



## **Appendix 3 to the Environmental Report**

**Pre-submission draft**

LONG WITTENHAM

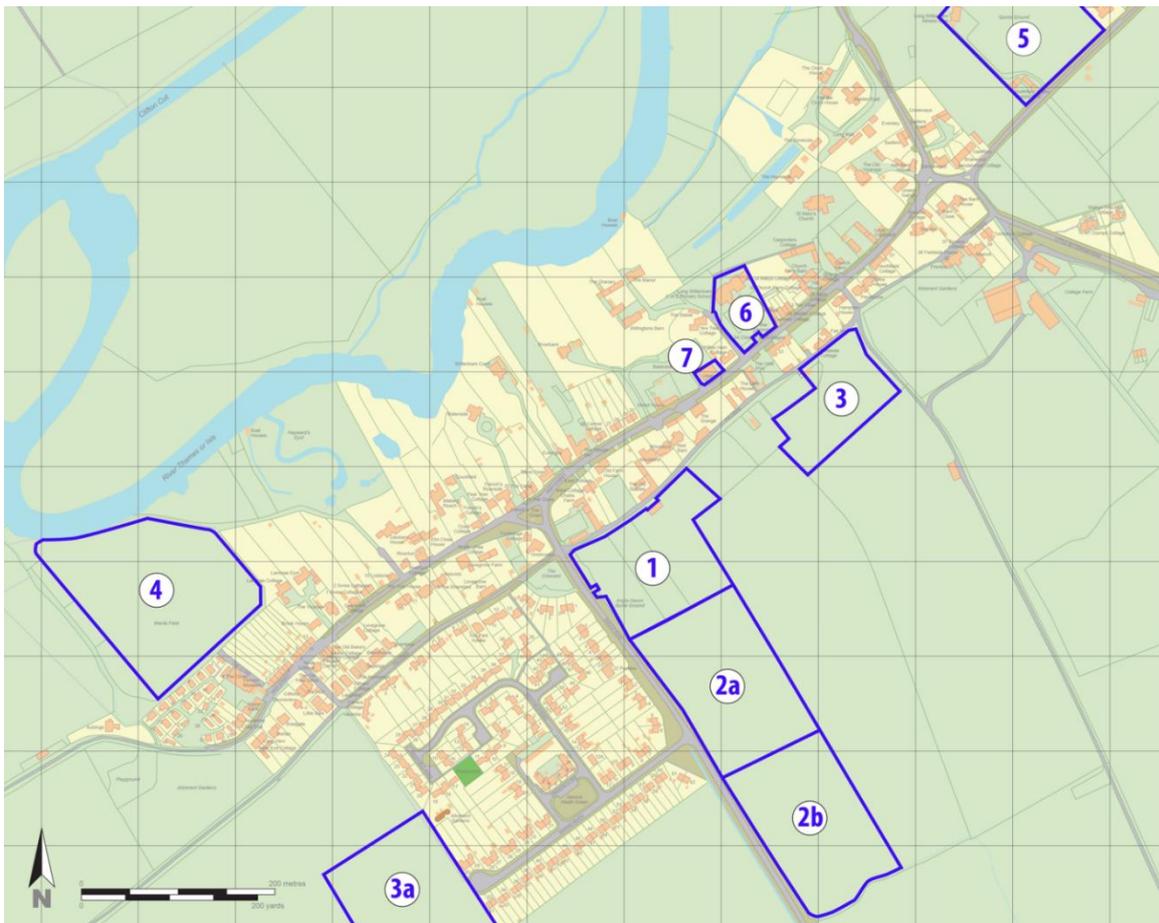
NEIGHBOURHOOD DEVELOPMENT PLAN

Site assessment summaries

## SITE ASSESSMENTS

Potential sites were identified in 2012 as part of Wittenham Vision. Some of the identified sites were deemed unsuitable by Wittenham Vision assessment but most were re-assessed as part of the Neighbourhood Plan. The exception was site 9, The Plough public house, which became unavailable following Wittenham Vision. Site 3A was added at the start of the development of the Neighbourhood Plan as the only site that was potentially available at that time. Subsequently, sites 1 and 2 also became available. During the assessment of all reasonable alternatives, consideration was also given to combining sites 1 and 2A so that the community hub could be built on site 2A with enabling housing on site 1 but the landowners would not agree to this proposal.

