

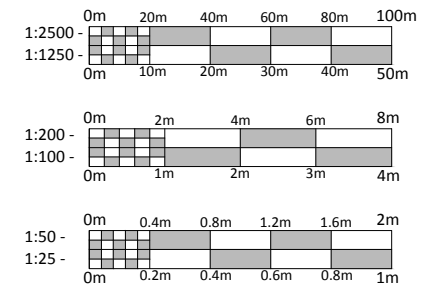
# Appendix 2 Proposed site layout

North: 	<b>OXFORDSHIRE</b> 44 Horton View Banbury Oxfordshire OX16 9HP T. 01295 709247 M. 07786 918682	<b>YORKSHIRE</b> 48 Dale Street York Yorkshire YO23 1AE T. 01904 848868 M. 07706 801879
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KEY

-  Retained existing footprint (to be converted into habitable space)
-  Proposed new build footprint - serving Plot 1
-  Proposed new build footprint - serving Plot 2

Rev	Date	Notes
G	23.05.16	Vehicle parking amended, bin storage added
F	19.03.16	Floor plans updated
E	16.03.16	Floor plans updated
D	14.03.16	Floor plans updated
C	10.02.16	Historic pond added



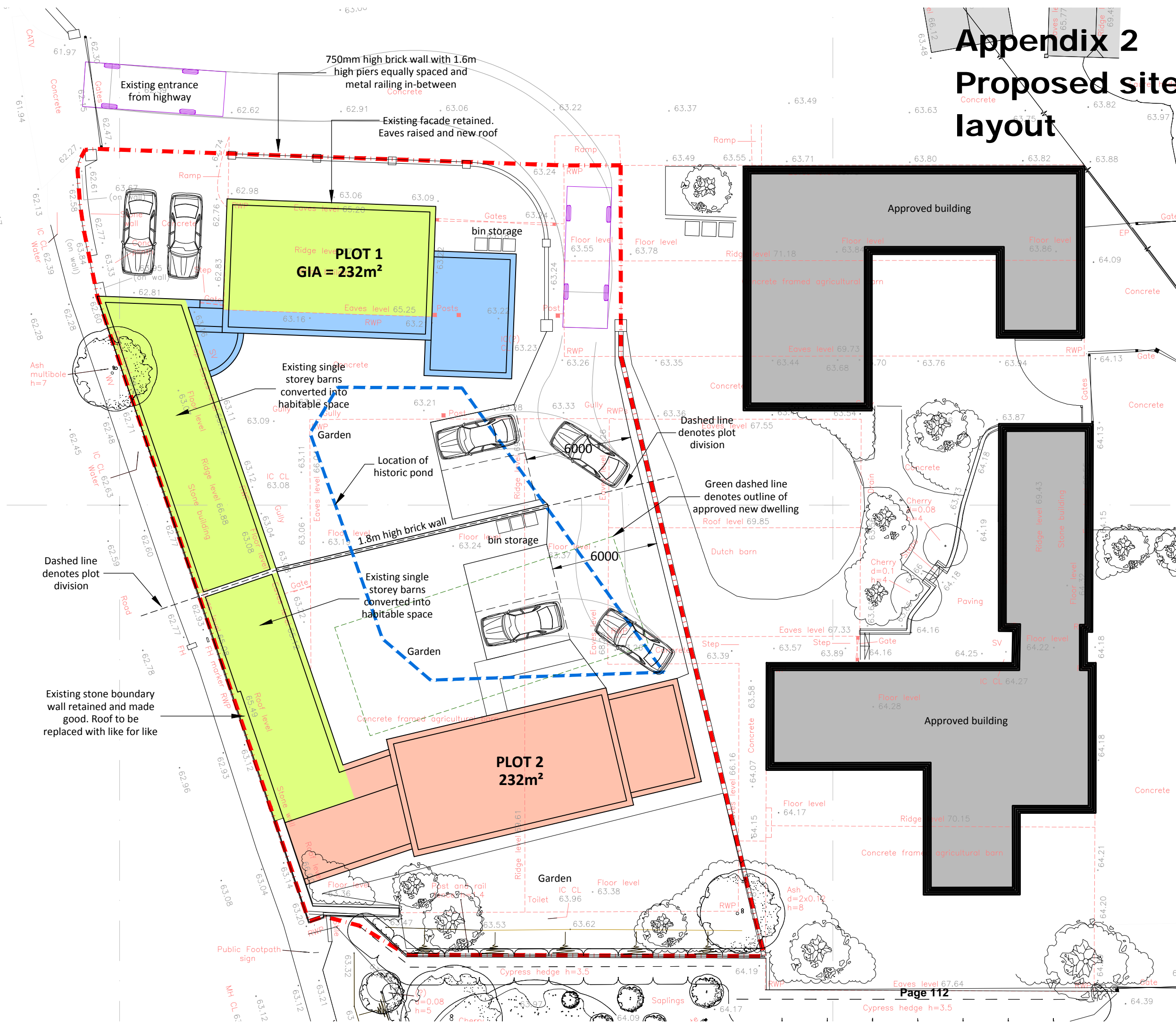
Project:  
PROPOSED DEVELOPMENT  
Park Farm, Waterstock  
For:  
Talbot Homes Limited

Drawing:  
PROPOSED SITE LAYOUT - 2 NEW DWELLINGS

Drawing scale: 1:200 at A3  
Drawing date: OCTOBER 2015  
Drawing no. Revision

**WG288-002** **G**

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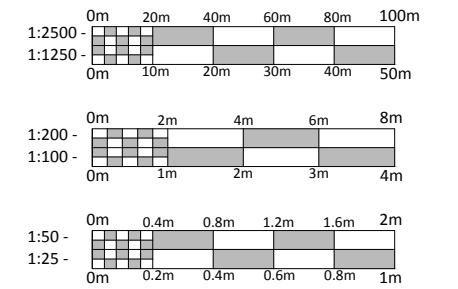
# Appendix 2 3D massing

North: **OXFORDSHIRE** 44 Horton View Banbury Oxfordshire OX16 9HP T. 01295 709247 M. 07786 918682 **YORKSHIRE** 48 Dale Street York Yorkshire YO23 1AE T. 01904 848868 M. 07706 801879

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Rev	Date	Notes
B	21.03.16	General updates
A	15.03.16	General updates



