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WEST OXFORDSHIRE
DISTRICT COUNCIL

Supplement for

LOWLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 12TH JANUARY, 2026

Agenda No Item

4. Applications for Development (Pages 3 - 18)

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.

Pages	Application No.	Address	Planning Officer
11-26	24/02837/FUL	Plot 4 Viscount Industrial Estate	James Nelson
27-60	25/00487/OUT	Land (E) 428789 (E) 208512 Burford Road	Fern Lynch
61-74	25/01852/FUL	44 Black Bourton Road Carterton	Clare Anscombe
75-87	25/01989/FUL	46A Market Square Witney	Fern Lynch
88-93	25/01990/LBC	46A Market Square Witney	Fern Lynch
94-107	25/02578/FUL	Land Adjacent To Kencott Cottages Kencot	James Nelson

Agenda Item 4

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 12TH January 2026

Report of Additional Representations



Agenda Index

Application Number	Site Address
25/00487/OUT	Land off of Burford Road Brize Norton Oxfordshire
25/01852/FUL	44 Black Bourton Road, Carterton, Oxfordshire, OX18 3HE
25/02578/FUL	Land Adjacent To Kencott Cottages, Kencot, Oxfordshire

Report of Additional Representations

Application Number	25/00487/OUT
Site Address	Land (E) 428789 (N) 208512 Burford Road Brize Norton Oxfordshire
Date	07.01.2026
Officer	Fern Lynch
Officer Recommendations	Approve subject to Legal Agreement
Parish	Brize Norton
Grid Reference	428789 208512
Committee Date	12 th January 2026

Application Details:

Outline planning application with all matters reserved except access for up to 350 dwellings (Use Class C3); land for local community use (Use Classes E and F2); detailed means of access from Burford Road; public open space; landscaping; service infrastructure and associated works on land to the south of Burford Road, Brize Norton

Applicant Details:

Harper Crewe Bloombridge Ltd
C/o Agent – Carter Jonas

Additional Consultation Responses Received

Since the Committee report was published, the following system errors within the 'Consultation' responses section have been noted and for completeness have been inserted in full below:

CONSULTATIONS

Brize Norton Parish Council

Objection- In summary, BNPC objects to this application for the following reasons:

- Does not comply with Policy OS2, CA5, and has not taken into account additional comments within the 2031 Local Plan. The limited claimed benefits will not be outweighed by the substantial harms especially with respect to impact on the highway network and associated impacts such as landscape character. The applicant has not made any contribution to education provision assuming that there is existing capacity.
- Will cause coalescence between Carterton and Brize Norton. It will be on land that is not allocated for any purpose and there are no policies in the Local Plan that supports this kind of development in an open countryside location.
- Does not comply with the policies in our Neighbourhood Plan notably CLH3, CLH4, and SD1 or the expectations and vision of the Brize Norton Neighbourhood Development Plan
- Is located immediately adjoining the settlement area of the village within an open area of countryside and would have a poor and incongruous relationship with the existing village appearing extremely prominent in the open countryside.

- Will lead to a significant material harm to the living conditions of neighbouring residents.
- Is poorly related to local amenities.
- Has numerous inaccuracies, failures of disclosure, and misleading statements throughout the application documentation including a map showing clusters of so-called villages which have not been.
- Has grossly underestimated the flood risk in the adjoining village areas. The consultants have not responded to, or acknowledged, our concerns about Surface Water flooding, Provision of drinking water, Kilkenny Lane Country Park or Kilkenny Lane. This is set out in full in our previous response of 18th June.
- Will change the country park into an urban park and destroy the original purpose and rationale for its existence.

Carterton Town Council

Objection- The proposal fails to demonstrate adequate provision of essential infrastructure, raises significant public health and safeguarding concerns, and does not comply with the NPPF's requirements for sustainable, well-planned development.

Shilton Parish Council

Objection- The Parish Council objects to the development as we consider it unsustainable given the current state of the local infrastructure.

WODC - Arts

No objections- Should this proposal be granted planning permission then the Council would favour the following approach:

- An allocation of £47,880 towards public art development enhancing the public spaces on site including the community facilities, community green spaces, cycle routes, footpaths and growing spaces to promote understanding of the area, aid orientation around and between sites and aid connectivity between residents. This is based on a calculation of £210 per house of market housing and assumes 65% of the development will comprise such properties. Further details are set out below.

The use of public art installation, in the form of seating and wayfinding measures could be considered to aid orientation around the site, and between key local neighbouring sites such as Kilkenny Country Park, Brize Norton village, Carterton Community Centre and local schools - encouraging residents to use active travel means where possible. This would enable all residents, including older people, to make use of the outside areas more fully and stop and talk to neighbours, maximising the health benefits of active travel and give new residents the opportunity to engage with existing communities.

