

Paper to be approved.
Minutes of the Meeting of Longcot Parish Council
on Monday 10 November 2025 7pm
held in St Mary's Church Hall, Longcot

In attendance.

Council members.

Andi Cunningham, Chair, Neil Campbell, Amy Cooper, Alan Rich and Tina Brock, Clerk.

County Councillor. CC Emma Markham

District Councillor. DC Viral Patel.

Visitors. One.

144/25 Apologies for Absence.

John Barneby, (prior commitment) and DC Katherine Foxhall (prior commitment). These apologies were received.

145/25 Variance of business. None.

146/25 Declarations of interests. None.

147/25 Public Participation.

A resident attended to raise concerns speeding along Longcot Road and to request that the 40mph sign further towards Shrivenham. The Clerk would contact Mark Francis, Highways, OCC to arrange a site meeting to discuss possible traffic calming solutions.

148/25 Minutes of the Parish Council meeting held on Thursday 23 October 2025.

Council resolved to approve the minutes which were signed by the Chair.

REPORTS

149/25 Report from County Councillor.

CC Markham submitted a written report.

Quiet lanes - This is a voluntary scheme for parish councils to propose small country roads and lanes to be closed off to motorised traffic, unless for access, to create routes which are safer for walkers, cyclists and horse riders. This would be proposed and led by the community.

Shrivenham Golf Course proposed development – We submitted our concerns with the proposed development and received this from the recent Bloor Homes consultation regarding the potential for a new development on Shrivenham Golf Course: *"Having regard to the characteristics of the development, it is considered that there is potential for significant environmental effects on water resources, biodiversity, cultural heritage, land use and due to the cumulative effects with other approved developments in the area. The Local Planning Authority is therefore of the opinion that the submission of an Environmental Statement in connection with this development is required."* This means a full environmental assessment will be required if any proposals are to be brought forward.

Current consultations

Improving our fire service: OCC are asking for your views on proposed changes to how we respond to emergencies <https://letstalk.oxfordshire.gov.uk/ofrs-consultation>. Closes 20th January 2026

New STEM School in Faringdon: Artemis Academy will open in a newly built, purpose design facility on Lechlade road in Faringdon. The academy is seeking input from residents and parents to help shape the school <https://letstalk.oxfordshire.gov.uk/artemis-academy-consultation>. The consultation runs until 25th November 2025.

Naming the new winter salt gritting vehicles: Entries can be submitted to <https://letstalk.oxfordshire.gov.uk/name-oxfordshire-s-new-gritters> by 5 November.

CC Markham left the meeting.

150/25 Report from District Councillor.

DC Patel reported.

Secretary of State response to our letter requesting clarity on the future use of Shrivenham Defence Academy housing. On 30 September, with Cllr Markham, we wrote to Charlie Maynard MP and relevant Secretaries of State to request clarity on the future use of MOD housing at Shrivenham. We have now received a reply from Luke Pollard MP, Minister for Defence Readiness & Industry. [Full letter](#)

Swindon Local Plan Council officers responded formally to the recent Swindon Local Plan Reg 18 consultation, incorporating many of the comments that Kat made as ward member.
Full response.

Bloor Homes Plans for the Shrivenham Golf Club Like many residents, we have major concerns about the potential development of Shrivenham golf course for housing, and have worked closely with Watchfield & Shrivenham Parish Councils, as well as many residents, to ensure that local comments and concerns are registered. The first stage of the development process was a Screening Opinion request for an Environmental Impact Assessment.

Following a great deal of local response, including from Kat, we are pleased to report that council officers will require an Environmental Impact Assessment with a future application. Continual Flooding on the A420 Kat continues to ask OCC officers (through my role on the FATAC committee) to address the flooding on the A420 at the low point between Cross Trees roundabout and the Westmill junction. Cllr Markham has asked for a site meeting. We will keep on this issue until this clearly dangerous situation is resolved.

151/25 Report from the Chair. None.

FINANCE

152/25 Payments of Accounts.

Council resolved to authorise the payments.

Neil Campbell and Amy Cooper signed the invoices as proof of authorisation.

Table 1 List of receipts received.

Statutory Power	Receipts received	Description	Total
CIL	VWHDC	CIL Share	£2,198.05
Small Holdings and Allotments Act 1908	Allotment tenants	Rent	£144.00

Table 2 List of payments.

