

2-4 Witney rd Long Hanborough

Dear Councillors, my name is Luke Carter,

I am the applicant and the developer of this site. I am fully committed to providing much needed small well-built homes in West Oxfordshire where I was born and raised. We are proud to be the first small house builder solely building one bed units in W.O.D.C to offer '*help to buy*' and wish to provide 10 one-bedroom flats on this site.

This is our second development in Long Hanborough, our first, 39 Witney Road consisting of 7 one beds was a resounding success; planning granted, built on schedule and all units sold and fully occupied.

Back to this site. The situation is drastically different, two years on construction is still being halted by this ongoing planning situation, straining resources for all of us in a very difficult economic environment. Unlike bigger developers like Blenheim and Bloor Homes where the wind always seems to blow in a favourable direction, we seem to have been met with a forceful head wind.

In August we submitted an application for the 10th flat which was refused which we are now appealing.

We do not feel that this application has been treated impartially and judged on its own merit.

Please note that we were **not** given **any** opportunity by the officer to amend, discuss or change in any way our submission on a £5,000 application. This decision has been lodged with the planning inspectorate.

So, in absolute fear that this would happen again, I appealed to two councillors asking them to visit the site to get a real-world perspective on this application and asked that the committee be used as the democratic Judicator.

I have also asked that 2 CGI's be shown the first is for our proposal for 10 units the second is for the existing permission that we have on the site for 9 units. These CGI's are created using a drone photo taken of the actual surrounding area.

All we are asking for is a 1% increase in footprint and a 10% increase in volume which **does not have any impact on the street scene in anyway at all and it is certainly not harmful.** The element we are discussing sits over 30 metres away from the street scene. In fact, it actually provides a screen to the view of the rear of the Abelwood Road properties, which is far more consistent with the previous historic street scene.

I am genuinely sorry to be taking up any of your time on such a trivial planning matter that I do not really think should even be sat in front of you or costing the council countless

thousands fighting an appeal. We are willing to pay the £28,000 pounds s106 which an approval on this application attracts.

We will of course drop our appeal if we are successful today and get back to doing what we should be doing and that is building homes for the young and old alike to live in a village setting. This also frees up much-needed housing stock to allow older residents the opportunity to live in a village setting and not an old people's home.

We sincerely hope that the councillors can once again see the merit in what we are trying to achieve and can lend your support to this application so we can get back to work. Failing that we would welcome any site visit the councillors would like to make.

I thank you all for your time.