

enlarged Tower Hill Roundabout.

This is a very busy road with stationary traffic located in front of the proposed entrance several times during the day, and will require a hatched area on the East bound Carriageway so as not to obstruct exit from the site unduly, along with alternative route planning than the use of the Burford Road, Bridge Street / High Street routes. Witney Town Council are also concerned that the location of the 2x lanes just inside the Burford Road entrance to access are too close along with dwellings fronting the entrance road potentially causing traffic to be stationary on the Burford Road.

The lack of 2 entrances and exits to the site is of concern to Witney Town Council, particularly because it is contrary to the guidance of the NPPF guidelines considering its proximity to the gas storage depot. The location of the emergency vehicle entrance is also too close to the roundabout and is likely to be utilised as the main entrance for the site by its residents and visitors.

Witney Town Council Recommend that an additional wider entrance off the Tower Hill roundabout makes far more sense particularly as only one access point for the estate is suggested.

Witney Town Council raise concern of emergency & Waste Vehicle access to the site, consideration should be made to incorporate access to the North Springfield Road site, this would create a second entrance and spine road from Tower Hill Roundabout where local busses, Waste Collection and emergency vehicles could travel through.

" ROAD STRUCTURE - Block paving was used similarly in Madley Park for aesthetic and traffic calming measures, this does not wear well needing frequent remedial work, Oxfordshire County Council repairs are not like for like using Tarmac to infill the damaged area and eventually leaves the area looking in a poor condition.

Witney Town Council would like to see the removal of the block paving on Roads within the development.

" INFRASTRUCTURE - This development adds significant pressure onto the local infrastructure giving the following predicted population levels based upon 3.2x persons per dwelling, All Primary schools are currently full in this locality and Secondary Scholl catchment area in the other side of the Windrush River with the only Bridge Crossing being in Bridge Street.

This development increases the population approximately by an additional 832 persons, of which we estimate will be circa 80 primary school children and 65-80 Secondary School Pupils.

Further to this, Witney Town Council would like to see the following infrastructure provision

- a) Provision towards additional year entry Primary School for 80 Pupils est.
- b) Provision towards an additional 3rd Secondary School for 65-80 Pupils est
- c) Contribution for expansion of Nursery School places for 2-4year olds
- d) Contribution towards construction of New / or expansion of Witney Hospital, ½ a GP and Surgery provision.
- e) Road improvements along Burford Road and provision of a safe crossing.
- f) Enlarging of Tower Hill Roundabout to create a safer and practical route for vehicular access to the site including for Busses and Waste Collection Vehicles, Cyclists and Pedestrians.
- g) Suitable and accessible play and park facilities for use by residents and visitors.
- h) Provision of Bus & Waste Collection Routes through the site, along with a Bus Stop and shelter central to the site.
- i) Inclusion of Play equipment within the NEAP area and development of the undeveloped northern area to provide additional recreational space.
- k) Contribution towards the 'WELL' West End Link Road river crossing.

" UTILITIES

Sewerage: Witney Town Council notes that provision of a pumping station for sewerage is located next to a play area in the north East corner of the site pumping towards Tower Hill.

The services in Tower Hill are old and in need of upgrading. Witney Town Council would like to reassurance that the developer ensure that adequate provision be set aside for remedial works that may be required to upgrade the Waste water services in Tower Hill and Ducklington lane.

Electricity: with the move towards electric vehicles, Witney Town Council seek to ensure adequate provision is made available for all dwellings to have Electric Vehicle Charging Points.

Fibre Broadband: Witney Town Council consider that Fiber Optic cable to be a 'NEW' Utility and request that it be installed to all dwellings during the development.

3G, 4G & 5G mobile network: Mobile phone networks in Witney are poor and the advent of 5g is upon us with the next generation of phones in early 2018. Witney Town Council considers that with the safety zone being uninhabitable that provision of a 3G, 4G & 5G Mast could be hidden unobtrusively within the site.

Water, Gas, BT - Witney Consider that these are standard utilities and will be provided

" FLOOD ALLEVIATION

The Northern /edges of this site are known to Flood, and residential areas and Business sites downstream flood on a bi-annual basis. Witney Town Council are concerned that additional hard surfacing of this site will exacerbate the problem.

Witney Town Council considers that the size and location of the Attenuation Pond is insufficient and are concerned that it will lead to direct flow of polluted surface water into the River Windrush.

Witney Town Council Recommend that grey and surface water capture is incorporated into every dwelling to mitigate Flood Alleviation concerns with filtration to ensure pollution does not enter the River Windrush.

" BUILDING MATERIALS

Witney Town Council considers the use of Red & Yellow Brick overlooking the Cotswold AONB inappropriate and request that properties visible from the Road and Windrush Valley are constructed in Cotswold Stone or Reconstituted Cotswold Stone.

