

Appendix A

Presentation of Philip Pirouet in respect of Butts Piece planning application, 10th July 2017.

As you will have read I am a retired member of the Institute of Traffic Accident Investigators (MITAI) with wide experience of investigating serious and fatal road accidents attending courts as an accepted expert witness. I will restrict my submission largely to that part of the application concerning the footpath to Main Road.

The road, some 6.1 metres wide at the entrance to Butts Piece (house) travels around a tight left hand bend from the direction of Eynsham and has been the site of many accidents. The road is bounded by high hedges on both sides with a footpath on the side opposite Butts Piece only. The driveway in question, partly gravelled, is also bounded by high hedges and crossed by a footpath/cycle path from The Green.

The inclusion of a footpath from the proposed new development to Main Road running across a driveway used by two dwellings causes me a great deal of concern, particularly the conflict between vehicles necessarily entering and leaving the driveway and child pedestrians/parents. All will have restricted visibility. Those entering and leaving will include not only the occupants of the two houses who will be aware of the danger, but visitors and delivery vehicles. I have been unable to see any way that this can safely work.

When granting planning permission for the house it must have been apparent to the planners nearly 40 years ago, when traffic was considerably less that this was a dangerous bend, for they made the condition that vehicles must turn in the driveway and enter the road facing forward. This has been safely done for the 34 years we have lived in the house but will of course be another difficulty with the proposed path.

As well as considering the driveway, the danger of crossing the road on this blind bend must be considered. Visibility for a pedestrian crossing opposite the driveway is 26 metres in the direction of Eynsham and for a car driver to the pedestrian some 2 metres less. At 30mph (13.41 m/s) this would take a vehicle 2 seconds. The Highway Code stopping distance from 30 mph is 23 metres using an optimistic reaction time of 0.69 seconds whereas the 15th percentile time is 1.33 seconds.

As the proposal supposes that the crossing will be for primary school children it must be stated that until they reach 9 or 10, children are found to have difficulty in judging the speed of vehicles travelling faster than 20 mph, (although they will only have the chance to do so when crossing *from* Butts Piece due to the short visibility on the other side of the road).

When I have spoken to local residents, all of whom were unaware of the proposed footpath, being mostly concerned with impact of the housing they have, with local knowledge and knowing the bad bend, to a man been shocked and appalled. The Parish Council have also expressed concern.

I am of the opinion that in spite of the fears expressed in my previous submissions the dangers have not been investigated or possibly even visited, no detailed plans and no risk assessment prepared. There would appear to be a planning box to be ticked encouraging pedestrians and this has taken precedence over safety. The footpath would be a saving of approximately 160metres.

I submit that if this housing application is granted that the footpath should be refused, its marginal advantage being far outweighed by the dangers posed.

Appendix B

Mr Mathew made reference to reports in the local press indicating that the benefits of development outweighed the limited harm. He questioned the definitions of benefit and limited harm and why Officers did not support the concerns expressed by local residents.

He made reference to the concerns expressed by the Parish Council but questioned why the local council was consulted when its concerns were ignored.

Mr Mathew indicated that the County Council had raised objections to the development and reiterated concerns expressed regarding the adequacy of local infrastructure, the proximity to Dix Pit and pedestrian access to the school as pupils would have to cross the road at a point where there was a dangerous bend.

Mr Mathew considered that these were serious issues that required due consideration.

Mr Mathew went on to make reference to the conclusion in the 2016 SHELAA that development would harm the character and appearance of the Conservation Area and questioned what had changed since that assessment had been made.

In conclusion, he noted that Stanton Harcourt was classified as a Class A settlement in the 2011 Local Plan in which new development was restricted and indicated that he could not see that inconsistency from this position was warranted.

Appendix C

Mr Sensecall noted that Officers had provided a comprehensive report containing a recommendation of approval.

With regard to concerns over highway safety raised by Mr Pirouet he indicated that the County Council had raised no objections and had accepted the findings of the survey and highway safety audit carried out by the applicants.

In respect of Mr Mathew's comments regarding the status of Stanton Harcourt as a Class A settlement he acknowledged that this was the case in relation to the adopted Local Plan but pointed out that the emerging Plan allowed for development of the type and nature proposed. In this regard, he also made reference to the absence of an evidenced five year land supply.

Mr Sensecall suggested that there was scope for more development in the village and that more could be accommodated. Development would also help towards meeting established housing need. With regard to pollution, he noted that the Environment Agency was content with the proposal.

Turning to comments regarding the 2016 SHELAA, Mr Sensecall advised that the applicants had worked with the Council's Officers to address the concerns expressed in relation to the retention of an open vista. The extent of development had been reduced from 60 to 40 units and views through the west and north of the site retained.

The Council's Heritage Officer was content with the application and its impact upon the Conservation Area.

Finally, Mr Sensecall confirmed that the developers were prepared to make a financial contribution towards education to enable additional provision to be made.