Conservation And Design Officer

No objections raised and no suggested conditions.

Env Health Noise And Amenity	<p><u>No objection</u>- Noting the contents of the PROPG stage 1 risk assessment, and that a Stage 2 Acoustic Design Statement should be prepared to support the detailed design stages and the Reserved Matters application, I have no adverse comment on this outline application, from a noise perspective.</p> <p>Any future permission should also include a requirement for a suitable Construction Management Plan.</p>
Env Health Contamination	<p><u>No objection</u> subject to standard suggested condition relating to contamination.</p>
Env Health Air Quality	<p><u>No objection</u></p>
Environment Agency	<p><u>Support subject to inclusion of condition</u></p> <p>The proposed development will be acceptable provided that the following condition is included within the planning permission's decision notice. Without this condition we would object to the proposed development due to its adverse impact on the environment.</p>
Wildlife Trust	<p>No Comment Received</p>
District Ecologist	<p><u>No objections raised</u> subject to inclusion of suggested conditions and BNG monitoring contribution via s106.</p>
MOD (Brize Norton)	<p><u>Holding Objection</u>- The proposed housing could potentially be affected by noise generated by military aircraft operating from an MOD establishment.</p> <p>Additionally, DIO have concerns as to whether the proposals will adequately mitigate the levels of runoff from the site in relation to downstream flooding, and that adequate provision will be delivered for sewage treatment, sufficient to demonstrate that the proposals will not have an adverse impact on operations at this site.</p>
Natural England	<p><u>No Objection</u></p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.</p>
Oxford Clinical Commissioning Group NHS	<p><u>No objections raised</u>- subject to financial contributions within the s106.</p>
WODC Planning Policy	<p><u>Neutral</u>- Given the 'tilted balance' of the NPPF is acknowledged to be engaged at the present time, the key consideration is whether the adverse impacts (or harms) associated with granting</p>

planning permission would significantly and demonstrably outweigh the benefits.

To my mind, the key benefits include the provision of additional housing to help meet the Council's five-year housing land supply (albeit only a proportion of the homes proposed would be delivered within this timeframe), the provision of new affordable housing and the economic benefits that development would bring. Given that the proposal does not comply with the spatial strategy in the existing Local Plan 2031, it is essential at this stage to take a strategic approach to applications such as this and consider how this may integrate with wider proposals within the area, some of which are likely to be progressed as part of the emerging Local Plan 2041.

WODC - Sports

Support subject to contributions within the s106

Designing Out Crime Officer

Holding Objection but noted specific matters can be addressed at RM.

Thames Water

Support subject to the inclusion of suggested condition. After further engagement with the Developer and West Oxfordshire District council regarding the updated drainage strategy of not connecting to the Thames Water network, we don't have any network capacity concerns. All other comments made in our submission dated 15th September 2025 to West Oxfordshire District Council remain the same.

However, as there is potential to connect to the Thames Water network in the future, we'd like to request the following condition:

No development approved by this permission shall be occupied until confirmation has been provided that a phased foul drainage strategy can either be delivered by Thames Water, or via a Private Treatment System delivered by the Applicant. The requirements of each strategy are as follows: Either:
Via Connection to the Thames Water Network:

1. Written confirmation that foul water capacity exists on-site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Or:

Private Treatment System: 2. As part of ensuring sufficient foul water capacity, details of a private treatment system drainage strategy must be agreed by the Local Authority in accordance with a development and infrastructure phasing plan. The development will proceed in accordance with the phasing

plan, with any subsequent amendments to the drainage strategy agreed phase by phase by the local planning authority.”

WODC Env Services - Waste Officer Support subject to financial contribution of £30,338.00.

WODC Housing Enabler No objections raised- The planning statement proposes that 35% of the dwellings are to be provided as affordable housing in accordance with requirements for low value areas set out in Policy H3 of the local plan.

For affordability reasons the Council currently prioritises Social Rent as its preferred tenure for the rental element of this mix. I would welcome discussion on how the element of intermediate homes are delivered.

I would further request that affordable homes are built to nationally described space standards as set out in the MHCLG 2015 Technical Standards as a minimum.

The scheme would be required by policy H4 to provide homes built to Building regulations M4(2) and M4(3). I request a layout and accommodation schedule showing these homes by house-type and tenure.

The scheme would be required to provide 5% of the dwellings as self/custom build. The Council would need to understand how these homes would be delivered therefore I request that a delivery statement is provided at an early stage.

Affordable Housing and custom/self-build housing provided on this scheme could make an important contribution to local housing need.

Active Travel England No objections raised- subject to the inclusion of suggested comments.

