



LONG WITTENHAM FEASIBILITY STUDY
FINAL FEASIBILITY STUDY OF SITES
13TH JULY 2012

LONG WITTENHAM NEIGHBOURHOOD PLAN



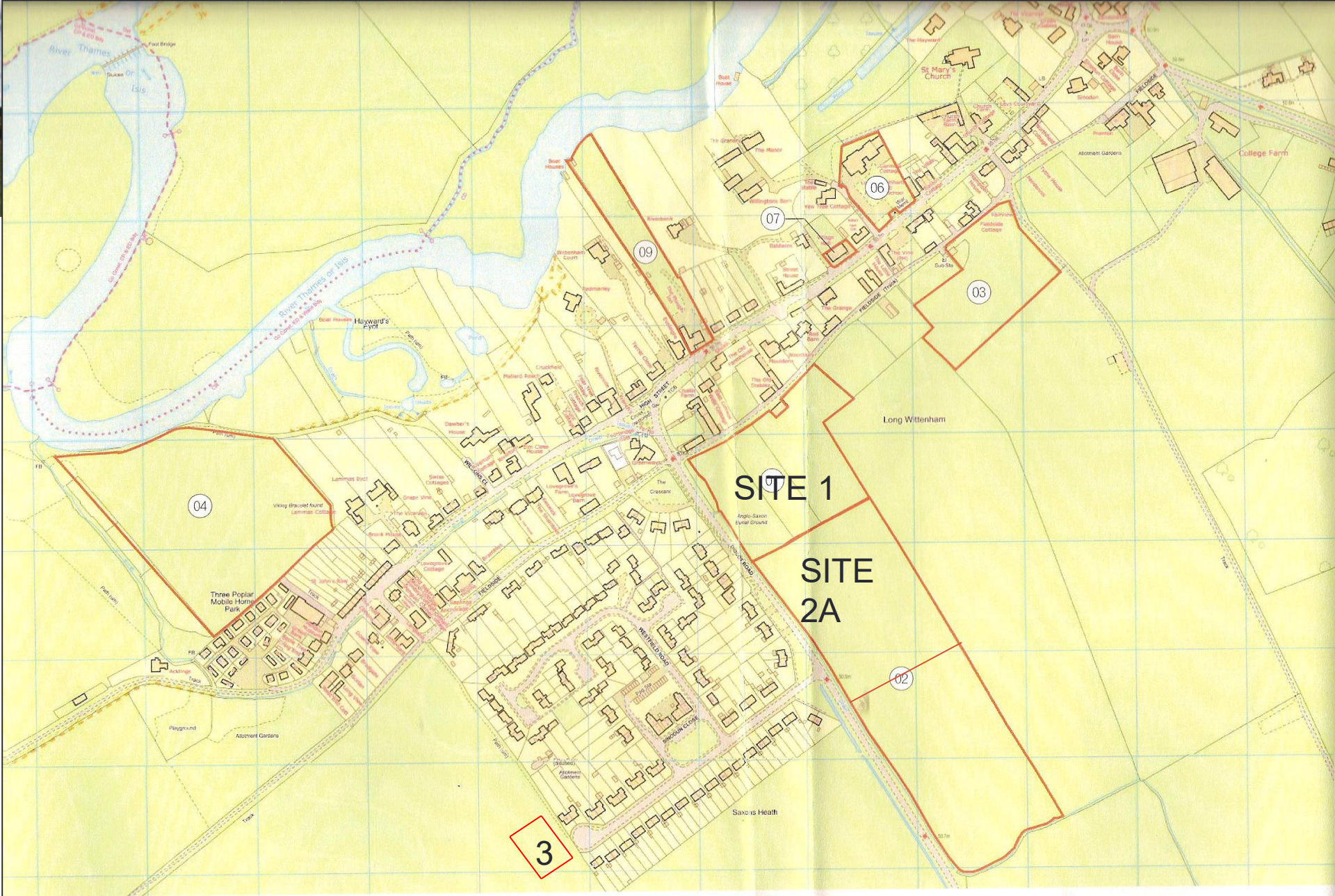
Aims for this meeting

- Update since last meeting
- Revised policies- comment and discussion
- Next steps
- Introduce Chris Brotherton from Thomas Homes



Update

- What is a neighbourhood plan?
- Response to Planning Application on land by Fieldside
 - Land supply
 - What else can we do?
- Feedback from SODC and amendments to policies
- Report on school refurbishment





Policies

- These support our two main aims:
 - Community hub and housing
 - Improving the look and feel of the village
- They are in planning speak!
- Comments on the post-it notes please



Policies Community hub/housing LW1

- Land is allocated for housing of a suitable number to meet locally identified needs and enable a community hub to be funded on the site identified on the proposals map as Site 2a. The number of homes will be subject to a viability assessment.



Policies Community hub/housing LW1

- Within site 2a provision will be made for a community hub which will comprise a new primary school with adjoining pre-school, village hall, meeting and community facilities (eg café, community shop), parking and an all-weather sports ground or as otherwise set out in an agreed masterplan [*to follow*].



Policies

LW2

Proposals for new development will only be supported where they provide for a mix of dwelling types and sizes to reflect the needs of current and future households in Long Wittenham taking into account surveys of local housing need.



Policies

LW3

Community Infrastructure Levy contributions from development will be used for the benefit of the community including the priority projects listed in section x.x [see *projects list*].



Policies relating to look and feel LW4

- **Proposals for new development will only be supported where these:**
- Conform to the South Oxfordshire Design Manual or agreed masterplan.
- Respect the character of the immediate area as defined in the Character Assessment set out at Annex x and the character, historic and natural assets of the village
- Respect views into and out of the village, reinforce local distinctiveness and sense of place and have sensitivity to preserving the views to and from the AONB.
- Respect and enhance existing patterns of development.
- Reflect the materials, scale and architectural rhythm of the immediate area and character of the village as a whole.



Policies

LW5

- Proposals for new residential development should be in accord with Policy LW4 (Design) and will need to demonstrate that sufficient infrastructure exists or can be provided to support the development. Provision should be made for access to adjacent areas and good access routes through the site itself.



Policies

LW6

Proposals for housing development on previously developed land will only be supported where these are in accord with Policy LW4 (Design).



Policies

LW7

- **Proposals for the redevelopment of sites to the south of Fieldside (the green corridor marked on the proposals map) will only be supported where these:**
- Provide an informal community green space of at least 20 metres between Fieldside and any new buildings;
- Respect the conservation area setting and its surroundings;
- Protect the view lines from the conservation area to the AONB; and
- Protect at risk species habitats identified in the evidence base



Policies









Policies

LW8

- Residential Parking Proposals for new residential development will only be permitted where it can be demonstrated that off-street parking provision is adequate. A minimum standard is set at one space per dwelling for a one bedroom unit and two spaces per dwelling for 2 bedroom plus dwellings. This does not preclude a higher level of provision.



Policies

LW9

- **Proposals for the redevelopment of the school site (Site 6 on the proposals map) will only be supported where these:**
- Respect the important open frontage of the site;
- Respect the setting of the site and its surroundings; and
- Incorporate an informal community space or village green on the road frontage which makes up at least 40% of the total site.



Next steps

- Submit final plan to SODC by end of June
- Consultation with statutory consultees
- Amend according to responses
- Submit to inspector
- Referendum



Introducing Chris Brotherton from Thomas Homes