Appendix D

Mr St John advised that the application was not welcome in the village. He made reference to previous applications that had recently been approved and noted that, should the current application be permitted, the aggregated total would amount to a 23% increase in the size of the settlement.

There were concerns that the current application would set a precedent for the development of the remainder of the site with a further 50 units increasing the size of the village by 32%..

Further residential development was not appropriate or sustainable in a medium sized village such as North Leigh and was not consistent with the Local Plan.

Mr St John advised that the County Council had failed to engage with the Parish Council regarding concerns over highway issues and the local council's wish to see a footway/cycle link between the site and the railway station.

In conclusion, he requested Members to defer consideration of the application to enable a site visit to be held and for the Parish Council to continue negotiations with the County regarding the provision of a cycle link.

Land at Witney Road, North Leigh Committee Presentation

1. **Thank you, Chair. Good afternoon.**
2. My name is Jolande Bowater and I am a Planning Manager at Rectory Homes, the applicant for this scheme. We have a successful track record of delivering high quality family housing throughout Oxfordshire and West Oxfordshire.
3. When this application was originally submitted in December 2016 it was for the erection of up to 100 dwellings. However, following positive engagement with your officers the application was amended in June to halve the scale of development so the application now proposes up to 50 dwellings. The application is outline with all matters (except access) reserved for consideration at a later date.
4. This is a sustainable and deliverable site that could provide up to 50 houses along with a range of benefits. The Council's 5 year housing land supply position is a matter of considerable uncertainty with recent appeal decisions confirming that West Oxfordshire cannot demonstrate a five year housing land supply, and the Local Plan Inspector is yet to confirm his views and recommendations.
5. The Council's Strategic Housing and Employment Land Availability Assessment identifies that the site has potential for development and that development could integrate well with the form of the village. The scheme therefore has been amended to accord with the scale of development in the SHELAA and is considered to be acceptable in principle.
6. I note that the Parish identifies recently approved developments for housing in the village and are concerned about the cumulative effect of more housing. There are however no technical consultee objections or evidence that further housing would unacceptably harm the village or its infrastructure.

7. The highways authority has raised no objections and the site does not give rise to any highway safety implications. Suitable footpaths can be provided to connect to Windmill Road and the wider village.
8. An illustrative layout demonstrates how development could be appropriately achieved on site. It would have limited impact upon the significance of the Registered park and garden and development is set away for the A4095 to reduce visibility and maintain the rural character of the settlement edge.
9. The illustrative layout shows how development can be achieved without harm to the amenity of existing residents.
10. The hedgerows will be retained and there will be biodiversity enhancements through the wildflower meadow and significant tree planting. The Council's ecologist has confirmed that the scheme is acceptable.
11. Overall, the scheme has been carefully amended to respond to the comments of officers. It provides for a sustainable development and benefits include the provision of a mix of housing and affordable housing. Economic benefits include the support to local facilities and the creation of local construction jobs. Social benefits arise through the provision of accessible open space and the environmental benefits of the enhanced biodiversity and ecological offer. The proposal does not give rise to any significant or demonstrable harms which would outweigh the benefits outlined.
12. We support the conclusions of your officer's report and respectfully request that Members support the officer's recommendation.

Appendix F

On behalf of my neighbours and the 33 residents who objected to this development (and by the way no-one has supported it) – we are very concerned that Standlake is being heavily targeted right now by developers. This is the 2nd Standlake item on today's agenda and we've heard of 3 more in the pipeline in the last 24 hours.

There is no shortage of housing in Standlake. As of today, there are 14 properties for sale – but only 3 are priced under £350,000. On the development in question, 8 of the houses have 3, 4 or 5 beds and only 2 are 2-bed properties. So let's not pretend that this development will help the provision of affordable, low-cost housing for first-time buyers in Standlake – which, like many others, I would support.

Have councillors visited the site? Because the first issue, looking at the site itself, is that it is a very pleasant mix of mature woodland, open grassland and hedgerow that is under threat.

The new plans stress the importance of retaining more trees 'where possible' and slightly re-aligning 2 of the houses. However, given there are 79 mature trees, we fear that many more would have to be felled than the plans indicate – otherwise the new dwellings would be heavily over-shadowed. What assurance would we have that as many trees as possible are retained?

As it is, the High Street houses would not be screened from the development, as the trees behind them are extremely tall, slender, deciduous silver birches.

I understand there is a Policy & Principle presumption or bias in favour of development. However, it must be made clear that the North side of the site is completely open garden and field.

Yet we received a letter from the developers which read: 'The site is unique in Standlake and is unlikely to set a precedent for other developments – it is completely surrounded and does not open out onto open farm land'. This is completely untrue and it is untrue to claim that the development is in-filling.

