

Reviewed Long Wittenham
Neighbourhood Development Plan
2018-2033

CONSULTATION STATEMENT

October 2018

Subtitle

Introduction

1. This Consultation Statement has been prepared in support of the Reviewed Long Wittenham Neighbourhood Development Plan (RLWDNP) as part of its submission to South Oxfordshire District Council.
2. The RLWDNP is an update of the original Long Wittenham Neighbourhood Development Plan which was made on 12 October 2017. The review is an update and refinement of the 2017 NDP and relies on much of the evidence prepared for that document.
3. The RLWDNP has been prepared by the NDP steering group which is composed of Parish Councillors and members of the Long Wittenham Community.
4. Long Wittenham Parish Council is the “qualifying body” for the NDP and is the project sponsor for the community hub project which is a key delivery objective for the NDP.
5. Since this review is a refinement of previous policy, the level of consultation has been less than for the original LWNDP. The consultation statement for the LWNDP is available as a separate document.

PRE-SUBMISSION CONSULTATION

6. The LWNDP was made in October 2017. In November 2017, the Parish Council participated in a Planning Inquiry for the Field Site proposal (now referred to as Fieldside under RLNDP policy LW3; Appeal Ref: APP/Q3115/W/17/3169755). The Parish Council, participating as a Rule 6 Party, relied upon the LWNDP to support its objection to the proposal.
7. Many members of the Long Wittenham community attended the planning inquiry during the Parish Council’s evidence. The Inspector did not agree with the Parish Council’s reasons for objection and the report did not give much weight to the reasons for objection.
8. The Parish Council took advice that the LWNDP could be strengthened, particularly by the inclusion of policies on site allocation and a clarification on the position of the community hub. In January 2018, the NDP Steering Group reconvened and determined to go into an immediate review of the NDP. This was agreed at the Parish Council meeting on 11 January 2018.

9. Initial drafts of the approach towards site allocation and planning policy context were prepared in January and a meeting was held with Ricardo Rios from South Oxfordshire District Council (SODC) where the general approach to the review was agreed.
10. The evidence papers were refined by Andrea Pellegram from January to March during which time the Steering Group considered the evidence and suggested changes. From April to July, the evidence was refined and numerous telephone and email communications with SODC planning officers helped to refine the approach. The final Regulation 14 draft was completed in early September 2018.
11. The steering group met again in February. Between meetings, there was email correspondence. A report on progress was put to the Parish Council at every meeting where members of the public had the opportunity to ask questions. Between 4 and 15 parishioners attended for most meetings.
12. Progress has been posted on the Long Wittenham Parish Council website and in the parish magazine ('The Bridge')
13. A public meeting to discuss the progress of the RLW NDP was held in June 2018 and 60 villagers attended. This meeting prepared residents for the forthcoming Regulation 14 Consultation.
14. The Reg 14 Consultation concluded on the 11th September 2018 and is discussed in more detail below. An Extraordinary Parish Council meeting and public meeting was held on 11th October 2018 which was attended by all Councillors and approx 30 villagers. There was a presentation followed by questions about the progress and direction of the NDP which the steering group took into account.
15. Issues raised at these public meetings included:
 - a. We need to keep LW a village, so why not re-develop the school and hall on existing sites and reduce the number of houses needed. RESPONSE: It is not feasible to do this due to the size limitations of these sites.
 - b. Hub Site Could a shop be incorporated? RESPONSE: Parish Council has taken advice that a shop would not be viable in the first instance. However a part-time cafe/community market may be possible and the proposed internal layout can accommodate this. We hope this will form the basis of a community shop in the future.
 - c. What will happen to the current school and village hall sites? RESPONSE: Current school site to become village green with some limited housing at the rear. The preferred developer will assist PC in obtaining planning consent for a change of use on the current Village Hall site.
 - d. What is there to stop the landowner building on the land around the site? RESPONSE: Site allocations in an adopted NDP means that there is more certainty

against any development on unallocated sites during the life of the NDP. If the new school land were to be sold, there would be covenants to prevent sale of the playing field for building. Diagrams in the NDP will be re-drawn to clarify what land is occupied by buildings and what land is playing field/open space.

