



# DEVELOPMENT CONTROL AGENDA

**THURSDAY 8 SEPTEMBER 2016 AT 7.00 PM  
COUNCIL CHAMBER - CIVIC CENTRE**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

## Membership

Councillor D Collins (Chairman)	Councillor Riddick
Councillor Guest (Vice-Chairman)	Councillor Ritchie
Councillor Birnie	Councillor Whitman
Councillor Clark	Councillor C Wyatt-Lowe
Councillor Conway	Councillor Fisher
Councillor Maddern	Councillor Tindall
Councillor Matthews	Councillor Imarni

For further information, please contact Katie Mogan or Member Support

## **AGENDA**

**12. LOXLEY FARM - OBJECTION (Pages 2 - 11)**

# Agenda Item 12

We write to [formerly object](#) to planning application to build in the grounds of this splendid 16th Century farmhouse situated at the heart of Long Marston is this [Grade II listed farmhouse with historic gardens and paddock](#).

- Loxley Farm is a beautiful farmhouse set in lovely gardens with an ancient pond, vegetable plot, hedgerows, and a vast range of wildlife. The [setting of a listed building is an important factor](#) when new development or extensions are being considered. A farmhouse of this age would [lose so much of its natural character](#) with the loss of the kitchen garden rambling beyond the barns and stables. The Farmhouse still produce vegetables on the plot and share with the people of the village as would have happened in the past.
- The proposed development is [not in keeping with the stylistic context or scale of the Farmhouse](#). I believe that if the setting is changed with 3 new buildings the whole nature and History of this stunning 16<sup>th</sup> Century farmhouse will be lost forever. Houses will be built this side of the trampoline. The outbuildings presented as staying in the planning are owned by the family living in Loxley Farm and not Thomas Spiers, as suggested in the application! We must [conserve heritage](#). Look at this photograph below, can you honestly say that the character of this 16<sup>th</sup> Century home will not be lost with the building of 3 houses and the garden being halved? The only remaining barn from this farm will be demolished, I understand from the plan, but was not mentioned in the photo presentation in August.



Any structure in the grounds (even if not fixed to the listed building), is listed. [The barn](#) that is located next to the stables was not shown in the presentation, but [according to the yellow boundary line this old barn will be demolished](#). I believe we must be [conserving and enhancing the natural environment](#), as well as Conserving and enhancing the [historic environment](#).

- The proposed development will have a [negative impact on the amenity of another property](#); the fact that the pumping station cannot cope now- sewage has backed up only a couple of weeks ago and on a number of occasions over the past few months. Thames Water have come out and respond with the answer that the pumping station is not capable of managing the village. Drains have overflowed, leaving villagers with sewage on their patio and inside homes- [health and safety](#) .
- 3 family homes with young children will on average create an additional 10,986 liters per week!
- The development may cause traffic problems such as [traffic generation](#), access or safety problems. [School traffic](#) is already a problem. The initial proposal acknowledged this and even offered a solution by giving up some of their land .This is not now in the proposal.
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- There is a [history](#) of flooding in the area. Please see photos of where the planned development is to be built. When applying for insurance they will not be able to say that the land has not flooded. Lack of insurance may mean the houses are left unoccupied. Mortgage and insurance may be a problem.



- Local [infrastructure](#) is not adequate to service the proposed development.
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- The proposal will have [environmental health](#) impacts such as the contamination with flood risk and sewage management.
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- The proposed development will impact on [listed buildings](#) and a [conservation area](#).



This is the setting that will be lost and not the overgrown meadow in the presentation. The barn behind the greenhouse will also be demolished. This was not in the presentation. It is the [only remaining barn for this farmhouse](#). We can't get it back once it has been built on. This is all part of the [character of this rare historic building](#). I am passionate about Historic buildings and would be very interested as to why Listed buildings would allow this to happen.

- The [layout](#) and density of the proposed development is inappropriate. The three houses so close together in the close vicinity of the Farmhouse and ancient pond.
- The proposed development will demolish or adversely affect an ancient building, barn, farmhouse and pond. This is the site of historic [architectural value](#).
- The proposed development will damage the [natural environment](#) or will result in significant loss of habitat for bats, barn owl, and crested newts.
- The cumulative impact of the development when considered alongside other development will have an adverse impact on the area. The drainage and existing [flood management](#) will be lost. This is a flood plain.
- There is inadequate access for school users. [The pre-application engagement by the applicant with t the local community did not reflect the application](#), with promises that are not in the planning request!
- The [Parish Council object](#) to the plans.

“This is an initial scheme in Long Marston; the project aims to develop an area of land for new housing and primarily to benefit the adjacent primary school. The site for this project is part of Loxley Farm; a grade II listed historic house within approximately 1.36 hectares of land. A public footpath runs through the centre of the Loxley farm which forms a natural divide to create a separate site for development for housing, and to give some of the land to the adjacent Primary school. The scheme aims to improve vehicle and pedestrian access to the school, redefine the school entrance and to develop an area for a forest school scheme to encourage outdoor learning. This scheme also improves the existing footpath and creates a new public landscaped area for the village.”

I now refer to the statement by Thomas Spiers above. The location of the footpath is not between Loxley Farm and the new buildings. Quite the contrary. The 3 houses are squashed in on the boundary of the farmhouse and the footpath, then the meadow is left as garden. I understand that the flooding will deter the architect from building near the pond, but may I point out that the beautiful gardens that they propose to build on also flood, even with relatively little rain! Even this week in the middle of Summer, the drains have backed up and the area is waterlogged. Thames Water were called out.

I pose the question- how do you plan to improve a [perfectly well kempt footpath](#)? It used daily by a large percentage of the village? By building and having it running through your garden? Are you aware how well used this is? Previous owners have built a French drain some 20 meters wide to help prevent the Farmhouse flooding. I trust this will be maintained, as I believe that has had some impact. I do note your extensive flood prevention measures. I also raise the point draining into a field that is at the end of Chapel Lane, not belonging to yourself, and do you know the History of the flooding of this? It can't cope now!

How will pedestrian access be improved? I see quite the reverse.

The photo presentation and the line map drawings are not showing the same.

I trust you will take note of my points and take this as a [formal objection](#).