CPRE No Comment Received.

OCC Highways No objection subject to:

- S106 Contributions as summarised in the table and justified in this Schedule of comments
- An obligation to enter into a S278 agreement as detailed within the comments
- Planning Conditions as detailed within the comments.

OCC Education No objection subject to s106 contribution.

OCC Minerals and Waste	<p>We welcome the applicant's letter, which has been submitted with additional material, in which they respond to our previous comments dated 19/03/2025.</p> <p>We note that the applicant has highlighted where their application addresses housing need, but no further material relating to the economic and sustainability considerations of the mineral resource has been submitted.</p> <p>It will therefore be for the Local Planning Authority to determine whether the need for development outweighs the economic and sustainability considerations of the mineral resource, and our objection remains.</p>
Oxfordshire Fire and Rescue	<p>In response to the above application, Oxfordshire Fire and Rescue Service have the following comments:</p> <ul style="list-style-type: none"> - Due to the size of the development proposed it is taken that an adequate supply of water for firefighting (fire hydrants) will be provided by the developer. - It is taken that these works will be subject to a Building Regulations application and subsequent statutory consultation with the fire service where applicable, to ensure compliance with the functional requirements of The Building Regulations 2010.
LLFA	<p><u>No objection</u>- The application has previously been recommended for condition. Further clarification has been provided including no objection from Thames water and the EA.</p>
OCC Library service	<p><u>No objection</u> from the Library Service subject to S106 contributions, as summarised below: Contribution Towards Expansion of library capacity at Carterton Library including book stock £190,716.</p>
OCC Archaeology	<p><u>No objections</u> subject to inclusion of suggested comments.</p>
Carterton FC	<p><u>Support</u>- Carterton Football Club (based at Swinbrook Road) were mentioned in the Master Plan document ref 25/00487/OUT in the support for sport category. I would just like to confirm that the football club is one of the larger community sports providers in Carterton with over 17 junior football teams, two senior football teams, and a thriving mini soccer section. We have over 350 members and we expect to expand by more than 30% when the new football season commences in August/September this year. Being a volunteer-based organisation, we rely heavily on member subscriptions and local sponsors & donations to be able to fund our football club. We would greatly appreciate any Section 106 contributions that might be released from the proposed Kilkenny Farm village.</p>

Additional Representation Responses Received

Since the Committee report was published, no additional public representations have been received.

Further Matters for Clarification.

Page 26, para 4.1.4. states: '*The site has been promoted since 2011 as an opportunity for residential development through the West Oxfordshire Local Plan 2031 and the Oxfordshire Plan 2050 and is currently being promoted as a 'preferred strategic option site' through the emerging West Oxfordshire Local Plan 2041.*'

Officers wish to clarify that by '*promoted since 2011*' this alludes to promotion by the developer only via SHLAA and call for sites exercise and not promotion by WODC officers.

Page 47 para 15.4: Within the summary list of financial contributions in the S106. The draft S106 associated with the planning application secures financial contributions to Carterton Town Council (£200,000) and Brize Norton Parish Council (£250,000) towards improvements to community facilities locally. The £250,000 'Community Facilities' contribution to Brize Norton Parish Council is expected to support improvements to Elder Bank Hall; local play, sport, art and cultural initiatives within the Parish; and improvement to Kilkenny Lane Country Park. The £200,000 'Carterton Regeneration Initiatives' contribution to the Town Council will support various improvements and regeneration opportunities in the town, as well as local community needs. Both costs are reflected in the draft S106 Agreement and Heads of Terms.

Following the members site visit on 08/01/2026, officers consider that members may not have been aware of the following Q&A briefing note document which is also available online via public access since October 2025, it has been inserted for completeness and ease as it may aid discussions.

Q&A Briefing Note (also available on public access under the application reference)

Planning Application reference 25/00487/OUT

Prepared by: HarperCrewe Bloombridge (Applicant)

6th October 2025

The Drainage Strategy proposed by Baynham Meikle has been approved by Thames Water and the LLFA. No objection to the drainage proposals have been received from the Environment Agency. There is therefore no technical objection on drainage grounds and Thames Water remain under a statutory obligation to plan for and accommodate the foul and surface water drainage needs of the local area. The issue for Harper Crewe Bloombridge is that we want to be on site next year, meaning we do not want to wait, or suffer the uncertainty of the Thames Water capacity review, which is due to report before the year end. We have therefore proposed a private foul drainage system on an 'either/or' basis: either drainage through the Thames Water system or by a private drainage system completely separate to Thames Water's infrastructure. The LLFA considers the private system more sustainable. All parties are happy with the condition that has been proposed to deal with this approach.

