

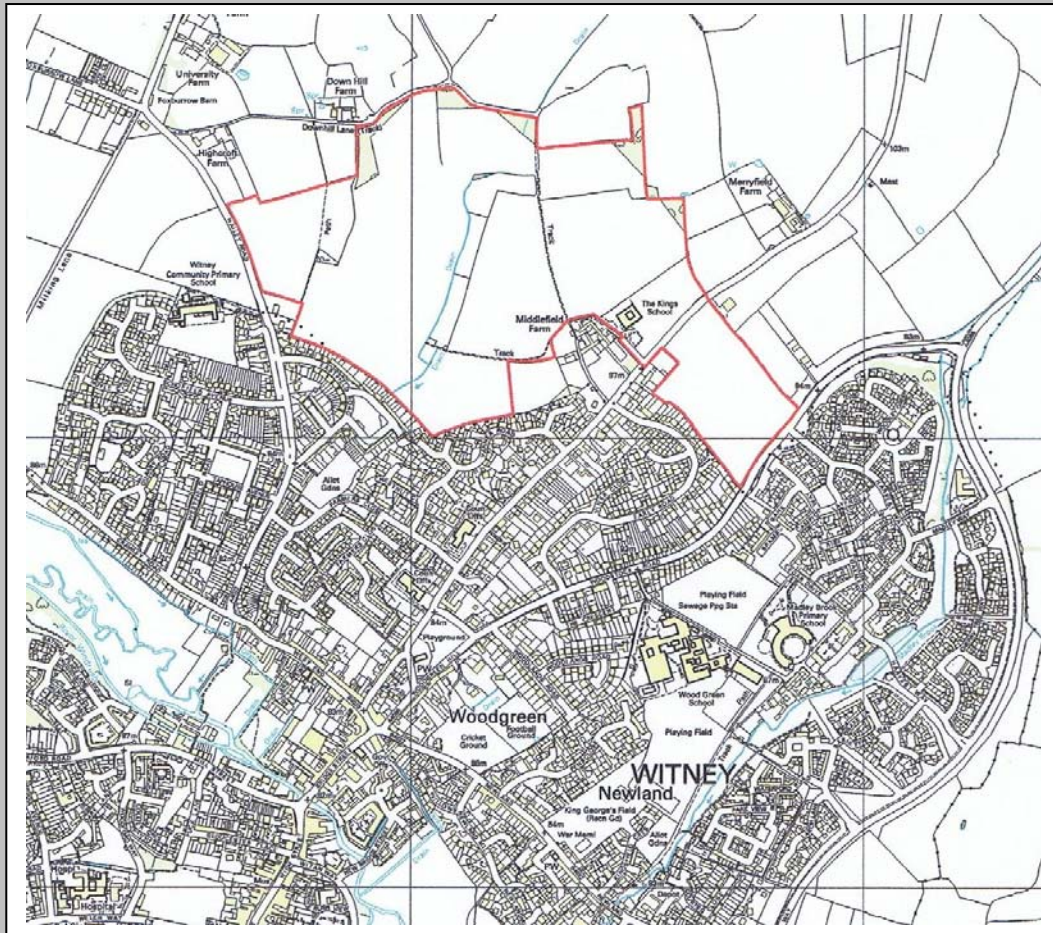
North Witney

Making an exceptional development opportunity beneficial to the community

Prepared as information for members of West Oxfordshire District Council



Meridian Strategic Land proposes the residential development of c. 136 acres of land north of Witney.



Meridian Strategic Land has proposed to provide up to 1500, high quality, environmentally sustainable new homes on land to the north of Witney. The new neighbourhood will be supported by associated development such as a new school, a neighbourhood shopping facility, and large open parkland areas, amongst other associated uses. Most crucially, community benefits to come from development of this site will be; important flooding alleviation measures and a new Bridge over the river Windrush, plus the balance of the West End Link relief road itself and other offsite highways improvements.

It is important to note that no other proposed development can provide these vital benefits.

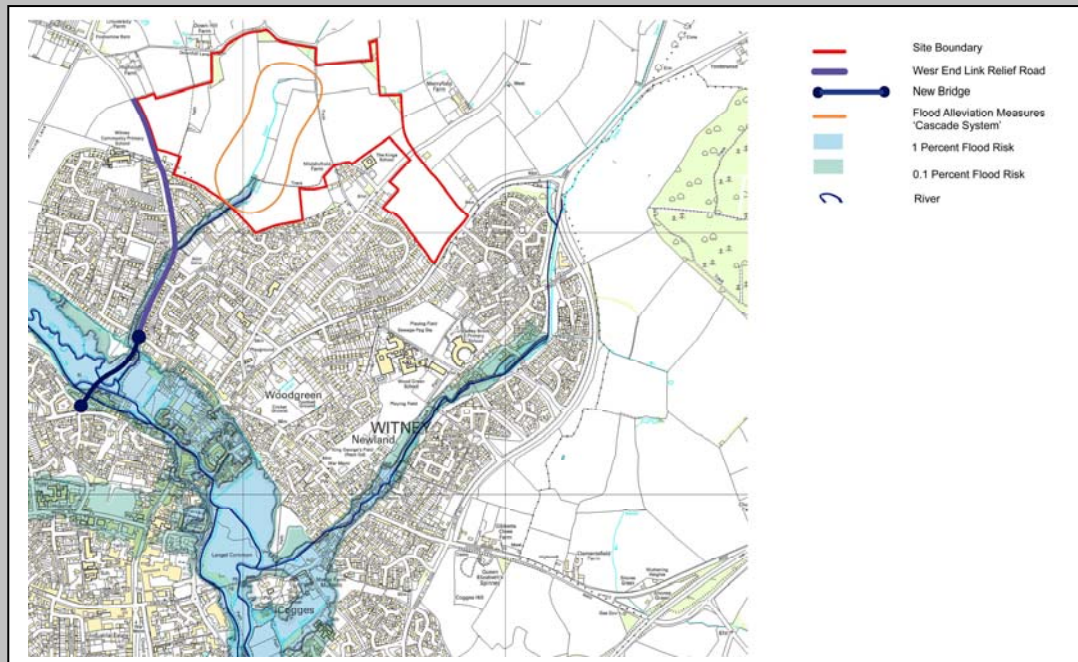
These items have been proposed over a number years past, but, until now, nobody has actually demonstrated *how* all of these items can be delivered. That is the reason why this land has not been allocated previously, despite the enormous and obvious benefits of its community planning gain potential.

