

**WEST OXFORDSHIRE DISTRICT COUNCIL**  
**LOWLANDS AREA PLANNING SUB-COMMITTEE**  
**MONDAY 16 FEBRUARY 2015**

**UPDATE REGARDING APPLICATION REF: 14/01671/OUT - 200 HOUSES, LAND**  
**AT WOODSTOCK ROAD, WITNEY**

**REPORT OF THE HEAD OF PLANNING AND STRATEGIC HOUSING**

**(Contact: Kim Smith, Tel: (01993) (861676)**

(The decisions on this matter will be a resolution.)

**1. PURPOSE**

To update Members as to progress regarding the above application and to enable them to feedback any key issues that they would wish to be included in the report when the application is brought before members for determination.

**2. RECOMMENDATIONS**

That the Sub-Committee note progress and advise officers as to any further issues accordingly.

**3. BACKGROUND**

- 3.1. This application was the subject of a site visit on Thursday 12<sup>th</sup> February and when officers recommended that Members undertake such a visit it was anticipated that the application would be brought forward for determination at this meeting. However, in the period since the last report the applicants have requested that the application seeking planning permission be deferred in order that they can seek to address a series of issues raised by OCC in their consultation response. As such the application is not on this schedule.
- 3.2. Notwithstanding that the application is not on the schedule Officers would welcome any feedback from Members as to the key issues arising from their site visit (if any) additional to the bullet points listed below that they would like to see addressed in the final report.
- 3.3. The key issues are currently considered to be:
  - Principle
  - Compliance with NPPF
  - Compliance with adopted and emerging local plans
  - 5 year housing land supply
  - Piecemeal/strategic allocation
  - Traffic impacts, adequacy of roads and disposition
  - Air Quality in Bridge Street
  - Provision of necessary infrastructure
  - Viability
  - Affordable housing

- Landscape impact
- Applicants vision for the site/character types/design/scale etc
- Ecological impact
- Prematurity

3.4. If there are any further matters that Members would like addressed in the detailed report they are asked to raise them at the meeting. It is anticipated that the application will be presented to the Lowlands Area Planning Sub-Committee on Monday 16 March 2015 at the earliest.

#### **4. FINANCIAL IMPLICATIONS**

None.

#### **5. ALTERNATIVES/OPTIONS**

None.

#### **6. REASONS**

See section 3.

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Head of Planning and Strategic Housing

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Background Papers:

None