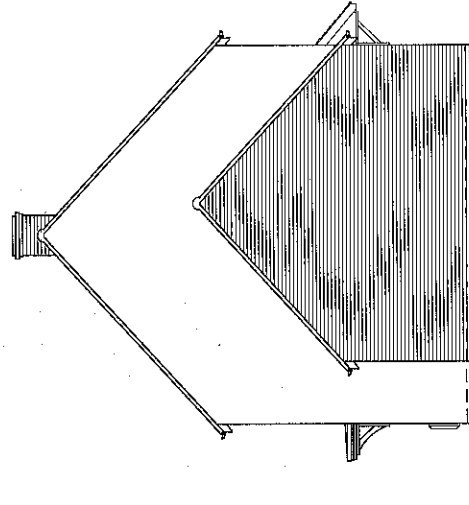
Front Elevation
Plots 14 and 16



Rear Elevation
Plots 14 and 16



Side Elevation



Side Elevation

HOUSE TYPE C

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Rev	Date	Revisions	Initial	Checked

Residential Development
Milton Road, Sutton Courtenay
for Pye Homes

House Type D - Elevations
Plots 5, 6, 8, 9, 10, 11, 15 and 17

The Address:
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Tel: 01359 321532
Fax: 01359 321532
e-mail: info@westwaddyadp.co.uk

ARCHITECTS AND TOWN PLANNERS
WestwaddyADP

Date: Jan 2013

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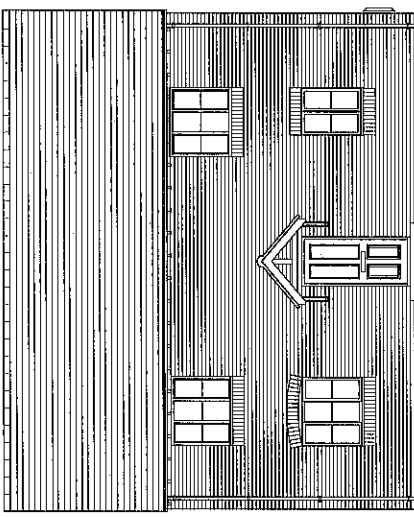
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Check: SUS