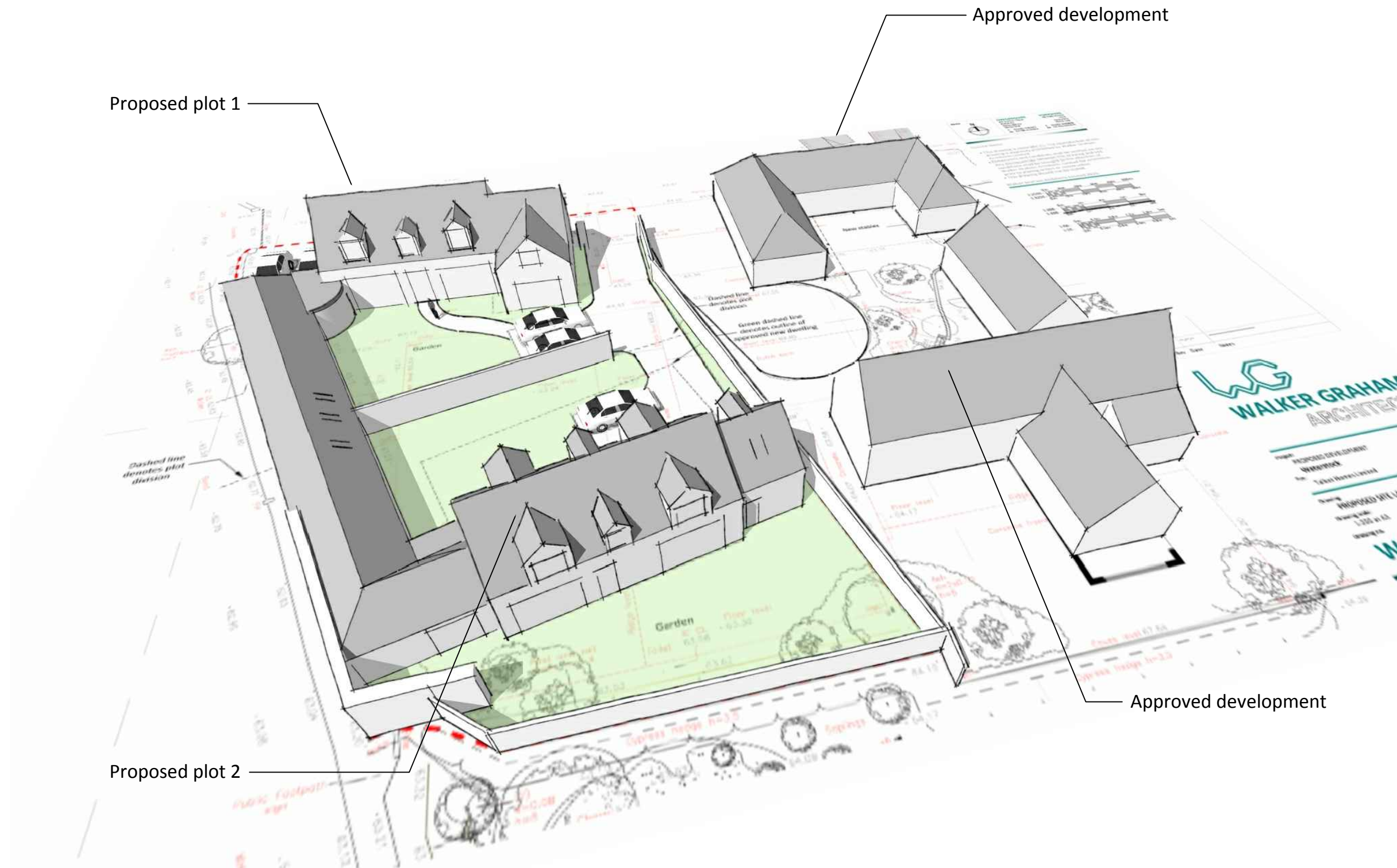
Project: PROPOSED DEVELOPMENT  
Park Farm, Waterstock  
For: Talbot Homes Limited

Drawing: PROPOSED 3D MASSING (ENTIRE SITE)

Drawing scale: NTS at A3 Drawing date: MARCH 2015  
Drawing no. Revision

**WG288-008 B**

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**SITE MASSING - VIEW FROM SOUTH**

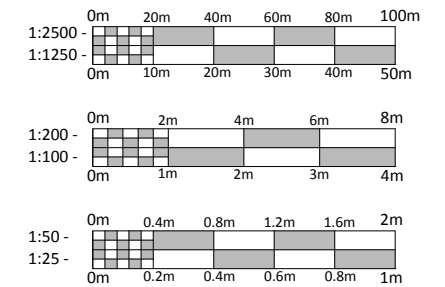
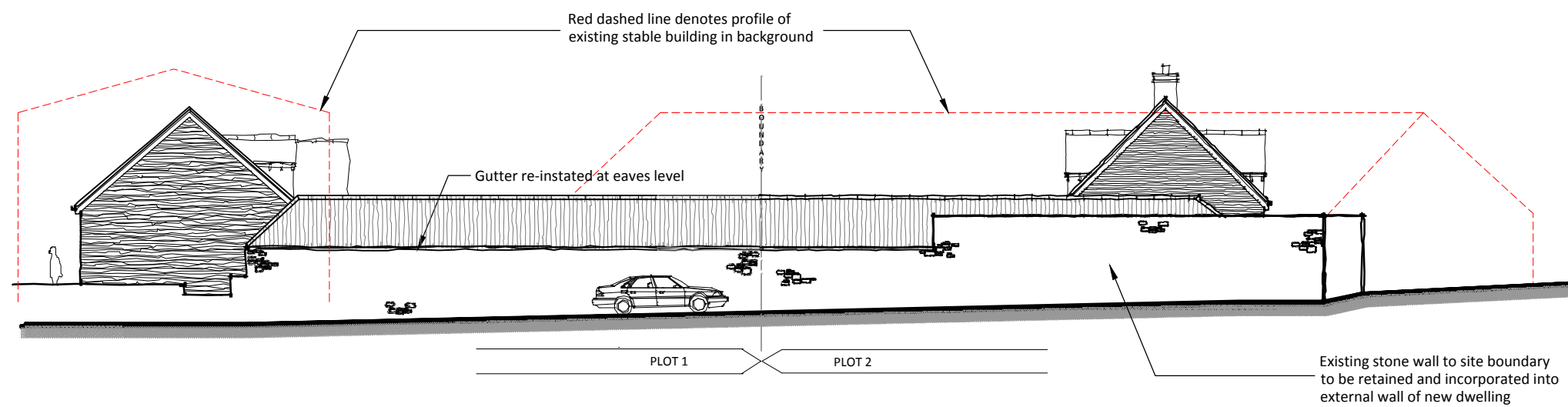
# Appendix 2 Proposed Street Scene

North:	<b>OXFORDSHIRE</b> 44 Horton View Banbury Oxfordshire OX16 9HP T. 01295 709247 M. 07786 918682	<b>YORKSHIRE</b> 48 Dale Street York Yorkshire YO23 1AE T. 01904 848868 M. 07706 801879
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**01** WEST ELEVATION - STREET SCENE  
1:200

Rev	Date	Notes
A	23.03.16	Amended



Project:  
**PROPOSED DEVELOPMENT  
PARK FARM, WATERSTOCK**  
For:  
**TALBOT HOMES LIMITED**

Drawing:  
**PROPOSED STREET SCENE**

Drawing scale:  
1:200 at A3

Drawing date:  
MARCH 2016

Drawing no.

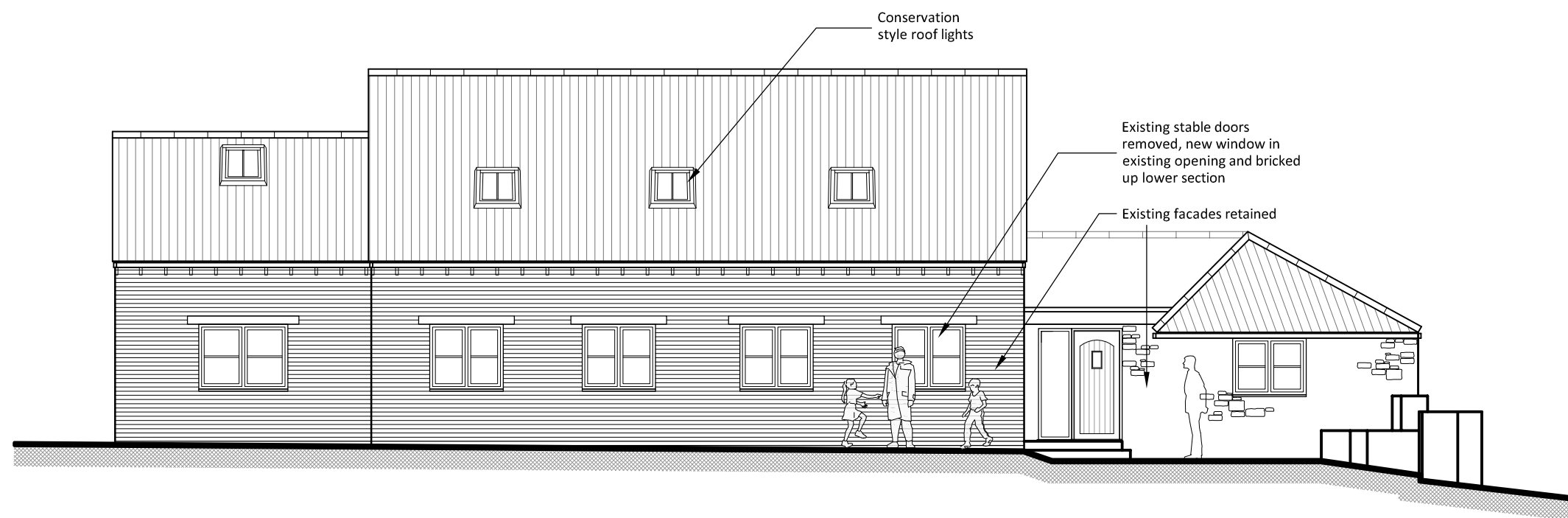
Revision

**WG288 - 021 A**

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Email: [architecture@walkergraham.co.uk](mailto:architecture@walkergraham.co.uk)