- e. Have the objections to the Lagan homes planning application (Site 9) been included in the site allocation evidence. RESPONSE: The site allocation evidence in general has been improved and more evidence given. However, as the Lagan Homes application was withdrawn, additional objections from residents to the planning application would not be added. However, the importance of views from the East end of the village will be noted
- f. The current hub site map needs to be changed to clarify the exact extent of this development and what is building and what is green space. RESPONSE: Diagrams in the NDP will be re-drawn to clarify what land is occupied by buildings and what land is playing field/open space.

REGULATION 14 CONSULTATION

16. Long Wittenham Parish Council undertook Regulation 14 Consultation of the RLW NDP from 1st August 2018 until 11 September 2018. A consultation list was drawn up with the help of SODC and based on the list used at the first LW NDP Regulation 14 consultation. This list comprised relevant national bodies, adjacent parish councils, local and national voluntary bodies and local businesses and clubs. Organisations were contacted by email where an email address was available; if not, contact was by letter. The consultation was advertised within Long Wittenham using notices and local email groups. All documents were displayed on the Parish Council website. Residents without access to a computer were offered to view the documents using the computer of a member of the steering committee.
17. Responses to the Regulation 14 consultation can be classified as two types: letters making specific comments on the RLW NDP and its policies; corrections of fact and detail by members of the community.
 - Responses were received from the following organisations and residents:
 - South Oxfordshire District Council
 - Oxfordshire County Council
 - Historic England
 - The Marine Management Organisation
 - National Grid
 - Thames Water
 - CPRE Oxfordshire
 - Sport England

- Oxfordshire Youth
- Highways England
- Didcot Town Council
- Reading University (Barton Willmore)
- [REDACTED] (resident)
- [REDACTED] (resident)
- Anonymous resident
- [REDACTED] (resident)
- [REDACTED] (resident)
- [REDACTED] (resident)
- [REDACTED] (resident)
- Wittenham Against Overdevelopment (a pressure group formed by a number of residents)
- [REDACTED] (resident)

RESPONSE TO REGULATION 14 CONSULTATION

19. The Regulation 14 consultation highlighted areas where the NDP could be improved or corrected. The Submission version therefore differs significantly from the Regulation 14 draft. The main responses to consultation are set out in Appendix 2 which is a separate spreadsheet, and the manner in which the comments were addressed is also in the appendix.
20. An advanced version of the Submission draft of the RLWNDP was discussed in a public meeting on 11 October 2018 where 30 people attended. Most comments were positive.

LEGAL OPINION

21. Legal opinion was obtained on the wording of the Regulation 14 Draft from [REDACTED], 22nd October 2018.

CONCLUSION

22. The community and statutory consultees have been fully consulted on this review of the 2017 made LWNDP. Their comments have been taken into account in the review of the Regulation 14 draft with significant improvements made in the Submission Draft NDP.

List of consultees and method of contact (based on list supplied by SODC)

Schedule 1 category	Consultee	Contact details	Email sent on 31 07 2018 unless stated
a)for London borough councils	Not applicable	Not applicable	
b) local planning authority, county council or parish council	South Oxfordshire District Council	planning_policy@southoxon.gov.uk ricardo.rios@southoxon.gov.uk	yes
	Vale of White Horse DC	Planning.policy@whitehorsedc.gov.uk	yes
	Oxfordshire County Council:	planning@oxfordshire.gov.uk	yes
	Appleford Parish Council	applefordpc@googlemail.com	yes
	Clifton Hampden and Burcot Parish Council	anne@greystone.demon.co.uk Email bounced. Re-sent via their website 4/8/18	yes
	Little Wittenham Parish meeting	No contact found but many Little Witt residents subscribe to Wittenham Events- see below	
	Culham Parish Council	culhampc@googlemail.com	yes
	Dorchester Parish Council	parishclerk@dorchesteronthames.co.uk	yes
	Brightwell PC	bcsparishcouncil@googlemail.com	
	Didcot Town Council	council@didcot.gov.uk	yes
(c) the Coal Authority	The Coal Authority	planningconsultation@coal.gov.uk	yes
d) Homes and Communities Agency	The Homes & Communities Agency	mail@homesandcommunities.co.uk	yes
e) Natural England	Natural England	consultations@naturalengland.org.uk	yes
f) Env Agency	Environment Agency	planning-wallingford@environment-agency.gov.uk	yes

