

## **Appendix A**

Mr Cooper expressed concern regarding the impact of traffic and on-street parking in New Road. He advised that there had been an occasion when an ambulance had been unable to navigate through parked vehicles.

Mr Cooper also considered that the proposed development was over-intensive and would have an adverse impact upon the adjoining residential properties to.

In conclusion, Mr Cooper suggested the Sub-Committee should consider deferring the application, seeking a reduction in size of the building, or refuse the application as being over-intensive and having an adverse impact upon neighbouring dwellings.

I would like to draw to the attention of the planning committee that when Barwood Homes have finished this development, it will be for the residents of Tackley to live with the issues raised here if not addressed and these may last a generation.

I therefore hope Barwood Homes will seriously consider these points and put our community above their profit.

50% of these properties are social housing, which is much needed, however the rented housing is in one section, part buy in the next with the non-social housing appearing to enjoy a more privileged aspect next to a bridleway and open land.

Surely, we have moved away from social segregation for the haves and have nots. The social housing should be integrated throughout the development and not separate.

The argument is these are easier to manage lumped together, but has anyone ever asked the residents what they would prefer?

Objections made in relation to the impact on the residents of Balliol Close have been partially addressed by relocating 2 plots further towards the South West corner, but all these two storey properties will still tower above the single storey properties nearby. There must be a case here for reducing the heights of the new properties to reduce their impact.

The drawing showing floor levels only shows levels on Balliol Farm and Nethercote Road, there are no levels shown for the properties on the West side of Balliol Close.

A point which has been raised many times is that Balliol Close properties sit at least 1-2 metres below their gardens and even further below Balliol Farm site, Barwood and yourselves should know what these levels are to make a fair assessment.

This farm field will potentially be home to maybe 280 people plus maybe 140 vehicles, therefore the impact on the nearby properties has not been addressed.

Noise, loss of privacy, loss of natural light, overshadowing and feeling hemmed in for the residents on the West side of Balliol Close still need to be addressed. This could be mitigated by removing the footpath that runs behind these properties as it leads to nowhere.

The planning permission granted on appeal was for UP TO 70 homes. If Barwood cannot draw up an acceptable plan, then the number should be reduced. To remove some of the buildings, or at least reduce the height of plots 60, 61, 62, 67, 68 near to Balliol Close would alleviate some of these concerns.

Barwood's solution appears to be to build a 1.8 metre fence along the back of the Balliol Close, I have sent photographs to the committee of what this may look like for the residents.

I hope you will give due consideration to these points which have been raised many times in the letters of objection.

Dawn Chambers

PHOTO 1 17/02923/RES



PHOTO 2 17/02923/RES



## Appendix C

First of all I'd like to thank the planning department for their considered feedback and this committee for giving me an opportunity to make a representation. We welcome the fact that the principle of a contemporary replacement dwelling within the conservation area is accepted, that the use of local stone is deemed to be in-keeping and that the proposed sustainability measures are supported within the relevant design policies.

We believe the proposed plans are thoughtfully designed to provide a modest yet innovative contemporary house that is in-keeping and would add to the character of the village.

Regarding the courtyard and single storey at the front, we would argue this is a thoughtful and elegant solution to the challenge of the south-facing plot and is central to the design since it provides privacy from double-decker buses stopping directly outside while still enabling solar gain into the main house in order to achieve the highest energy efficiency. While the arrangement may be uncharacteristic of the nearby 20th century properties it is in fact characteristic of the traditional stone barns and cottages in the nearby older part of the village. Furthermore, the front single storey would be partially hidden from the street by the recently installed bus shelter and existing vegetation including yew hedging and mature magnolia and apple trees in the front garden.

Regarding the preservation of the conservation area, we would argue that the position of the house is an important consideration. The house sits at the point where the orderly 20th century buildings to the east start to give way to the traditional and less orderly Cotswold stone buildings to the west. In this context, by placing the single storey at the front we are seeking to echo the more traditional buildings and act as a bridge between the old and the new, thus both preserving and enhancing the overall appearance of the conservation area. In other words this is a 21st century building with a 19th century layout. Furthermore we would argue the public benefits of the build are more than minimal, since it will serve as an exemplar build to showcase a low energy, sustainable lifestyle and we are keen to share our experiences with interested parties.