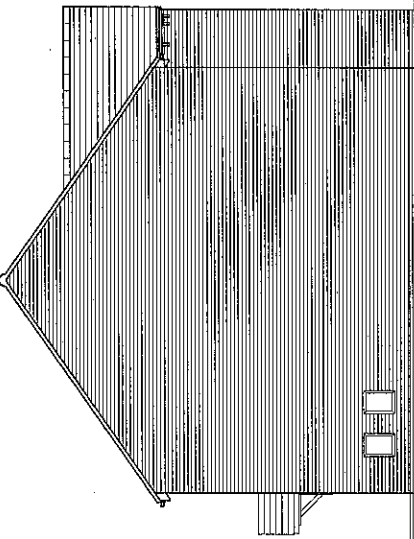
Draw No: P13

Doc Ref: CR-24-3

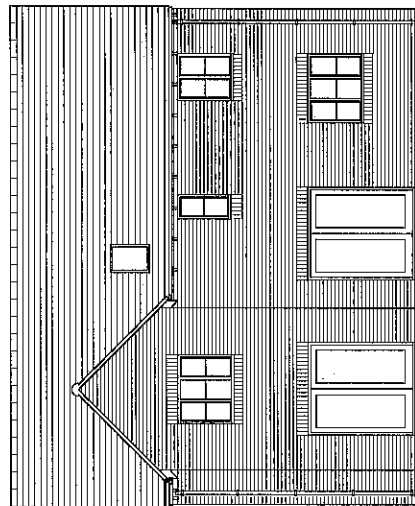
HOUSE TYPE D



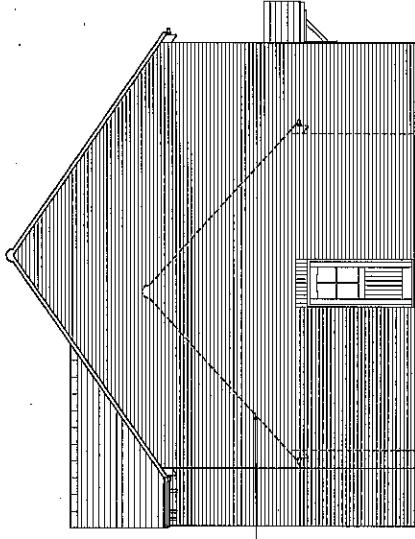
Front Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Side Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Rear Elevation
Plots 6, 8, 10 and 17
(Plots 5, 9, 11 and 15 handed)



Side Elevation Plot 17
Plots 6, 8, 10 with garage (shown dotted)
Plots 5, 9, 11 and 15 (with garage) handed

outline of position of
attached garage for plots
5, 6, 8, 9, 10, 11 and 15

Sutton Courtenay Parish Council

P13V0233FUL
MILTON ROAD
APPX 3A

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

Telephone/Fax: Frilford Heath
(01865 391833)

Email: info@suttoncourtenay-pc.gov.uk

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

Mr. D. Rothery,
Development Control,
Vale of White Horse District Council,
Abbey House,
Abingdon,
Oxon.
OX14 3JE

28th March, 2013

Dear Mr. Rothery,

**P13/V0233 Demolition of 110 Milton Road and erection of 34 dwellings
Land north of 92-112 Milton Road
For: J.A. Pye**

The Parish Council objects to the application on the following grounds:

1. At a meeting of the Vale of White Horse District Council held on 20th February, 2013, the Parish Council presented a land use survey of the parish. Over 60% of the land in the parish was in use for commercial/industrial/mineral and waste operations. Only 19% of land remained for agricultural use. The parish is being squeezed by uses that are harmful to both the health and well being of the community. During the Council's strategic housing land availability assessment last year, the Vale of White Horse District Council, through a written reply from Cllr. Cox, to a question on housing allocations to 2025 specifically gave firm assurances that the village would not have to accept further land allocations for housing beyond existing commitments. Those commitments are 140 houses at the Amey site in Appleford Road, and 15 houses on the Catholic Church site in Hobbyhorse Lane. These more than meet the housing requirements for Sutton Courtenay. The village has had more than its fair share of development commitments.

In response to the presentation to the Vale of White Horse District Council on 20th February, Cllr. Cox gave cause for hope in his response letter. Cllr. Cox accepted the obligation to fully recognise the need to retain the identity and character of Sutton Courtenay from unacceptable and harmful development. Previously, when several sites within the parish were considered as part of the screening options, it was concluded that there was no need for further development. The development is outside of the existing developed footprint of the village and therefore beyond its boundary. The plan shown to the Vale of White Horse District Council on 20th February showed just 19% agricultural land remaining in what is a rural parish. The proposal represents an incursion into the remaining available agricultural land.

2. The entrance/exit into Milton Road is at an unacceptably dangerous point. There is a bend and downward slope in the road which reduces adequate visibility. Good visibility of the proposed new junction is difficult to achieve. No vehicle speed statistics appear to be lodged with the application, yet it is well known locally that the 85 percentile figure is well in excess of the permitted 30 mph at this point.

3. The Parish Council believes the statistics given regarding traffic flows are not accurate. At the time the traffic counter was installed in December 2012 Southern Gas Networks were replacing gas pipes in the village. The roads affected were Church Street, High Street, Frilsham Street, Harwell Road and Milton Road. There have been reduced traffic flows in the village for a considerable number of weeks. Drivers found alternative routes to avoid the traffic lights that were in operation, and the consequent delays that followed. The route through the village is normally used frequently by drivers gaining access to the A415. The Culham bridge is at capacity for peak time traffic, and there is increasing frustration at periods with queuing back over several hundred metres into the High Street.