They also wrote: 'the proposed small-scale development is a sensible use of the land'. So, what exactly is a village? If a village has all spare space filled with housing, it becomes a small town, but without the infrastructure to support it.

Another crucial concern is access. The High Street pavement crosses the entrance to the site – many families and small children walk, cycle or run up and down. It is an accident waiting to happen. This access road serves the busy caravan park as well as 4 other houses, and sight lines leaving the site are very restricted.

In conclusion, if these plans are approved, what is to prevent the development of a second layer of housing behind the High Street on both sides, behind Rack End and behind the Abingdon Road in the future? I ask you to reject this development.

STANDLAKE PARISH COUNCIL – objections to 17/00629/FUL Land behind 65 High Street, Standlake.

Standlake PC has taken time and effort to understand the views of Standlake residents on this application. It's interesting and important to note that objections to this proposal have been widespread and not just limited to those residents who would be directly affected. This emphasises the wide concern throughout the community that this proposed development has the potential, as a consequence of precedence, to change the face and character of the village.

Before listing our detailed objections to this proposal we make the following observations:

A building is shown on the site plan that does not exist. This was a horticultural greenhouse that has been demolished.

The area covered by this application does not appear on either the current SHELAA or the 2014 version.

The nature of this application, with the inclusion of a 'self-build' element, will mean piecemeal construction over an extended period and blight that part of the village, possibly over many years.

Standlake PC objects to this proposal on the following grounds:

The proposed dwellings on the northwest side of the site will overlook, and cause loss of privacy to, the existing properties on High Street.

This development will put intolerable pressure on the already stressed sewage network. Our correspondence of July 2014 with Thames Water revealed that TW accept that: *'The treatment works currently has sufficient capacity to accept flows from an additional 20 houses. After that, upgrades to the site would be required.'* This proposal will take that total to 18 but, significantly, this does not include the numerous extensions, holiday lets and the conversion of offices to 14 residential units on the Standlake Industrial Estate that have been approved and, in most cases, completed.

The Parish Council believes that the proposal cannot be construed in any way as infilling or rounding off within the existing built up area and consequently is contrary to existing policy H6.

This application, if approved, would set a precedent for similar applications for numerous sites at the rear of properties on High Street.

The vehicular traffic generated by a development of this size is potentially considerable, given that the dwellings are large and can be reasonably be expected to be occupied by multi car families. There are two considerations here. One is the initial exit from the site onto the access road from Lincoln Farm Caravan Park to the High Street: throughout much of the year this is used by numerous visitors with cars and caravans which already cause concern at the exit onto the High Street, which gives rise to the second consideration. This access road has to cross the public footpath before reaching the High Street and the sight line approaching the footpath from the Park is obstructed to the left by No. 67A and to the right by the approved dwelling recently built at 67 High Street. In all, the potential increase in traffic via the proposed access will be unacceptable and potentially dangerous. The Parish Council is given to understand that there has been at least one recent incident involving a pedestrian and a vehicle coming out of what will become a shared exit.

The application does not conform with the emerging Plan Policy H2 (Small villages, Hamlets and Open Countryside). The Parish Council believes that this development does not fulfil the condition - *'where there is an essential operational or specific local need that cannot be met in any other way...'* These large 'executive style' dwellings simply cannot be said to comply with this requirement.

**Land at 65 High Street, Standlake
Committee Presentation**

1. My name is Robert Webb and I am one of the applicants for this proposed development. Thank you for the opportunity to address the Committee.
2. The application is a hybrid application for ten self-build dwellings. Four of the plots are fully detailed while the remaining six plots are outline only.
3. My family have lived in Standlake since the 1930's and my father acquired Lincoln Farm in 1950, which included the proposed land.
4. I am one of four applicants for the scheme and each of the applicant's will be building one of the plots for which full details have been provided. My brother and I were born in the village and my brother has spent the greater part of his life there. I grew up locally and would like to return to the village to be closer to family and friends.
5. The third detailed plot is proposed for Neil & Joanna Hadfield who have lived in the village for over 17 years.
6. The fourth detailed plot is proposed for my son. He is a newly qualified teacher and his partner is a junior doctor and currently works at the JR Hospital in Oxford. They are struggling to get on the housing ladder and this proposal will help them to make that first step.
7. Granting planning permission for the site will not only give us the opportunity to return to the village but also will offer six plots, for which only outline consent is sought, to other people who can then design and specify proprieties that meet their own individual needs.
8. The development is proposed on land which is surround by existing development and does not border any open country side – with gardens on the North & West sides and Lincoln farm campsite on the South & East.

