

STATEMENT OF COMMUNITY INVOLVEMENT

**Land to the East of High Street
Long Wittenham, Oxfordshire**

**Full Planning Application for the erection of 29 residential dwellings (40% Affordable),
provisions of new access, associated landscaping, parking and other ancillary works.**

FOR Lagan Homes England

February 2018

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Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

Contents

1	Introduction	4
2	Meeting with Long Wittenham Parish Council	6
3	Engagement with South Oxfordshire District Council.....	8
4	Public Consultation	11
5	Conclusion	23
6	Appendices.....	24

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

1 INTRODUCTION

- 1.1 This Statement of Community Involvement has been prepared by West Waddy ADP, on behalf of Lagan Homes England. This is in support of: **Full Planning Application for the erection of 29 residential dwellings (40% Affordable), provisions of new access, associated landscaping, parking and other ancillary works.**
- 1.2 For full details regarding the proposal please refer to the submitted Design and Access Statement, Planning Statement and other submitted documentation to South Oxfordshire District Council.
- 1.3 This document is a Statement of Community Involvement (SCI). The aim of an SCI is to provide information on the process and outcomes of the variety of consultations which have taken place with the local community, including local service leaders, stakeholders and authorities, relating to the development proposal, prior to the submission of this application.
- 1.4 South Oxfordshire District Council published their Statement of Community Involvement, in December 2012. The document sets out, among other matters, the local expectations for consultation and community involvement leading up to the submission of planning applications. It indicates that major developments should be subject to pre-application consultation with, inter alia, the local community.
- 1.5 The Council's SCI goes on to state that the Council will expect developers to engage with the community and with the Council at an early stage as this is vital in identifying and resolving local issues. The SCI further states that consultations should be fair in their appraisal of the issues and that such consultations should allow identified stakeholders the opportunity to be involved in the project, provide an opportunity for consultation and to make such information widely available.
- 1.6 With regard to the National Planning Policy Framework (NPPF) paragraphs 188 and 189 state that *"Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community"* and that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications"*.

Statement of Community Involvement: February 2018

- 1.7 In accordance with these recommendations, this development proposal has undertaken its own consultation process. This includes:
- A pre-application meeting with South Oxfordshire District Council and written response;
 - A meeting with Long Wittenham Parish Councillor;
 - Distribution of information leaflet to Long Wittenham residents;
 - 2-week consultation online (postal feedback also accepted where received);
 - Extended consultation, 2 weeks covering entire village; and
 - A meeting with Oxfordshire County Council Highways Team.
- 1.8 We considered a number of methods of public consultation. The option of a public consultation leaflet and electronic portal was chosen as our primary option. West Waddy wished to hear written comments and ideas from residents. These have been reviewed and ideas incorporated where appropriate.
- 1.9 It was discussed that 40% of dwellings will be affordable. The tenure of these dwellings will be discussed and agreed with South Oxfordshire District Council during the application process.
- 1.10 Lagan Homes England and West Waddy have collectively engaged with the local community, and this has assisted in informing the design proposals put forward. The following chapter will explore this in more detail.

2 MEETING WITH LONG WITTENHAM PARISH COUNCIL

Format

- 2.1 On 6th December 2017, Lagan Homes England and West Waddy hosted Councillor Steven Brown who represented Long Wittenham Parish Council in a meeting to discuss emerging proposals for the site.

Information

- 2.2 The purpose of the meeting on 6th December 2017 consisted of:
- Providing a background about Lagan Homes;
 - Presenting the principle of development;
 - Providing indications on timescales ahead;
 - Clarifying that consultation would take place, with information sent to local residents and businesses;
 - Enabling questions and answers.

Reflection

Meeting with Councillor – 6th December 2017 Meeting

- 2.3 The Parish Councillor was the sole representative from the Parish Council at this meeting, and whilst questions were posed in relation to chances of the Parish supporting the application, it was more an opportunity for the Councillor to feedback comments to the Parish Council.
- 2.4 The adopted Long Wittenham Neighbourhood Plan (LWNP) was discussed with particular reference to the community focus on the delivery of new community facilities.
- 2.5 The Councillor did raise that they were currently involved in a Planning Appeal as a Rule 6 party. The Appeal related to the development of 36 houses elsewhere in Long Wittenham and had decision due in January 2018. It was stated at this meeting that support for the proposed development would be very limited if the application that was currently at Appeal was allowed.
- 2.6 The Councillor provided some information in relation to some technical matters, including the presence of Roman Snails within and adjacent to the Appeal site. As such due consideration has been given to this through within the Ecological Appraisal report submitted with this application.

3 MEETING WITH OCC HIGHWAYS FEBRUARY 2018

Format

3.1 The meeting was held on the 13th February 2018. Representatives of West Waddy, Dust Scan AQ (Highways Consultant), Lagan Homes and OCC were present. Matters pertaining to the highways were the focus of the discussion. OCC provided feedback on several points that guided the development of the layout. These included:

- A request for 3 years accident data to be provided within the application;
- A requirement for a Transport Statement with the application;
- Advice that drive access direct from High Street would be unacceptable;
- Information regarding Public Right of Way (Northfield Lane) not in Highway Authority ownership. OCC will not permit vehicular access from this unnamed road and suggest the applicant provide a turning head as part of the internal layout;
- Advice on the visibility splays;
- Advice on internal road layout design;
- Advice on traffic calming;
- Advice on car parking provision; and
- Advice on trip generation and Modal Split.

The above comments have been given key consideration in the preparation of both the Transport Statement and the proposed layout.

4 ENGAGEMENT WITH SOUTH OXFORDSHIRE DISTRICT COUNCIL

Pre-application Meeting and Written Response

4.1 On 8th June 2017 a meeting was held with South Oxfordshire District Council. In attendance were Amanda Rendell (SODC Senior Planning Officer), Alan Divall (WWADP) and Sarah Murray (WWADP).

Site Meeting

4.2 The meeting included a discussion on the site-specific technical aspects. The main points coming out of the discussion are summarised below.

- The SODC officer made us aware that the Neighbourhood Plan was going to referendum in September 2017 and stated that it would be important to liaise with the Parish Council and discuss the proposals.

4.3 The Officer further highlighted that an Appeal, going to Public Inquiry had been submitted within Long Wittenham. It was further highlighted in relation to the Appeal that OCC retracted their initial comment stating that village not sustainable. It was now perceived to be sustainable due to good cycle connections. Also noted that Parish Council want the village to become more sustainable and recognise the need for increased infrastructure including a community hub.

4.4 The Officer acknowledged that some development needs to occur in smaller villages, however this site is not considered; infill, within village boundaries, and is more than 10 units.

4.5 Consideration will need to be given to the traffic impact on Clifton Hampden traffic junction and the visibility splays along High Street will need to be carefully considered

4.6 If access was to be taken from Northfield Lane, it would require upgrades and widening.

4.7 It was highlighted that consideration and design was going to be given careful consideration with respect of the Conservation Area to the west of the site.

Written Response

4.8 Following the above meeting a written pre-application response was received from the SODC on the 29th August 2017.

4.1 In regard to principle of development the pre-application response indicated that development should be delivered in accordance with the settlement hierarchy stated within the Council's adopted Core Strategy 2012. The pre-application advice concluded that at development, in their view, represented a departure from the Local Plan.

- 4.2 However, an acknowledgement was made that the Council are not able to demonstrate a 5-year supply of housing and the response went onto highlight the requirements of paragraph 14 of the NPPF: that where the development plan is absent, silent or relevant policies out of date, planning permission should be granted unless adverse impacts significantly and demonstrably outweigh the benefits. Therefore, a tilted balance of in favour of development, as set out in paragraph 14 would be applied.
- 4.3 The pre-application comments touch upon a number of technical matters including; access and parking, countryside issues/ecology, highways, conservation, forestry, archaeology, minerals and waste, health and housing-environmental protection, health and housing-air quality, landscape, urban design, flooding, public open space and play, waste provision, and Section 106 and Community Infrastructure Levy (CIL) matters.
- 4.4 As part of the pre-application exercise OCC prepared and submitted a response that the SODC response took into consideration. The OCC response covers the following matters; Transport, Archaeology, Education, Minerals & Waste. These comments are copied into the SODC response.
- 4.5 One important piece of feedback was that the site was within a mineral safeguarded allocation as directed by Oxfordshire's adopted Minerals and Waste Local Plan. As such, the Planning Statement submitted as part of this application sets out how the proposed development does not hinder or add constraint to the ability of mineral extraction of land to the east of the site in the future.
- 4.6 All matters raised in the above responses will be addressed and referenced within the Planning Statement.

Reflection

- 4.7 Lagan Homes England and West Waddy ADP took opportunity to reflect upon the meeting with SODC planning officers and where appropriate have taken comments on board:
- The possibility of providing two vehicular access points into the site was explored.
 - Lagan Homes agreed to the inclusion of high quality materials and building styles that would reflect the character of the conservation area.
 - West Waddy instructed, on behalf of Lagan Homes, a selection of technical consultants to prepare assessments of the site and the proposed planning

Statement of Community Involvement: February 2018

application, including: Highways, Ecology, Archaeology, Flood Risk, Geo-environmental, Topographical Surveys and Landscape and Visual Impact.

- Following the discussion with SODC public consultation has taken place via leaflets which have been sent to local residents. The leaflets describe the proposed development and direct residents to West Waddy website for more information.

5 PUBLIC CONSULTATION

Public Information Leaflet and Online Consultation

- 5.1 On 19th January 2018 an informative consultation leaflet was distributed via Royal Mail to 92 local addresses, which were in close proximity to the site. A copy of the leaflet is enclosed within this Statement of Community Involvement at Appendix 1.
- 5.2 The leaflet contained a web-address where a easy to use form enabled comments to be issued to Lagan Homes and West Waddy, for review and consideration.
- 5.3 The consultation was initially live between 19th January 2018 and 2nd February 2018.
- 5.4 The online consultation however remained online in case any resident or business wished to make comments following the consultation period until the 5th February 2018.
- 5.5 Any comments received via direct email or post were also taken into account within the review process of consultation comments.
- 5.6 At the time of consultation, the proposed development consisted of 29 dwellings.
- 5.7 Following the above initial consultation, comment was received asking that the entire village be issued a leaflet and given an opportunity to respond. West Waddy and Lagan Homes reviewed this, and the leaflet was re-issued to the entire village (347 addresses – Appendix 3). The leaflet was amended to reflect the extension of the consultation to the 23rd February 2018 (Appendix 2).

Reflection on Comments

- 5.8 A total of 87 comments were received during the consultation period including 86 responses online and 1 direct email to the West Waddy ADP Enquires email address. No postal entries were received.
- 5.9 The following table examines the key themes highlighted within those comments and allows opportunity for our response to these.

Principle and Provision of Housing		
Issue	ID	West Waddy ADP Response
Contrary to Neighbourhood Plan / Development should be located to the south of approved development at Land of Fieldside / Policy LW1 of the NP requires provision of community facilities.	645_58 / 645_02 / 645_03 / 645_04 / 645_11 / 645_13 / 645_14 / 645_15 / 645_16 / 645_17 / 645_18 / 645_20 / 645_21 / 645_22 / 645_23 / 645_25 / 645_27 / 645_28 /	A recent Appeal decision within Long Wittenham sets out that the development of 36 dwellings was not contrary to the LWNP. It was concluded within the Appeal Decision that the neighbourhood plan did, “not include any policies which change the strategy for housing development in the village”. In the context of a lack

Statement of Community Involvement: February 2018

	<p>645_30 / 645_32 / 645_33 / 645_35 / 645_36 / 645_37 / 645_38 / 645_40 / 645_41 / 645_42 / 645_45 / 645_46 / 645_47 / 645_49 / 645_50 / 645_51 / 645_52 / 645_53 / 645_54 / 645_55 / 645_56 / 645_57 / 645_58 / 645_60 / 645_61 / 645_62 / 645_63 / 645_72 / 645_73 / 645_74 / 645_75 / 645_76 / 645_77 / 645_83 / 645_86</p>	<p>of 5-year supply of housing the policies restricting housing development are afforded limited weight.</p> <p>Policy LW1 relates specifically to the development of a community hub. This application is not for a community hub, but CIL contributions can aid the development of a community hub in accordance with Policy LW3.</p> <p>The LWNP does not allocate housing within the village and as such the development cannot conflict with a locational policy regarding housing in the LWNP.</p>
<p>Village is an unsustainable location as it does not have sufficient infrastructure to accommodate the development of 29 units. There is no shop or public transport connection / Village infrastructure insufficient at the moment.</p>	<p>645_01 / 645_02 / 645_05 / 645_08 / 645_11 / 645_13 / 645_14 / 645_15 / 645_16 / 645_17 / 645_18 / 645_19 / 645_20 / 645_27 / 645_28 / 645_31 / 645_32 / 645_33 / 645_35 / 645_36 / 645_37 / 645_38 / 645_40 / 645_44 / 645_45 / 645_46 / 645_47 / 645_48 / 645_49 / 645_50 / 645_51 / 645_52 / 645_53 / 645_56 / 645_57 / 645_58 / 645_60 / 645_61 / 645_62 / 645_68 / 645_69 / 645_70 / 645_71 / 645_77 / 645_78 / 645_79 / 645_80 / 645_81 / 645_82 / 645_84</p>	<p>Long Wittenham is a 'smaller village' by definition due to the level of facilities located within the village. This definition means that the settlement does provide some essential services, such as a local school.</p> <p>In the context of a lack of 5-year housing land supply, less weight is given to policies restricting development in smaller villages. It is of note that Policy LW2 of the Neighbourhood Plan provides the village with the ability to prioritise community projects, including infrastructure improvements.</p> <p>Further delivery of justified Section 106 funding can be secured through new development that would contribute to those funds made available by the Land at Fieldside Lane application.</p> <p>The proposed development can contribute to supporting and growing the existing compliment of</p>