We note that the principle of this build is acceptable, residential amenity is preserved and no objections have been received from neighbours or the parish council. My partner Val and I are passionate about good design and sustainability and we took care to choose national-award-winning architects who share these values. We hope you will take our views into account when coming to a decision. We would be happy to accommodate a site visit should this be deemed appropriate. Thank you very much for your time.



Following only a minor name abbreviation, today I'm representing the Friends of the West Oxfordshire Cotswolds. Apologies that we seem to be making a habit of this but as Mr Cottrell Dormer highlighted last month you only have to listen to me for 3 minutes rather than the officer's 40 minutes, so I hope this is not too tiresome. As we are "played 2 lost 2" in the last 4 months I would like to say at the outset that we did not object in the consultation. We are a charity established to promote the conservation of the AONB and the impact on the AONB here is not comparable with other sites such as Land South of Forest Road or Woodstock Road Stonesfield. We put in a late rep though to highlight issues with the report and policy.

An application on this site was rejected in June both on Conservation Area impact and on the principle of development outside the established built-up limits. I would ask committee to consider how it appears when once again a site is rejected in principle, the design is tweaked and then the site is declared acceptable in principle. Unlike the river boundary which is clearcut, you can consider if this site is within, adjoining or outside the built-up area. But it hasn't moved.

If you think that this site lies beyond the established built-up limits, then this site is just as contrary to the emerging plan as to the adopted plan. Officers continue to describe the emerging plan location policies as more positive and flexible. This is inaccurate. The emerging plan permits consideration of adjoining sites to meet identified need. Nothing more.

Turning to general development principles, like Land South of Forest Road, there are pedestrian access issues here which we don't think you are being clearly advised on. OCC has said that the proposal will not have a detrimental impact on the highway network. It has not advised that access is safe or adequate. Woody Lane is good for a dog walk, but is unmade, unadopted and unlit. It is for this committee to consider if it provides the required safe and convenient pedestrian access.

Finally I would like to support a comment made by the chairman last month about the 5 year housing supply. If the council believes it has a 5 year housing supply then it must decide applications on that basis. That is our legal advice. In any event there is never a presumption in favour of development which impacts AONB landscape, regardless of the 5 year supply. That is the national policy position which this council has previously conceded.

Thank you again for your time.

**Statement delivered by Peter Kenrick at the Uplands Planning Committee on Monday 8 January 2018  
on behalf of the Charlbury Town Council relating to the following application:  
17/03423/FUL – The Grange, Woodstock Road, Charlbury.**

I am here today as chairman of Charlbury Town Council to underline our views on this application as we do not believe your officer's report adequately addresses our concerns.

Firstly, in the housing position statement we issued last April the TC clearly identified the provision of genuinely affordable homes within the town as a high priority – a view that will be endorsed in our emerging Neighbourhood Plan. This application conspicuously fails to address this need offering only 4 and 5-bedroom executive homes. Whilst this does not constitute grounds for rejecting the application, we contend that a substantial contribution towards such a provision is appropriate in such a case. We note the applicant's offer of £40k but consider this to be woefully inadequate. As an indication, a comparable development of similar scale and type in Charlbury a few years ago contributed £100k (£20k per property) which was spent on social housing within the town. We believe a charge of this level or higher is appropriate in this case and a rough calculation based on your council's latest draft CIL charging schedule (dated January 2017 – see para 4.3) appears to bear this out. We also ask that any such contribution be directed to development in Charlbury if possible as was done in the earlier case I mentioned.

Secondly, we have significant concerns about pedestrian safety as there is no footpath or refuge on this part of Woodstock Road. The town council is committed to the promotion of walking and cycling as the modes of choice for short journeys and we expect developments to support this. We therefore welcome the provision of pedestrian access from the proposed properties to Woody Lane as we recommended, but we don't believe this is sufficient. It is clear from their report (para 5.19), that your officers were seeking a more comprehensive solution for all pedestrians. If such a solution is not deliverable directly within this application, then we suggest it is appropriate to seek a substantial contribution towards the improvement of pedestrian safety within the town.