9. Your officers report covers all of the main planning issues and concludes that the development is acceptable and in accordance with policy.
10. The proposal also helps the Council to meet its requirement for enabling serviced plots for self builders and goes some way to meet the demand locally.
11. Where the full detail is provided care has been taken to ensure that there are no harmful impacts associated with the proposed development. The officers report confirms that the proposed development would not result in any harm to neighbouring properties.
12. We, following discussions with the Council, amended the scheme to make sure we could keep as many of the trees within the site as practical and thereby retain the existing visual amenity.
13. Highways officers have now confirmed that the access proposals are acceptable and in accordance with policy.
14. We have undertaken additional ecology survey work following advice from the Council's ecologist which has demonstrated that there are no protected species habitats on the site.
15. We have worked with the District Council to develop a scheme which is supportable and makes a sensible use of the land whilst retaining a very high proportion of the green open space.
16. We support the Officers Report and respectfully request that Members support the officer's recommendation of approval.

Appendix I

Mr Harverson requested that consideration of the application be deferred. He indicated that a previous application had been refused on grounds of highway safety and contended that this position remained unchanged.

Mr Harverson stated that the submitted plans were inaccurate and that it was not true to say that the barns in question were no longer in use.

Mr Harverson considered that the application could not be determined on what he believed to be inadequate and inaccurate information and noted that the 10 units currently proposed exceeded the likely yield of six identified in the 2016 SHELAA.

Mr Harverson contended that there was no demand for additional development within the settlement and questioned whether the proposal could properly be considered as infilling. He also expressed concern that the construction of properties and an access road in this location could set a precedent for future development in the vicinity.

He went on to express concern over the impact of development on wildlife and the characteristics of the village in this acknowledged sensitive area.

In conclusion, Mr Harverson noted that the proposed properties would give rise to a loss of views and privacy for the residents of existing properties.

Dear Committee members

Firstly we would like to thank you for taking the time to visit the proposed development site and hopefully appreciate the scale of the development and the close proximity to Mr and Mrs Dobson and our own home.

During the visit I was asked if our current extension was being removed, I explained it was and that it was being replaced by a glass structure, we have included copy of the extension plans (13128-w05e.pdf) for the Committee.

We do not wish to waste the Committees time by going over what we have previously stated and we are confident that post your visit you will have seen the potential impact the development will have to our living space and privacy with party and venue guests using this as a main entrance. Such an entrance will undoubtedly encourage people to gather to the rear of our and our neighbours properties which will certainly have a huge impact on our privacy and would certainly bring with it a loss of ours and our neighbours amenity.

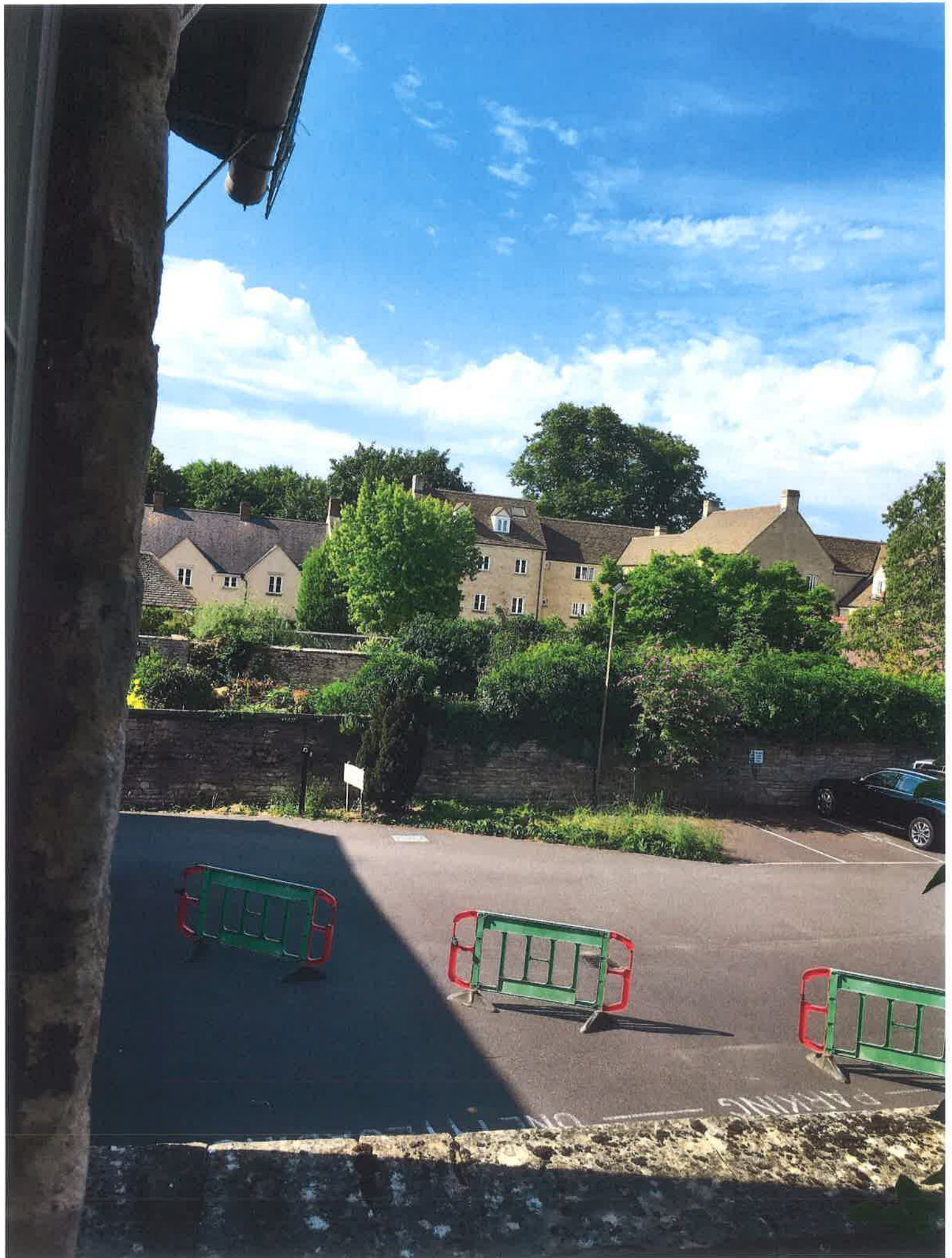
The two story element of the development exceeds the main gable end of Mr and Mrs Dobson's property which will deprive them of their natural light, we understand that the Council's architect suggested it should be reduced by at least two meters, even with this reduction the plans still seem to show the footprint stretching 8.5 meters. The scale of this can really be appreciated if you look at the attached pictures from the view we have now and the view we potentially may end up with, as you can imagine this is much closer proximity to Mr and Mrs Dobson.