Statement of Community Involvement: February 2018

		community's facilities and services within the village. Furthermore, it was noted from the pre-application that OCC withdrew their objection of the Appeal site relating to unsustainability, due to excellent cycle routes.
The application is not in line with the Local Development Plan Policy CSS1 / The site is not allocated / Development would be above and beyond the requirement for smaller villages to take 5-10% growth (Emerging Policy H8)	645_17 / 645_19 / 645_33 / 645_35 / 645_37 / 645_42 / 645_45 / 645_46 / 645_50 / 645_54 / 645_55 / 645_73 / 645_74 / 645_75 / 645_86	<p>As referred to above, SODC currently are unable to demonstrate a 5-year supply of housing. In this instance those policies that restrict housing are given less weight.</p> <p>In the case of Policy CSS1, it sets out that the development should be directed to larger more sustainable settlements, but the need for new housing is given significant weight. The lack of a 5-year supply of housing means less weight is given to this policy.</p> <p>Policy H8 of the Local Plan 2033 (emerging) is not adopted and examination is yet to be undertaken of the new Local Plan. As such, in accordance with the NPPF paragraph 216 this policy can only be given very limited weight.</p> <p>The NPPF does not set a limit to development and is clear in the presumption in favour of sustainable development. This development can contribute to alleviating the deficit of housing land supply.</p>
Are the 12 affordable houses inclusive within the proposed 29 dwellings or additional to it?	645_04 / 645_70 / 645_74	The proposed development is for a total of 29 dwellings, 12 of which will be affordable dwellings.
No demand for houses in the area and development, empty houses in the village / does not offer anything other than housing and there is no benefit to the village.	645_04 / 645_13 / 645_14 / 645_15 / 645_16 / 645_17 / 645_18 / 645_20 / 645_22 / 645_23 / 645_28 / 645_30 /	The Council has agreed that it cannot demonstrate a 5-year supply of housing sites. It was put forward in a recent Appeal within Long Wittenham, that the supply of housing could be as low as 2.5-years

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

	645_31 / 645_32 / 645_38 / 645_40 / 645_43 / 645_44 / 645_46 / 645_50 / 645_51 / 645_53 / 645_54 / 645_55 / 645_61 / 645_66 / 645_72 / 645_74 / 645_76 / 645_78 / 645_81 / 645_83	(a significant shortfall). In planning terms there is a great need for housing within the District. The site offers the opportunity to deliver a mix of dwellings, including affordable dwellings. The proposed benefit of housing cannot be understated in the context of a lack of housing provision. Furthermore, the application will provide the village with financial contributions toward infrastructure improvements via the CIL and Section 106 mechanism. The benefit from the development will not be limited to the provision of housing.
The site is greenfield within the open countryside and should not be developed / The proposal extends the settlement boundary into the open countryside.	645_05 / 645_14 / 645_15 / 645_16 / 645_18 / 645_22 / 645_28 / 645_30 / 645_31 / 645_40 / 645_41 / 645_50 / 645_54 / 645_62 / 645_72 / 645_80	It is acknowledged that the site is a green field site. However, the site provides the opportunity to deliver housing, on a site free from significant environmental constraint. As already mentioned, in the light of the District not being able to demonstrate a supply of housing, policy restricting development on green field sites is given less weight.
The site is designed to allow for further development on the north of the site, in essence allowing a Phase 2 development.	645_50	The northern portion of the site is not proposed to be developed.
The site was never proposed as an option to form part of the Neighbourhood Plan.	645_50	Noted, but this does not discount the sites ability to contribute toward the delivery of housing within the District.
The village is in demand for more smaller dwellings rather than 3 and 4 bed houses.	645_36	The proposed development provides a mix of dwelling sizes including 12 affordable dwellings. The development seeks to deliver only 3 4bed dwellings. The proposed development seeks to deliver 8 two bed dwellings as part of the development. The development will

Statement of Community Involvement: February 2018

		therefore positively contribute in this matter.
Transport/Highways/Access		
Issue	ID	West Waddy ADP Response
What is the difference between Primary and Secondary access set out on the leaflet?	645_01	The primary access is that proposed from the High Street. It is considered primary to the access that was proposed from Little Wittenham Road as High Street is the primary route through the village. It is of note that the proposed development no longer proposes vehicular access from Northfield Lane.
High Street access to the proposed development is unsafe and lacks sufficient visibility.	645_02 / 645_05 / 645_10 / 645_11 / 645_17 / 645_22 / 645_25 / 645_27 / 645_28 / 645_30 645_32 / 645_33 / 645_36 / 645_37 / 645_38 / 645_40 / 645_41 / 645_46 / 645_47 / 645_48 / 645_49 / 645_50 / 645_51 / 645_55 / 645_59 / 645_62 / 645_68 / 645_72 / 645_75 / 645_82 / 645_83 / 645_84	The application is accompanied by development Transport Statement. This report assesses the local highway network. It considers the volume of the traffic generated from the development and the local highway to accommodate the increase. It further assesses the proposed access points into the proposed scheme. Visibility splays are calculated based on a speed survey that was undertaken on High Street. The report concludes that sufficient visibility splays are very achievable for the proposal and that the access from High Street can be delivered safely.
Development will result in an unacceptable increase in traffic / Roads are currently too congested.	645_03 / 645_04 / 645_08 / 645_12 / 645_17 / 645_19 / 645_23 / 645_25 / 645_27 / 645_28 / 645_30 / 645_33 / 645_51 / 645_52 / 645_54 / 645_58 / 645_62 / 645_65 /	The Transport Statement submitted with the application sets out a worst-case scenario of traffic impact at peak times. Morning trip rates at peak times would increase by 2.6% and at afternoon peak times by 2.3%. It is therefore considered that the increase in traffic would be minimal and not considered

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

	645_69 / 645_71 / 645_74 / 645_75 / 645_77 / 645_78 / 645_79 / 645_81 / 645_87	material according to DMRB (2012) highway standards. In the traffic generation would not be considered severe in accordance with paragraph 32 of the NPPF.
There is currently no footpath connection to the development site. What plans are there for introducing a crossing and footpath?	645_02 / 645_28 / 645_41 / 645_54 / 645_55 / 645_59 / 645_75 / 645_84	The proposed development seeks to implement a new footpath from the High Street access and connecting with the pavement network through Long Wittenham to the west. The footpath has been designed by Dust Scan AQ (Highway Consultant).
The High Street is known to flood during the winter and traffic is often restricted from existing the village north.	645_08 / 645_09 / 645_10 / 645_36 / 645_41 / 645_44 / 645_46 / 645_49 / 645_50 / 645_51 / 645_52 / 645_55 / 645_62 / 645_70 / 645_72 / 645_74 / 645_78 / 645_82	The proposed development is not located within Flood Zone 2 or 3. The proposed access lies within Flood Zone 1.
Proposal would make access along Northfield Lane to Play Area at Bodkins field more dangerous / Northfield Lane inappropriate to take vehicular traffic for the development.	645_11 / 645_12 / 645_13 / 645_14 / 645_15 / 645_16 / 645_17 / 645_18 / 645_19 / 645_20 / 645_23 / 645_25 / 645_27 / 645_28 / 645_28 / 645_30 / 645_33 / 645_36 / 645_38 / 645_39 / 645_40 / 645_44 / 645_45 / 645_46 / 645_48 / 645_49 / 645_50 / 645_51 / 645_52 / 645_54 / 645_55 / 645_59 / 645_60 / 645_68 / 645_70 / 645_72 / 645_74 / 645_76 / 645_78 / 645_81 / 645_84	The original proposal was that Northfield Lane be improved to adoptable standards and thus used to provide pedestrian and vehicular access into the proposed development. Considering responses received in opposition to this element of the proposal, this will be amended in the submitted application to remain a pedestrian link to the development. As such, local access to the playing pitches and equipment at Bodkin's Field is retained without additional vehicular use of the lane.

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

Junction at Clifton Hampden is already at capacity. Single lane bridge to Clifton Hampden is too busy at rush hour.	645_27 / 645_34 / 645_39 / 645_40 / 645_44 / 645_51 / 645_74 / 645_78	<p>This comment is noted. As part of the Transport Statement and assessment of the local highway network, a queue survey has been carried out on this stretch of road.</p> <p>The results of the survey indicate that the proposed development will result in a minimal 1% impact on existing levels of queuing at this location, and this impact is not considered to be severe.</p>
Parking provision on the site is limited and likely to be insufficient.	645_75	Parking is proposed on site within the development. It is provided in line with Oxfordshire County Standards.
Amenity		
Issue	ID	West Waddy ADP Response
The amenity of the proposed development will be negatively impacted on by noise and light pollution from sports pitches	645_49 / 645_50 / 645_55 / 645_64 / 645_72 / 645_81	<p>It is considered that any impact from the sports pitches in terms of noise or light will be minimal.</p> <p>Operational hours of the sports pitches will not be anti-social to future residents who may well consider it a benefit being close to such facilities.</p> <p>The development serves to connect this community facility with the village, as it is currently isolated. It can provide better surveillance to the site and provide a safer area for young people to enjoy.</p>
The development will result in overlooking into private amenity space and windows of existing properties adjacent to the site / Development contrary to policies D4 of the Local Plan and DES6 of the emerging local plan.	645_45 / 645_50 / 645_55 /	The proposed development has been designed in such a way that will avoid overlooking. Habitable room windows have been located accordingly to avoid overlooking into neighbour dwellings. Particular attention was given to the location of dwellings at plots 1, 26-29. A review of the approved plans of neighbouring dwellings confirms that there should not be an issue of overlooking into habitable rooms.

Statement of Community Involvement: February 2018

		The site further benefits from existing landscaping to the rear of the aforementioned plots.
Flood Risk		
Issue	ID	West Waddy ADP Response
Can the leaflet demonstrate the extent of Flood Zones 1 and 2?	645_01	An in-detail Flood Risk Assessment (FRA) and Drainage Strategy (DS) outlining the extent of Flood Zone 2 is submitted with this application.
The site itself is prone to flooding and located in Flood Zone 1, 2 and 3 / Development will increase flooding elsewhere	645_03 / 645_41 / 645_45 / 645_50 / 645_75 / 645_82	<p>The proposed development foot print is located within Flood Zone 1 (the lowest chance of flooding). Elements of the site prone to flooding are not proposed to be development.</p> <p>New proposals for development are required to demonstrate that it will not result in greater chances of flooding elsewhere. The FRA and DS demonstrate that surface water and foul water can be safely discharged from the development without increasing flood risk elsewhere.</p>
Environment, Biodiversity and Open Space		
Issue	ID	West Waddy ADP Response
Is all the green space to the north of the site proposed for Open Space?	645_01	Yes
Is there any guarantee that the proposed open space will not be subject to further development in the future?	645_01	By virtue of north of the site being located within Flood Zone 2 and 3 any future proposal for development on the north of the site will need to demonstrate that there are no other suitable sites for development within the District. As such development on this part of the site considered unlikely. It is not Lagan Homes intent to development further houses on the north of the site at this time.
The site is rich in biodiversity. North field retain as green space	645_04 / 645_30 / 645_82	A full ecological survey has been carried out of the site. It is

Statement of Community Involvement: February 2018

not sufficient.		considered that a net gain in biodiversity in accordance with paragraph 109 of the NPPF can be demonstrated and a matrix of this calculation is provided within the Ecology Report submitted with this application.
Has there been consideration given to the pollution from additional vehicles? / Historic landfill activity on the site will require remediation.	645_12 / 645_50	The pollution arising from vehicles associated with the site is considered to be minimal. A geo-environmental survey has been carried out of the site and considers there to be little need for remediation of any contaminant on site. This report is submitted with the application.
The application will have a negative impact on the landscape and is not appropriate for the open countryside.	645_29 / 645_86	<p>A Landscape and Visual Impact Assessment (LVIA) of the site, its landscape setting and character, has been undertaken and submitted with this application.</p> <p>The proposed site is located circa 850m from the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It was concluded that whilst the character of the site will be changing, the impact on the setting of the AONB is negligible.</p> <p>In the context of the character immediate landscape, the LVIA concludes that the site is viewed and experienced in the context of the existing built form of the northern edge of the village.</p> <p>It is considered that the development will not have a significant impact on the landscape and visual impact of the area.</p>
No need for Public Open Space as the settlement is surrounded by open countryside.	645_41 / 645_50	The site is not publically accessible at the current time. The development of the southern portion of the site will secure public access to the north of the site, providing

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

		environmental and social benefit to the village as well as the proposed development.
Houses to provide renewable energy sources?	645_87	Houses will be built to required standards of energy efficiency will seek to reduce CO ² emissions through such standards.
Community Facilities and Services		
Issue	ID	West Waddy ADP Response
Not enough spaces within the local schools to take on this addition of population.	645_01 / 645_02 / 645_33 / 645_74 / 645_78	The proposed development can secure funds through the Section 106 and CIL mechanisms to increase local education capacity.
Application would have a detrimental impact in the Wittenham Clumps SSSI and River Thames.	645_19	The proposed development is 1.8km from Wittenham Clumps SSSI. Even so consideration has been given to this, and the River Thames in the Ecology Report. In regard to the latter point the site is actually separated from the Thames River by High Street and is circa 230m (as the crow flies) from the river.
If development is approved, will funds be made to the refurbishment of the pavilion on Bodkins Field?	645_67	It is noted that this improvement is listed as a Priority Project within appendix 3 of the LWNP. As such it is possible that the Parish will direct some money collected through CIL toward the refurbishment of the pavilion. It is not for the applicant to further prioritise the projects listed within the LWNP.
Sewage systems are at capacity in the area.	645_75	The Drainage Statement submitted with this application sets out that foul water drainage for the site can be effectively achieved in the current system.
General Comments		
Issue	ID	West Waddy ADP Response
Two weeks consultation period is too short to respond.	645_02	This is noted. The consultation period was extended for a further two weeks.
General Objection	645_06 / 645_24 / 645_85	Noted.