Witney Town Council Considers that the proposed roof materials Red Clay etc are not in keeping with the Predominately Slate of the Cotswold AONB, use of Solar slate tiles on the southern side of roofs should also be considered.

" AONB

Witney Town Council requests that the development is constructed so as to respect the view of the Cotswold AONB.

" PARKING PLACES - Witney Town Council do not consider enough parking facilities have been allocated and that visitors and residents will park along the narrow roads causing obstructions for emergency vehicles.

Witney Town Council would like to see the following minimum parking provision.

1 Bed Dwellings - 1x Parking Space

2 Bed Dwellings - 2x Parking Spaces

3 Bed Dwellings - 3x Parking Spaces
4 Bed Dwellings - 4x Parking Spaces
5+ Bed Dwellings - 5x Parking Spaces

" NON DEVELOPED AREAS

There are 2 large areas that remain undeveloped on the plans.

Safety Zone - Witney Town Council are concerned that this area is an open invitation for children to play, there is no indication on the plans as to how this area will be managed, planted and secured.

Witney Town Council would like to see a high mound created and Trees Planted to shield the view to the Gas Storage Depot and assist to mitigate in case of an explosion.

Flood Zone - Witney Town Council understand that this area will flood, however the majority of the year it can be utilised recreationally.

Witney Town Council would like consideration for this area to be utilised for provision of a 3G Pitch or grassed to play football, Rugby and Hockey with sufficient area for parking.

This area can then be used as a drop of point for Buses, and access to the Cotswold hiking path network.

Consideration could be made for provision of Bus Shelter and snack shop.

" CYCLE PATHS - There appears to be sufficient consideration - if any - for cycle tracks and pedestrian access to town. With Town Council Considers that adequate Provision be made for Cycle and Pedestrian access to the Burford Road with adequate crossing points to safely facilitate these paths/tracks.

" LACK OF INTEGRATION - The mix of proposed housing is unacceptable in terms of different types of family. Witney Town Council seek that the design should be seeking full integration of property types and not segregating the smaller and affordable at the back of the estate.

Witney Town Council request that affordable properties are fully integrated into the site.

557- 4	WTC/238/17	Plot Ref :-17/03297/FUL	Type :-	FULL
	Applicant Name :- LANCASTER, J		Date Received :-	30/10/2017
	Location :- 47 COLWELL DRIVE COLWELL DRIVE WITNEY		Date Returned :-	16/11/2017
	Proposal :	Removal of single-storey element of existing property to create one no. 2 bed dwelling with associated off-street parking (inc. parking to existing property).		
	Observations :	Witney Town Council has no objections regarding this application		

557- 5	WTC/239/17	Plot Ref :-17/03491/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- HOGG, BOB		Date Received :-	30/10/2017
	Location :- 66 HOLLOWAY ROAD HOLLOWAY ROAD WITNEY		Date Returned :-	16/11/2017

Proposal : Erection of single and two storey rear extension to provide self contained granny annex and extra bedroom for existing property.

Observations : Witney Town Council has no objections regarding this application

557- 6 WTC/240/17 Plot Ref :-17/03285/FUL Type :- FULL
Applicant Name :- NELLIST/BEREFORD Date Received :- 30/10/2017
Location :- ASH CLOSE, GLOUCESTER PLACE
GLOUCESTER PLACE
WITNEY Date Returned :- 16/11/2017

Proposal : Alterations to existing dwelling and construction of new family dwelling

Observations : Witney Town Council comments that it would like to see access to the proposed properties only via Gloucester Place and that access from Gloucester Court Mews should be blocked off via locked gates, and access via the garages. It would also like to see the soft planting removed and this area to be turned into additional visitor parking spaces.

557- 7 WTC/241/17 Plot Ref :-17/03285/FUL Type :- FULL
Applicant Name :- NELLIST & MRS BERESFORD Date Received :- 30/10/2017
Location :- ASH CLOSE GLOUCESTER PLACE
WITNEY Date Returned :- 16/11/2017

Proposal : Alterations to existing dwelling and construction of new family dwelling.

Observations : Witney Town Council comments that it would like to see access to the proposed properties only via Gloucester Place and that access from Gloucester Court Mews should be blocked off via locked gates, and access via the garages. It would also like to see the soft planting removed and this area to be turned into additional visitor parking spaces.

557- 8 WTC/242/17 Plot Ref :-17/03295/LBC Type :- LISTED BUI
Applicant Name :- HENDERSON Date Received :- 30/10/2017
Location :- 1 THE CROFTS THE CROFTS
WITNEY Date Returned :- 16/11/2017

Proposal : Demolition of part of boundary wall and creation of new off street parking area with dropped kerb.

