

Alvescot Forum

The newsletter of Alvescot Parish Council

Issue 48

January 2017

Public meeting: proposal for 24 new homes in Lower End

As many residents in the village already know, a planning application has been submitted to the District Council (WODC) to build 24 houses, including ten affordable homes, at Park Farm in Lower End. If approved, this will be the most significant development in Alvescot for some years.

The parish council has been consulted by WODC for its comments and briefly discussed the proposal at its December meeting. It decided that, because this was such an important proposal, it would defer commenting until there had been an opportunity to consult more widely in the village. So, with the agreement of the applicant, the parish council has arranged for WODC to extend the consultation period until the end of January.

A public meeting will be held on Wednesday 18 January at 7.00 p.m. in the Village Hall for any Alvescot resident to express their views about the proposal. The applicant will be present to answer questions. Following the public meeting, the parish council will hold its scheduled monthly meeting and consider its response to WODC. It will take into account comments made at the public meeting as well as relevant planning matters, including its own Development Policy (see overleaf).

The detail of the planning application can be seen on the WODC website (www.westoxon.gov.uk) under Planning and Building, or by visiting the WODC offices in Witney. The reference is 16/04045/FUL.

Wednesday 18 January – 7.00 p.m. – Village Hall

ALVESCOT PARISH COUNCIL DEVELOPMENT POLICY

Based on consultation with residents, including views expressed during the creation of the community-led Plan A for Alvescot published in June 2016, the parish council adopted the following policy to guide its decision-making with regard to planning and development in the village.

The parish council recognises that

- the West Oxfordshire Local Plan, expected to be adopted by the district council in 2017, will look to villages to contribute a limited amount of development towards the District's target for the period to 2029;
- most residents are strongly opposed to proposals for housing development which is disproportionate in scale, out of keeping with the character of the village, or in other ways detrimental to quality of life or environmental, social and economic sustainability;
- Alvescot's principal needs for future development are affordable housing for the up-coming generation, and homes suited to the needs of residents as they age.

The parish council will

1. ensure that the first objective of any development in Alvescot is to meet the interests of Alvescot residents and their families;
2. work to identify opportunities for creating affordable housing for the families of residents, including consulting land-owners on potential locations for small-scale development;
3. support in principle adaptations or extensions to existing homes which meet the needs of growing families, or ageing or disabled residents, subject to other material considerations of specific proposals;
4. continue to resist proposals for developments of disproportionate scale, unsympathetic character, or otherwise detrimental to the village and its residents;
5. co-operate with the district council and neighbouring town and parish councils in planning and delivering sustainable growth in the District to meet properly identified needs.

In considering planning applications on which it is consulted, the parish council will act in accordance with the above policy.

Each application will be judged on its merits, but the following approach will be taken when responding to the local planning authority:

- where an application positively supports the Parish Council policy, a **favourable comment** will be made;
- where an application is contrary to the policy an **unfavourable comment** or **objection** will be made (depending on whether there are grounds for objection under national or District planning policy);
- in other cases **no comment** will be made.