### Potential sites



Notes about the sites:

- Site 1 vacant agricultural land at the corner of Fieldside and the Didcot Road
- Site 2a vacant agricultural land off the Didcot Road, within the village curtilage
- Site 2b vacant agricultural land off the Didcot Road, outside the village curtilage
- Site 3 vacant agricultural land off Fieldside
- Site 3a vacant agricultural land off Saxons Heath
- Site 4 vacant agricultural land by the Thames
- Site 5 current sports ground (the sports facilities would need to be relocated)
- Site 6 existing school
- Site 7 existing village hall

For the site assessment, we used My Community’s Toolkit: Site Assessment for Neighbourhood Plans.

Scoring :

Red=performs poorly against criteria (see Environmental Report)

Orange= average performance against criteria/some constraints

Green= performs well against criteria

Site 1	
Address	Land adjacent to Fieldside
Site area	1.5Ha
Description	 <p>Farmland in the centre of the village adjacent to the conservation area</p>
Amount of development	The site could accommodate 30-40 houses but is not large enough to accommodate the community hub as well as the required number of houses to fund the hub
Planning policy	N/A
SHLAA status	Not identified, but an outline planning application was submitted for 36 homes in May 2016
Opportunities	Close to village centre
Constraints	<p>Potentially unaffordable</p> <p>Not large enough to accommodate policy LW1</p> <p>Adjacent to conservation area</p> <p>Concerns about effect on views to and from AONB</p> <p>Environmental concerns (giant snails and house martins, both at risk species)</p> <p>Potential significant archaeological findings</p> <p>Road safety concerns as access close to sharp bend</p>
Assessment conclusions	<p>Site is suitable No</p> <p>Site is available Yes potentially</p> <p>Site is achievable No</p>
Scoring	Orange
Conclusions	The site scores well apart from limitation in size, road safety and impact on conservation area which would prevent achievement of policy LW1.

Site 2A	
Address	Land adjacent to Didcot Road between site 1 and Saxon's Heath
Site area	2.5Ha
Description	 <p>Farmland adjacent to population centre of the village</p>
Amount of development	The site would accommodate 30-40 houses, community hub and necessary parking and outside facilities
Planning policy	N/A
SHLAA status	N/A
Opportunities	<p>Close to centre of population</p> <p>Would accommodate plans in policy LW1</p> <p>Addresses traffic concerns in High Street</p> <p>This site has a safe access off Didcot Road</p> <p>Land owner enthusiastic about the project and agreeable to sale at SODC suggested price</p>
Constraints	<p>Potential significant archaeological findings, but less than site 1</p> <p>Site 1 might become a rounding off site in future</p>
Assessment conclusions	<p>Site is suitable Yes</p> <p>Site is available Yes</p> <p>Site is achievable Yes</p>
Scoring	Green
Conclusions	The site is suitable, available and achievable and is the preferred site for policy LW1

Site 1 and site 2A amalgamated	
Address	Farmland adjacent to Fieldside/Didcot Road
Site area	4Ha
Description	Farmland adjacent to population centre
Amount of development	The site would easily accommodate 30-40 houses, community hub and necessary parking and outside facilities
Planning policy	N/A
SHLAA status	N/A
Opportunities	Close to centre of population Would accommodate plans in policy LW1 Addresses traffic concerns in High Street This site has a safe access off Didcot Road
Constraints	Adjacent to conservation area Concerns about effect on views to and from AONB Environmental concerns (giant snails and house martins, both at risk species) Potential significant archaeological findings
Assessment conclusions	Site is suitable Yes Site is available No Site is achievable Yes
Scoring	Orange
Conclusions	Site is suitable and the green buffer zone would partly address environmental concerns and concerns relating to views. However, the combined site is currently unavailable due to opposition of one of the landowners

Site 2B	
Address	Land adjacent to Didcot Road south of site 2
Site area	2Ha
Description	 <p>Farmland but outside the village envelope</p>
Amount of development	The site would accommodate 30-40 houses, community hub and necessary parking and outside facilities, but this would require using some land on site 2A
Planning policy	N/A
SHLAA status	N/A
Opportunities	Land owner enthusiastic about the project and agreeable to sale at SODC suggested price
Constraints	Outside village envelope Potential significant archaeological findings 1 in 1000 flood risk
Assessment conclusions	Site is suitable No Site is available Yes Site is achievable Yes
Scoring	Orange
Conclusions	Suitable site with some constraints, in particular would involve development outside the village envelope