Statement of Community Involvement: February 2018

Not all residents within the village were in receipt of a leaflet / Insufficient detail on the consultation leaflet to comment fully on the application / No public exhibition proposed.	645_07 / 645_10 / 645_24 / 645_26 / 645_45 / 645_49 / 645_50 / 645_53 / 645_55 / 645_78 / 645_86	Initial consultation focussed on those areas of the village that are closest to the site. From responses received, WWADP saw the benefit of consulting with the entire settlement and the consultation information was reissued to all residents and the consultation period doubled to give all residents time to submit.
Will the negative feedback be published as well as the positive?	645_41	As can be seen from this statement WWADP seek to address all comments received. A full list of all the comments can be seen in the appendices.
The plans on the consultation leaflet are inaccurate and do not reflect the surrounding built form adjacent to the site.	645_50	The Consultation Leaflet has used Ordnance Survey map data to inform its visualisations. A measured survey of the site and neighbouring building heights has been gained. Site visits have also been undertaken and full consideration of the current existing built form has been given in the submitted proposals.
Houses will be too expensive for the area	645_72	12 of the proposed dwellings are proposed to be affordable and will be a mix of Affordable Rent and Shared Ownership properties.
Heritage, Conservation and Design		
Issue	ID	West Waddy ADP Response
The development is not in keeping with its surroundings and is located at a very sensitive part of the village.	645_03 / 645_62 / 645_84 / 645_86	The proposed materials and architectural style of the development has been informed by the existing character of the settlement. A Heritage Statement assessing the significance of existing Heritage Assets (conservation area and listed structures) has been undertaken and submitted with this application. It concludes that the development does not result in

Statement of Community Involvement: February 2018

		significant harm to the settlements historic significance.
Development pattern of the proposal does not respond to the historic development pattern of the settlement or the conservation area.	645_05 / 645_10 / 645_14 / 645_15 / 645_16 / 645_18 / 645_20 / 645_27 / 645_32 / 645_17 / 645_19 / 645_33 / 645_35 / 645_37 / 645_42 / 645_45 / 645_46 / 645_50 / 645_62	Key features within the area have been designed to reflect the local character of the settlement. This includes the location of plot 22 with slight separation of the main development. This seeks to continue the sparse and sporadic character of development at this end of the village. Furthermore, development at the southern boundary seeks to continue the linear character of existing development along Northfield Lane. Referring again to the Heritage Statement, the proposal is considered not to have any significant impact on the conservation area and settlement character.
Concern that the development will be generic and lack design and character / Not in line with Core Strategy Policy CSQ3 and emerging policy DES, requiring reflective and good design / The density of the housing too high.	645_43 / 645_50 / 645_55 / 645_62 / 645_63 / 645_68	Lagan Homes have been in close discussion with West Waddy to develop a pallet of appropriate materials that will reflect the character of the existing development. This includes elements such as Flemish Bond Brick style and arched window headers.
Other		
Issue	ID	West Waddy ADP Response
Support for the application subject to technical matters being resolved.	645_59	Noted

6 CONCLUSION

- 6.1 The consultations in relation to this development proposal have provided liaison with a wide variety of interested parties/stakeholders and have provided opportunity where possible to take on board comments raised regarding the draft proposals. West Waddy wish to thank all stakeholders involved for their contributions.
- 6.2 A number of comments and ideas have been taken on board and included in the development proposal following liaison with the interested parties outlined in this Statement of Community Involvement. Some of the key outcomes include:
- We fully recognise that the proposed development could impact the whole village and so re-consulted the whole village accordingly.
 - The proposals have removed the proposed vehicular access to the south of the site on Northfield Lane. This will help protect pedestrian access to Bodkin's Field play and sports pitches.
 - The proposed development takes into consideration the historic environment and character of the area and as a result has proposed high quality palette of materials and distinctive architectural styles at key locations to reflect the settlement character.
 - All technical matters (such as the impact of additional traffic, the impact upon the conservation area, the impact upon the amenity of existing residents) have all been fully assessed and addressed within the submitted planning application.

7 APPENDICES

Appendix 1 – Public Consultation Leaflet – January/February 2018

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

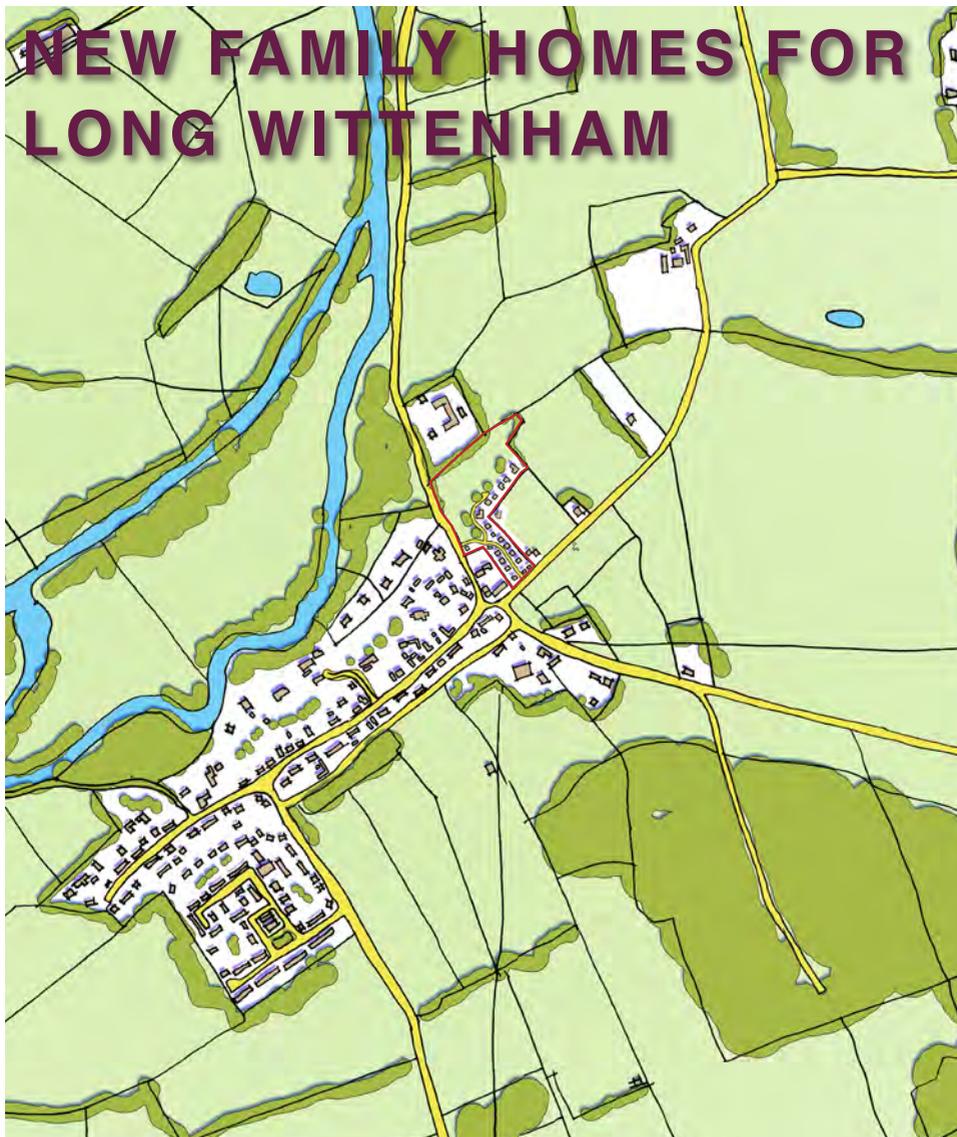
HuS_645

1

Land at High Street, Long Wittenham

Lagan Homes Introduces...

NEW FAMILY HOMES FOR LONG WITTENHAM



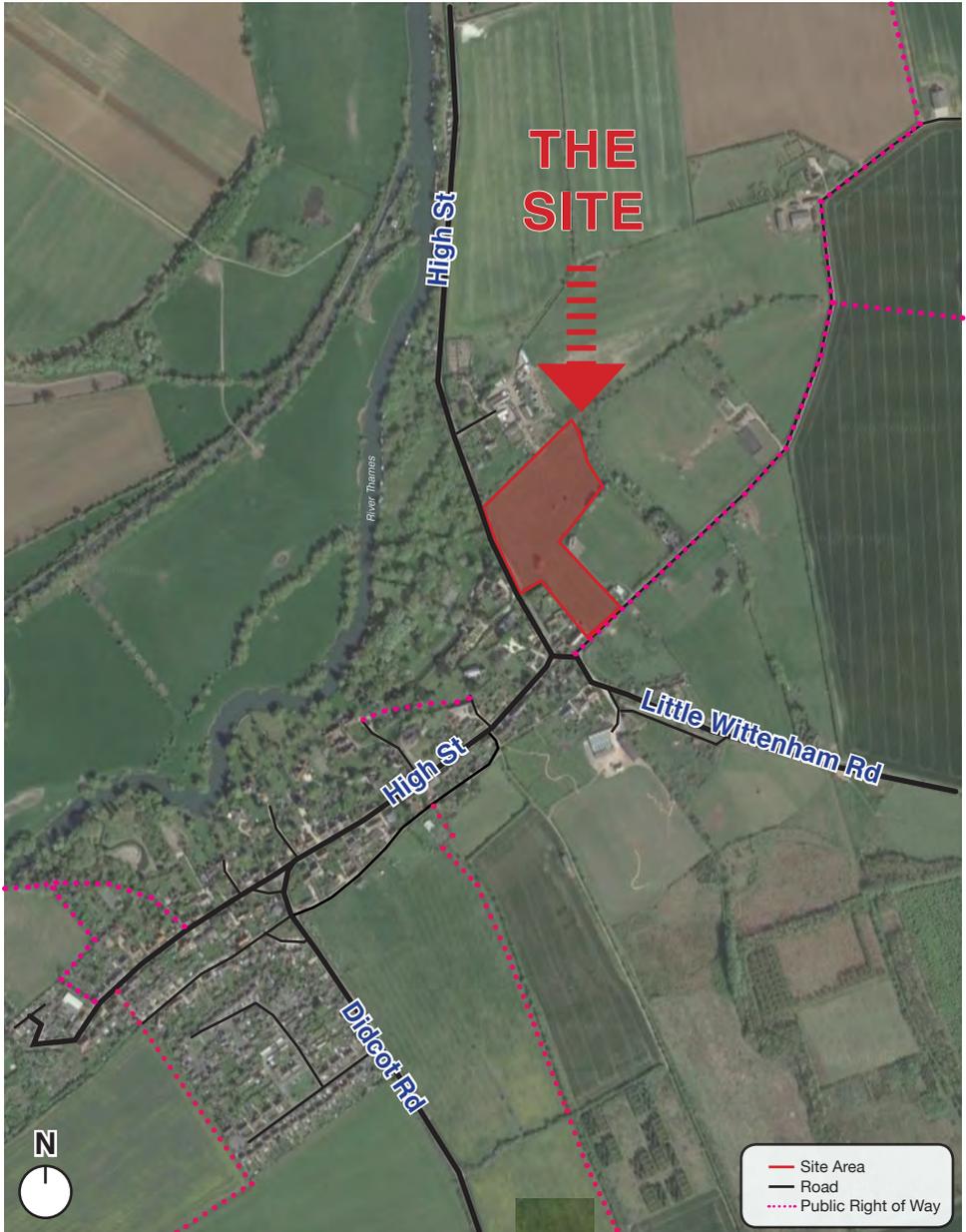
WE WELCOME YOUR VIEWS

LaganHomes 

2

Land at High Street, Long Wittenham

Where is the proposed site?



3

Land at High Street, Long Wittenham

What are we proposing?

Lagan Homes presents a consultation for new family homes located on Land at High Street, Long Wittenham.

This leaflet sets out our draft proposals and we would **welcome your feedback** through our **online consultation** - see the back of this leaflet for details.

The draft proposals comprise:

- 1 Provision of up to 29 high quality family homes, contributing to the need for housing in the village;
- 2 Provision of up to 12 affordable homes, in accordance with South Oxfordshire District Council's policy;
- 3 Retention and enhancement of existing landscaping;
- 4 Provision of Public Open Space; and
- 5 A scheme which integrates seamlessly with the village respecting its proximity to the conservation area.

4

Land at High Street, Long Wittenham The Masterplan Concept



- 1** Proposed primary access;
- 2** Proposed secondary access;
- 3** High quality family homes in range of size and tenures;
- 4** Main route incorporating green verges;
- 5** Public open space, incorporating existing trees for new and existing residents;
- 6** Existing trees and hedgerows retained and enhanced; and
- 7** A design which respects the private amenity space of existing residents and adjoining conservation area.

5

Land at High Street, Long Wittenham Design Principles



Careful consideration will be given to ensure the **layout and design** of houses **respect the character and context of the existing dwellings** and the site's proximity to the **Long Wittenham Conservation Area**.

All boundary hedgerows and trees will be retained where possible and enhanced to strengthen the site boundaries to **blend the scheme into its rural context**.



The scheme will have a **high quality landscaping strategy**, including the planting of **new native species**.

Accessible **public open space** at the heart of the site will be linked via **pedestrian footpaths** to encourage a **healthy lifestyle** and enjoyment for both new and existing residents of Long Wittenham.