Finally, we are very disappointed that no other S106 contributions have been requested or offered to support essential infrastructure. Once again we are presented with a development which fails to address priority local needs and also fails to contribute to the infrastructure on which the community depends and which the residents of the new development will enjoy.

In conclusion, if you are minded to approve this application, we ask you to seek:

- A substantially increased contribution towards the provision of affordable housing and for this contribution to be directed towards developments within Charlbury AND
- further contributions towards improving pedestrian safety, and supporting local infrastructure.

Thanks for your attention.

**Cllr Peter Kenrick – Chairman, Charlbury Town Council**



## **Position statement on new housing developments in Charlbury**

Charlbury's location within the Cotswolds AONB, its rail connections and its role as a local service centre make it a sought-after location for housing development. Charlbury Town Council believes any such development must:

- preserve the conservation value of the town and its environment
- sustain Charlbury's role as a thriving local centre for all ages and demographics
- enable new residents to take a full part in town life
- enhance the infrastructure of the town for new and existing residents alike

This statement summarises the factors that Charlbury Town Council believes are essential in any such development. It is not exhaustive and does not imply that the Town Council's support will automatically be given to any compliant proposals. Achieving these goals will often require infrastructure improvements outside the envelope of the site (via Section 106/Community Infrastructure Levy), particularly given the town's compact nature and the physical constraints forced by the valley setting.

A Neighbourhood Plan is currently (2017) in preparation, which if adopted will become formal planning guidance for the town. Development in the town is governed by the West Oxfordshire Local Plan and the town's location in the Cotswold AONB and the Charlbury Conservation Area; this document does not seek to restate their requirements.

### **Housing specification**

- Improving the availability of genuinely affordable homes is a major priority for the town. Recent high-value developments and the tendency to extend smaller homes have exacerbated the situation. We therefore strongly prefer developments with a higher proportion of smaller, affordable homes, from 1 bedroom upwards.
- Developments should offer mixed tenure, including homes for rent or joint equity, and self-build and co-housing where appropriate.
- Developments should avoid creating 'ghettoes' where homes of one type are grouped together, and should instead provide a more mixed layout.

### **Conservation, design and location**

- Building design must be in keeping with the character of the Conservation Area.
- Street layouts must also be consistent with the nature of the Conservation Area. Spread-out suburban layouts are not in keeping with the historic character of Charlbury.
- Overly dense development on former green sites (gardens, yards etc.) within the town centre may also not be in keeping with the Conservation Area, and there is no presumption that such 'interior' development is preferable.
- Charlbury Town Council has not formally adopted any preferred locations nor any housing target. However, the evidence for the emerging Neighbourhood Plan shows a broad consensus against further development of the lower slopes of the Evenlode Valley, facing the ancient woodland of Wychwood Forest.
- Buildings should achieve current best practice for energy efficiency and carbon emissions.

(...over)





### **Transport and road safety**

- Parking is at capacity both in the town centre and at the railway station and there are concerns about traffic volumes. Developments must therefore provide safe, attractive routes to the town centre to make walking and cycling the modes of choice for short journeys, and public/shared transport where practicable for longer journeys.
- Streetscapes should seek to avoid clutter, complexity and light pollution.
- Developments should follow Manual for Streets 2 and more recent, emerging best practice guides.
- Where possible, developers should identify opportunities to support and enhance bus services.

### **Children and young people**

- We seek a commitment, including a financial contribution where appropriate, to expanding school capacity such that all children living in Charlbury have the option to attend primary school in the town.
- Developments should offer safe routes to Charlbury Primary School, to the town centre, and (for older children developing their independence) to public transport via the rail station and bus stops.
- Play areas/equipment should be provided on the site or accessible safely and within a short distance.