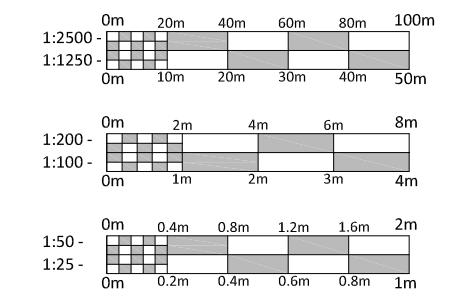
# Appendix 2 Plot 1 Elevations

North: **OXFORDSHIRE** 44 Horton View Banbury Oxfordshire OX16 9HP T. 01295 709247 M. 07786 918682 **YORKSHIRE** 48 Dale Street York Yorkshire YO23 1AE T. 01904 848868 M. 07706 801879

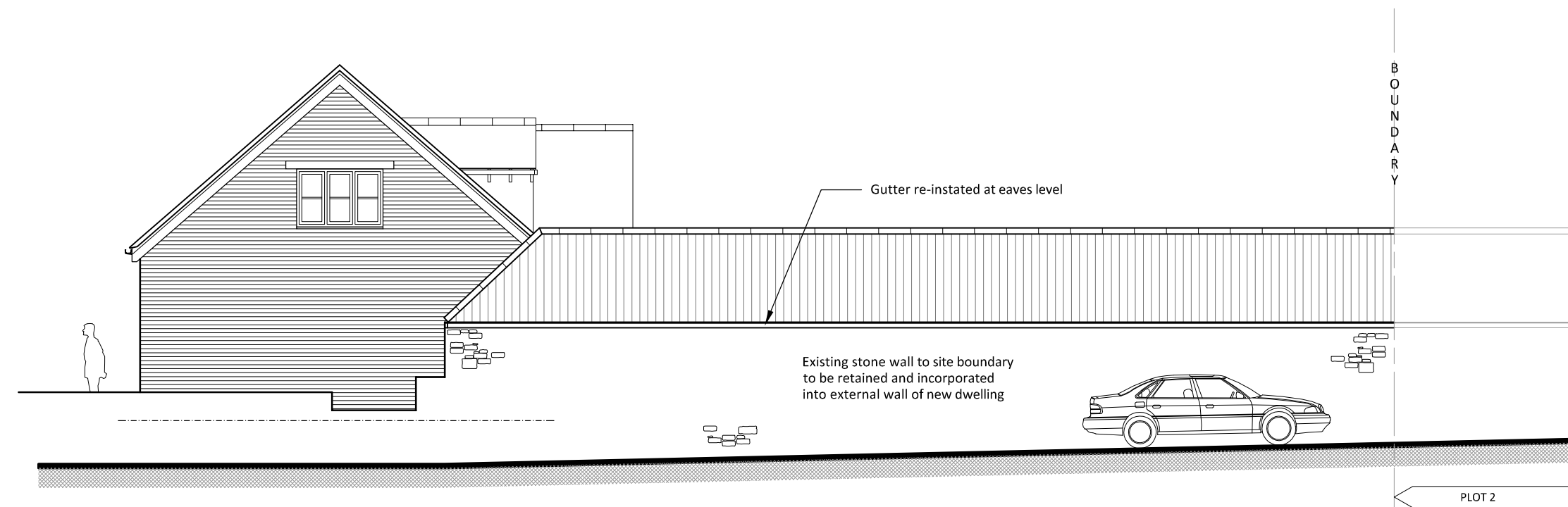


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**01** NORTH ELEVATION  
1:100



Rev	Date	Notes
B	10.06.16	First floor window added to West elevation



Project: **PROPOSED DEVELOPMENT  
PARK FARM, WATERSTOCK**  
For: **TALBOT HOMES LIMITED**

Drawing: **PLOT 1 - PROPOSED ELEVATIONS NORTH & WEST**  
Drawing scale: **1:100 at A3** Drawing date: **MARCH 2016**  
Drawing no. Revision

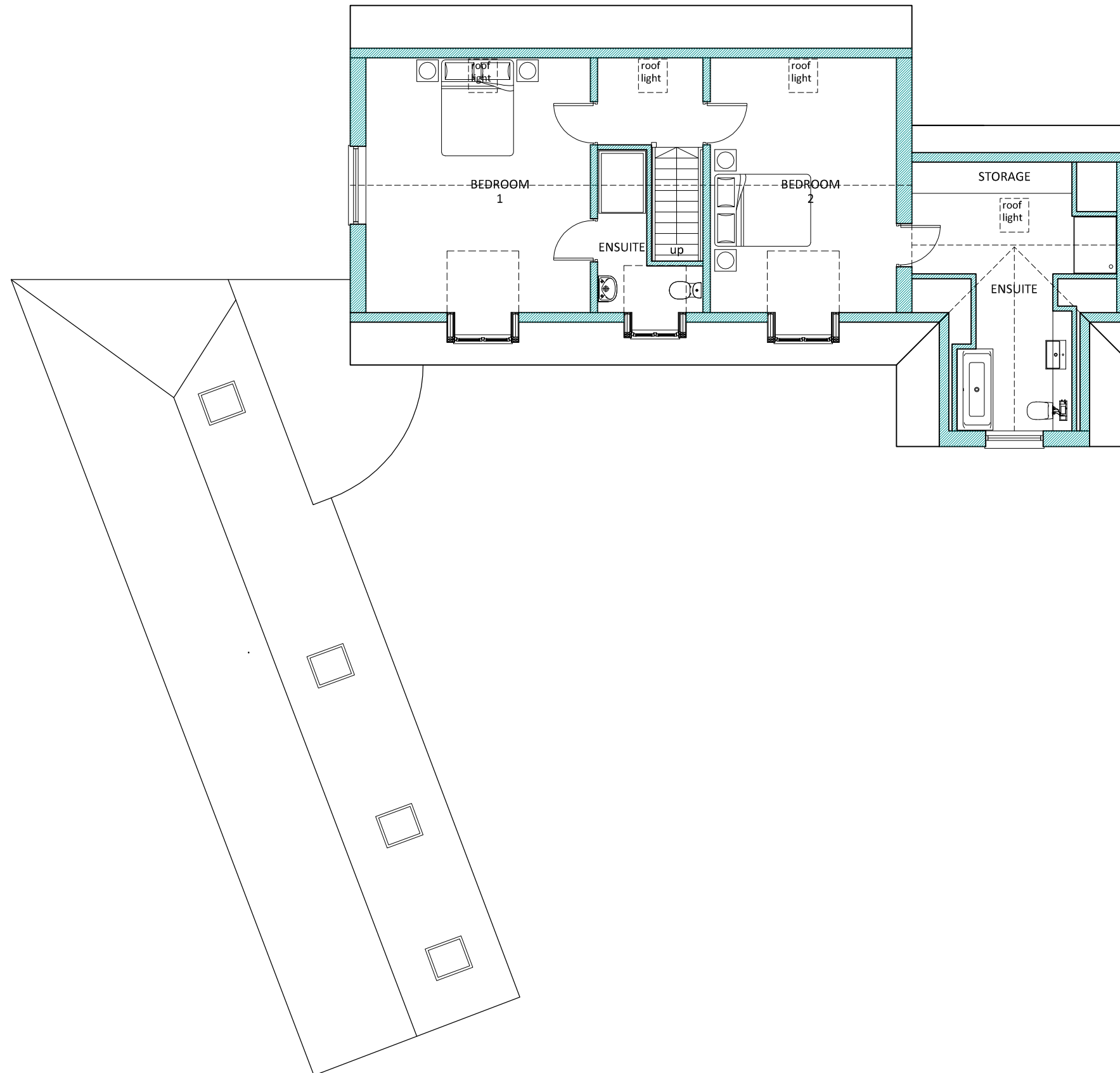
**WG288 - 019 B**

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Email: [architecture@walkergraham.co.uk](mailto:architecture@walkergraham.co.uk)

**02** WEST ELEVATION  
1:100

# Appendix 2

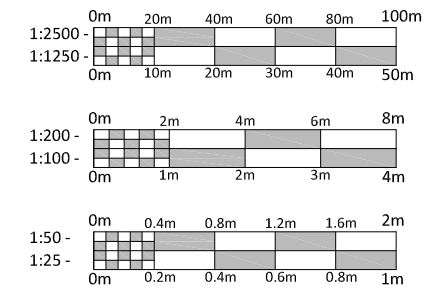
## Plot 1 First floor plan



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Rev	Date	Notes
A	10.06.16	First floor window added to West elevation



Project:  
**PROPOSED DEVELOPMENT  
PARK FARM, WATERSTOCK**

For:  
**TALBOT HOMES LIMITED**

Drawing:  
**PLOT 1 - PROPOSED FIRST FLOOR PLAN**

Drawing scale:  
**1:100 at A3**

Drawing date:  
**MARCH 2016**

Drawing no.