Primary vehicular and pedestrian access will be via the High Street designed by our specialist Transport Consultant to **ensure safety** for vehicles, cyclists and pedestrians.



Access

We are thoroughly assessing access options and working with qualified highways consultants to provide appropriate and safe access to the site. A full Transport Assessment and detailed road layout would accompany the planning application.

Drainage

The site is located predominately in Flood Zone 1 (low risk of flooding) with an element in Flood Zone 2 (medium probability of flooding). The scheme proposals will only be located within Flood Zone 1 as this is deemed appropriate for residential development by the Environment Agency. The scheme will also have a comprehensive surface water and foul drainage strategy. Details of this will accompany the planning application.

Landscape & Ecology

We are thoroughly assessing the landscape and ecological qualities of the site and working alongside qualified landscape architects and ecologists to provide appropriate mitigation strategies. Various surveys have already taken place. A Landscape and Visual Impact Assessment (LVIA) and Ecological Impact Assessment (EIA) will accompany the planning application.

Heritage & Archaeology

A Heritage Statement is being prepared to provide a full understanding of the heritage significance of the application site as well as a desk based archaeological assessment. Details of these will accompany the planning application.

Education

We are liaising with educational bodies to consider how we can contribute to local school capacity.



Land at High Street, Long Wittenham

About Lagan Homes

Lagan Homes at East Hanney



About Lagan Homes

Lagan Homes was established in 1983. They are an **award winning** developer with a focus on providing **high quality** homes, and have a strong reputation in Oxfordshire and the surrounding counties.

8

Land at High Street, Long Wittenham
Tell Us What You Think!

Lagan Homes at East Hanney



This public consultation will run **online**.
This provides an opportunity for you to learn about our
proposals and let us know what you think.

**Feedback is important to us and this can help
influence the final development proposals prior to
submission to the Local Planning Authority.**

**Visit West Waddy ADP's website to view information
and to leave your comments -**

www.westwaddy-adp.co.uk/longwittenham

Live between 19th January - 2nd February 2018

Postal comments also accepted

West Waddy ADP

Email: enquiries@westwaddy-adp.co.uk
West Waddy ADP, 60 East St Helen Street,
Abingdon, Oxfordshire, OX14 5EB

westwaddy **ADP**

LaganHomes

Appendix 2 – Leaflet 2nd Edition Revised Consultation Dates

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

8

Land at High Street, Long Wittenham
Tell Us What You Think!

Lagan Homes at East Hanney



This public consultation has been extended and will run **online**.

This provides an opportunity for you to learn about our proposals and let us know what you think.

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Visit West Waddy ADP's website to view information and to leave your comments -

www.westwaddy-adp.co.uk/longwittenham

Live between 19th January - 23rd February 2018

Postal comments also accepted

West Waddy ADP

Email: enquiries@westwaddy-adp.co.uk

West Waddy ADP, 60 East St Helen Street,
Abingdon, Oxfordshire, OX14 5EB

westwaddy **ADP** 

LaganHomes 

Appendix 3 – Distribution of Information Leaflets Area

- The following geographical area was included within the distribution of Information Leaflets

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645



Long
Wittenham

River Thames

River Thames

River Thames

High St

High St

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Appendix 4 – Parish Council Email

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

Subject: Fwd: 645_Planning Application for the development of residential units at Long Wittenham_public consultation
Date: Thursday, 1 March 2018 at 14:23:26 Greenwich Mean Time
From: Sarah Murray
To: Hugh Shepherd
Attachments: 645_33_2018-01-15_Land at High Street_Long Wittenham_consultation leaflet_low res.pdf



Sarah Murray | Senior Urban Designer | BArch (Hons) MA Urban Design

West Waddy ADP | The Malthouse | 60 East St Helen Street | Abingdon | Oxfordshire | OX14 5EB
call +44 (0)1235523139 | visit www.westwaddy-adp.co.uk | tweet us [@WestWaddyADP](https://twitter.com/WestWaddyADP)



West Waddy ADP is a Limited Liability Partnership registered in England & Wales No. OC389612
This eMail is intended for the addressee only. [Click here](#) for our privacy and confidentiality notice.

Begin forwarded message:

From: Sarah Murray <s.murray@westwaddy-adp.co.uk>
Subject: 645_Planning Application for the development of residential units at Long Wittenham_public consultation
Date: 16 January 2018 at 09:18:57 GMT
To: longwittpc@hotmail.co.uk
Cc: Hugh Shepherd <h.shepherd@westwaddy-adp.co.uk>, Alan Divall <a.divall@westwaddy-adp.co.uk>, Greta Leonaviciene <g.leonaviciene@westwaddy-adp.co.uk>

Dear Rhonda

We have been instructed by our client, Lagan Homes, to prepare a Full Planning Application for a residential development on land east of the High Street in Long Wittenham.

Steve Brown met with my colleagues Alan Divall and Hugh Shepherd on 6th December to discuss the initial proposals. The proposal was discussed at your December Parish Council meeting and was followed up with an email from Peter Rose on 13th December. Steve and Peter recommended that we should delay our plans of a public consultation until after the results of the Public Inquiry. We have taken this on board and I am now contacting you to keep you informed regarding this public consultation.

We aim to be distributing a leaflet to local residents in the next couple of days, with the 2 week consultation period going live on Friday 19th January. The leaflet sets out our draft proposals and details ways in which residents can provide their feedback. I have attached a copy of the leaflet for your information.

We would very much like to meet with you again to discuss matters further and keep you up to date with our proposals. I note that your next Parish Council meeting is on Thursday 8th February, however I was hoping there might be an opportunity to meet with you prior to this date, bearing in mind that the public consultation period will run until Friday 2nd February.

I look forward to hearing from you soon.

Kind regards,

Sarah



Sarah Murray | Senior Urban Designer | BArch (Hons) MA Urban Design

West Waddy ADP | The Malthouse | 60 East St Helen Street | Abingdon | Oxfordshire | OX14 5EB
call +44 (0)1235523139 | visit www.westwaddy-adp.co.uk | tweet us [@WestWaddyADP](https://twitter.com/WestWaddyADP)



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Appendix 5 – Online Consultation Portal

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

PUBLIC CONSULTATION

LAND AT HIGH STREET, LONG WITTENHAM

On behalf of Lagari Homes, we present a consultation for a residential development of up to 29 dwellings on land east of the High Street, Long Wittenham. Information will be live until the end of the 23rd February 2018.

West Waddy ADP are preparing a full planning application for the development of up to 29 dwellings and public open space at Long Wittenham. The proposals will include a variety of high quality homes, providing a range of types and sizes, contributing to the need for housing in the local area. This will include up to 12 affordable homes.

It is our intention to submit a full planning application to South Oxfordshire District Council for consideration. However, prior to this we welcome your views on the draft proposals we have developed, and the key principles which we have considered.

A leaflet has been supplied to local residents to provide the opportunity for their views and ideas to be taken into account in the formulation of the final detail of the application. This information is also available to download (right).

Consultation Extension

Consultation closes close of day 23rd February. Please submit your comments on the form provided on this page. Alternatively, we welcome your comments via the postal address provided on the back of the leaflet.

DOWNLOAD DOCUMENTS



Land at High Street, Long Wittenham

RESPOND TO LIVE CONSULTATION

Name

Email Address

Comments

Appendix 6 - Redacted Consultation Comments

Statement of Community Involvement: February 2018

Land east of High Street,
Long Wittenham

HuS_645

Comments	Entry Id	Entry Date
In the recent leaflet of the proposed development in Long Wittenham, there is no mention of these new properties having any eco facilities, is: solar panels.My other concern is the access road onto Didcot Road. Not all vehicles keep to 30mph!!! I feel that the blind corner from the High Street road will be quite dangerous, particularly at rush hours and school runs!	24/02/2018 15:09	87
Dear sirs,I have received the information about this possible development and I have a whole series of objections:1. This development is being proposed on a particularly beautiful stretch of open countryside in Long Wittenham, near to the playing fields; the development would spoil this precious rural environment in a very unsympathetic way.2. The development is outside the village envelope, again undermining the unique character of the village.3. The development takes no account of the Long Wittenham Neighbourhood Plan (NP) which received massive endorsement from local people. This is not where Long Wittenham villagers would like to see development taking place, especially when there are 36 new homes proposed off Fieldside, in addition to the NP's proposed new housing.4. With the proposed developments detailed above, there is no necessity of any further new builds in the village, since Long Wittenham would already be fulfilling its quota of new houses.5. This development proposal has been rushed through its initial stage, with a token leaflet drop - which missed a good number of houses in the village - but also with NO meeting or presentation for villagers. Presumably West Waddy is hoping that not many people will notice this?	23/02/2018 23:04	86
I believe that these additional homes over those already planned for the village will detrimentally affect the village environment. Accordingly, I am against the proposed development.	23/02/2018 21:00	85
Object to this development:Long Wittenham is not a sustainable location for new housing development, lacking in facilities and sustainable transport. The site is also poorly located and sited for access to the proposed new village facilities to which there would be no safe and convenient pedestrian access.The scale of proposed development in addition to existing recently planned and approved development on Didcot Road is excessive in relation to the size of the existing village and would be harmful to its established character and that of the Conservation Area.The proposed principal access would be onto a narrow road with limited visibility and no adjacent footways and would be harmful to highway safety.The proposed secondary access would significantly increase vehicular traffic onto a road with a junction with Little Wittenham Road where visibility is very limited and access dangerous. There are no footways on this road or on the adjacent Wittenham Road or safe locations for pedestrians to cross. The creation of footways to address this would harm the informal rural character of the edge of the village.The proposed layout is of very suburban form and pays no regard to the informal character of adjacent development.	23/02/2018 16:04	84
We object to your Long Wittenham development for a number of reasons.You mention safe vehicular access, but your map has mysteriously straightened the busy main road, and in fact, it would mean very difficult access and entry to the site with poor visibility in both directions.Safety for cyclists? How will you manage this as there is no cycle track through the village nor to Clifton Hampden.There is no benefit to the community as part of the development: no help for the school, no upgrade of the cycle track to Didcot, no help with the village hall, etc., etc. All of this and more was included in our Neighbourhood Plan which is surely the way forward for local residents - not your development plan which is purely for houses.	23/02/2018 15:52	83
I want to object to the proposed Development for the followingReasons1. The road entrance to the development is often flooded and the visability from the proposed entrance is poor and enters a narrow already over burdened road. 2. This area is not developed and parts are proem to flooding and I am concerned that the houses lower down in the conservation area which have never experienced flooding may now do so.3. This area is grazing land and apart from the farm is outside the village development and affords an area for wild life and cranes are often seen in the area4. The village has no shop or bus service so truly affordable houses would not be of benefit to people without cars therefore the number of houses admitted to would not be feasible.I strongly object to this proposal	23/02/2018 10:10	82
Dear Sirs, I wish to register my strong objections to your plans for the following reasons1. Housing so near to the village sports ground will be a potential point of dispute between the home owners and users of the sportsfield due to noise etc.2.This village with it's current traffic problems cannot support any more traffic.3. Northfield Lane is in fact no more than a bridle way and cannot support this extra traffic. Furthermore the ownership is unknown, who would be responsible for it's maintenance etc.?4. This development does nothing to enhance or benefit the village.Thank-you	23/02/2018 09:06	81
I strongly object to this development as the village has no amenities to support such an expansion. No public transport means more cars and more pollution and more jams on small unsuitable roads. I don't believe this style of development is in keeping with our rural setting.	23/02/2018 09:03	80
To whom it may concern,I recognise your intention to build more house as much as I recognise the need for new dwelling. However, facilities such as schools, doctor's surgeries and last but not least traffic amenities are already on the verge of serving the purpose. In Long Wittenham traffic at rush hour, which as such has doubled in time in comparison to ten years ago, is hardly bearable. It can take 30 minutes form one end of village to the other end. This is already NOT acceptable. Any additional dwelling to this without new roads or bypasses is NOT acceptable. In order to be able to get to work I now have to leave 25 minutes earlier than 10 years ago all due to traffic. This is why I am absolutely against any new houses. First better, more adequate infrastructure is needed and then the discussion about new houses can start.	23/02/2018 09:03	79
Long Wittenham Parish Council has serious misgivings about the proposed development. The council's view is that the development is unnecessary and will put increased pressure on the village's already stretched facilities. The village has been independently judged as an unsustainable location as part of the Neighbourhood Planning process. The proposals offer little in the way of community benefit. In addition the council has concerns about traffic implications and the design of the proposed 29 homes. The development, in our view, is not needed. Following a public inquiry a planning inspector ruled in January that a development off Fieldside providing 35 homes should be allowed. The parish council has its own plans for a new village hub providing a new school, pre-school, village hall and other amenities including 35 homes. This is included in our Neighbourhood Development Plan or NDP.According to South Oxfordshire District Council Long Wittenham falls within the small village category needing only a 5% growth as we have the benefit of an adopted NDP. The Fieldside development and the village hub plans will significantly over-provide for the required growth target in the emerging South Oxfordshire District Council Local Plan.The Lagan Homes consultation document says the company is liaising with educational bodies to consider how a contribution could be made towards the capacity of the village school. It is an acknowledged fact that the current Victorian school is near capacity. Currently the school has 96 pupils and has a capacity of 105. The school cannot be expanded to meet current and future needs. A new school is needed and forms part of the proposed village hub.The parish council has concerns about the two access points proposed under the plans. The primary access would be onto an already busy main road linking Long Wittenham with Clifton Hampden. It's likely that up to 50 or more vehicles would use the access.The proposed secondary access would be in Northfield Lane which is officially designated a footpath. It is close to the Bodkin's Field sports area and recently improved play area for children. Use of an access from the development would put at risk the safety of children and users of the sports field. In addition traffic would have to use the junction with Little Wittenham Road which is inadequate.The council's other concerns are the risk of flooding on the lower part of the site and the proposed design of the houses. We believe the homes illustrated in your promotional leaflet would be more suitable for an urban development rather than a countryside scheme.At the February meeting of the parish council 15 members of the public (rare attendance for a parish council) spoke of their concerns about the proposals and called on the developers to stage an exhibition and/or public meeting - a sentiment with which the parish council agrees. So far West Waddy and Lagan Homes have declined the parish council's invitation to a public meeting which deprives residents of the opportunity to question and gain a better understanding of Lagan Homes's proposals. Long Wittenham Parish Council.	22/02/2018 20:25	78
I have various concerns that yet another development is going to cause issues within the village of Long Wittenham.1. The increased traffic through the village. There are already tailbacks coming half way back from Clifton Hampden to Long Wittenham at peak times in the morning. 2. The access point of the development onto the busy main road will be dangerous, especially near the the right angled bend. 3. The infra-structure in the village cannot at the moment support more houses being built. The school and pre-school won't be able to accommodate the increased number of children. The priority must be for the Neighbourhood Plan to be achieved with the building of a new community hub. The time to consider more housing would be on its completion. If the West Waddy site goes ahead, together with the Kler site, before the new Village Neighbourhood Plan is instigated, these developments may jeopardise the building of a Village Hub which was supported by the vast majority of residents in the village in a recent referendum. I sincerely trust that you will take the community's concerns seriously.	22/02/2018 19:26	77
This is yet another unwelcome building application. With the success of Kler recently which has imprinted on our village plan, we have our allocation of new houses. This is especially damping as these developments only bring more pressure the small village with no benefits in amenities. Our Neighbourhood plan which the village voted for overwhelmingly was to address some of the needs of our village, has been damaged enough. This new development would put oil on water as itAlso is not bringing any benefits expect to the builder. All this building is going to change the character of the village too. The location of exits on to a small busy road is just untenable. I oppose most strongly.	22/02/2018 19:04	76

