



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 20TH OCTOBER, 2025

Agenda No    Item

4.    **Applications for Development** (Pages 3 - 6)

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Head of Planning.

<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
24/02901/OUT	Land North of Holliers Crescent, Middle Barton.	Stephanie Eldridge
25/00805/FUL	Enstone Quarry, Oxford Road, Enstone.	Stephanie Eldridge



## WEST OXFORDSHIRE DISTRICT COUNCIL

### UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 17<sup>th</sup> October 2025

#### Report of Additional Representations



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24/02901/OUT	Land North Of Holliers Crescent, Middle Barton
25/00805/FUL	Enstone Quarry, Oxford Road, Enstone

## Report of Additional Representations

Application Number	24/02901/OUT
Site Address	Land North Of Holliers Crescent Middle Barton Oxfordshire
Date	17th October 2025
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Steeple Barton Parish Council
Grid Reference	443865 E 226088 N
Committee Date	20th October 2025

### Application Details:

Outline planning with some matters reserved for residential and associated development (up to 80 dwellings) including means of access, access roads, green infrastructure, drainage and other infrastructure (additional info received)

### Applicant Details:

C/o Agent

### Additional Representations:

### Public comments:

Three additional objections letters have been received since the officer's report was drafted. These are available to view online. The key points raised are:

- The additional documents do not change the objections previously made to the application;
- The development will still be harmful to the character of the area, the local community and the infrastructure supporting it;
- Object even more strongly now as the surface water drainage strategy is fundamentally flawed.

### Environmental Protection (Air Quality):

The Council's Environmental Protection Officer (Air Quality) has also provided the wording for the recommended conditions referred to in the officer's report as follows:

### **Pedestrian Footpaths**

Prior to the occupation of the hereby approved planning application, the proposed footpath between the development and The Bartons Memorial Sports & Social Club, shall be constructed and be in full operation, allowing pedestrian access to the facility as well as access to bus stops on Worton Road.

REASON: West Oxfordshire District Council is committed to supporting measures that will reduce emissions from transport and is keen to promote the uptake active travel. The inclusion of this footpath will facilitate this.

### **Electric Bike Hub**

Prior to the erection of the development hereby approved, written and illustrative details of the electric bike hubs shall be submitted to the local authority, including details of how these facilities will continue to be maintained following full occupancy of the development. The electric bike hubs shall be installed within twelve months of the first occupancy.

REASON: West Oxfordshire District Council is committed to supporting measures that will reduce emissions from transport and is keen to promote the uptake active travel. The incorporation of e-bike hubs will facilitate this.

*It was also confirmed that a condition for EV parking spaces was not necessary as this is now required by Building Regulations.*

Application Number	25/00805/FUL
Site Address	Enstone Quarry Oxford Road Enstone Chipping Norton Oxfordshire OX7 4HL
Date	17th October 2025
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Enstone Parish Council
Grid Reference	438257 E 224979 N
Committee Date	20th October 2025

### Application Details:

Proposed Vehicle Depot (Additional information received)

### Applicant Details:

Smiths (Gloucester) Ltd  
Brook Farm  
Moreton Valence  
Gloucester  
GL2 7ND

### Additional Representations:

One further objection letter has been received by a member of the public as follows:

*I strongly object to this application for the following reasons.*

*The site proposed is not in a suitable position regarding entry and exit at a what is already a busy junction. I live in Gagingwell just a short distance along the B4030 from the site. This road although only a B road is the only road from the A44 to Bicester which is becoming increasingly built up. So with all the traffic going to Bicester and locally to and from Enstone Airfield Industrial Estate and the Whiteways Technical Centre (i.e. Alpine racing) the road just can't cope. HGV's now have loads in excess of 40 tons whereas when the road was built many years ago the loads were much less and the traffic much lighter. Any extra burden on these roads is just not acceptable.*