

Spitfire Homes' response to questions raised at presentation to local community regarding development on land west of Wroslyn Road, Freeland

Following Spitfire Homes' presentation to the Parish and local residents on 15th February 2023 set out below is a list of all of the 'takeaway' questions on which Spitfire Homes indicated that a further response would be provided. The Table below sets out our record of all of the comments made at the meeting, questions asked and includes Spitfire's response to those points.

For completeness, the 'takeaway' questions, are set out below and unless set out beneath the question, the answers are included in the below table:

1. Please could you look into ground source heat pumps (especially a communal ground source heat pump, as an alternative to air source heat pumps?
2. Have you considered rainwater harvesting? Will this contain grey water harvesting?
3. Please could you confirm the housing mix?
4. Related to the above, what are the expected number of families to be generated from the proposal?
5. What is the commercial element of the proposed development? Can Spitfire issue this information or is this too sensitive?
6. When were the ecological surveys done? Are hedgehog and bat boxes necessary?
7. Is 80 houses too much? Have you considered scale?
8. How will the POS / wildlife be maintained?
9. Please could you clarify the habitat and linear biodiversity net gain and the wetland pond areas?
10. Dark night sky – What is the expected external lighting? Is there a proposed scheme?
11. Would the applicant fund a walking bus / cycling bus to make sure children get safely to school?
12. What percentage of affordable housing and tenures, have we submitted a detailed sustainability assessment?
13. Where will the construction Traffic come from?
14. Could the specifics of the proposed fitting out, ownership, staffing and operational model of the shop be clarified in writing please?
15. Spitfire was clear that the methodist chapel was not available as a community hub – have they actually engaged direct with the methodist church over the building, and if so, could they relay what they proposed to the Methodist Church, and what the response was?

Spitfire have not engaged directly with the Methodist Church but have observed the communication between them and the FBCS as part of their respective planning applications for the change of use of the chapel to a community shop and the Methodist church's proposal for the change of use of the chapel to a residential dwelling. The Methodist church have confirmed in their response to the change of use application for a community facility that the chapel is not available and not for sale. It is also unclear what if any funds the FCBS have to deliver such facility even if the Chapel did become available to them. Spitfire are currently trying to engage with FCBS to discuss the community shop/ café proposal further.

16. Could the breakdown of space between the developable area, the community hub, the allotments and open space be provided and shown on a plan?

The total site area is 5.35ha. Of that, the net developable area for built form is 2.57ha as proposed. This comprises the community shop/café of 230sqm and 80 residential dwellings at a density of 31.1 dwellings per hectare. Drawing CSL.01A Development Areas shows the split of the different areas across the site between the developed area, open space, the proposed allotments and community shop/café.

Who	Question/Comment	Response by Spitfire Homes
Robert Crocker – The Green and Tenant Farmer of the site.	<p>Locally referred to as 'Chapel Meadow'.</p> <p>Crucial link and referred to as a wildlife corridor.</p> <p>The land is locally 'important' for nature and the local community.</p> <p>Comments were made regarding BNG and developers struggling to recreate habitat once lost and concern regarding the design of the proposed scheme and this not being 'bespoke'.</p>	
Amy Jackson – Parish Council Member	<p>Questions raised with regards to the design evolution and house type design and whether these were generic.</p> <p>A query was raised regarding the use of chimneys and whether these were real?</p>	<p>Chimneys will be artificial but seek to add interest to the dwellings and be in keeping with some of the existing properties located within the Village.</p> <p>House type floor plans will be standard but have been elevated to respond to the local character</p> <p>Architecture – not just about design, orientation, materials, scale are taken into account. Local materials are reflected in the scheme.</p>
Peter Newell – Wroslyn Road	<p>Have Spitfire considered the use of ground source heat pumps as opposed to air source heat pumps as concerns were raised over potential noise issues.</p>	<p>Air source pumps have been used by Spitfire for some time and we as a business have not received any complaints relating to noise from our residents.</p> <p>Ground source heat pump/s have not been considered by Spitfire for Freeland due to on-going maintenance issues they could present to future residents. Air source heat pumps are considered to be an appropriate solution and alternative to the traditional gas boiler.</p>

Brain Leach, Oakland Close	<p>Have Spitfire considered the use of solar panels for 15 years and battery storage. Why are Spitfire not delivering this from day 1? Questions solar panels not heating water hot enough due to battery storage not working.</p> <p>Should consider rainwater harvesting.</p> <p>Overall structure of the design – resident agrees fits in with locality.</p>	Spitfire will be installing solar panels as part of the development proposals and utilising battery storage to generate energy for each dwelling.
Walkers Close	<p>Will all houses have solar panels?</p> <p>Will all houses be well insulated?</p> <p>What are intentions regarding green energy?</p>	<p>Yes. Each house will be provided with solar panels and we are currently considering additional energy efficient measures including infrared panels.</p> <p>In line with Building Regulations each new home will be energy efficient and delivered on a fabric first approach.</p> <p>Spitfire as a business are on green energy tariff and welcome suggestions on ground heat pumps and water harvesting which will be considered further by the team.</p> <p>Spitfire have submitted a detailed Sustainability Statement with the planning application setting out these matters in detail.</p>
Sue Tomlinson	Will homes be provided with solar panels	Please see answer provided above.
Andrew Bird No address	Is there sufficient capacity in the electrical network to accommodate the development? Query relating to overhead electrical cable and whether these will need to be removed on the site.	Discussions with National Grid have taken place and any necessary upgrades will be delivered as part of the development proposals. It has been agreed that the existing overhead cables will go underground.