<p>Thank you for the extended period to allow comments on your proposal to build several houses in Long Wittenham. The village has already exceeded the 10% growth target imposed on it by central government and local planners, despite the fact that recently approved proposals add nothing to local infrastructure or amenities. Your claim to be meeting "the need for housing in the local area" does not reflect the needs identified by local opinion surveys and the Neighbourhood Plan. Affordable homes should be the primary objective for this development, and the worst case for the village would be for you to dilute the proposal down, after outline approval, to a small number of "executive" houses. The village road, power and sewerage infrastructure systems are already close to maximum operating capacity, and your proposed development will increase strain on those networks, and increase runoff to the flood prone area. If you are proposing public open space in the flood prone parts of the site, that amenity space would have to be guaranteed in perpetuity to prevent future housing development filling the whole area. Pedestrian and vehicle access to the site and linking to local roads will present extreme hazards, given the lack of pavements, very tight corners and severely restricted visibility. Bodkins field is adjacent to your site, and is a very much valued open space used for sport, leisure and relaxation. The field hosts a new childrens' playground and the local football club. New residents on your site may seek to limit or deny such long established activities, with their occasional noise and floodlit events. Parking places for each individual house on your site are likely to be limited, and this will lead to residents parking in roadways and byways nearby. The main access to your site is on to a busy road which is frequently congested by traffic queuing through the village, and if your site has a second access, drivers will be tempted to use your estate as a short cut to the Little Wittenham road. Access to Northfield Lane should not be part of your application, because it is not an adopted road and is only used by very limited local vehicle traffic, but mainly by pedestrians, cyclists and horseriders enjoying the unusual sanctuary of a quiet country lane. In summary - I have strong objections to this proposal on the grounds that it does not meet any local need for housing, and that its location and size intrude on the local environment and infrastructure.</p>	<p>22/02/2018 10:21</p>	<p>75</p>
<p>The village has made it clear what sort of development it wants to see. This is reflected in the Neighbourhood Development Plan (NDP) which came into force in autumn last year. This development does nothing to support the aims of the NDP. For example it will do nothing to relieve the issues which the local primary school and pre-school face for their long term viability. Your proposal glibly states that it will "liaise with educational bodies to consider how we can contribute to local school capacity". We would be interested to see what proposals you can come up with. The village has done its own study on the viability of redeveloping or extending the school on its current site and the result was that it was simply not feasible to provide both the indoor and outdoor facilities needed in the long term on the current site. It is not clear how the primary school or the pre-school would cope with the anticipated increase in numbers which will result from this development. If the school were to close then this would add an additional significant number of car journeys each day through the village as parents took their children to schools in Didcot or the other surrounding villages. This is not sustainable. This development, if it proceeds, coupled with the already consented development at Fieldside in the village will increase housing in the village by approximately 66 houses. The village currently has approximately 330 houses. So this means development well in excess of the 5% figure envisaged by the current SODC Core Strategy policy CS1 for villages such as Long Wittenham. This development alone is also contrary to that policy CS1 and also the draft policies in the emerging SOLP 2011-2033. Incidentally is your proposal for 29 houses or in fact 41? There is no mention of the figure 41 in your proposal but it is not entirely clear whether the 12 affordable homes are included in the 29 homes you talk about building or in addition to them. This needs clarifying. Primary access is onto a road which frequently floods and is sometimes closed for several weeks. That will mean access is diverted to Northfield Lane and a very small junction with the High Street which could not cope with the amount of traffic this will generate. Even when not flooded this road is struggling to cope with the amount of traffic coming through the village, particularly at times when traffic diverts from the A 34 owing to an accident or heavy traffic on that road. This is increasing since many people regard the A 34 in its current form as unable to cope with the amount of traffic it has so simply choose to come through the village anyhow, regardless of any accident or other issues on the A34. Adding an additional access will only compound this issue and slow down traffic on this part of the High Street. Traffic is already frequently queueing along this part of the High Street owing to the single file bridge at Clifton Hampden and the traffic lights just beyond it. Adding a primary access to this part of the High Street is only going to compound this issue. This proposal does nothing to provide the community facilities which the village needs if it is to survive in the long term. No provision for a new school site, no provision for a new site for the pre-school or a new village hall. Just more traffic compounding existing issues with parking and traffic in the village, particularly along High Street towards Clifton Hampden and outside the school in the High Street at peak times of school start and end times. The village is not against new housing and recognises the need for it, particularly smaller houses and affordable housing. However its own NDP has proposals which include housing to fund the community facilities which the village needs. More houses alone without the infrastructure to support the increased demands such development puts on village facilities is not welcome.</p>	<p>22/02/2018 06:52</p>	<p>74</p>
<p>We support the development proposed within the Neighbourhood Plan not least because it will:- be replacing aging school and village hall properties at the heart of the village with substantially improved buildings in a more suitable, accessible, non central location,- remove some of the regular daily traffic congestion at the centre of the village, - as well as be providing welcome additional housing; .We object to the other plans for additional housing which are in excess of any housing policy building requirements within the village, and which will change the nature, extent and character of the village.</p>	<p>21/02/2018 18:22</p>	<p>73</p>
<p>I am writing to oppose your proposal for a development in Long Wittenham. The village cannot support any more houses particularly large ones which are too expensive and do not support our Neighbourhood Plan. There is no advantage to the village in this development, in fact more of a loss of green landscape appreciated by residents who have chosen to live in the countryside. Neither of the exits are viable. The main road is too narrow and subject to flooding and Northfield Lane is a recreational road with children going to the playground, horse riders and walkers. The proposed exit is also currently the only place to park for visitors to adjacent properties. It is next to a noisy football field and pavilion about which new residents will complain.</p>	<p>21/02/2018 09:35</p>	<p>72</p>
<p>No objection in principle to scheme BUT access and traffic flow need great improvement as roads already very congested in rush hours ALSO additional dwellings should be accompanied by a public transport service : at present non existent</p>	<p>20/02/2018 20:16</p>	<p>71</p>
<p>Long Wittenham does not need another 41 houses particularly of the 3/4 bedroom type. The village infrastructure cannot cope with the extra traffic that a development like this will bring. There is no safe entrance onto the Clifton Hampden road and Northfield Road is not an adopted road but a public footpath. The Clifton Hampden road already floods and extra surface water is going to make this situation worse. Any attempt to install ponds or tanks will result in water backing up and flooding the recreation ground, preventing it's use by the Athletic club and local residents. The village football club is based here and has matches every Saturday during the season as well as training 2/3 nights a week. They also regularly hold social events at their clubhouse as well as in the recreation ground. People moving in next door will almost certainly try and curtail these activities.</p>	<p>20/02/2018 18:28</p>	<p>70</p>
<p>Currently the village is entirely lacking in facilities. There is no public transport at all, the primary school is struggling to remain fit for use and the cuts to school transport have adversely affected educational opportunities. The sewage provision for the village is already antiquated and not fit for purpose. Combined with the inability for the road network locally to cope with current traffic levels this all makes further 'commercial' development extremely ill advised.</p>	<p>20/02/2018 17:22</p>	<p>69</p>
<p>I am unhappy about main access on to an already busy road I am I am unhappy with the proposed main access from the site on to a busy road linking Long Wittenham with Clifton Hampden. There would probably be up to 50 residents' vehicles. The secondary access onto a road (Northfield Lane) which is classified as a public footpath. This road is used to access the Bodkin's sports field and play area. The junction at Little Wittenham road would not be suitable. This development would add 29 homes on top of 35 already approved following a public inquiry on land off Fieldside. Long Wittenham Parish Council has plans for a new school, pre-school and village hall and homes on land off Didcot Road. Long Wittenham is classified as a small village by South Oxfordshire District Council. Once the Fieldside development goes ahead and the parish council's Hub succeeds there will be no need for the Lagan Homes development. The development would add more pressure on the existing school and on village facilities. Long Wittenham's public bus service was withdrawn 18 months ago when Oxfordshire County Council withdrew funding for all subsidized routes. I am unimpressed with the proposed design of the houses - they are more suitable for an urban environment not a country village setting.</p>	<p>20/02/2018 15:45</p>	<p>68</p>
<p>If the building goes ahead will there be money made available for local amenities such as the refurbishment of the sports pavilion adjacent to you build at Bodkins?</p>	<p>18/02/2018 18:31</p>	<p>67</p>
<p>no more houses in long wittenham we have already agreed to fieldside development .the roads cannot cope as it is ,too many houses being built its disgusting ,too many greedy developers ,villages need to remain villages....</p>	<p>16/02/2018 20:59</p>	<p>66</p>
<p>I oppose this development for the following reasons:1. The village is already a much overused "rat run" for commuters from Didcot and other areas through to Oxford and the M40. At rush hour the village high street is chaotic and the bridge crossing at Clifton Hampden is much overused. I cannot see how this development will do anything other than make this situation worse. I would commend the developers to include budget to improve the road situation / new river crossing.2. The corner junction at the site is already a dangerous and difficult interchange - I would like to hear the developers views as to how they intend to improve this.</p>	<p>15/02/2018 12:26</p>	<p>65</p>
<p>The Athletic club would strongly object to the development of the field next to Bodkins sports ground.1. The building of houses on this land, would make it very likely that flooding would occur on the sports field.2. The ground is used every Tues, Wed and Thurs for training and every Sat for matches. I am sure that any resident of the houses would not like floodlights on most days of the week.3. Bodkins Sports Field was given to the village for sport and recreation. the Athletic club has been the lease holders since early 1930. The field is out of the village so noise would not be a problem to villagers and by putting houses right next to the field there will certainly be lots of complaints from the householders. Long Wittenham Athletic Club.</p>	<p>14/02/2018 10:22</p>	<p>64</p>