Revision

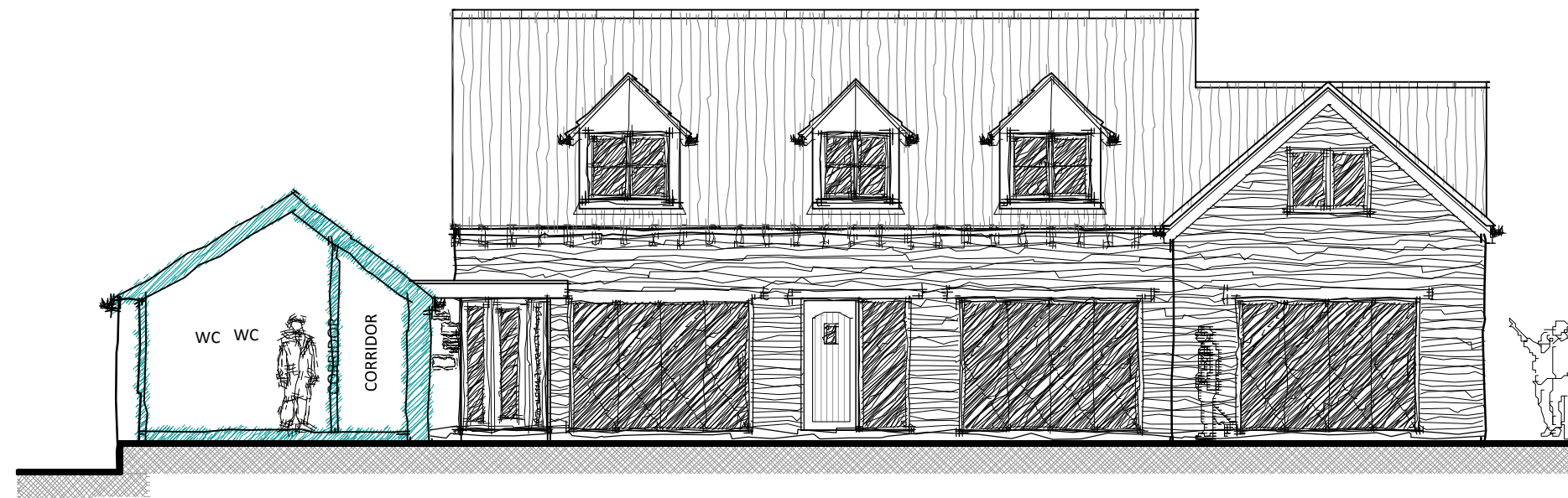
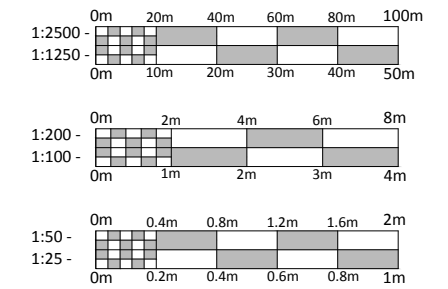
**WG288 - 018 A**



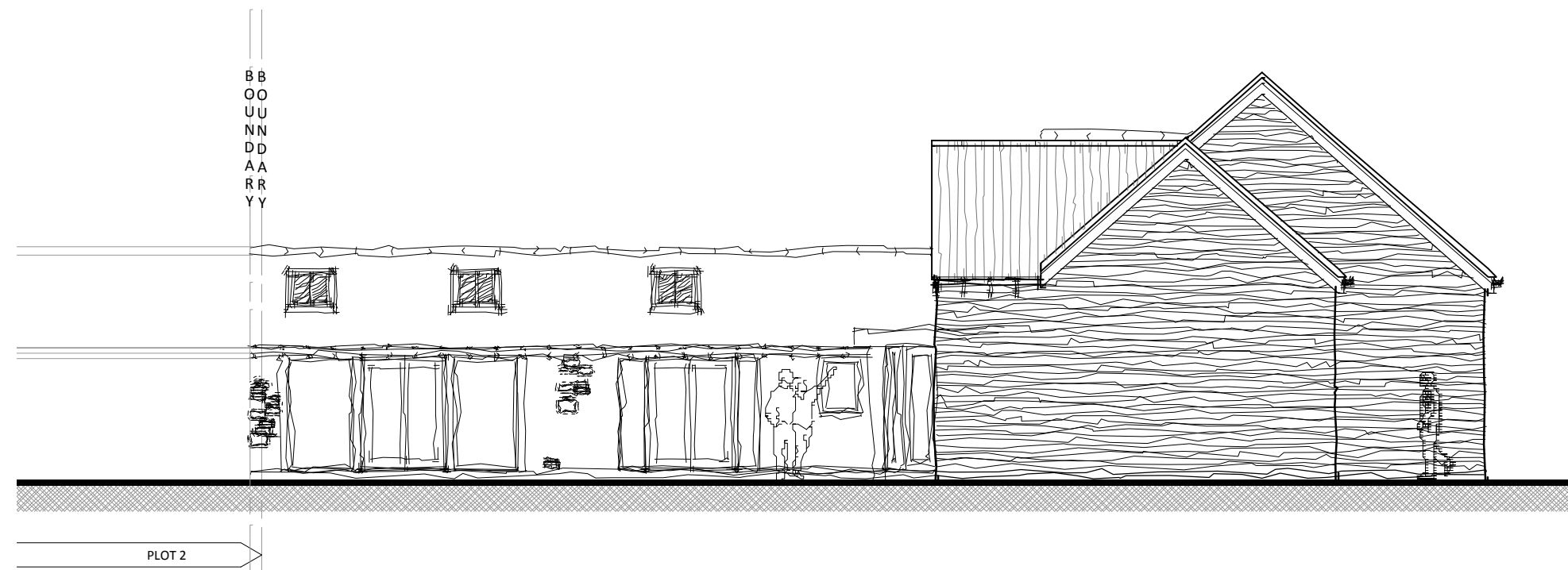
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**03** SOUTH ELEVATION  
1:100



**04** EAST ELEVATION  
1:100

A	21.03.16	General amendments
Rev	Date	Notes



Project:  
**PROPOSED DEVELOPMENT  
PARK FARM, WATERSTOCK**  
For:  
**TALBOT HOMES LIMITED**

Drawing:  
**PLOT 1 - PROPOSED ELEVATIONS SOUTH & EAST**  
Drawing scale: 1:100 at A3  
Drawing date: MARCH 2016  
Drawing no. \_\_\_\_\_ Revision \_\_\_\_\_

**WG288 - 020 A**





# Appendix 2 - Plot 2 Proposed elevations

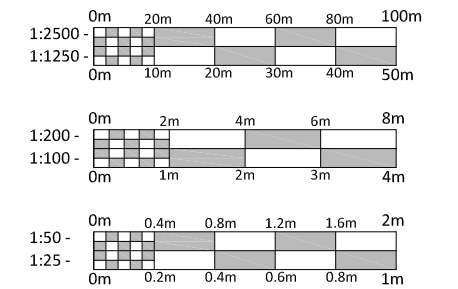
North: **OXFORDSHIRE** 44 Horton View Banbury Oxfordshire OX16 9HP T. 01295 709247 M. 07786 918682 **YORKSHIRE** 48 Dale Street York Yorkshire YO23 1AE T. 01904 848868 M. 07706 801879



