

West Waddy Bodkins Planning Application

What's the issue?

Despite our excellent Neighbourhood Plan, we are faced with multiple development proposals in the village. This time it is 29 houses close to Bodkins field.

We are a small village - our 15-year planning obligation is up to 10% growth – or about 35 houses. The Kler application has sadly been approved, for up to 36 houses (already just above the target required of us by the council) – but with no community benefits. The Neighbourhood plan includes up to (approx.) 40 houses, as well as a new school, village hall and community hub. We don't want or need any more houses elsewhere in the village to meet the local council's targets. In the referendum last year, the overwhelming majority of the village supported the Neighbourhood Plan – saying that it only wanted houses if they help deliver community facilities.

When our Neighbourhood Plan was checked by the external examiner, he agreed with us that the village is unsustainable unless we have much improved facilities and our public transport is restored.

What are they planning?

29 houses behind Bodkins field – see the map below



What can you do about it?

1. Visit the West Waddy website **before 2nd February** and leave a comment for the developers.

<http://www.westwaddy-adp.co.uk/longwittenham/>

2. Fill in your name and email address

3. Add some comments – here are some suggestions:

- Thank you for the opportunity to comment on your proposal.
- The proposal recommends 29 residential properties alone - without any benefit to the village itself.

- No community facilities are planned
- The adopted Long Wittenham Neighbourhood Plan states that the village is unsustainable (not disputed by the examiner) and concludes that there should be no further residential development unless the village infrastructure is improved.
- There is no public transport and there should be no further development until it is restored.
- The Long Wittenham Neighbourhood Plan clearly outlines what infrastructure is required before any development should go ahead, and none of this infrastructure is included in your proposal.
- The development is on open countryside and some of it is at 90 degrees to the linear part of the village and so spoils the openness of that part of the village including Bodkins field and does not maintain linearity of the conservation area.
- The main access is on to a busy road and I would be concerned about visibility and accidents for those leaving the site.
- Northfield Lane is not an adopted road and cannot take any additional traffic.
- In conclusion - I have strong objections to this proposal.

Please select some or all of these “planning” reasons for objection. You may like to put them in your own words.

Thank you in advance,

Tom Bowtell, Long Wittenham Neighbourhood Plan Steering Committee