Thanks for the opportunity to comment! oppose this development because a) it is counter to the wishes of the village as set out in the neighbourhood plan b) housing densities are too high for a village of this size and planning has already been given for a site at the other end of the village. c) there is NO relevant detailed info about Long wittenham in the leaflet sent to homes - the leaflet is an exercise in cut and pasting d) there is no benefit to the village such as community facilities which the village desperately needs. e) the main access is on to a busy road which is already dangerous f) the style of homes shown in the leaflet do not fit with the vernacular! object strongly	13/02/2018 11:48	63
I wish to object very strongly to the proposed development at Long Wittenham. Long Wittenham has spent a long time carefully preparing a Neighbourhood Development Plan which was approved by a huge majority of residents and adopted .by SODC in September last year. This clearly states that the residents only want more houses if they also provide the funding for a new school and pre-school, new village hall and some of the other village amenities we need. Unless and until Lagan Homes are willing to build us a new community hub alongside the 41 homes proposed it is not wanted. Specific other objections are • Long Wittenham has been listed as unsustainable as it has no bus service, doctor's surgery, shop or up to date school or village hall. How will the proposed houses address these issues? • The primary site access would be very dangerous –that part of the road is narrow and subject to frequent flooding. • The site floods quite often it is part of the Thames flood plain. • The visual impact on the village approach would be significant and negative. • This whole area is a landscape of great antiquity and heritage; there have been people living here from the Stone Age with significant sites of Bronze Age, Iron Age and Saxon settlements. It is not the right place to plonk Monopoly houses. • The local primary school does need a new building. Is Lagan Homes offering to build one for us? Please advise.	12/02/2018 15:36	62
This proposal does not fit within our village neighbourhood plan. It is an unwanted development that does absolutely nothing to enhance our community. It provides zero benefit to existing residents and simply places additional burden on our already hard pressed facilities. With the Kler proposal already granted we now exceed our quota of new properties. No further development is wanted or needed in Long Wittenham. I will do all in my power to ensure this application is not granted. May you fail at the first hurdle.	12/02/2018 15:02	61
This plan is clearly in contravention of the Neighbourhood Plan adopted by the parish in 2017. It does not contribute to the sustainability of the village which is a key requirement for any new housing in the village. That will, I believe, rule out your plan despite the District Council's lack of a 5-year housing land supply. Furthermore, as the local County Councillor I have concerns about the highways aspects of your proposal. The 'secondary' access is on to a road which has not been adopted and cannot sustain any further traffic without significant deterioration.	12/02/2018 10:02	60
Providing that two major safety issues were addressed I would be in favor of the Lagan Homes North East development of Long Wittenham. Safety Issue 1 Traffic Accidents at Little Wittenham Junction Many car accidents have happened at this junction because of cutting the corner or failing to slow for traffic heading to and from Little Wittenham. But more important is that it is virtually impossible for a pedestrian to cross at this junction. A solution to this problem, which would also make it easier for traffic to exit the new development via the primary "access" would be to introduce single way traffic around the bend controlled by three way traffic lights incorporating a pedestrian crossing. This would also alleviate the need for traffic calming humps near the church leaving just one narrowing near the school. The present primary "access" is clearly to be supported by a primary "exit" you have labeled secondary "access" as this is the only safe way to exit your development. Additionally the unlabeled access to your high quality enclave is too close to the dangerous junction and can not be incorporated. Safety Issue 2 Pedestrian access to the football / playing field The foot path to the play area, normally accessed from the East end of Fieldside would become your primary "exit" from the development. By engineering and marking it would have to be made clear that pedestrians have priority on a footpath which at present looks like a lane.	10/02/2018 13:31	59
Although I understand the need for more housing in our county, you will know that we, as a village, have voted to have a 'village hub' which will include, apart from houses, a new school and hopefully a shop. We already have a constant stream of cars coming through the village from Didcot on the way to Oxford which causes tailbacks, cars coming from the road you propose will make matters worse only aggravating the traffic problem, also there are no shops in the village which means more traffic going to shopping facilities.	09/02/2018 19:46	58
I oppose your plan as the village has a Neighbourhood plan adopted by about 96% of inhabitants. Our plan takes in consideration the future of the village, with a school, a village hall, a village green, and not only the building of new houses. Your plan does not.	09/02/2018 11:30	57
Outrageous disregard for the well-supported Neighbourhood Plan aims, objectives and policies. Unsustainable; overwhelms local facilities; no public transport. Etc etc	04/02/2018 17:08	56
To whom it may concern, I am extremely concerned about your proposal, Please note my points below: I feel the proposed planning application is contrary to the Neighbourhood Plan, The whole village worked very hard to make a plan that the villages were able to support. This plan only supports growth in the village if the developments are within keeping of the village and it supports improvements to community facilities and sustainability. Yet another development within this small rural village will completely change the village, the end of the village you plan to develop currently has a lovely rural historical charm and is set in a conservation area. I feel the development you propose will significantly harm this and have a significantly detrimental impact on the Conservation Area. This is also contrary to the Local Plan and Emerging Local Plan both of which limit the scale of development in small villages and we already exceed the limits set out in both plans. The proposed site will seriously impact adjoining neighbours and the Village sports ground. The sports ground is flood lit and has been part of the village community for many years. Building new homes on this boundary will drastically change this rural community space. The site you propose is within the flood plain and although part is zone 1 it still needs to be protected as this area of the village can be cut off due to flooding. The primary access point you show off the High Street will have a detrimental effect to traffic in the village as this section of the road is already dangerous and quite blind to pull out onto or equally blind for vehicles exiting the village around the sharp bend to suddenly come upon a vehicle stationary waiting to turn right into the new development. This primary access point also has no footpaths into the village. You also show a vehicular access on to Northfield Lane which is not an adopted road and is only a public footpath. This footpath is used very regularly by children to access the playing field and park. This footpath you show as a road is by no means large enough to accommodate any traffic let alone for people to walk safely to these village amenities. I feel you have failed in your initial consultation as only half of the village received the flyer regarding your proposed development. This does not enable everyone to comment fairly!	02/02/2018 17:36	55
I am very concerned about this application. The village has made clear in its neighbourhood plan what it is prepared to accept in terms of growth of housing - and this proposal falls outside of that. It extends the village footprint to the east and in my view, will add further traffic to an already congested community. I am also worried about access to the proposed site. In particular, via Northfield Lane. The turn to Little Wittenham is narrow and cannot take more traffic. There is also no footpath or protection for pedestrians, including children making their way to and from Bodkins Field. Finally, there is no provision for additional infrastructure or community facilities, essential to a village of our size should such a development like this proceed.	02/02/2018 16:09	54
I wonder why I have been invited to respond to this consultation when so many friends and neighbours in the village (LW) have not? I wish to register my objection. In point 1 you refer to 'contributing to the need for housing in the village'. As I am unsure how anyone other than the homeless contributes to the 'need for housing' do you actually mean addressing the need for housing? If so where does this need arise? where is the evidence that the need will not be addressed by the Kler and the Hub developments.? In point 3 you claim 'retention and enhancement of existing landscaping'. But in Design Principles you dilute this claim with the words 'where possible'. Surely you should know what is/is not possible? In other words this is an empty promise. In point 6 you claim 'to be liaising with 'educational bodies'. Had you read the Neighbourhood Plan you would know the issues and that 'school capacity' is not one of them. Finally, as recognised in the Neighbourhood Plan the village fails to meet many sustainability criteria yet your leaflet makes no mention of how the development might contribute to enhancing the village sustainability. Your plans will be opposed on planning grounds and conflict with the adopted NDP.	02/02/2018 07:31	53
Thank you for enabling us to comment on this proposed development. I strongly oppose your plan to develop dwellings here. I am extremely concerned by the prospect of up to 29 dwellings on this land. The village cannot sustain 29 more houses. There is now no public transport in the village and the village should not have any more housing development until the public transport is restored. You are not proposing any community facilities to go with this housing. The village has worked on a Neighbourhood Plan which clearly states there should be no more development until the necessary infrastructure for such growth is built. You have no plans for any kind of necessary infrastructure. In addition Northfield Road is not an adopted road and is not suitable for this kind of traffic and access. It is a quiet lane used by pedestrians, children accessing the recreational area, horse riders, bike riders. The cars for 29 dwellings would ruin the peace of this lane and be a real safety hazard. The village already has a dangerous amount of cars using it during peak hours as a cut through from Didcot to Oxford. It is extremely busy and hazardous to children walking to school. 29 dwellings will greatly increase traffic, congestion and pollution on the one road running through the village. Lastly the roads and the actual land are prone to flooding. How can you build houses on floodlands? Your sincerely	01/02/2018 22:30	52
I strongly oppose this application. ... Northfield Lane is simply not capable of taking the kind of traffic that would be generated by this number of houses. The village itself already has a neighbourhood plan, we do not need additional houses and do not have the infrastructure or public transport to support them. There are much more suitable locations which are available for construction nearer Didcot. Building on the east side of the village is not a good idea; it would cause congestion (and accidents etc) on the already busy roads to Clifton Hampden and Little Wittenham as well as through the centre of Long Wittenham which is already overloaded with commuters at peak hours. On top of all that, this land and the roads around are prone to flooding. Please find somewhere else for your plan.	01/02/2018 22:30	51

<p>We, ... strongly object to the proposed development at land at High Street Long Wittenham that this consultation for Lagan Homes refers to. The proposed development adjoins the northern and eastern boundaries of our property and will effectively surround our property. This will have a significant adverse impact on our residential amenity as well as other neighbouring residential properties which also adjoin the site. Our objections cover the principle of the development and also detailed technical matters. We also explain how the development will negatively affect our residential amenity. Before turning to these matters we note that the information is very illustrative, inaccurate and disingenuous and demonstrates a complete lack of understanding of the site, the impact on neighbouring properties and the wider context of the village. For example the plans that are drawn misrepresent the true nature and status of street hierarchy, historical development and layout of the village and it's true rural and historic character. It will also significantly extend the settlement boundary of the village in an inappropriate location. In addition there is a fundamental error in the representation of our property through the omission of an important two storey wing of our house running north south which has been missed off your drawing to make the development appear to have less impact on our property than it does. We note also given that your intention is to submit a full application the level of detail and information provided does not allow us to be able to comment fully on critical issues within the development proposal therefore the consultation process is fundamentally flawed and wholly inadequate. It has also been only issued to a very small number of homes in the village and it affects the whole of Long Wittenham very significantly. I therefore ask that you start your consultation process again and carry it out properly and fully this time to the whole of the community of Long Wittenham as good practice requires of you. Turning now to the two core matters. The Principle of the Development The principle of development in this location is not acceptable for the following reasons: The development does not accord with adopted and emerging policy regarding development in smaller villages. SODC Core Strategy Policy CSS1 only allows limited amounts of housing in villages. This proposal for 29 houses is not considered to be limited development in accordance with this policy. Emerging Local Plan Policy H8 supports the development of a minimum 500 new homes in smaller villages such as Long Wittenham. The policy confirms that this will be achieved through Neighbourhood Plans which allocate sites for at least 5%. The site is not allocated and will significantly increase the number of additional dwellings in the village well beyond the 10% expansion limit set out in supporting text for Policy H8 given the existence of the recently consented scheme of 36 homes at land off Fieldside adjacent to Challis Farm. The key priority for Long Wittenham is the development of the Community Hub which is accepted and supported as requiring housing to cross subsidise to enable the provision of significant community benefits through the provision of the Community Hub facilities. The site for this is identified and in discussion with SODC to be brought forward. This is adjacent to the recently consented scheme at Challis Farm and will therefore be more appropriate as a further development allocation and will be in line with the NDP. Any further growth in the village will be far in excess of the potential for smaller villages in the emerging local plan and core strategy and is therefore not acceptable. The development conflicts with the Long Wittenham Neighbourhood Development Plan which is now made. There is no community hub, benefits or infrastructure provided in the proposed development which is a core element and objective of the NDP. Any housing development in the village must deliver the identified community facilities as set out in Neighbourhood Plan paragraph 4.1 and Policy LW1. The village settlement boundary will be extended very significantly into open countryside which will severely harm the character of the village. The impact and harm on the neighbouring conservation area and setting of the listed buildings will be severe. The application site redline is significantly larger than the proposed development indicated which clearly signifies that this could be the first of future phases to come forward on the land. The roads are drawn to suggest this and the nature of the proposed masterplan layout clearly indicates this notwithstanding the flood risk. There is no identified need in the NDP for additional public open space in the village as it is currently well served as highlighted in the village character assessment. Any open space provided for the public in the proposed development is in the wrong location for the majority of the village community and is not in line with the NDP. This site being consulted on for Lagan Homes was never brought forward by the owner when representations were initially being asked for in the consultation process in the development of the NDP and that opportunity was clearly given. Nor was it brought forward in the strategic allocation of housing sites. The proposal does not integrate with the village, it does not respect or align with the linear characteristics of the historic character of the village and destroys the quality of the character of the village and open countryside landscape qualities and rural nature of the settlement in this location. Core Strategy Policy CSQ3 requires all new development to be of a high quality and inclusive design which responds positively to and reflects the character of the site and its surroundings. Emerging Local Plan Policy DES1 also confirms the requirement for high quality design. We do not consider the proposed development accords with these policies, in particular the impact this will have on the character and quality of Long Wittenham. The adjacent Bodkins field provides playing fields and football club facilities. It is also used for other sports and recreational facilities by the community. It is directly adjacent to the site with no defined boundary plus has significant floodlighting provision which is regularly used. Restrictions on use of the football club and sports field and floodlighting cannot be imposed by the developer therefore this makes this site unsuitable for housing development. The playing field is regularly used and generates significant noise which will be incompatible with a residential development of this nature so close to the playing fields' northern and western boundaries. The existing floodlighting will have an unacceptable impact on the amenity of future residents of this development. It will be entirely inappropriate to locate residential housing and garden amenity adjacent to this existing and established use.</p> <p>There is a history of significant landfill on the land which is well known in the village and therefore there could likely represent contamination issues in the ground that prevent it being suitable for a housing development without very significant remediation measures.</p> <p>There is already inadequate infrastructure and facilities in the village such as no shop, post office, doctors and no public transport to make this a sustainable location for additional housing.</p> <p>Matters of Technical Detail</p> <p>The land is regularly identified as at risk of flooding and is in Flood Zone 1, Zone 2 and Zone 3. As other housing sites are available in the village for achieving the objectives of the NDP without any flood risk this proposed site is therefore seen as inappropriate site in this location.</p> <p>The high street at this area of development also has a history of flooding which regularly have in the past required road closure sometimes for up to 6 weeks. This is well recorded and demonstrates this site is an unsustainable location.</p> <p>The proposed access off the high street will need to demonstrate adequate sight lines are achievable and reliance on it being a 30mph zone cannot be depended on as records show 85th percentile traffic is travelling well in excess of 30mph.</p> <p>The northern and eastern boundary of our property is severely and significantly affected. An understanding of this is not demonstrated or established in this consultation. We will suffer loss of amenity, major issues of privacy, daylight and sunlight matters and potential rights to light, loss of open views to open country and significant risk to our existing enjoyment of our garden and swimming pool.</p> <p>There are habitable rooms directly on our eastern boundary at ground level and first floor level that will be severely affected by the proposed development and no indication is shown on the drawings how this is respected or mitigated against and no demonstration is shown of the significant differences in level between our property, neighbouring properties and the proposed application site. Windows on our northern elevation will also be negatively impacted on.</p> <p>Planning consent for an additional further window on the eastern boundary of our property is also given as part of the main works to our house which we intend to install. The proposed development will further impact this in terms of our privacy and amenity.</p> <p>On this basis we consider the development is contrary to adopted Local Plan Policy D4 regarding impact on privacy and Emerging Local Plan Policy DES6 due to the loss of privacy, dominance and visual intrusion.</p> <p>The lack of understanding demonstrated in this consultation of the impact on our property is demonstrated in the inaccurate representation of our property. You have omitted an important part of our property from your drawings. You have also made significant other omissions from the drawings of other properties which further demonstrates a complete lack of regard for being accurate and a complete lack of understanding about the context you are working in and cynical representation of the true condition.</p> <p>The secondary access proposed is not possible for vehicular movement. This is an unadopted road that has footpath status only and is owned privately and maintained privately. The principle of an open and connected route through the development is fundamentally flawed therefore and not in line with the objectives of the NDP. Even if access was possible the junction with the high street to the south of this location is dangerous and cannot take an increase in traffic. There are also recorded accidents at this junction.</p>	01/02/2018 20:47	50
<p>Dear Sirs, my husband and I strongly oppose this proposed development for the following reasons: I gather the deadline for response to your proposal for the land at High Street Long Wittenham is 2nd February. When we first heard of the outline proposal from the Parish Council who said the village would be informed by leaflet with full details. This information has not been delivered to us, nor to anyone else I have spoken to in Westfield Rd (53 houses), so at least 20% of the village have not been directly and properly informed. We do not consider this adequate consultation of the village. This land for up to 41 houses is too close to areas prone to flooding. The access from the site onto the very busy road from the Wittenhams to Clifton Hampden is regularly flooded during the winter months. This means the road can be closed, how would residents leave their homes by car? The rear of the site backs onto a farm access road which only has footpath access for others. It is also a very busy road where any additional access near a sharp bend would be hazardous. Building houses etc on this land which has been identified as Zone 1 or Zone 2 for flood risk would increase surface run off and therefore add to flood risk. It is outside of the area designated within the Neighbourhood Plan for any building. The addition of these homes will not add anything to the infrastructure of the village merely adding to the pressure on the existing roads, schools, doctors surgery etc. There is no longer a bus service to the village. There is no footpath either to Clifton Hampden, this makes residents wholly dependent on the car or a bike. There is no cycle track either along this very busy rural road. The site is immediately next to a long established sports field, one of the few physical amenities the village has. This a place for recreation for all ages. The noise levels do not need to be considered by children playing, people participating in football nor by the spectators. Residents of the proposed site might not always appreciate other people's leisure time, nor the floodlights and social club. One could foresee a future conflict of interests, and spoil the ethos of a village with a strong sense of community. As it would be taking away green agricultural space currently used for grazing, your statement 'A scheme which integrates seamlessly with the village respecting its proximity to the conservation area.' is nonsense.</p>	01/02/2018 20:26	49
<p>Thanks for asking about our views. Our 'Neighbourhood Plan' sets out the infrastructure required before any development should go ahead, and this is missing from your proposal. The secondary access is via a lane (which I do not think is even an adopted road) which joins the little Wittenham road on a bend and then joins the main road via a very tight junction (especially tight if turning right towards Clifton Hampden). Both of these junctions are already quite dangerous and would need to be totally overhauled and re-designed if the traffic flow was to increase. In the dark last night I was not able to turn off the main road towards little Wittenham because a large vehicle was trying to turn right towards Clifton Hampden (all of which caused chaos at rush hour). Having secondary access here would make an existing problem significantly worse. For these reasons, I would be against this development.</p>	01/02/2018 16:33	48
<p>1. The access on to the main CH to LW road will be dangerous on to an already existing busy and fast road. 2. The village cannot sustain more development - traffic, no public transport and no improved community facilities. 3. It will box in and damage the feel of the village. 4. It will prejudice the implementation of the Neighbourhood Plan. 5. This development is not welcome.</p>	01/02/2018 15:35	47
<p>We strongly object to this proposed development. It is contrary to the Long Wittenham Neighbourhood Plan which only supports growth in the village if it brings improvements to community facilities and sustainability. 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. It is contrary to the South Oxfordshire Local Plan and Emerging Local Plan both of which limit the scale of development in small villages and we already exceed the limits set out in both plans. The main access is on to a busy unclassified road and we would be concerned about visibility and accidents for those leaving the site. At peak traffic times it will be almost impossible to exit on to this unclassified road forcing 30+ vehicles to use Northfield Lane. In addition this road is frequently flooded blocking access to the north and forcing all traffic through the village towards Didcot. Northfield Lane is not an adopted road and is only a public footpath used for access by residents and large farm vehicles. Additional traffic will impact on neighbours, walkers and residents, particularly as it joins Little Wittenham road at a blind corner. It is the access to our football club and is frequently used by families with very young children going to and from our newly redeveloped play area at Bodkins Field. Your plans alter the layout and character of the village and would have a significantly detrimental impact on the Conservation Area and character of the eastern part of the village.</p>	01/02/2018 15:03	46