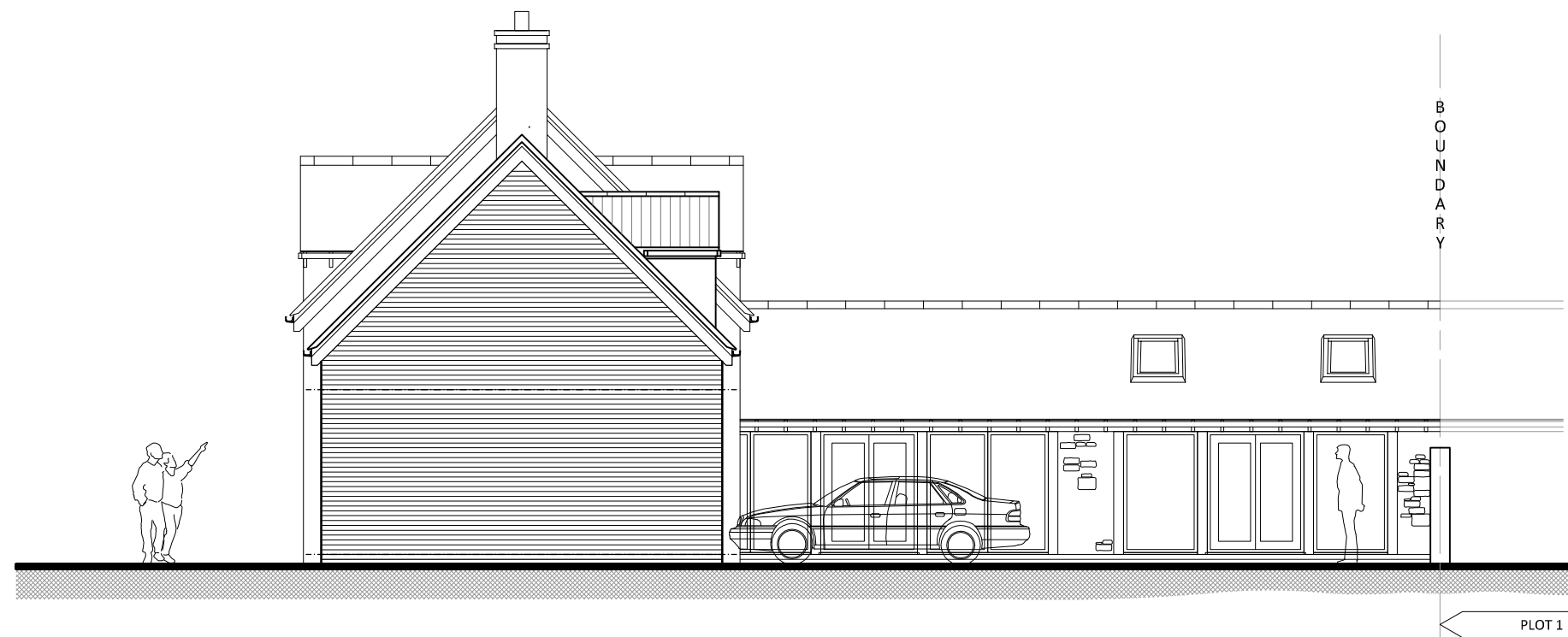
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**03** SOUTH ELEVATION  
1:100



**04** EAST ELEVATION  
1:100

Rev	Date	Notes
C	10.06.16	Dormers amended
B	23.05.16	Garage amended
A	21.01.16	General updates



Project:  
**PROPOSED DEVELOPMENT  
PARK FARM, WATERSTOCK**  
For:  
**TALBOT HOMES LIMITED**

Drawing:  
**PLOT 2 - PROPOSED ELEVATIONS SOUTH & EAST**  
Drawing scale:  
1:100 at A3  
Drawing date:  
MARCH 2016  
Drawing no. Revision

**WG288 - 016 C**

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## **WATERSTOCK PARISH MEETING**

Camilla Cottage, Waterstock, OX331JT

01844339274. tycehouse@gmail.com

*Chairman Michael Tyce*

19<sup>th</sup> May 2016

Mrs Sharon Crawford,  
BY E-Mail.

Dear Mrs Crawford

### **PARK FARMYARD, WATERSTOCK, TWO NEW HOUSES, P16/S1138**

On May 16<sup>th</sup> 2016, a well-attended Parish Meeting decided unanimously to OBJECT to both the principle of further houses, and to the style and layout of the scheme proposed.

Further housing development is unwanted, unneeded, unjustifiable and unsustainable; the proposed scheme is harmful to the Green Belt and the Conservation Area and out of sympathy with the village character, and contrary to the recently adopted and up to date Parish Plan.

#### **1. Unwanted, Unneeded and Contrary to Parish Plan.**

The proposal is contrary to Waterstock's Parish Plan which is up to date, properly prepared, with assistance from SODC, and was adopted in 2015.

In a 92% response rate, providing a very high level of confidence in the results, 81% of respondents considered that Waterstock did not need additional housing at all. Of the few who considered more housing desirable, detailed answers showed this to be for lower price, smaller, starter homes for younger people.

An assessment of future housing need identified two possible needs for 1-2 bedroom properties, and one possible need for a 3-bedroom affordable property. Neither of the dwellings proposed in the application match these criteria.

Even if the potential future housing need identified in the Plan were to crystallise, it was noted that the relatively high turnover of our housing stock, 5% per annum, indicated that that demand could be met within the existing stock. Further, during the same short period, there has been a 15% increase in residential stock through flat conversions at the Equestrian Training Centre, and through the already permitted development – against the Parish's strong objections – at Park Farmyard.



Waterstock's housing growth is therefore well above the Parish Plan projections, even if they could not be satisfied within the predicted level of housing turnover; and incidentally above the overall rate of growth for Oxfordshire required by the SHMA, despite our being an unsustainable settlement to which no housing is allocated.

Although there is demonstrably no housing need, if we were forced to take more housing, there could be an argument that there could be some benefit in re-balancing the housing stock, which has tilted, through extensions, towards larger units. One or perhaps two smaller 1-2 bedroom houses would not only help to re-balance the stock, but also be a more "affordable" entry point for younger villagers. The development proposed on the other hand, would further, undesirably, tilt the balance towards larger, market, homes.

## 2. Unsustainable

Waterstock is a tiny village of only 35 households, washed over Green Belt and entirely a Conservation Area extended in 2000 to include our surrounding fields.

The village is accessible only by a long and narrow loop off the A418, effectively single track, The Inspector in the 2005 appeal 1161692, for conversion of Stockwell Barn, gave as one of his refusal reasons "*Waterstock is relatively close to the A418 but the roads actually serving the village are narrow with relatively poor visibility. Bearing in mind that the proposed office use would be low key, the impact on these roads would be limited, but it must count against the Appeal*". Since then we have two new dwellings in the Equestrian Centre Building and two new houses approved on Park Farmyard, adding to the strain on roads that the Inspector had already considered overburdened.

Waterstock has no shops, services or public transport, and no conceivable level of increase in the size of the settlement could sustain any. There is no employment within the village, now that the use of Park Farmyard has been changed, other than self-employment, or the riding stables.

Although the now inactive Policy CSR<sub>1</sub> considered that Waterstock was sustainable for housing development this was solely on the basis of a busstop on the main road, on a bus route which does not pass through the village, and is 2/3 of a mile from it.

It seems possible that the busstop being named Waterstock Turn may have led to an assumption that it was in or near the village. In fact, bus-stops are usually named after the nearest road feature, which in this case was the T Junction 2/3 of a mile from the village, where the narrow, unlit, single carriageway lane leading to the village meets the A418.

The Parish Plan shows that the bus-stop is rarely used by villagers, although it is useful to the houses on and near the A418 in Great Milton, including the large school now based alongside it.

In fact, the length of the unlit lane, and the real risk involved in using it, make it impractical for the elderly, shoppers, people with children and viable only for the young and fit without loads.

In practise this means that all journeys into and out of Waterstock can only be by private car.

This, together with the lack of any services at all, and of any significant employment opportunities, means that Waterstock is unsustainable and incapable of supporting more housing.