Statutory Power	Payments due:	Description	Total
BACS LGA1972 s111	Lloyds Bank	Bank charges	£4.25
EP320 LGA 1972 s134	Longcot Churchwardens	Room hire	£17.00
DD Small Holdings and Allotments Act 1908	Castle Water	Allotment water	£15.91
EP321 LG (misc prov) Act 1976 s19	Earth Anchors Ltd	Bench for play park	£541.20

PLANNING

153/25 Submitted planning application(s).

Council would submit the following comments.

Table 3 List of submitted planning applications.

Ref.	Planning application number	Address and proposal
i	P25/V0956/HH amended details	<p>2 Church View Cottages, Longcot, Oxon SN7 7SZ <i>Two storey rear and single storey side extension (Thames Water flooding report and sewer plan rec'd 27/10/2025).</i></p> <p>Object. Council objects to this application because of observations that Council believes would have an impact on possible flooding of the neighbouring house that would require the explanation and execution of engineering practises that are not detailed on the submission. Thames Waters survey that has been added is most helpful in showing in detail that the only pipes available for foul discharge go directly through No. 1 Church View Cottages. The proposed extension has extra bathrooms, cloakrooms etc and therefore an increase in the foul output. Would the drains have this extra capacity? The CCTV survey clearly shows that there is root ingress and there is only one manhole on the property of No2 Church View Cottages, so that they are relying on the drains on a neighbouring property which require remedial work at best. Would these pipes be able to cope with any alteration without a very serious plan that could divert the pipes</p>

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		<p>from making a journey through the neighbours? The increase in footprint of the house would really increase the surface water produced with larger roof areas and Council cannot understand the surface water capacity plan - there are new inspection chambers shown but not the measurements to show flow and how it will all be managed.</p> <p>Attached are some pictures taken of the foul manholes during rain showing clearly that rainwater hugely impacts the sewerage capacity. The Thames Water report states that there has not been a flood at this property, but it is the surrounding properties that Council has to be concerned with, and the impact of a large build involving new footings and all the consequences that has for the impact elsewhere in a village.</p> <p>Council is concerned about the size and scale of this extension within the existing plot.</p> <p>There is no Traffic Management Plan to show if permission was given how it would manage the impact to the village during construction and where access is required.</p> <p>Council notes that there is a neighbour who is worried about the position of a window on the extension.</p> <p>Council requests that Leigh Travers advises on this application.</p>
ii	P25/V2310/PIP	<p>Land East of Mallins Lane, Longcot, Oxon SN7 7TE <i>Proposed erection of 4 no. self-build dwelling houses (Permission in Principle),</i> Object. Longcot is officially designated as a small village. As a tier 4 settlement it lacks much of the infrastructure seen in larger communities. Pavements are limited, no street lighting, and many houses are not connected to mains sewerage and rely on septic tanks. It is also relatively isolated, the nearest shop is 2 miles away and the bus stop on the A420 is just over a mile from the heart of the village, not accessible by footpath.</p> <p>The parish has been able to have new houses built because there are some areas of the village where the risk is low of either new houses flooding, or increased flood risk to existing housing stock as a consequence of new builds. This application is within the area of the village that has a high flood risk and flooded badly in 2007. This plot of land is strategic in the drainage and the holding of water on this side of the village.</p> <p>The paddock that this application refers to is within the oldest part of the village as stated and referred to by the Heritage Officer and as such is a site that is absolutely strategic with regard to the many aspects of maintaining the village flood programme, enabling it to function in harmony with the environment that has been understood for generations. This is an application that destroys the function that this area fulfils, particularly this paddock that protects many houses, both new and old.</p> <p>The planning statement states that Longcot has no statutory environmental constraints. However, in the Joint Local Plan for 2041 in the 'Housing and Economic Land Availability Assessment' it is clearly stated that this area of land is 'within the Green Belt, has not been previously developed, is not within the current built form and is not considered suitable for development'. There is a grade 2 listed house neighbouring this application that is very fragile and would be put at major risk with the construction traffic required. This property has already been put at risk this year with the construction traffic used for</p>