Should this development be given consideration either now or in the future we would request that a detailed set of scale drawings should be requested with all materials listed before the application is considered and where permitted samples provided before any work commences. We would also request that any two story element should not exceed the gable end of 18c, this is still allows for a two story extension of nearly 5 meters. To safeguard the neighbouring properties amenity the doors to the venue should not be able to be propped open which would reduce noise from the activities and the car park should be made a non-smoking area which would encourage people to congregate at the front of the building.

We appreciate that the Masonic Hall would like to extend and create a separate entrance but they have not considered their neighbours in their design or taken account of the loss of privacy, we are not against anyone improving facilities but doubling of commercial activities by a limited company in this beautiful and mostly peaceful part of Witney should be discouraged, which is underpinned by the Councils own policies.

Our concern is that no matter what conditions may be set to safeguard all the surrounding Neighbours these would be ignored which is appears to be the case with the current application, this is further underpinned by the blatant disregard for planning by installing a notice board without consideration. Again we are not against the notice board but I am sure if they had sought the Councils advice they may have put something in place similar to the Corn Exchange which enhances the building. Also the whole point of a notice board was to remove the pieces of paper from the windows, as you will have noticed these have not been removed.

I would like to thank the committee for allowing me the time to present the reason for my objection today and respectfully ask that this application is refused.