### **Community facilities**

- Charlbury supports several community venues providing sports, library, social and other activities, which new residents will benefit from. Provision and maintenance of these venues is costly and we would look to obtain contributions towards improvement and enlargement works.
- In tandem with the Neighbourhood Plan, a Community-Led Plan is in preparation which will set out the community's ambitions for facilities and service provision.

### **Further information**

- Charlbury Town Council is not able to enter into discussions that might prejudge comment on any eventual planning application. However, we are willing to further explain the context and constraints of development in Charlbury, the aspirations of residents and the character of the town.
- In the first instance, contact the Town Clerk on 01608 810608 or [charlburytc@btinternet.com](mailto:charlburytc@btinternet.com).

*First issued April 2017.*



- Thank you for giving me the opportunity to address the Planning Committee.
- My name is Mrs Reynolds and have lived at The Grange, Woodstock Road, Charlbury for the last 40 years;
- Sadly, my husband died in 2017. I continue to live at The Grange and hopes to occupy one of the new dwellings;
- My husband was a respected local developer and his company, Crossley Reynolds (to be confirmed), was responsible for many developments within West Oxfordshire. These include Lees Heights and Little Lees (to be confirmed) within Charlbury;
- Legacy is very important to my Mother and our family as is the quality of the proposed development;
- It was on this basis that the family took the decision to work with Empire Homes;
- Empire Homes are also respected local house builder who have a proven track record of delivering high quality and sensitive developments within West Oxfordshire, including Charlbury, Stonesfield and Chipping Norton;
- The principle of development was established in September 2016 when my father secured planning permission for erection of a single dwelling and the provision of a new vehicular access;
- The number, siting, design and form of the proposed development has been carefully considered to respect this part of the Charlbury Conservation Area;
- The proposed development will sit within a landscape setting and retain the sense of openness associated with The Grange;
- The Town Council's comments regarding this being a further high value development is noted;
- However, having regard to the character of this part of the Woodstock Road it is considered that a development of a higher density would not be appropriate in this context;

Edgars Limited Oxford  
The Old Bank, 39 Market Square, Witney, Oxfordshire, OX28 6AD  
T. 01865 731 700 E. [enquiries@edgarslimited.co.uk](mailto:enquiries@edgarslimited.co.uk) W. [www.edgarslimited.co.uk](http://www.edgarslimited.co.uk)

**Planning Consultants, Chartered Surveyors**

Directors: Jayne Norris BA(Hons) MSc DipTp MRTPI, David Norris BA(Hons) MRICS AMaPS  
Associate Director: Jon Westerman BA(Hons) DipTp MRTPI  
Associates: Laura Warden BA(Hons) MSc MRTPI, Paul Slater BSc(Hons) MSc MRTPI

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- The development has been designed by a respected local architect and reflects guidance within the West Oxfordshire Design Guide;
- The proposed development is to be constructed of artificial stone under an artificial stone slate roof and includes a number of vernacular features including narrow gable widths, steeply pitched roofs, balanced casement windows and chimneys;
- It is noted that the Town Council requested that a footpath be provided adjacent to Woodstock Road from Stonesfield Lane to beyond The Grange.
- The opportunity to provide a footpath within the application site adjacent to the Woodstock Road has been explored.
- However, due to the limited site frontage along the Woodstock Road and the depth of the hedgerow the benefit of this would be limited. The northern boundary of the site directly adjoins Woody Lane which provides direct access on to The Slade;
- In order to address the Town Council's comments, the future occupiers of the proposed dwellings and The Grange will be given direct pedestrian access on to Woody Lane.
- To address the Town Council's comments regarding affordable housing, a financial contribution of £40,000 has been offered towards the delivery of offsite affordable housing provision.
- Thank you for listening and I hope you are able to support this application.

**Edgars Limited Oxford**  
The Old Bank, 39 Market Square, Witney, Oxfordshire, OX28 6AD  
T. 01865 731 700 E. [enquiries@edgarslimited.co.uk](mailto:enquiries@edgarslimited.co.uk) W. [www.edgarslimited.co.uk](http://www.edgarslimited.co.uk)

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**RTPI**

Chartered Town Planner