With reference to paragraph 7 of the NPPF, Waterstock is not capable of playing an economic role; in regard to the social role, we are already a strong and vibrant community, which has considered, and is confident it can accommodate, the needs of future generations without further expansion; and could not, and does not wish to, grow to the extent it would be even remotely capable of supporting local services; we are committed to protecting and enhancing our natural built and historic environment.

The NPPF describes sustainability as “change for the better”. Waterstock would not be improved by development which it cannot support, and could lead only to a reduction in quality of life and more car journeys. It would transparently be change for the worse,

Although growth overall is essential nationally, growth everywhere is not desirable, and further growth in Waterstock would be harmful and unsustainable.

### **3. Green Belt and Conservation Area**

The applicants, in their Design and Access statement, describe their design idea as being to correct the “awkward” layout in the approved development for the site, [P14/S2482/FUL](#), by moving the approved house 2 South to be in line with House 1, already being constructed, and – in the space released – enlarging (and changing unrecognisably) the existing red brick stable block in the centre of the Farmyard.

Both ideas are totally misconceived and unacceptable.

Aligning the new Plot 2 with the approved House 1 would be harmful to the openness of the Green Belt and to the perception of the Conservation Area, as it would create the appearance of a “row” and an urbanising effect on views from FP5, immediately alongside it, the open Park adjacent to the site, and the Oxfordshire Way (FP4) which crosses it diagonally. In fact, exactly the

urbanising effect that the Inspector in the 1998 Inquiry, in refusing the appeal against the Council's refusal of P96/No741, determined would create encroachment into the Green Belt.

The Conservation Area study applauds the “easy transition between village and open countryside” at this point, which would be harmed by a built up housing frontage, and itemises important views from the Oxfordshire Way towards the Farmyard, which would be similarly marred. Both these harms would be amplified by the domestic paraphernalia and night time lighting inevitable with domestic use.

At the other end of the application site, the proposed conversion of the red brick Stables into a much larger building is not a conversion in the accepted sense of the word. The new building would be unrecognisable in both size and style compared to the original.

It would result in the loss of the important and landmark redbrick stables building, in the centre of the village and Conservation Area, which connects us to our agricultural heritage. It would have been engulfed in a much larger and higher structure, which would be out of proportion to the site, topped with prominent roof lights, harmful to the Conservation Area street view, and to the amenity of neighbours.

#### **4. Layout and Design**

The design of the houses is undistinguished and they are effectively identical in style and appearance, untypically of Waterstock, which has, as the Conservation Area study records, an eclectic mix of styles and sizes, predominantly limestone themed. Exposed eaves is not a local characteristic. The proposed buildings would not preserve or enhance the Conservation Area, on the contrary they would degrade it.

Plot 1 has the aforementioned roof lights which would be a strident and alien note on the village street, and Plot 2 has large picture windows adjacent to the public footpath and The Park, which would be a jarring and intrusive feature.

The site is cramped and it will be difficult for the vehicles shown to manoeuvre, and the density of development across the whole Farmyard, which should be viewed as an entity, is in effect creating a new unplanned street and T junction. The combination of three houses, and two active barns, taking into account the occupants own vehicles, service vehicles and deliveries, will create more movements than the Farmyard in its original use, especially at night, and more pressure on our already inadequate lane.



## 5. Other Matters

- a. **Not Previously Developed.** The applicant has argued that this new site is an entirely new proposal and applications previously granted are irrelevant to it, in an attempt to justify the third house.

If that argument is accepted, it is relevant that this site on a self-standing basis cannot be considered previously developed as no use other than default agricultural is recorded for the greater part of the site; part of the site is recorded as stabling – already in place for agricultural purposes on a former active Farmyard – and temporarily for storage of the then owner’s personal vehicles which has now lapsed. Even if these minor uses were taken into account, the majority of the site is not previously developed, and it therefore cannot be considered as previously developed overall.

- b. **Site Address Error** The application form at Q 4 incorrectly states the house name as Park Farm. There is in fact no house name associated with the site, and Park Farm House is a neighbouring property in other ownership. This inexplicable error – which has also been a feature of previous housing applications – causes confusion even, it is understood, within SODC’s own planning department.
- c. **Visibility Error** The application form at Q 25 states that the site cannot be seen from a public road or public footpath. In fact, it can be clearly seen from footpath 5 which runs alongside it; from the Oxfordshire Way, FP4, across The Park; and partially from the village street. Since the footpath has featured so prominently in various challenges it is hard to see how this error could have occurred.
- d. **Stopping Up Order** Although the Parish Meeting is not involved, matters relating to the Stopping Up Order of the correct line of Footpath 5, without which development could not proceed, are understood to be still in contention, both in the Courts and with the Ombudsman. It may be appropriate to seek advice on this matter from the Council’s Legal Services.