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		<p>the renovations at Eyrie that have been carried out by the same developer with no planning permission and with no respect to our heritage buildings.</p> <p>This development would require access via Mallins Lane. This is a narrow lane without pavements, one car wide with no stopping or passing areas other than utilising private drives. Some residents require access for carers, and local children use the lane going to and from the school.</p> <p>The current redevelopment of Eyrie (as above, by the same developer, without planning permission) has already provided evidence of this sort of disruption. This week a construction vehicle had to offload on the road causing an unacceptable total obstruction for some time, even blocking pedestrian access.</p> <p>On other occasions stationary lorries were reported to the police and to OCC (pictures attached). This resulted in mothers with prams being unable to pick up their children from school, which was very distressing. The Vale Enforcement were informed. The application for self-builds means that construction cannot be easily coordinated, this would put even more pressure on the Lane, and it cannot be accommodated. The construction traffic that would be required to facilitate these multiple proposed self-build homes would be of significant harm to the village (Council notes that there is no offer of a Traffic Management Plan) and to the residents of Mallins Lane as documented in the ongoing building at Eyrie the adjoining plot, the same applicant that has had a major impact on residents life. Council would ask Highways to be involved with assessing this situation as Council is flagging this as an important material consideration.</p> <p>The gate and entrance to the site are clearly not capable of facilitating the construction traffic. The splays as they stand are just not accommodating, and the turning circle at this point would not be able to manage any construction lorries. A tractor and small trailer have used this entrance for hay making for years but it cannot take a large trailer so we know from experience what this entrance can serve.</p> <p>Planning Document point 6.6 states that the site will have a new crossover that will replace the existing field access? Where will this access be? This needs to be indicated in the plans.</p> <p>There are two trees at the gateway of this entrance, a Walnut and a Pine that have Tree Protection Orders on them and the possibility of construction traffic would be of serious risk to both these trees. Council cannot see these two lovely trees marked anywhere on any of these plans. Even if they are sitting on the site adjacent that is associated with Eyrie, as they have TPO's there would have to be tree protection plans put in place, the same developer owns both plots. There are no such plans or reference to their safeguarding included.</p> <p>The ecology on this site is rich due to the area being a vital and strategic water holding paddock on rich deep clay that includes a natural water course that is well documented on all parish records. This ecosystem has abundant wildlife including bats, newts, owls, birds, and many hedgehogs.</p> <p>There is reference to a wildflower meadow on the application, but no mention as to how this will be managed as wildflower meadows require yearly work otherwise an area such as this would quickly be brambles.</p> <p>There is a pond located within this paddock that can be seen in the planning document under 'Planning History.' This pond is important as a strategic part of the water course at this end of the village.</p> <p>Water is held here all year in this pond, which is rich in wildlife, Council is aware that newts are definitely present in ponds in this area and</p>

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		<p>were most distressed when the 2 ponds at Eyrie, in the adjacent site were destroyed with no regard to their wildlife. This action was reported to the police as a wildlife crime and also notified to the Vale enforcement team.</p> <p>The pond, although clearly visible in the Planning History, is not referenced in any of the location or site plan drawings. This is important as it marks a natural water course.</p> <p>This pond marks the position and direction of water on its natural watercourse on this plot. Water flows from the pond, directly across the paddock, toward Priory Mead. The attached picture clearly shows the stream that develops and flows all year depending on the rainfall. The paddock has acted as a holding area for ALL the water that is produced from Mallins Lane. As more development has taken place over recent years around this paddock and further afield, the drainage that this land holds is of vital importance to hold back flooding on many surrounding houses.</p> <p>It is important to note that there is only one culvert on Mallins lane, this can be overwhelmed very quickly, especially in times of heavy rain. This culvert drains onto this paddock.</p> <p>The Longcot Village Flood Plan has been designed to keep the vulnerable houses on Mallins Lane as safe as possible and the introduction of footings and road tracks that this application would require would have a massive impact on the lower lying houses on Mallins Lane. Attached are some pictures of Mallins Lane in flood to show that there is absolutely no capacity to allow for any further restrictions on the surface water drainage system.</p> <p>Council also includes the drainage map that demonstrates the fragility of the drainage, and how some sections of drainage have been lost over the years which has further eroded the local drainage capacity. The aerial picture that is shown on the 'Site Location and Context' section 2 of the Planning Document clearly shows the plot - across which the indentation of the stream is marked on the grass as it is dry, you can then follow the ditches and culverts that then go behind the top of Priory Mead and come out at the bottom of The Green (pictures showing these ditches attached). There is also a surface water drainage pipe that takes water from the point of where this stream flows down through the gardens of Priory Mead and then across to Downland on its way to the ditch on the other side of Fernham road, next to the pumping station.</p> <p>There are also land drains that go under and around the houses at the end of the paddock and these are not built to take the extra surface water that 4 houses, their footings and roofs will create.</p> <p>The result of the tenuous and circuitous drainage is a vulnerability to flooding after heavy rainfall in this section of Longcot, especially in the summer months when the clay is impermeable.</p> <p>After many houses were flooded in 2007 Longcot worked closely with the Vale to produce a plan of action to help the village and its regular flooding issues. Longcot has flooded badly regularly over the years. Unfortunately, few records survive, as Longcot was previously in Berkshire. The misconception that flood zone 1 as stated in the planning statement means Longcot does not flood is absolutely not the case. Longcot's flooding is attributed to surface water that is held on our land before entering the River Ock. The records office in Reading does hold an old map of Longcot showing the many ponds that occurred naturally in Longcot. Many of these have now been built on - another reason why this paddock is so important within this drainage system.</p>

