



**CONSULTATION WITH LONGCOT PARISH COUNCIL**

Application reference:	P13/V1643/FUL	Officer:	Mark Doodes
Application type:	Minor	Amended plans:	
Address:	Land to rear of 1 Wakes Place, Fernham Road, Longcot, Oxon SN7 7TQ		
Proposal:	<i>Demolish existing workshop and change of use to erect three bedroom detached dwelling. (Re-submission of withdrawn application P13/V0307/FUL.)</i>		

**LONGCOT PARISH COUNCIL:**

1.  **FULLY SUPPORTS** this application for the following reasons:
2.  has **NO OBJECTIONS** to this application.
3.  has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:
4.  **OBJECTS** to this application for the following reasons:

Longcots' flood plan has this area marked as a key area in the sightings of old drains and run off points. It is part 3 of the flood plan as the new drainage map that was drawn by the Vale in 2010 could not send cameras down the drains as the drains were not straightforward at this point. (see point B on the original drainage map). Council is very glad to note that Peter Dela has requested full drainage maps of sewerage and rain run-off water.

Council cannot consent to planning in line with the Longcot Flood plan until the guarantee of a workable drainage plan is accepted.

This also relates to the footings of the building as the Vale need to ensure that the village drainage from Mallins Lane and Priory Mead, that feeds into drains that are directly behind this plot, are taken into consideration as this has not been addressed in the past and is still a problem area. We attach the two drainage maps that show clearly the problem and how it affects the houses in Downlands.

Longcot has a healthy bat population (both Pipistrelles and Long Eared bats have been recorded by Oxford Bat Protection in Longcot) and Council requests that an environmental impact statement to ensure that wild life is protected.

Highways must approve the access point.  
Neighbours must be informed and their views taken into account.

Council wishes to withdraw the comment made on planning application P13/V0307/FUL which stated that 2 Wakes Place flooded regularly. During 2007 2 Wakes Place had excess water in the garden but no flood water entered the property.

5. If you have a current Parish Plan does it support your view on this application?  
If so, please give details of the relevant section below:

Signed by .....T Brock.....  
Clerk to Longcot Parish Council

Dated 16 August 2013