For the first time, your officers have been able to demonstrate that the necessary resources have been brought to bear on the problem, and how the delivery of these benefits can now be achieved. These proofs are contained in a document delivered to WODC in October 2011 by Meridian Strategic Land.

This land is characterised by the presence of a significant watercourse flowing through the middle of the site. Witney itself is divided by the River Windrush, which runs north-west to south-east right through the middle of the town. Much of the built area of the town centre is located within the flood plain as defined by the Environment Agency, and it has suffered many floods into the urban areas over the years. There has also been serious flooding associated with the on site watercourse draining into an inadequate culvert on the northern boundary of Witney off Eastfield Road. This is a serious problem. However, less than 2% of the proposal site is so constrained. Indeed, we have shown how this proposal can actually provide mitigation of future flooding within Witney itself by providing sufficient floodwater storage to remove the local flood risk, thus creating important public benefit.

In terms of new community infrastructure, the development of this site can facilitate the provision of a new relief road, the West End Link, for which a protected corridor has been in existence for many years. Hand in hand with this goes a new bridge over the river Windrush, relieving the existing, inadequate bridge crossing route, The design and provision of a new bridge could also alleviate flooding dangers for the centre of the town itself.

This development at North Witney would be enormously beneficial to the town, whilst also providing the much needed additional housing, including affordable dwellings that WODC must provide.

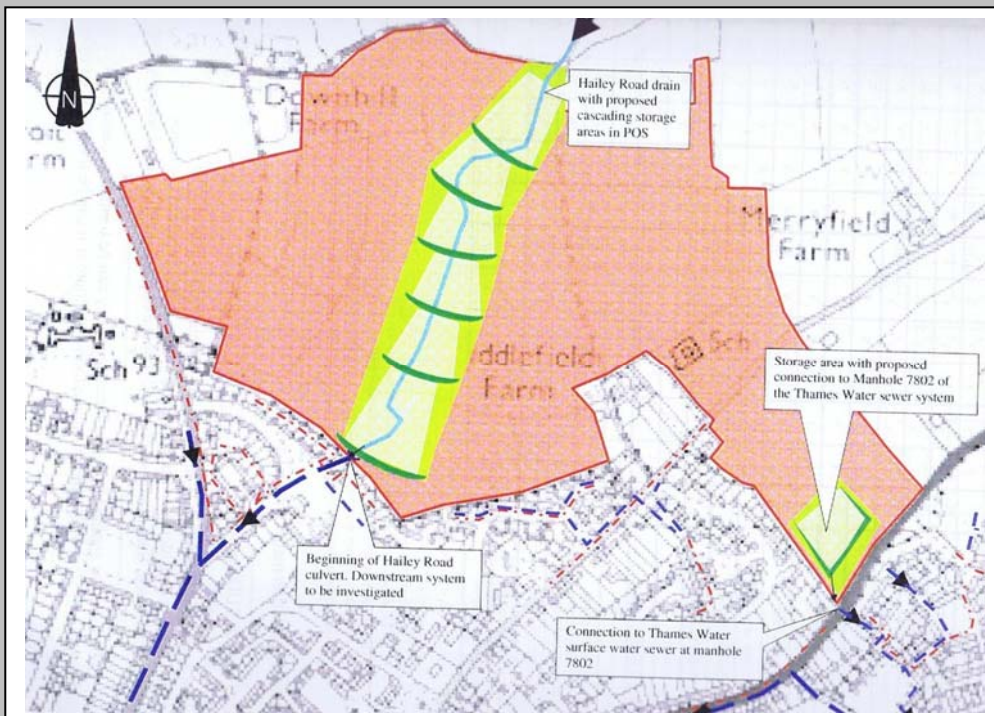


The document currently lodged with planning officers at West Oxfordshire District Council addresses all of the critical factors;

- It demonstrates that all of the controlling interests' land is deliverable by legally secured interest or binding agreements.
- That the site has a residential capacity for 1,500 new homes.
- The document addresses the major planning gain benefits for the local community.
- It shows how the new Bridge is to be provided over the river Windrush, and, that it is already designed and technically proven capable of construction. This is demonstrated in drawings, technical data, and bills of costs.
- The flooding alleviation measures possible for the town are detailed and proven technically capable of delivery.
- With a possible early planning permission through the LDF the major planning gain can come very early in the development
- A Major PLC quality house builder has already put much effort into the promotion and is still seeking to deliver development at this location.
- There should be no delay to development and therefore no delay to the delivery of the benefits. This is because there is no major clearance/clean up, remediation, etc required.
- The development of the site has been costed and, together with the planning gain items, has been demonstrated to be financially viable.
- In technical terms, this development can be delivered, it can be delivered in terms of legal control, and it is financially viable. In our view it should be allocated and delivered as being the most beneficial proposal for Witney.



The inadequate capacity culvert, off Eastfield Road in north Witney.



Meridian Strategic Land is dedicated to providing high quality developments.