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		<p>The Vale mapped our surface drainage after the floods in 20007 and this map (attached) is invaluable at keeping the parish safe and showing the risk associated with the drainage system and any impact of new building.</p> <p>This part of the village where the site lies has a high risk of flooding and the very careful balance would put many houses at risk of flooding. This does not include just the houses in Priory Mead, but all the houses going down towards the ditch next to the pumping station where all the water drains - so also risking Downlands and Wakes Place (pictures attached).</p> <p>The planning document refers to unmet self- builds and housing need in West Oxfordshire between points 5.8 and 5.9. This plot is in The Vale of the White Horse and is not suitable for self builds that will require large footings. This application is looking for 4, so that is 4 large footings and an access road, all of which require a large amount of concrete on a paddock that is highly strategic in ensuring that properties in Priory Mead, Downlands, Wakes Place and beyond are protected from flooding. This application would absolutely put them at risk of flooding. In some areas this could be mitigated depending on the soil, water table and permeable capability, in this paddock none of these apply due to the dense nature of the heavy clay, which is a deep impermeable clay, so any modern permeable surface would not work at all but just increase the risk of flooding.</p> <p>The requirement of utilities is not detailed or referred to in this application. Septic tanks would not be suitable as they would drain into Priory Mead and to the rear of Wakes place and into the water course. Planning document point 6.2 refers to an accompanying Design and Access Statement prepared by Code Architects; however, it is not attached to the planning application, the Council has emailed Code Architects and requested the document. It also states that a separate unilateral undertaking for each plot is submitted alongside this application, again we have had no sight of this document.</p> <p>Council would like to refer this application to Leigh Travers, the Drainage Officer at the Vale as we consider this site to have highly significant importance regarding our village drainage strategy and cannot see how it can be mitigated as it will put many houses under increased risk of flooding, which is why Council is objecting so strongly. Council represents the village as a whole, the implications of this application would impact dramatically on so many individual households please take all responses into consideration.</p>

Neil Campbell and DC Patel left the meeting.

154/25 Refused planning applications. Noted.

Table 4 List of refused planning applications.

Ref.	Planning application number	Address and proposal
i	P25/V2279/FUL	The Homestead, Kings Lane, Longcot, Oxon SN7 7SS <i>Erect Single Self-Build Dwelling & Garage (as amended by plans and additional information received 19 May 2025)</i>

HIGHWAYS

155/25 Update on any matters. None

PLAY AREA & TRACK

156/25 Play area.

Council resolved to approve the expenditure to purchase 2 cradle swing seats £109 + VAT each, £60 to fit and £40 to fit the new bench.

The stone in the dirt track reported by MRH Services has been covered.

157/25 Track.
Nothing to report.

ALLOTMENTS

158/25 Update on any matters.
Andi Cunningham would update the allotment register.

DATE OF NEXT MEETING

159/25 Next meeting of the Parish Council.
TBC

The meeting closed at 8.45pm.

Signed.....Date.....2025