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Land at High Street, Long Wittenham

Lagan Homes Introduces...

NEW FAMILY HOMES FOR LONG WITTENHAM



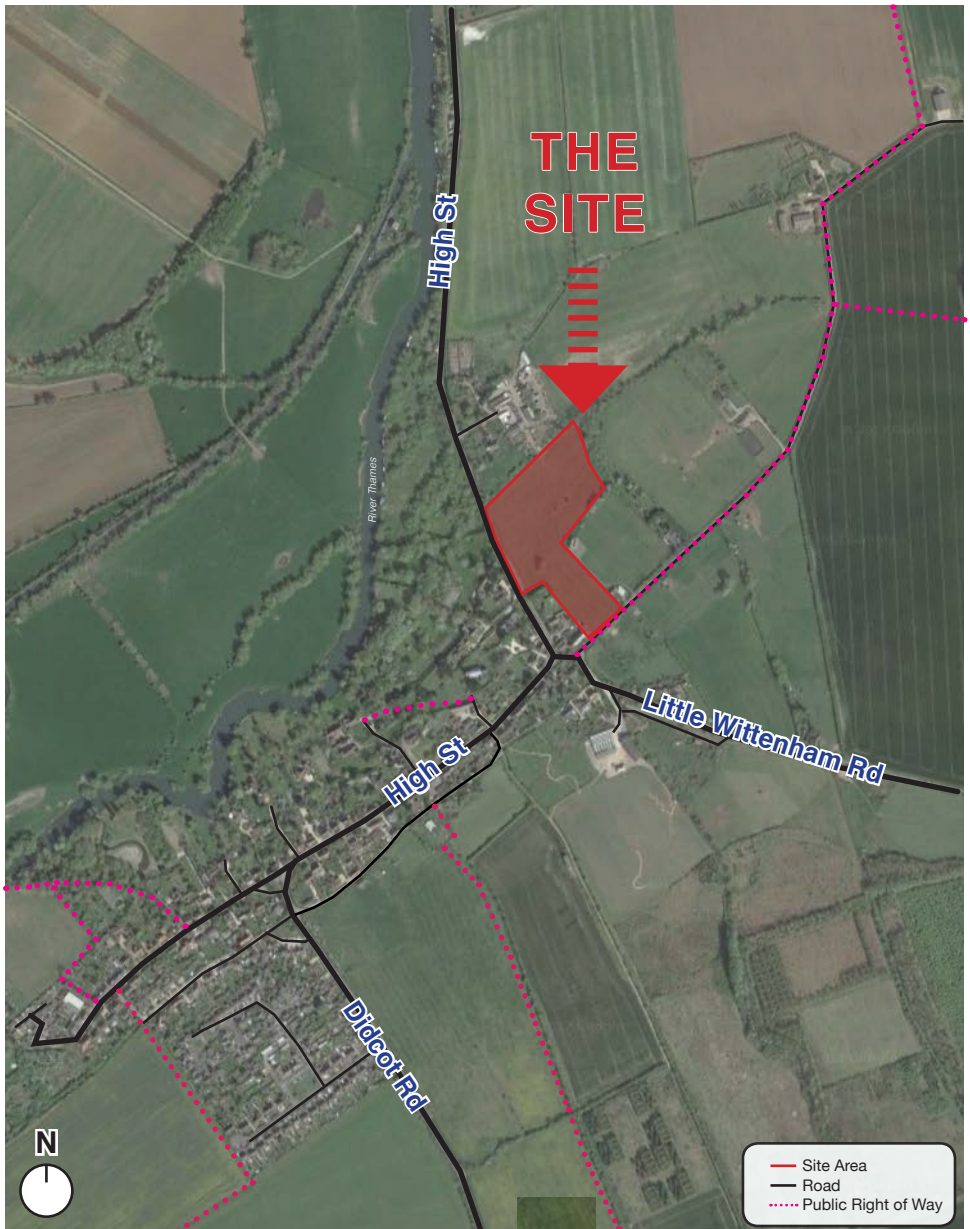
WE WELCOME YOUR VIEWS

LaganHomes 

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Land at High Street, Long Wittenham

Where is the proposed site?



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.

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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.



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.

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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

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westwaddy **ADP** 

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