		<p>Scottish and Southern Electricity have confirmed that as part of the Overhead diversion, the existing pole mounted transformer that serves the village will be upgraded from 200kva to 500kva which will provide the village with additional electrical capacity.</p>
<p>Penny McCarthy – Local head teacher at Primary School</p>	<p>Questions family numbers that will be generated from the development?</p> <p>Questions S106 education contribution and whether Spitfire would explore a financial contribution towards a walking bus or similar due to on-going parking issues outside of the school.</p>	<p>The Local Education Authority (LEA) response on the application has based its response on the proposed development which comprises:</p> <ul style="list-style-type: none"> * 1 bed dwellings – 7 * 2 bed dwellings – 25 * 3 bed dwellings – 25 * 4 bed and larger dwellings – 23 <p>This provides an estimated population generation, based on 2.4 persons per household as an accepted average (the LEA calculations):</p> <ul style="list-style-type: none"> * Average Population – 204.18 * Nursery Children (funded places) – 5.59 * Primary pupils – 25.22 * Secondary and sixth form pupils – 19.86 * Special School pupils – 0.51 <p>Spitfire have discussed the walking bus suggestion with OCC highways at a meeting held on 21/2/23 and requested that they look into this for the development and whether a financial contribution could be sought.</p>
<p>Mike Gilbert Broadmarsh Lane</p>	<p>How has the scheme responded to the existing character of the village and its green spaces that are referred to in the Inspired Villages appeal decision.</p>	<p>A detailed analysis has been undertaken of the existing settlement as part of the scheme's evolution which has taken into account existing</p>

	Concerns raised regarding the scale of development when compared to the existing village and provision of affordable housing.	<p>site constraints and opportunities. This has included design, landscape, heritage, highways and ecological input to ensure the scheme responds to its setting.</p> <p>The Inspired Villages appeal decision has been reviewed by Spitfires consultant team and Barrister and has been considered in the context of Spitfire's proposals.</p>
<p>Mark</p> <p>Freeland Gate</p>	Questions the scale of development	<p>Scale is considered to be appropriate when viewed in the context of the size of the village and efficient use of land encouraged by National Policy.</p> <p>If number of dwellings were to reduce this would have a knock-on effect on the number of affordable dwellings and scheme benefits that could viably be delivered.</p> <p>Spitfire are currently awaiting responses from the LPA in respect of design, landscape etc and will review these once received.</p>
Elizabeth Walsh 'The Green'	Questions the mix of affordable.	<p>There is a Policy requirement for 50% affordable housing to be delivered on site which is proposed at Freeland.</p> <p>Spitfire are due to hold discussions in respect of the affordable housing provision and proposed tenure with AH officer in the coming weeks and will advise the PC of any changes to the mix.</p>
Cllr Alaa Al-Yousef	What pre-application advice has been sought from the council in respect of the submitted scheme?	Spitfire have held a pre-app meeting with officers historically to discuss the site

	<p>Design and scale important</p> <p>Questions affordable housing.</p> <p>Thames Water – Grampian condition?</p>	<p>and proposed development. As a result of the existing policy background to the site remaining unchanged we did not see any merit in re-engaging with the LPA who are currently struggling from a resource point of view.</p> <p>Design and scale important in consideration of development, design has taken into account location, Council's preferred housing mix, all relevant design standards and also benefits to be delivered within the development.</p> <p>NPPF affordable guidance suggested minimum 10% provision. Development will deliver 50% affordable housing</p> <p>We would expect this.</p>
Ian Paxton – Local farmer	<p>How long anticipate the build to take?</p> <p>What is the timing of the community shop?</p>	<p>A development of 80 dwellings should have a build out period of around 2 years.</p> <p>Community shop could be delivered at the beginning of the development, within the building of a certain number of homes. Discussions would be held with LPA on timing for the delivery of the shop.</p>
Victoria – Local resident	<p>Timing of the development?</p> <p>Who maintains external areas?</p> <p>Felt there was a lack of engagement on the application proposals?</p>	<p>If permission was granted in April 2023 would expect to start on site circa end of 2023</p> <p>Public Open Space would be handed over to a Management Company. Management fees would be split across houses within the estate.</p> <p>Public engagement took place prior to the submission of the</p>