4. The current foul water and sewerage system in the parish is at capacity. Properties in Frilsham Street and High Street have suffered surcharging with sewage on more than one occasion entering the property. Thames Water utilities have fitted an active drainage device to one property in an attempt to prevent sewage leaking from a manhole. The experience of this Council is that Thames Water regularly clears blockages in the system and has to jet the main pipe network. No consideration has been given in the application to the accumulative effect and the problems that the development would cause in the sewerage system elsewhere in the parish. Thames Water itself has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Given another application for 70 dwellings only a short distance away from this site, then the accumulative effect on the village's overloaded foul water system is paramount.

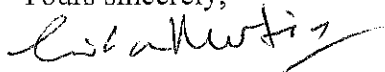
5. The proposed development is located just South of Mill Brook which feeds into Ginge Brook and then the River Thames. In times of heavy rainfall and rising waters in the Thames, the flow of water into the River Thames is controlled by the operation of sluices from Ginge Brook. This results in more water in the Ginge which consequently results in flooding. Brook Street (B4016) has had to be closed by the County Council in times past when Ginge Brook has overflowed its banks causing flooding in the village. In 2007 properties in The Nursery were flooded out when the Ginge overflowed. In fact one or more access roads to the village were closed, this, and the previous Winter for a number of days. Traffic movements were restricted for over a week.

The Parish Council is greatly concerned that using a SUDS system for surface water disposal, and diverting surface water in the direction of the Ginge would only exacerbate the local flooding problems given the known high water table, equally diverting, surface water into the foul water system which is at capacity would only cause even more surcharging in the system.

Given the proposed development is outside of the built up area of the village, and the access is at the entry point to the village where there is known speeding, the Parish Council believes the proposal is contrary to existing policies NE9 which seeks to resist development which would have an adverse impact on the landscape of the Lowland Vale, particularly on the long open views across the area, and also DC5 which requires development to have safe and convenient access from the adjoining highway network for all modes of transport.

The Parish Council would urge refusal of the application.

Yours sincerely,



Linda Martin
Clerk to the Council

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Land to the north of 92 -112 Milton Road Sutton Courtenay

Proposal : Demolition of 110 Milton Road and erection of 34 dwelling houses with associated access.

Application Reference : P13/V0233/FUL - 85

Please complete

Your name :	Drayton Parish Council
Your address :	
Date :	15 March 2013

Use the space below for your comments

Drayton Parish Council is concerned about the impact that the above development would have on its residents and would ask the District Council to take the following representations into account.

As you will know Drayton Parish Council is in the process of preparing a neighbourhood development plan (Drayton2020). Its vision is to ensure the long-term sustainability of the village...". The District Council (see the 2011 Local Plan) acknowledges the car dependency of the villages, a point that applies equally to Drayton and Sutton Courtenay. Whilst Drayton's NDP is at an early stage and Sutton Courtenay may not yet have decided to prepare one, the principle of sustainability is raised to the level of a 'presumption' in the NPPF.

Both the developments of Milton Road would appear to be very car-dependent due to the lack of facilities and employment within the village, and also bus services that would appear to be even poorer than those serving Drayton. In these circumstances a significant level of car traffic will be generated some of which will impact on Drayton, and the road network used by Drayton residents; driving, cycling and on the local buses. No permission should be granted without contributions being made to both commercial and subsidised services so as to ensure that the congestion on the local transport network is not exacerbated.

Contributions towards improvements to the local cycle network would also be justified to mitigate the increase in traffic that would be likely to occur even if the bus services were improved.

Sutton Courtenay Parish Council should be consulted on what other local services could be enhanced to improve the sustainability of the village so that reasonable contributions could be sought from the development should it receive planning permission.

The District Council should also be concerned, even were the location to be made more sustainable, that the houses themselves would be constructed to a standard in accordance with the NPPF and carbon reduction targets consistent with the Climate Change Act 2008.