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g) Historic England	Historic England	e-seast@historicengland.org.uk	yes
h) Network Rail		assetprotectionwestern@networkrail.co.uk townplanningwestern@networkrail.co.uk	
i) Highways Agency	Highways England	info@highwaysengland.co.uk	yes
j) Marine Management Org		consultations.mmo@marinemanagement.org.uk	
k) owners of telecoms apparatus	Gigaclear etc	info@gigaclear.com public.affairs@ee.co.uk jane.evans@three.co.uk EMF.Enquiries@ctil.co.uk	yes
	British Telecoms plc	jane.crumpton@bt.com nicola.sime@bt.com	
l) i. Primary Care Trust	Oxfordshire Clinical Commissioning Group	Rachel.Kitson@oxfordshireccg.nhs.uk Joanne.Fellows@oxfordshireccg.nhs.uk planning@oxnet.nhs.uk reception.jubileehouse@property.nhs.uk	Yes
l) ii. Elec utility	SSE Energy Supply	customerservices@southern-electric.co.uk landandacquisitions@nationalgrid.com n.grid@amecfw.com	yes
l) iii Gas utility	UK power networks	consents.epn@ukpowernetworks.co.uk	yes
l) iv. & v. Sewage and Water utility	Thames Water	developer.services@thameswater.co.uk ThamesWaterPlanningPolicy@savills.com	yes
m) vol bodies	Age UK Oxfordshire	admin@ageukoxfordshire.org.uk	yes

	All local groups - WI, History etc	History group [REDACTED] PCC [REDACTED] WI [REDACTED] Preschool [REDACTED] Athletic club [REDACTED] Good neighbours [REDACTED] Lunch club [REDACTED] Twinning association [REDACTED] [REDACTED] Plough Vine and Spice	Yes to all
	Sport England	Tom.Bowkett@sportengland.org , theo.thomas@sportengland.org Both emails bounced so notice posted to Central team via Sport England web site on 4/8/18	Yes to both
	Council for Protection of Rural England	info@ cpre.org.uk	yes
	BBOWT	info@bbowt.org.uk	yes
n) racial, ethnic or national groups	Age UK Oxfordshire	admin@ageukoxfordshire.org.uk	yes
	Oxfordshire Youth	hello@oxfordshireyouth.org	yes
o)Religious groups	Diocese of Oxford	david.mason@oxford.anglican.org	yes
p) Businesses	Pendon Museum	info@pendonmuseum.com	yes
	Primary school	head.3233@long-wittenham.oxon.sch.uk	yes
	Sylva	info@sylva.org.uk	yes
	[REDACTED] (landowner)	Sent to Land agent [REDACTED]	yes
	St Johns College (landowner)	ian.stokes@sjc.ox.ac.uk	yes

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	Reading University (landowner)	c.h.reeve@reading.ac.uk danielhayman@mpc.email	yes
	Kler/Cerda	office@cerda-planning.co.uk	yes
	Gladmans	J.Fleming@gladman.co.uk	yes
	Adkin (executor for [REDACTED] land on Fieldside)	Jenna.wald@adkin.co.uk Email bounced so sent to mail@adkin.co.uk on 4/8/18	yes
	Plantrite	Via website	4/8/2018
	3 poplars caravan site	info@draytonparkhomeestates.co.uk	yes
q) Disabled	Enrych	info@enrych.org.uk	yes
r)Residents		Contact via Wittenham Events email group, village website and notice boards	