<p>Dear Sirs, I am extremely concerned about this proposal for the following reasons.It is contrary to our Neighbourhood Plan which only supports growth in the village if it supports improvements to community facilities and sustainability.It is contrary to the Local Plan and Emerging Local Plan both of which limit the scale of development in small villages and we already exceed the limits set out in both plans.At a recent Public Inquiry the Inspector agreed that the village is unsustainable in planning terms and your development will exacerbate the situation significantly.Your plans alter the layout and character of the village and would have a significantly detrimental impact on the Conservation Area and character of the eastern part of the village.Your plans have a serious impact on adjoining neighbours and also on the Village sports ground. The sports ground is flood lit and it is not appropriate to build new homes immediately up to the boundary so they are adversely affected by the flood lighting.Your site is wholly within the flood plain and although part is zone 1 it still needs to be protected as this area of the village regularly floods cutting off access to the north.You also show a vehicular access on to Northfield Lane which is not an adopted road and is only a public footpath. Additional traffic will impact on neighbours, walkers and residents with very young children frequently accessing our newly redeveloped play area at Bodkins Field.I am also very concerned that you have undertaken a poorly managed “consultation”. Most of the village seem not to have had any communication from you at all about these plans.I feel you should withdraw your plans asap. If you intend to move forward a much more effective consultation is need to ensure all residents have the opportunity to respond.</p>	01/02/2018 12:40	45
<p>Thank you for the opportunity to comment. I object to this plan on the basis that it does not contribute to the sustainability of the village by only including housing to a village that needs more infrastructure.. transport, school, preschool. The access is also of concern as the main road to Clifden Hamden is prone to flooding (note the high walkway), and new traffic on the private road to bodkins would provide risk to children, horses etc that use that route. Furthermore existing planning permissions in the village already granted already takes the growth of the village beyond the 15 year planning obligation.</p>	01/02/2018 11:24	44
<p>What housing need? Existing properties in the village are not selling. These are deemed affordable in the terms of current housing costs. Council flats opposite my house remain empty. There is already a development planned by the parish council to include new services with affordable homes. What benefit is this going to add to Long wittenham? What investment are you going to make to improve the village for new residents and existing? Following on from the above Lagan homes particularly at east hanney are like every other development in south oxon... that is architecturally inept and dull.How about putting some thought into a bit of difference i.e room for people to park, wider streets, bigger gardens than trying to cram everything in for maximum profit gains. In the long run you developers don't have to live with the poor thought out schemes being thrown up all over south oxon</p>	01/02/2018 10:37	43
<p>I wish to object to your proposals.Long Wittenham is classed as a "smaller village" in the South Oxfordshire Local Plan which means that over the next 16 years it is expected to increase its housing stock by approximately 10% (about 36 houses).We have an adopted Neighbourhood Plan which provides for this increase but only where much needed community facilities (new pre-school, primary school and village hall) are also included in any development.A planning application by Kler Group which will add 36 houses has recently been approved, against the wishes of the majority of residents in the village.Your plan will add far more houses than is acceptable in a smaller village and provide none of the much needed community facilities.I therefore strongly object to your proposals.</p>	01/02/2018 10:08	42
<p>I strongly object to the proposed development for a number of reasons. Firstly, it does not comply with the requirements of our Neighbourhood Plan. Further, the main entrance/exit to the proposed development is on a busy road with limited visibility, and known for flooding, the second entrance/exit being onto a 'road' that is actually a footpath. To state that the development will include a Public Open Space is laughable given that the village is surrounded by open countryside; the space referred to being useless for development as it is a known area for flooding. There appears to be little, if any, reference to how the proposed development will address any of the infrastructure requirements of our neighbourhood plan, which given that the village has been designated as 'unsustainable', are vital to the long-term health of the village. I would be extremely interested to know whether you will be publishing the negative feedback you get during this consultation period, or will you, as seems to be the norm in these circumstances, only publish the positive feedback you receive (assuming there is any)</p>	01/02/2018 09:19	41
<p>Thank you for the opportunity to comment on your proposal.The recently 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.We, as a village, had a vote and have agreed to support a proposal for 30-50 new houses in the centre of the village "in return" for new facilities including a new school, preschool, village hall and car parking. These would be partly funded by the sale of the previous school and village hall land. Without this happening we cannot have our new facilities. We cannot support the further 30-odd houses in this proposal.The proposal recommends 29 residential properties alone - without any benefit to the village itself. No community facilities are planned at all. To say that the boundary hedgerows and trees would remain brings no comfort when a huge green area of open countryside will be built on. There is no public transport in Long Wittenham and no shop and there should be no further development until public transport is restored. These houses will produce yet more cars which will either have to travel out over Clifton Hampden (single carriageway) bridge to the north - or through the village to the south.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 main access from these houses is on to a busy road with poor visibility for those leaving the site. The road is well used by cyclists being part of Sustrans Route 5 and it will be even more dangerous with more traffic joining it from the proposed new junction. The second proposed access point is on Northfield Lane which is not an adopted road and cannot take any additional traffic. It is very narrow and is used by horse riders accessing paddocks further along the lane.In conclusion - I have very strong objections to this proposal</p>	31/01/2018 17:48	40
<p>I, along with the rest of the village I think do not want more houses in Long Wittenham, other than the 40 or so we want to build to pay for the village hub. Already another application is in for 40 more at that end of the village. Twenty-nine at this end of the village with no proper access, because the lane is I believe private and is only a track anyway. There is no safe access onto the Long Wittenham Clifton Hampden road. This road is already over-crowded, narrow and dangerous.</p>	31/01/2018 16:16	39
<p>Dear West Waddy,Thank you for the opportunity to comment on your proposal. We are shocked to have yet another speculative development submitted for the village. We are not against development per se, but want it linked to new community infrastructure, such as the new village community hub we are planning. 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. In addition, your proposal doesn't bring any benefit to the village itself, as no community facilities are planned. 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.As you will know, Long Wittenham now has no public transport and there should be no further development until it is restored. 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</p>	31/01/2018 13:27	38
<p>I strongly oppose this overdevelopment of land in a small village. Long Wittenham has an obligation to grow by 10% in the next 15 years. We have a neighbourhood plan outlining the development of 40 houses to also include a school, village hall and community hub. Unfortunately there is a strong possibility that another development with an additional 36 houses will also go ahead. The infrastructure is not in place to support this increase in housing and you have not included any details on what you would do to improve the infrastructure in your proposal. The suggest access is dangerous with poor and reduced visibility. No public transport No Shop or amenities High Street is already a rat run with heavy trafficThis is yet another hair brained idea by a landowner and developer to make a quick buck without any thought of how the overdevelopment will have a detrimental affect to all those currently living in an area of outstanding beauty.I strongly oppose to this proposal.</p>	31/01/2018 12:31	37
<p>Thank you for the opportunity to comment on your proposal. However I have significant concerns. Firstly last September I voted for the Neighbourhood Plan to be implemented. This was passed and says that no further development should happen in the village without the infrastructure being improved. As far as I can see in this application you do not provide anything towards this.Secondly I worry about the safety of the exit on the road towards Clifton Hamden. Cars go very fast along this road and it is always difficult to get out on to that road. I also worry about flooding on this road. Three years ago the Thames burst its banks and this road was closed for about 3 weeks. It flooded again 2 years previously. When it floods it is impassable. I also worry about the exit on Northfields lane. There is a playground just beyond the site and so children often walk and cycle down this lane. We have already had issues with the farm vehicles speeding along here and I would be concerned about more vehicles using this lane. I also believe that this is not an official road. Lastly I have read that you are providing 3 and 4 bedroom homes. Our village survey showed that we need more one to two bedroom affordable housing for both first time buyers and older people who wish to downsize.</p>	31/01/2018 09:31	36
<p>This development is NOT wanted or required by our village. It does nothing to improve our services nor enhance our community in any way. Neither does it feature in any part of our Neighbourhood Plan. Considering the recent development proposal that was passed (against our wishes) we now have our quota of new houses. Therefore this application should be REJECTED and no further new development proposals agreed within our Parish.</p>	31/01/2018 09:01	35