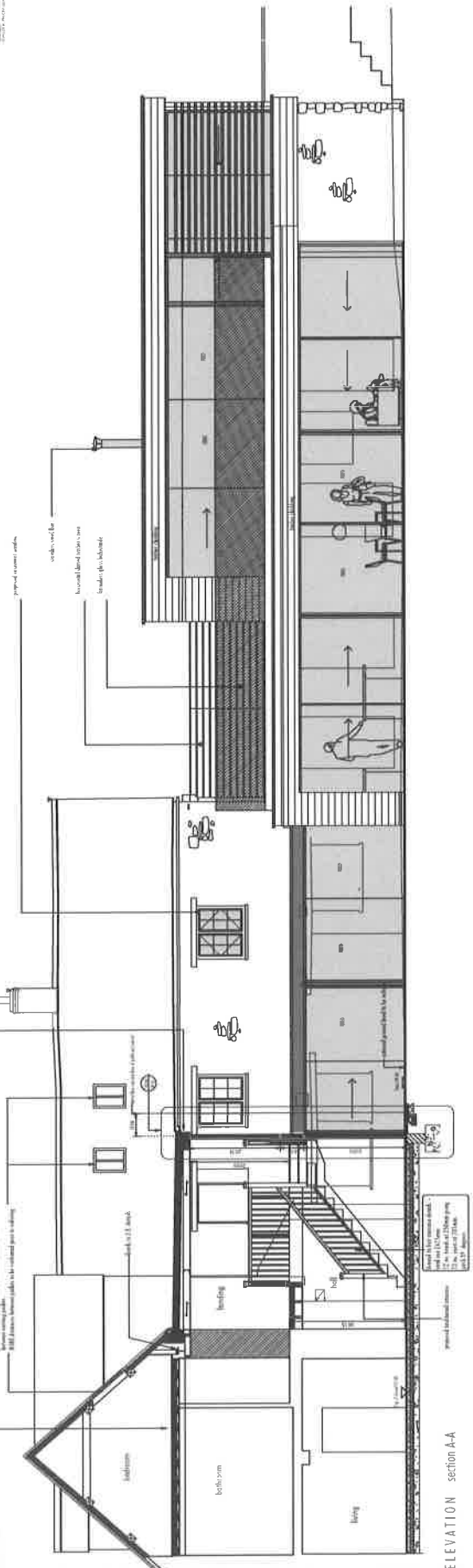




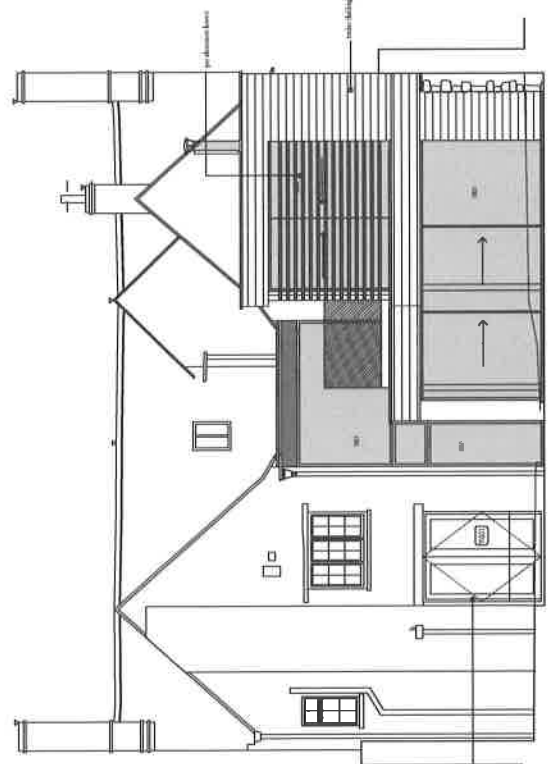
NOTE: All work to be done in accordance with the Building Code of the City of Berkeley. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is done in accordance with the Building Code of the City of Berkeley. The contractor shall also be responsible for ensuring that all work is done in accordance with the Building Code of the City of Berkeley.

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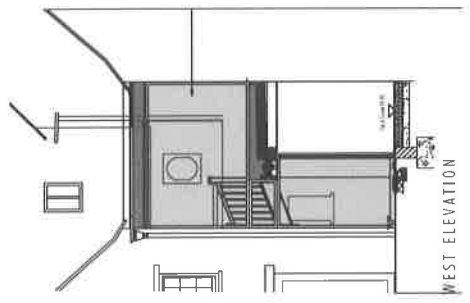
existing porch and deck to be removed. Existing porch to be removed.



NORTH ELEVATION section A-A



WEST ELEVATION



WEST ELEVATION

CONSTRUCTION
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Appendix K

We did not attend the first planning meeting for the reasons stated in our submission to the senior planning officer and subsequently to the planning committee members, and I can say that we did not want to be here today, but it is necessary to give a more balanced view to the application.

The reasons set out in that submission are the reasons we feel that this planning application should be accepted.

We feel that from the outset in making our submission we have tried to do everything in the best interests of all, on our first set of plans we consulted with both the Planning and Conservation Officers as well as having an open meeting.

The conservation officer did not like the fact that we were proposing to build along the length of rear of the Old Barn and recommended that we turned the extension through 90 degrees which we did taking into consideration our neighbours wishes and concerns, as indicated by them and in accordance with the general building and planning regulations.

So we were amazed, dumbfounded and confused when so many previously unheard of observations came to light, many of which were totally unfounded and sheer speculation. If we had been asked we could have indicated why, for one, we had kept the existing Toilets.

In consultation with the Senior Planning Officer and on our own accord being a responsible and caring body, we have submitted amended plans, which would seem and should alleviate all of our neighbours concerns.

So I would like to make the follow points clear:

The building is a Masonic Centre used for the benefit of Masons and the Community and has been since the 1930's; it is not a Commercial Building.

We are as can quite clearly be seen from the plans not doubling the footprint as alleged.

We are removing an existing window which overlooks our neighbour's property.

We are removing an unsightly Fire Escape and Door which overlooks our neighbour's property.

We are removing an old extractor fan which is clearly visible to our neighbour's and is quite out of place and unsightly.

We are removing an unsightly Lean-to built in the 60's which is not in keeping with the building.

We are though attempting to replace the existing, with an extension more in keeping with the original building.

With no doors or windows overlooking our neighbour's.

With modern sound proofing building materials which reduce noise and air conditioning.

There would be three sets of doors offset before you reach the car park, which would with the other measures reduce any possible chance of noise further.

At present people entering or leaving the building, do so by walking down the alleyway passed our neighbour's house and Garden, so that they can reach the Front Door, entering or leaving the Building from the Car Park through the proposed new doors as well as still being able to use the Front Door has to reduce noise and annoyance to our neighbour's.