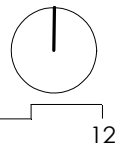
Yours Sincerely,



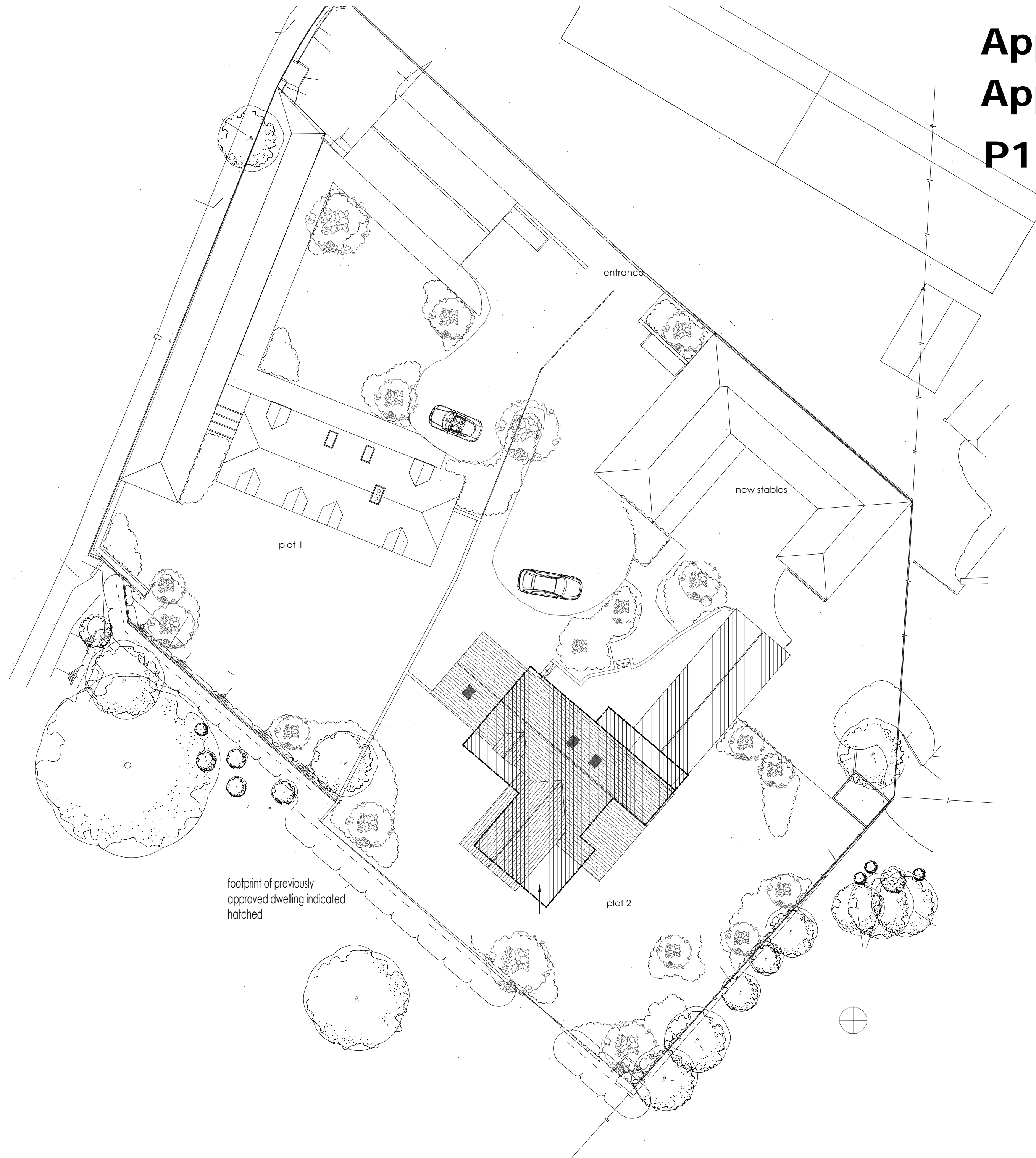
Michael Tyce

Attached: Formal Response Form

# Appendix 4 Approved Layout P14/S2482/FUL



NOTE:  
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A 11/08/14 Site Plan amended - dormer window added  
 revision date description  
 status  
**PLANNING**  
 project title  
 PARK FARM  
 WATERSTOCK  
 OXFORD  
 drawing title  
 SITE PLAN AS PROPOSED  
 client name  
 MS S GODOWSKI  
 first issued JUNE 2014 drawn scale 1:200 @ A2  
 job/drawing no/revision  
**14043 - P01 - B**  
 The Studio, 70 Church Road, Wheatley, Oxford, OX33 1LZ  
 01865 873936 | info@andersonorr.com | www.andersonorr.com

**Anderson Orr**  
Architects

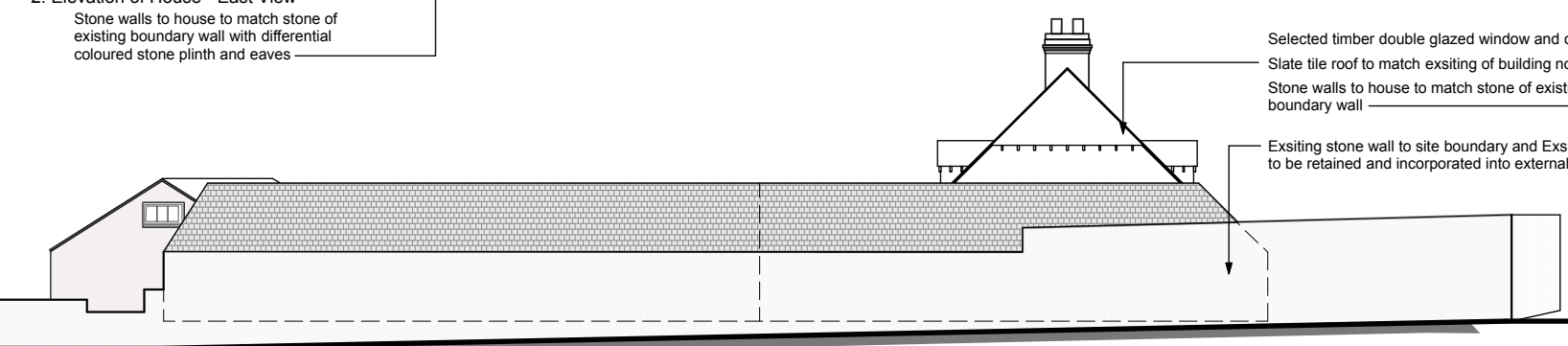
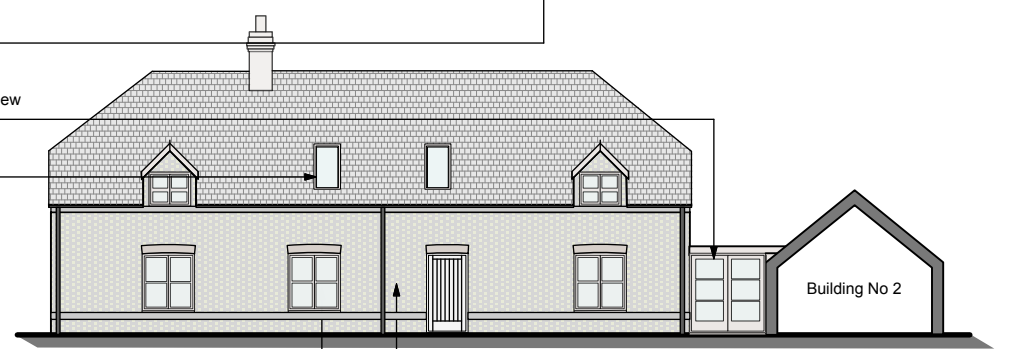
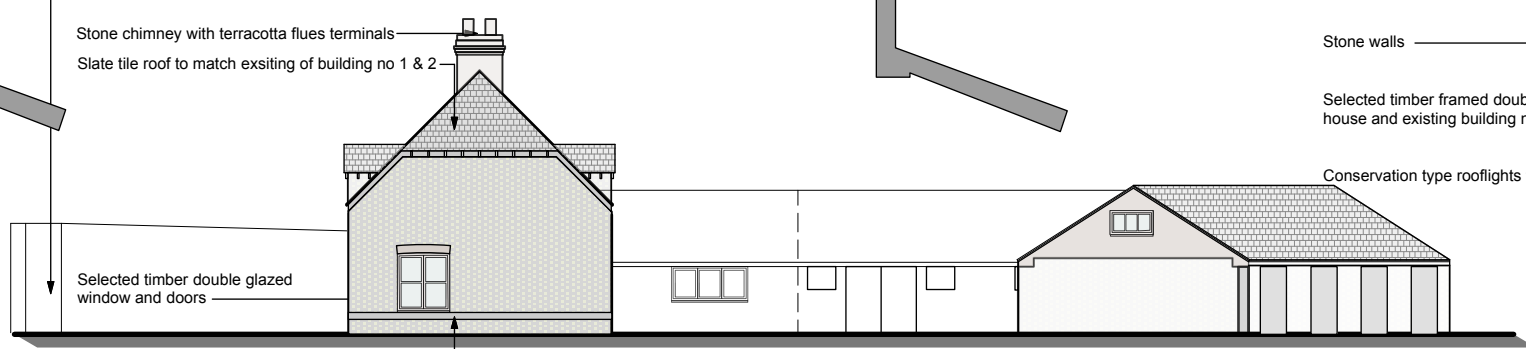
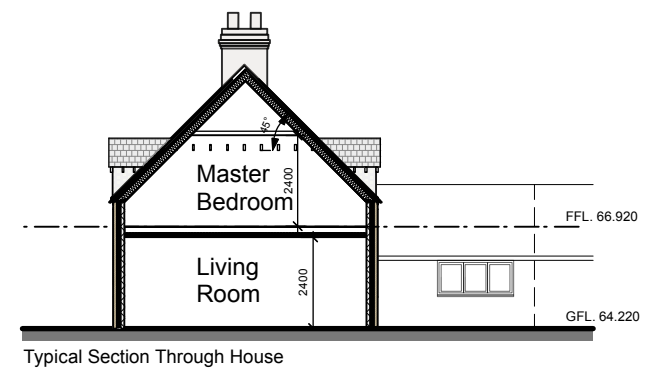
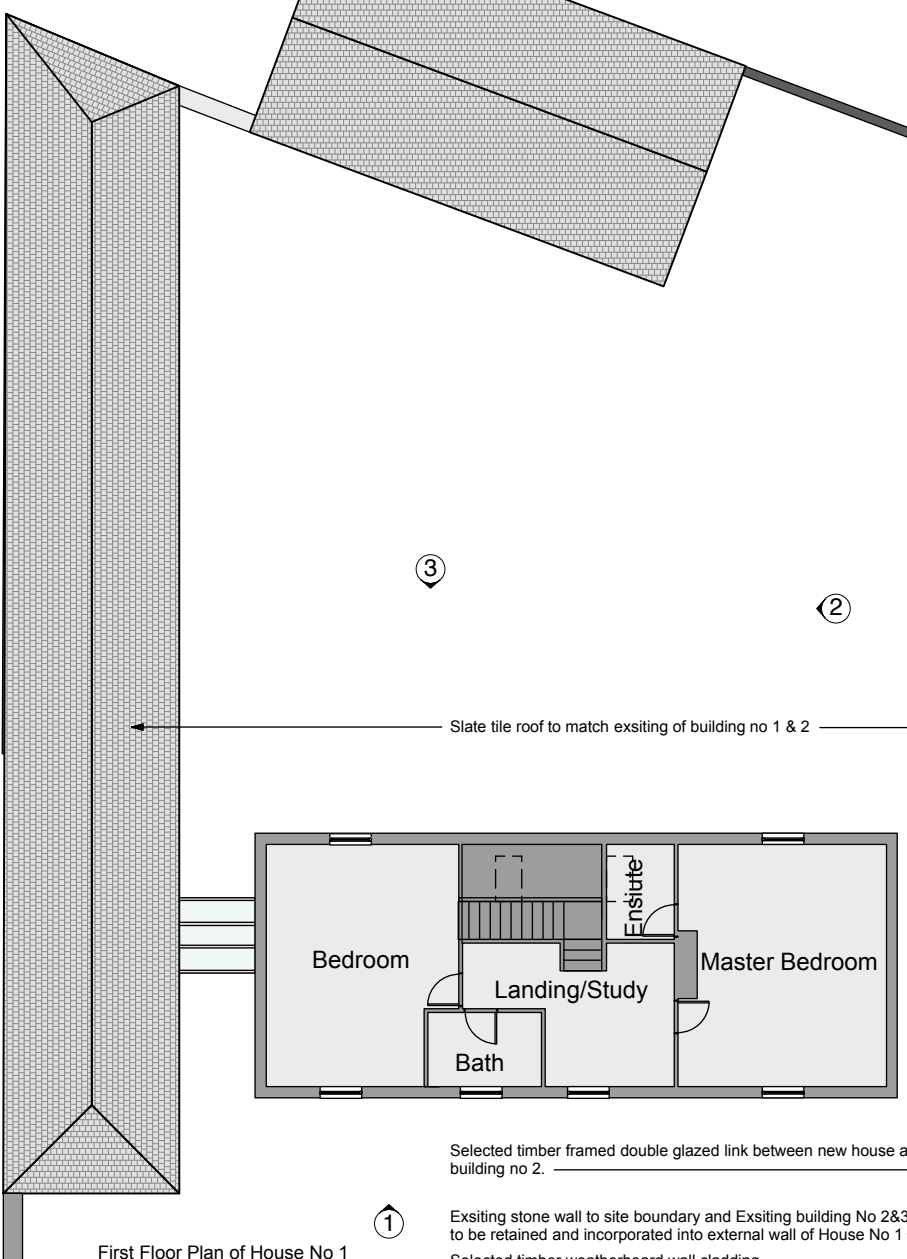
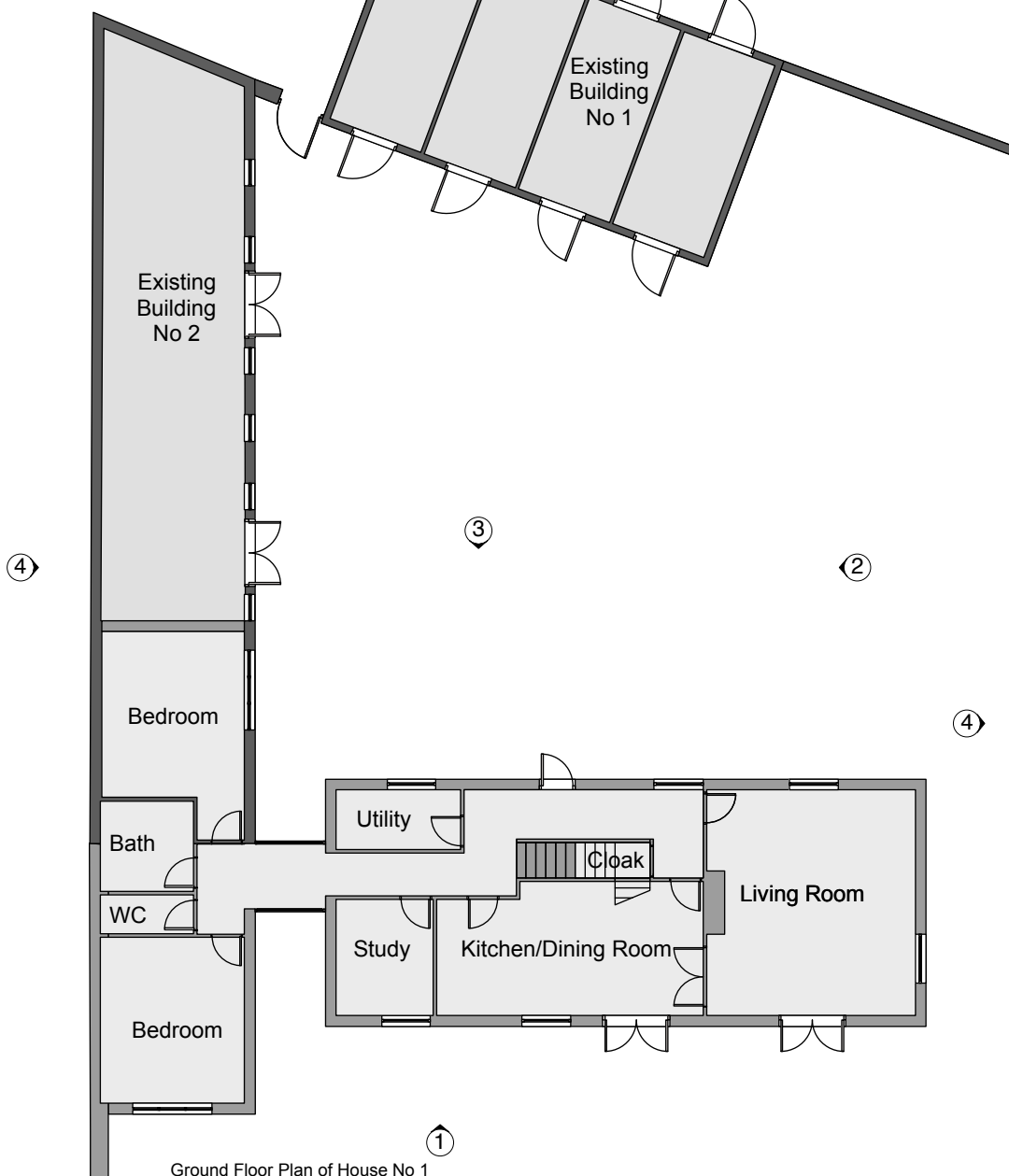
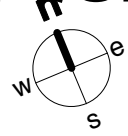


