

FW: Planning application P20/V0390/RM

Planning Vale <planning@whitehorsedc.gov.uk>

Fri 27/03/2020 11:33

To: Planning Registration <registration@southandvale.gov.uk>

From: Radley Parish Council [REDACTED] >**Sent:** 27 March 2020 10:56**To:** Planning Vale <planning@whitehorsedc.gov.uk>**Subject:** Planning application P20/V0390/RM

The Parish Council has **no objection** to this application.

The Parish Council welcomes

- The developer's proposed size mix for market housing, which includes 50 1- and 2-bedroom dwellings for sale, including a mix of houses, flats and maisonettes. This exceeds the Vale's SHMA guideline for smaller homes but takes account of evidence of local demand as indicated through RPC's 2016 local household survey, undertaken to support the development of the Neighbourhood Plan.
- The developer's recent proposal to provide a pedestrian crossing over the Kennington Road north of the junction with Church Road. This is not part of the reserved matters application but we have been informed is proposed in connection with the delivery of the new cycleway to be provided alongside the Kennington Road.
- The developer's proposal to create a temporary construction access to White's Lane at the north end of the site, removing construction vehicles from the vicinity of the primary school. We understand that this will be the subject of a separate application.

In reaching a decision on this application, the Parish Council asks that Vale officers:

- give careful consideration to the concerns about privacy and security expressed by residents of Ferny Close.
- seek clarification from Thames Water on the reasons for their proposing a new planning condition which will allow 120 dwellings to be occupied before the required off-site sewerage network upgrades are delivered. This matter is already covered by OPP condition 27 which gives TW scope to impose whatever phasing plan they consider appropriate.
- in order to avoid the risk of future flooding to the east of the site in Ferny Close and St James Road, consider concerns raised by residents about the maintenance of the ditch which runs to the rear of 17A to 25 Ferny Close and ensure that the existing culverts on the eastern boundary of the site are cleared as recommended by MK Surveys in Appendix E to the Drainage Design, Management and Maintenance Report.

Kind regards
Jane Dymock

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