There would be no loss in parking as the area is not fully utilised and the centre's parking can accommodate the maximum number of people that would be allowed under fire regulations to be in the building at any one time, so how can this increase the traffic.

At the last Board Meeting we agreed that the Building and Grounds would be a non-smoking area.

We have lowered the roof and reduced the size of the overall extension as requested, removed the side windows and reduce others.

I'm sure that the planning committee are already aware that there are many different styles of roofing tiles, stone work and windows in the area many of which are quite visible from the Masonic Centre.

The Centre is already used by the community for a number of different actives, it is also used for weddings, dinners, dances and fund raising activities for charity, there is no change in use and no proposed change in use.

We have never heard that because a Church Hall, Town Hall, Village Hall is used for the benefit of the community that is deemed for commercial activities, the Masonic Hall is no different.

The purpose of the proposed extension is to improve the facilities available to the Masons and the community and to improve the appearance of the Building and were possible reduce inconvenience to our neighbour's.

Appendix L

Mr Sensecall indicated that this site was in a sustainable location in the heart of the town, deemed appropriate for development in terms of both the adopted and emerging Local Plans.

In design and form the application reflected the guidance received from the Council's Officers during pre-application discussions and incorporated amendments responding to subsequent advice. In particular, the dwelling on plot one had been reduced in size and height.

Initial objections from the Highway Authority had been withdrawn and concerns expressed by local residents in relation to overshadowing and overlooking were addressed in the Officer's report.

In conclusion, Mr Sensecall stressed that the application had been amended in terms of design, layout, height and the number of dwellings and invited Members to approve the Officer recommendation.

Appendix M

Presentation to WODC Lowlands Planning Committee – Monday 10th July 2017 – concerning application 17/00965/FUL – Land SE of Lancott Lane and SW of Abingdon Road, between Brighthampton & Standlake

Good afternoon Members, I appear here today on behalf of the Standlake residents action group known as SOS – ‘Standlake Objects to Spitfire’. I am a local planning consultant instructed by SOS to speak on their behalf.

I and almost two hundred local residents oppose this speculative development application on the following grounds:

1. Despite the current Development Plan and housing land supply situations in West Oxfordshire that necessarily engage paragraphs 14, 76 and 79 of the NPPF, this proposal would not represent sustainable development and the balance of harmful impacts would substantially and demonstrably outweigh any potential benefit derived from the provision of 46 new open-market and affordable houses;
2. The site is open countryside outside the developed edges of Standlake village and Brighthampton hamlet, which contributes significantly to the rural character of the two settlements and the heritage setting of a number of listed buildings and buried archaeology in the vicinity – resultant coalescence, and landscape and heritage harm would be contrary to NPPF paragraphs **14, Footnote 9, 17, 56, 58, 109, 132, 134, 135 and 139** as well as saved Local Plan policies **BE2, BE4, BE5, BE8, BE12, NE1, NE3 and H2** and draft replacement Local Plan policies **OS2, OS4, EH1 and EH7**;
3. A major development of 46 houses would be cramped on this site and it would represent over-development of both the site and the two settlements. The design form would be alien to the established linear local character. As such it would be contrary to NPPF paragraphs **17, 58, 60, 61 and 64**, saved Local Plan policies **BE2, BE4 and H2** and draft Local Plan policies **OS2, OS4 and EH7**;
4. Whilst we note the latest views expressed by OCC with respect to highway matters and road drainage, which we strongly disagree with, development would nonetheless overwhelm local drainage infrastructure and the STW, which already cannot adequately cater for existing housing numbers; so the proposal would be contrary to NPPF paragraphs **100 and 103** and emerging draft Local Plan policy **EH5**;
5. Development would directly result in some tree and hedgerow loss and could indirectly lead to further tree loss due to the proximity of some dwellings to mature trees initially shown for retention. Such losses would be harmful to local ecology and biodiversity, particularly to a variety of protected bat species that forage extensively across this site, contrary to NPPF paragraph **118** and the statutory protection afforded to such species under the **Wildlife Act**;
6. Finally, we note that without any signed S106 planning obligation agreement designed to mitigate harmful impacts, this development proposal would also be contrary to NPPF paragraphs **17, 50, 69, 70, 72 and 203**, as well as saved and draft Local Plan policies **BE1, TLC7, H11, OS2, OS5 and H5**.

Given such overwhelming likely harm the planning balance weighs heavily against this development, so we humbly urge you to accept your Officers recommendation and refuse this application for the five reasons set out on pages 102-121 of your agenda papers, along with those extra policy references to which I have referred you to. Thank you.