# Appendix 4

## Approved plans for

### Plot 1 on

### P14/S2482/FUL



Slate tile roof to match existing of building no 1 & 2

Selected timber framed double glazed link between new house and existing building no 2.

Existing stone wall to site boundary and Existing building No 2&3 to be retained and incorporated into external wall of House No 1  
Selected timber weatherboard wall cladding with finish to match building no 2.  
Selected timber double glazed window and doors

Stone walls  
Selected timber framed double glazed link between new house and existing building no 2.  
Conservation type rooflights to stairwell and ensuite

Selected timber double glazed window and doors  
Slate tile roof to match existing of building no 1 & 2  
Stone walls to house to match stone of existing boundary wall

Existing stone wall to site boundary and Existing building No 2&3 to be retained and incorporated into external wall of House No 1

Existing stone wall to site boundary and Existing building No 2&3 to be retained and incorporated into external wall of House No 1

Stone chimney with terracotta flues terminals  
Slate tile roof to match existing of building no 1 & 2

Selected timber double glazed window and doors

Stone walls to house to match stone of existing boundary wall with differential coloured stone plinth and eaves

Rev: P1 Date: 15.07.13 Amendment: General updates to house in line with planners comments			
Client	Mrs Sarah Godowski		
Project	Proposed Redevelopment of Waterstock Farm, Waterstock, Oxford, OX3 1JT		
Drawing	Site 1 - Proposed Floor Plans and Elevations		
Scale	1:100 @ A1 1:200 @ A3	Status	Preliminary
Date	07.03.2013	Drawn By	MJP
Project N°	SG01	Drawing N°	SK100
		Revision	P1
		56 Datchworth Green, Datchworth Hertfordshire SG3 6TL tel: 01438 811 294 mob: 0791 980 1826 email: alphaarchitecture@btinternet.com	



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