The main road junction at Clifton Hampden is already at full capacity during peak periods (OCC/SODC/Didcot Garden Town traffic analysis report). Any development that has the potential to add to the traffic numbers using the junction should not be considered until the new Thames Bridge and Clifton Hampden By-Pass have been built, diverting traffic away from this traffic 'blackspot'.	31/01/2018 07:35	34
I object to the proposed development for the following reasons:1. This development is not in agreement with the Local Development Plan.2. It does nothing to improve the sustainability of the village, but adds additional burden to the traffic volume, village school and village hall. The village has no public transport or shop.3. Vehicular access to the development is poor. The main access is off a busy road. The secondary access is off Northfield Lane which is not an adopted road and is narrow so is not suitable for a significant increase in road traffic.4. Adding 29 houses in this development plus the 36 homes approved for the Kler development put the number of new houses in the village to way over the 10% increase expected for villages of this size.	30/01/2018 22:20	33
Dear Sir,Thank you for the opportunity to comment on your proposal. We have strong objections to the proposal, for the following reasons. 1) The village has developed and adopted a Neighbourhood plan which clearly states that the village is unsustainable, and that there should be no further residential development until better infrastructure is in place. The Neighbourhood plan lays out the infrastructure that is required: your proposal for 29 new houses does not deliver any of this2) In addition, this proposal will not deliver any community facilities to enhance the village. Again, this is a critical requirement from the Neighbourhood plan3) The village is in a conservation area. Your proposed development is in open countryside, and at 90 degrees to main linear axis of the village. This orientation spoils both the character of the village, and the openness of the countryside4) The proposed access route is on a busy road with poor visibility; this represents a road safety hazardTo conclude and re-iterate, we have strong objections to this proposal.	30/01/2018 21:59	32
I am pleased to be given the opportunity to comment.It is very noticeable that no community facilities are planned.I am sure you are aware of the complete lack of public transport and the major traffic issues that already exist in the village. Long Wittenham cannot sustain any more development.This is all aside from the impact it will have on impact of the countryside and its openness. I strongly object to these proposals and I do hope you listen to the views of the people who live in Long Wittenham.	30/01/2018 14:10	31
Dear Sir/MadamThank you for the opportunity to comment on your application for an additional 29 houses to the east of the High Street, Long Wittenham.The application is of concern to me and I strongly object to this development because the proposals do not align with our Long Wittenham Neighbourhood plan, which was voted on and approved last year. The development proposes only residential houses with no reference/consideration of additional facilities that these additional residences will require and therefore will place additional pressure on what limited local facilities we currently have. Our neighbourhood plan does detail the route to improved facilities for our community and should be prioritised and undertaken before additional residential development is permitted.Further to the absence of additional benefit these residential properties bring to the community, these properties will place additional burden on our infrastructure, notably the roads, which are already under stress, which will be further exacerbated by the Didcot development. The secondary access, off Northfield Lane, is from an unadopted road, which leads to the playing field and thus is unsuitable for this reason and that the	29/01/2018 20:57	30
We have a lovely village with outstanding beauty on the outskirts, especially Bodkins, and Little Wittenham road to the clumps, its nice to walk in the wood centre and see for miles open country side, The dwellings near the proposed site are part of the heritage of this village and are classed as quaint, old tradition farm housing, we certainly do NOT WANT or NEED an estate.	28/01/2018 17:30	29
Thank you for providing an opportunity to comment on the proposed plan.We have an adopted Long Wittenham Neighbourhood Plan which says that the village is unsustainable & that there should be no further residential development unless the village infrastructure is improved.We have no bus service or other public transport.There are no footpaths to Clifton Hampden and the road to Clifton Hampden is narrow and dangerous for cyclists.The development would be on open countryside and away from the current village.The main access would be onto a busy & dangerous part of the main road, near a blind bend.Northfield Lane is not an adopted road & cannot take extra traffic.This is a dangerous site away from the main village & I have strong objections to building this development in our fields when we have an adopted Neighbourhood Plan.	28/01/2018 10:57	28
Thankyou for the opportunity to comment on this proposal to build 29 houses in Long Wittenham adjacent to Bodkins Field. I wish to strongly object to this proposed development because Long Wittenham has a current Neighbourhood Plan which says that no new housing may be built unless it benefits the existing community in some way which this does not. There is no infrastructure in place as yet to accommodate another 29 households. The single lane bridge at Clifton Hampden is already over used at rush hour with long tail backs often into Long Wittenham. The proposed development will have access straight onto this busy stretch of road which will be unsustainable at rush hour. Northfields Lane on the other side of the proposed development is an unadopted road and unsuitable for a development of this size. If houses are built here it will affect the linear nature of the village. This is an ill thought through proposal, won't benefit the existing village and is unsustainable. I object most strongly.	27/01/2018 14:23	27
Can you please send me a copy of your proposals. Your mail shot has missed my house and I am very interested in them.Thank-you.	27/01/2018 12:18	26
We are appalled to see another proposal for new houses in the village so soon after another one has been given the go ahead when both proposals are contrary to the approved Neighbourhood Plan, which clearly states that there should be no further development in the village until the infrastructure is improved.We are also concerned with the planned road layout. The main access is on to the road to Clifton Hampden and is very close to the blind bend onto the High Street and not far from the turning into an existing small development which involves an 180degree turn which slows the traffic down tremendously.It is likely that residents will therefore prefer to use the secondary access onto Northfield Lane. This though is an unadopted road and not suitable for any mincrease in traffic. Furthermore any traffic will join the main Long Wittenham High Steetat an already dangerous corner.We therefore strongly object to this proposed development	27/01/2018 02:58	25
We have received no information regarding this proposal but it appears a completely unwanted development which ignores so many factors detrimental to this village. We will strongly object to the SODC when appropriate.	26/01/2018 11:57	24
I would like to take advantage of this opportunity to respond to your planning application by objecting to it on several grounds:Firstly, there seems to be no proposal to help improve village amenities.Secondly, we already have a Neighbourhood plan which clearly points out that the village infrastructure needs to be improved before any further development should be considered; we also have no public transport in the village.Thirdly, the junction and bend for traffic at the point where cars would be coming out of the lane at Bodkin's is dangerous enough already without adding another 58 cars attempting a daily commute.I could go on as this proposal is very bad idea and I strongly object to it.	26/01/2018 11:29	23
This proposal is for a large housing development, and Long Wittenham has produced a local neighbourhood plan which clearly states that any proposed development must include considerable benefits to the village and its infrastructure. No community facilities are planned in this development.The access on to the main Clifton Hampden Road is not suitable.There is not the need for these houses and the plan is for too many in too small a space in what is currently open fields at the edge of the villageWe do object to the proposal.	26/01/2018 11:13	22
We have just agreed a the Long Wittenham Neighbourhood Plan in a referendum. That plan clearly outlines what infrastructure is required before any development should proceed and I fail to see any of this infrastructure included in your proposal. What benefits are you proposing for the village?	26/01/2018 09:03	21
Hello,Thank you for the opportunity to comment on your proposal and I would like to say that I strongly object to it for different reasons:The proposal recommends 29 residential properties with no benefit to the village itself and with no community facilities 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.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.Furthermore, 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.	25/01/2018 20:30	20
STRONGLY OBJECT We already have a planned development that meets our 10% growth requirement. We have also just instated a recreational play ground for the village children next to this site. The traffic and buildings works would be ridiculously unsafe.Another application for housing! Long Wittenham is already in the shadow of Didcot that is fast becoming a city with the vast housing development there. We sit on the Thames and at the foot of Wittenham clumps both protected and for good reason the water table and wildlife here.We have no amenities to support another development, no shop or bus service and the traffic through the village is already both unsafe and damaging to the roads and residents.Please find another more suited site not located next to a new children's play park!	25/01/2018 20:09	19
The proposal recommends 29 residential properties alone - without any benefit to the village itself.No community facilities are plannedThe 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	25/01/2018 19:15	18

With the recent Kler application for 36 houses in our small village this is above the council's recommendation with no community benefits at all for our village. Currently traffic is a huge issue for our village and I cannot comprehend how we can cope. How can 29 additional benefit Long Wittenham. The Long Wittenham Neighbourhood Plan, that was overwhelming supported by the village, 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.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. I feel very strongly that this is not what Long Wittenham villagers want!	25/01/2018 19:06	17
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 plannedThe 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	25/01/2018 19:04	16
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 plannedThe 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	25/01/2018 19:00	15
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 plannedThe 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	25/01/2018 18:58	14
ThankYou for giving me the opportunity to comment on your proposal. I did not receive a leaflet through our door, nor did many people in the village that I have spoken to, which I was disappointed by. I do not believe that your proposal will benefit the village as you are not providing anything other than housing. As the Long Wittenham neighbourhood plan states, our village is unsustainable without further facilities and infrastructure. I am particularly against this proposal due to the planned use of Northfield Lane. As a mother of a young child I use this road a lot to get to the park and for general walks. To expect this to become an access road is ridiculous. In conclusion, I strongly object to your proposal.	25/01/2018 18:19	13
I am very unhappy about even more houses being built in the village on the high street when traffic congestion in the village is very bad and more access for so many more cats is only going to add to the problem as well as making it more difficult to walk around and cross the road st that end of the village an area used by school children. Not to mention the added pollution of all those vecholed. Please reconsider.	25/01/2018 18:19	12
I am very unhappy about your proposed development in Long Wittenham.Firstly the recently adopted neighbourhood Plan has detailed plans for a development which gives the village a new school and village hall both of which would benefit everyone. Your proposal gives nothing to the village.The planned primary access is on a very busy road with poor visibility. The village is often gridlocked with traffic at peak times and I feel the village can not cope with more traffic. The proposed secondary access would run adjacent to a recently updated and popular children's playground. As a frequent user of the playground I would be very concerned about the safety of my grandchildren along this road.I strongly oppose this development.	24/01/2018 12:29	11
... and have received no consultation document although my post has been bought to me daily.The land you propose for housing is totally unsuitable due to the following reasons 1. Road accessThis road is narrow adjacent to the river and already carries a llarge flow of traffic from new developments in Didcot a far better place for housing as all the amenities are based there.2. Flooding along the only road means access meaning tha properties would be stranded without an entrance or exit . 3.Any housing in this area will totally ruin the historic fabric of the conservation area and spoil historic views of the Thames.	24/01/2018 07:21	10
The issue of flooding cannot be over stressed. The floods occur most years and on occasion twice a year and remain for 2 to 3 weeks, on several occasions the flood has attained a depth of 3 feet or more! The new residents will be obliged to use the secondary access onto Northfield lane and out at the junction with Little Wittenham road. This is already a busy and dangerous crossing where the school bus stop is situated and will exacerbate the rush hour chaos experienced by the whole village. You will be condemning your prospective customers to a nightmare of at least inconvenience for 5% of their lives and at worst a house (for it will never be a home) which they can neither enjoy nor sell on. "Our objective is to transform innovative and creative designs into practical and stylish homes." (Lagan Homes home page) It is obvious that these houses will bot be "practical" so what other part of your usp do you think we will believe!	23/01/2018 20:54	9
Once again speculators/profit makers are trying to invade the village. The proposed development of 29houses means a possible 50 plus cars. The roads and bridges are totally unsuitable for any more traffic. There is no bus service or shop so personal transport is essential. Furthermore the road floods and is closed most winters where the proposed entrance and exit are planned.	23/01/2018 14:03	8
As local residents we wish to object in the strongest terms to this proposed development, which comes in the wake of other planning proposals/applications that will already place a considerable burden on our village; we will be doing this through any formal process on a variety of planning grounds. Bearing in mind your 2nd Feb deadline for comments, can you please advise whether everyone in Long Wittenham has received your leaflet, as neighbours adjacent to the development have not yet done so?	22/01/2018 12:19	7
Further to your leaflet received on Friday regarding the proposed development at High Street, Long Wittenham, I strongly object to this proposal. I am sure the village PC will be meeting to discuss this shortly so I will certainly be attending this meeting and then respond in more detail.	21/01/2018 17:31	6
Thank you for the opportunity to comment on your proposal.The proposal recommends 29 residential properties alone without any benefit to the village itself. The adopted 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. The plan clearly outlines what is required and none of this infrastructure identified is contained in your proposal. The development is on open countryside and some of it is at 90degrees to to the linear part of the village and so spoils the openness of that part of the village including Bodkins 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.In conclusion I have strong objections to this proposal	21/01/2018 15:05	5
I object to this proposed development as it will change the nature of the area which is currently rich in wildlife. Also:It is not clear from the brochure whether the 12 Affordable homes are in addition to or are included in the 29 family homes. I do not believe that demand for homes in this area which is already fraught with traffic problems has been established.	21/01/2018 14:12	4
We own a property at the other end of Long Wittenham and Awish to state most clearly that we do not feel that the proposed development is acceptable in any way. It is out of keeping with its surroundings, is in an area which may flood, will increase traffic in a sensitive part of the locality, and will impinge unfavourably on neighbouring properties and other land. Most importantly, it appears to set itself up in opposition to the much needed Neighbourhood Plan.	19/01/2018 14:56	3
I Wholeheartedly object to this development until we have completed and built our Neighbourhood plan. Here are my reasons:-1. An increase in family homes will need a school to support the increase of family residents. Our school and other community facilities today are not fit for purpose so the village cannot support an increase in family residents without the development of community facilities. If we can build a new school under the neighbourhood plan we can then be ready for an increase in the number of homes.2. That side of the road in Long Wittenham has no foot path. I take my granddaughter to the new play area on that side of the road and I literally take my life and the life of my granddaughter in my hands crossing a very busy High Street or on the corner of the junction between the High Street and the Little Wittenham Road. What plans do you have in place to make crossing the road? If you are targeting families you need to consider this.3. The bend leaving Long Wittenham Highstreet is a blind bend. I believe both suggested entries to the new houses will be dangerous. 4. From 19th to 2nd of Feb to respond to this survey? Today is the 19th of January which is when I received your letter so you have	19/01/2018 14:42	2
Dear Sirs,I have a few questions....1. How do your plans address the village needs, which are clearly identified in the Long Wittenham Neighbourhood plan?2. How do you plan to enable the commensurate school places with the addition of this many new family homes to the village?3. Can you clarify the actual boundary of item 5 'public open space' - is it the whole green space currently shown on the masterplan?4. Is there any guarantee that the 'public open space' won't be impacted by future planning applications for additional housing on the site?5. Can you explain your use of the terms 'primary access' and 'secondary access' and why there might be any preference for the residents leading to any notable difference in the volume of traffic using either access?6. Can you update the masterplan to clearly indicate the location and area covered by flood zones 1 and 2	19/01/2018 12:09	1