Observations : Witney Town Council objects to this application on the grounds that there would be no facility to turn a car around in front of the property and therefore the vehicle would be required to reverse out onto the pavement which would be extremely dangerous. It also objects to the removal of on street parking.

557- 9 WTC/243/17 Plot Ref :-17/03327/HHD Type :- HOUSEHOLDE
Applicant Name :- C/O AGENT Date Received :- 30/10/2017
Location :- RAZZI HOUSE, 31 MOORLAND CLOSE
MOORLAND CLOSE
WITNEY Date Returned :- 16/11/2017

Proposal : Amendment to the approved plans to increase size of single storey extension to

lounge.

Observations : Witney Town Council has no objections regarding this application

557- 10 WTC/244/17 Plot Ref :-17/03259/OUT Type :- OUTLINE
Applicant Name :- CARRINGTON, MR DAVID Date Received :- 30/10/2017
Location :- LAND SOUTH OF MIDDLEFIELD Date Returned :- 16/11/2017
FARM
NEW YATT ROAD
WITNEY
Proposal : Outline planning application (all matters reserved except for access) for the erection of up to 5 dwellings.
Observations : Witney Town Council has no objections regarding this application

557- 11 WTC/245/17 Plot Ref :-17/03352/HHD Type :- HOUSEHOLDE
Applicant Name :- FELLOWS, ALEX Date Received :- 02/11/2017
Location :- ORIEL HOUSE, 10A CHURCH Date Returned :- 16/11/2017
GREEN
CHURCH GREEN
WITNEY
Proposal : Erection of single storey rear extension and alterations to include conversion of loft and railings to front of dwelling.
Observations : Witney Town Council has no objections regarding this application

557- 12 WTC/246/17 Plot Ref :-17/03353/LBC Type :- LISTED BUI
Applicant Name :- FELLOWS, MR ALEX Date Received :- 02/11/2017
Location :- ORIEL HOUSE, 10A CHURCH Date Returned :- 16/11/2017
GREEN
CHURCH GREEN
WITNEY
Proposal : Internal and external alterations to include conversion of loft.
Observations : Witney Town Council has no objections regarding this application

557- 13 WTC/247/17 Plot Ref :-17/03366/FUL Type :- FULL
Applicant Name :- CASUAL DINING GROUP Date Received :- 02/11/2017
Location :- UNIT 2 MARRIOTT'S WALK Date Returned :- 16/11/2017
MARRIOTT'S WALK
WITNEY
Proposal : Enclose outside seating area with glass screens, install heating, lighting and umbrellas.
Observations : Witney Town Council has no objections regarding this application

557- 14 WTC/248/17 Plot Ref :-17/03365/HHD Type :- HOUSEHOLDE
Applicant Name :- CASTLE, MR D Date Received :- 02/11/2017
Location :- 40 STANWAY CLOSE Date Returned :- 16/11/2017
STANWAY CLOSE
WITNEY
Proposal : Erection of first floor extension over existing garage and two storey side extension.
Observations : Witney Town Council has no objections regarding this application

557- 15 WTC/249/17 Plot Ref :-17/03391/HHD Type :- HOUSEHOLDE
Applicant Name :- BUCKINGHAM, MR AND MRS Date Received :- 07/11/2017
Location :- 37 DAVENPORT ROAD Date Returned :- 16/11/2017
DAVENPORT ROAD
WITNEY
Proposal : Proposed two storey side and single storey rear etensions to create extra living space with fourth bedroom. Removal of front walling and gates to create off-road parking.
Observations : Witney Town Council has no objections regarding this application

557- 16 WTC/250/17 Plot Ref :-17/03626/HHD Type :- HOUSEHOLDE
Applicant Name :- MERRIMAN, ANDY Date Received :- 07/11/2017
Location :- 27 CHESTNUT CLOSE Date Returned :- 16/11/2017
CHESNUT CLOSE
WITNEY
Proposal : Alterations to include erection of front and rear single storey extensions and changes to ground floor layout.
Observations : Witney Town Council has no objections regarding this application

557- 17 WTC/251/17 Plot Ref :-17/03390/HHD Type :- HOUSEHOLDE
Applicant Name :- SHARKEY, MARTIN Date Received :- 07/11/2017
Location :- 73 WOODSTOCK ROAD Date Returned :- 16/11/2017
WOODSTOCK ROAD
WITNEY
Proposal : Erection of single storey extension to enlarge existing kitchen and provision of roof terrace (with glass balustrading) above.
Observations : Witney Town Council has no objections regarding this application

The Meeting closed at : 7.30pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council