	<p>Questions whether there would be a potential rise in crime?</p> <p>How many car parking spaces are proposed?</p>	<p>planning application with a website and opportunity to provide comments. This was run by CCP Awaiting crime prevention officer comments.</p> <p>Residential car parking is proposed at 215 spaces total. 157 allocated spaces, 11 unallocated spaces and 47 garage spaces. Oxfordshire Country Highways have indicated this is excessive and it is to be reviewed.</p>
FCBS community society	<p>1. Who will own the shop?</p> <p>2. Will it be provided free of charge?</p> <p>3. Will the buildings be fitted out for purpose?</p>	<p>Witney Town Council Trust will retain ownership of the land for the shop/café and have indicated they would be willing to assign a lease to a community group to run the shop.</p> <p>Spitfire would deliver the construction of the facility as part of the development but this would not include a fit out.</p>
Janet Dawson Thames View(?)	<p>Asked how the wildlife within the site will be maintained</p>	<p>The on-site public open space will be maintained by a management company. This is likely to include a Landscape and Environment Management Plan (secured by condition) that would be approved by the LPA for the management of the space.</p>
Hurst Lane	<p>Questioned whether 80 houses is too large a scale. Asked what the tenure and proposed mix would be.</p> <p>Questioned the cost of affordable housing and whether it will truly be affordable.</p>	<p>The application proposes the following housing mix:</p> <p>Market Housing – 40 dwellings:</p> <ul style="list-style-type: none"> - 2 bed – 8 dwellings - 3 bed – 11 dwellings - 4 bed – 17 dwellings - 5 bed – 4 dwellings

		<p>Affordable Housing – 40 dwellings:</p> <ul style="list-style-type: none"> - 1 bed – 7 dwellings - 2 bed – 17 dwellings - 3 bed – 14 dwellings - 4 bed – 2 dwellings <p>The affordable housing proposed will include 26 no, affordable rent and 14 no, shared ownership dwellings. The levels of discount for affordable housing is set out in the NPPF definition and requires a minimum 20% discount. The housing will also be available first for people with a local connection to the area, before it is available more widely.</p>
Headteacher of Freeland School	<p>There are existing problems with parking at the school. Would the developer be willing to contribute to a walking/cycling bus.</p>	<p>Yes – take this away. S106 will cover this, if there is a desire and a need this will be reflected.</p> <p>Looking at pumping station facility, look at treatment works.</p>
Chair of Governors at Freeland School	<p>The village already suffers from sewage problems and foul water backing up/overflowing. How will the development ensure the problems are not exacerbated.</p> <p>Also asked if grey water can be harvested within the development to reduce surface water runoff for example?</p>	<p>Thames Water has confirmed as part of the consultation on the application that offsite reinforcement works will be required to support the development, which Thames Water will undertake and complete within 22 months of the grant of planning permission.</p> <p>Options for grey water harvesting and recycling can be incorporated but there are often ongoing maintenance issues if homeowners do not maintain the facility available so the drainage system onsite</p>

		still needs to take that into account.
Robert Crocker 'The Green'	There are already water pollution and traffic issues in the village. The development is too big, there is not the capacity for it in the village and it does not relate to the village itself.	
Pigeon House Lane – local wildlife photographer	<p>1. Asked for clarification on what habitat and linear units are</p> <p>2. When was the biodiversity survey done?</p> <p>3. Are Bat boxes necessary?</p> <p>4. What is the basis for the increase provided? Is it one habitat?</p>	<p>1. Biodiversity is a technical matter which is undertaken based on a strict set of rules. This requires surveys of all existing, pre-development habitats on the site to be undertaken which results in the existing site 'habitat' units being identified. 'Habitat' units relate to wildlife and areas of greenspaces whilst 'linear' units refer to rivers and streams, hedgerows and lines of trees.</p> <p>2. Ecology surveys have to be undertaken at set times of the year. For this application, as set out in the application submission documents: Extended Phase 1 Habitat Survey in May 2017 and then in August 2021; detailed phase 2 surveys for bats, dormice, badgers, great crested newts and reptiles in 2017 and updated in 2021, undertaken at the appropriate time of year for each survey as set out in law.</p> <p>3. The Ecological Appraisal work suggested that the development can be further enhanced by the provision of bat boxes as part of the development, thus adding to the environmental enhancements proposed.</p> <p>4. Biodiversity Net Gain matters are not calculated just</p>

		based on what the developer wants to provide on-site. Rather, the habitats lost, and their type must be replaced with habitat of the same type as that lost in order to ensure that there is no overall net loss of habitat, i.e. like for like replacements must be provided.
'The Green'	Underwhelmed by Spitfire Homes presentation and approach to the development which proposed just to 'Dump housing' on the site.	
Pigeon House Lane – Adjacent to development	Objects to proposal in its entirety. Also, the development will result in the loss of existing open space used by the public.	The land is currently private, and people walking on there are not doing so legally. The development will actually open up the land and make it possible for the public to utilise the space.
Chair of Parish Council	Asked what external lighting is to be proposed as the village has a 'Dark Skies' policy.	Spitfire Homes are aware of the village's 'Dark Skies' operation and would expect there to be a condition on lighting attached to any planning permission. Oxfordshire County Council have confirmed that as Freeland have a dark skies policy they would not expect the developer to provide street lighting. Spitfire Homes would expect a condition requiring any other lighting to be approved prior to installation – typically Spitfire Homes would provide an external security light for dwellings as standard.