Standlake Parish Council – Objection to Application 17/00965/FUL Land South East Of Lancott Lane Brighthampton

Standlake PC has spent time and effort over recent months garnering the views of Standlake and Brighthampton residents. It's interesting and important to note that objections to this proposal have been widespread and not just limited to those residents who would be directly affected. This emphasises the wide concern throughout the community that this proposed development has the potential to change the face and character of the village. In a village of some 560 dwellings this near 10% increase would represent an unacceptable impact and would create a precedent which could potentially change the character of the village permanently.

It is in contravention of the emerging local plan and the existing local plan, specifically policies H4 and H6.

It would remove the last significant break between 2 settlements: Standlake/Brighthampton. This development will effectively join together the two historic settlements – an historic gap which has been preserved for generations by successive Planning Authorities, and indeed Planning Inspectors ruling on other developments. The development would remove the last public view over open countryside on the Abingdon Road. These open green spaces have been acknowledged as being an integral part of the landscape and character of Standlake and Brighthampton by planning inspectors ruling on smaller and significantly less intrusive applications.

The development would far exceed the capacity of the existing sewage capacity as stated by Thames Water. We already regularly have tankers removing excess sewage from the system, at times of heavy rain this has been a 24/7 operation lasting for weeks, to the considerable inconvenience of residents in the vicinity of the pumping station. Residents are aghast at the potential consequences resulting from a near 10% increase in the housing stock which would place a significant strain on an already overloaded system. In addition, the proposed increase in housing would overwhelm the drainage system which already has had frequent instances of localised flooding, even with the current housing levels.

From a practical perspective, the access out of the development is on to an extremely busy A road with poor sight lines.

Furthermore, the pedestrian access, along the road to the village facilities, consists of a single sub-standard footpath on the opposite side from the development, a situation that can only lead to increased traffic movements.

Given the lack of work opportunities in Standlake, it is inevitable that yet more vehicular traffic will be generated; this cannot be considered sustainable. The local bus services have been severely reduced with the direct link to Oxford being removed altogether. Anyone travelling to work in Oxford for example now has to commute via Witney or Abingdon. The remaining 'rush hour' timetable does not provide a flexible enough service for commuters and, consequently, the proposed development will increase the need for travel, not reduce it. We cannot perceive how such a development in a small rural community with limited infrastructure and virtually no work opportunities could be considered sustainable under any circumstances.

There will be an impact, admitted in the application, on listed buildings on Lancott Lane.

There is evidence of an area of archaeological importance on the site.

Appendix O

Mr Yeoman thanked Members for the opportunity to address the meeting. He made reference to National Planning Policy and the provisions of the NPPF in the context of the absence of an evidenced five year housing land supply.

The current position required the Council to look favourably on sustainable development unless the potential detriments outweighed the benefits, a situation that differed from that applicable at the time previous appeals had been considered.

Mr Yeoman contended that Brighthampton and Standlake did not constitute separate settlements, the gap between them having been eroded over time, nor were they designated as such. However, the proposed development would provide a village green and the applicants were prepared to provide additional landscaping by conditions. Existing vegetation would be retained.

The development would provide high quality homes of high quality construction and design, provided by a developer that had won a range of industry awards.

The development would respect the existing character of the area and would deliver 18 of the 36 affordable homes known to be required which need the Local Plan failed to provide a mechanism to address.

In conclusion, Mr Yeoman noted that there were no technical objections to the development and invited Members to approve the application.

Appendix P

Ladies and Gentlemen

Thankyou for this opportunity

I am Simon Taylor the applicant, I have been in the RAF for 21 years and am currently a Flight Sergeant serving at RAF Brize Norton. I will shortly be leaving the RAF and have future employment in the area as a civilian.

My family have lived in Carterton for 15 years, my children school here and we intend this to be our forever home.

My application to the committee is to build our family home in the place of what is currently a poor quality, inefficient, sub standard, post war bungalow.

Our new house reflects the latest sustainable materials and is designed to an exceptionally high standard.

This is no doubt why my application has been awarded the support of the local Parish Council.

My house will replace one of two bungalows on this side of the road; it is a one and a half storey chalet style bungalow with a modest change in ridge height. Care has been taken to avoid any overlooking or light issues. The neighbours amenity has been considered at all points as these will become our long term neighbours and I have no desire to upset them. It is also reasonable to assume that the neighbouring bungalow will become available for replacement in the future.

The local plan guidance has additionally been taken and advises the followings;

In Part 5:49

“Housing with large groups of standard unvarying dwelling sizes all set within individual standard sized plots, is unlikely to be appropriate”

It further expands with;

“This form of development is rarely complementary to the local character and does not make a positive contribution”.

Our house reflects and compliments the other houses, while not mimicking or reproducing. It follows the local plan guidance in providing variation that compliments and enhances the street scene.

We are additionally reinforcing the building line on this side of the road providing additional family amenity space to the rear and hope that our high quality design will set the standard for other houses in this road as the become due replacement.

I hope you feel able to support our application and share our belief that replacement homes should reflect a sustainable high quality design.

Many Thanks for your time.