Site 3	
Address	Land to south of Fieldside
Site area	0.97Ha
Description	 <p>Vacant farmland owned by St John's College Oxford</p>
Amount of development	Not large enough to accommodate policy LW1 and no vehicular access
Planning policy	N/A
SHLAA status	N/A
Opportunities	Central location with pedestrian access
Constraints	<p>Inaccessible by car</p> <p>Not large enough to accommodate policy LW1</p> <p>Potential significant archaeological findings</p> <p>Adjacent to conservation area</p>
Assessment conclusions	<p>Site is suitable No</p> <p>Site is available Not known</p> <p>Site is achievable No</p>
Scoring	Red
Conclusions	Site not feasible for reasons stated

Site 3A	
Address	Land at end of Saxon's Heath
Site area	At least 2.5Ha
Description	 <p>Farmland on the western edge of the village</p>
Amount of development	Large enough to accommodate community hub and enabling housing
Planning policy	N/A
SHLAA status	N/A
Opportunities	Available site, large enough to accommodate policy LW1
Constraints	<p>Least popular site among respondents to village survey</p> <p>Concerns about safety of vehicle access</p> <p>Outside current village envelope</p> <p>Potential significant archaeological findings</p>
Assessment conclusions	<p>Site is suitable NO</p> <p>Site is available YES</p> <p>Site is achievable Potentially YES</p>
Scoring	Orange
Conclusions	Least favoured site by residents and some constraints

Site 4		
Address	Wards Field, Off High Street	
Site area	2.6Ha	
Description	 <p>Land bequeathed to the village and owned by the Parochial Church Council under covenant</p>	
Amount of development	Not considered	
Planning policy	N/A	
SHLAA status	N/A	
Opportunities	Potentially available Stunning location	
Constraints	No vehicle access On edge of village Development would have huge impact on village setting and River Thames landscape Flooding potential Legal constraints on covenant	
Assessment conclusions	Site is suitable Site is available Site is achievable	
Scoring	Red	
Conclusions	Not suitable for reasons stated	

Site 5	
Address	Bodkins Field, Northfield Lane Long Wittenham
Site area	1.5Ha
Description	 <p>Village sports ground, bequeathed to village, owned by Parish Council. Covenant would require provision of sports ground elsewhere if this site were used</p>
Amount of development	Not investigated
Planning policy	N/A
SHLAA status	N/A
Opportunities	
Constraints	On edge of village outside current village envelope Need to provide alternative sports facilities Poor vehicular access via un-adopted narrow lane
Assessment conclusions	Site is suitable No Site is available Yes but need to replace sports ground elsewhere Site is achievable No
Scoring	Red
Conclusions	Unsuitable for reasons stated

Site 6	
Address	Long Wittenham Primary School, High Street, Long Wittenham
Site area	
Description	 <p>Vacant school site when school moves to new site according to policy LW1</p>
Amount of development	5-8 market houses with a village green adjacent to High Street
Planning policy	N/A
SHLAA status	N/A
Opportunities	Vacant site will be owned by Parish Council after provision of new primary school Central site
Constraints	Adjacent to High Street conservation area but proposed village green will mitigate effect
Assessment conclusions	Site is suitable Yes Site is available Yes Site is achievable Yes
Scoring	Green
Conclusions	Site suitable for a small number of market houses to fund community facilities in policy LW1 and village green has strong support from residents

Site 7	
Address	Village Hall, High Street, Long Wittenham
Site area	
Description	 <p>Vacant village hall site when village hall is relocated according to policy LW1</p>
Amount of development	2 small market houses
Planning policy	N/A
SHLAA status	N/A
Opportunities	Suitable central site adjacent to High Street Owned by Parish Council Available when village hall located according to policy LW1
Constraints	
Assessment conclusions	Site is suitable Yes Site is available Yes Site is achievable Yes
Scoring	Green
Conclusions	Suitable for limited residential development when site becomes available.