The overall benefits comprise:

- Early delivery of housing, including affordable homes.
- Shows the council is taking control of infrastructure challenges rather than waiting on Thames Water.

- Demonstrates innovation, environmental responsibility, and commitment to protecting rivers.
- Provides a robust solution that is flexible enough to tie into Thames Water's network in future.
- Ensures our residents benefit from reliable foul water treatment and lower bills.
- Guarantees that Section 106 contributions remain fully intact; as the capital costs come off the land value, combining with a sinking fund as part of the water charges for ongoing maintenance and replacement.

Q: Why do we need a private foul drainage system instead of relying on Thames Water?

A: Thames Water confirmed in writing on 3rd April 2025, after seven months of pre-submission dialogue with our drainage engineers, that there was capacity in their network. However, when they later commented, in June 2025, as a statutory consultee on our planning application, they reversed their position and asked for a Grampian condition, effectively putting the development on hold. That forced us to re-submit a revised drainage strategy (in August 2025) including a proposal to provide a private system, to ensure that much-needed housing can proceed without delay.

Q: How does the private system work?

A: Each phase of the housing will have a modern, packaged sewage treatment plant. These are compact, modular units designed to accommodate around 70–120 homes each. They treat foul water to a very high standard before releasing clean water at low controlled flow rates into attenuation ponds and swales, where it gets a second level of natural filtration before reaching local watercourses. We can also confirm that the attenuation ponds have been designed to accommodate high-intensity surface water run-off from extreme rainfall events and are suitably sized to manage the volumes generated by the foul water treatment plants. The overall effect is to provide a substantial betterment by reducing current surface water run off rates by about 70%.

Q: Isn't this risky? What happens if the system fails?

A: In the unlikely event that the treatment plant fail we can confirm that the drainage arrangement at the outfall plant area will have 24-hour emergency storage capacity built into the tanks. A routine and regular service regime for each unit as part of the estate-wide management company's responsibilities will help prevent any issues and ensure their smooth, continuous operation. The private system cannot legally or physically release untreated sewage. The treatment plants are proven, resilient technology, widely used across the UK, and regulated by the Environment Agency. A visual beacon is incorporated into the control panels of the plant that light up if any issues are detected.

The control panels that accompany the treatment plant installation are also provided with a GMS / SIM card telecoms system that can automatically send a message to up to 10 nominated contact numbers in the event of any requirements for maintenance. The treatment plant manufacturers or local maintenance contractor would normally be one of the contacts on this list as well as any other key stakeholders associated with the development.

Further resilience in the design is also proposed to the system by virtue of constructing two interlinked treatment plants within the initial first phase of the development. This would provide a further back up to the system if, for some reason, there is a delay in the call out to the maintenance request.

The second treatment plant would be constructed in a position that would be co-ordinated with the future second development phase to be agreed at detailed design stages.

In summary, the private treatment plant is tried and tested technology and the drainage strategy proposed for Phase 1 (if Thames Water cannot re-confirm capacity) is wholly resilient.

Q: How does this compare environmentally to Thames Water's network?

A: The private system is cleaner and greener – and completely separate to Thames Water's network. It does not rely on combined sewer overflows, so it does not (and cannot) discharge raw sewage into rivers. Instead, it produces clean water that passes through attenuation ponds, improving water quality. It also fits into the wider sustainable drainage system, which reduces surface water runoff by about 70% compared with the current agricultural fields. The new surface water drainage network introduces a controlled and reduced flow discharge into the downstream drainage regime (by means of attenuation features) which provides a significant betterment (circa 70%) to the current scenario where surface water rainfall is allowed to enter the groundwater and drainage systems at uncontrolled flowrates, especially during periods of heavy or persistent rain.

Q: What about sustainability?

A: The system is sustainable because it treats sewage locally, reduces pressure on the burdened Thames Water works, avoids sewage pollution in rivers, and integrates with natural SuDS features. It helps deliver housing in a way that is environmentally responsible. The LLFA consider the private system to be more sustainable than the Thames Water network.

Q: What is the lifecycle of these plants?

A: The packaged plants have a design life in excess of 30 years, and EWS Ltd offer a 20-year warranty for its key components: main GRP housing, RBC shaft, media, and media support structure for example.

With the servicing proposed, the system can run for decades and be upgraded if needed. There are also other manufacturers (such as Klärgester) who can provide similar packaged treatment plant systems under similar warranty terms. This is a tried and tested treatment process.

Q: Will residents pay more for this?

A: No. Residents will pay the same or less than they would to Thames Water. The developer covers the capital cost (out of land value), so households benefit from fair and potentially cheaper bills. There will be no inflated costs upfront or long term because maintenance and emptying are predictable, once-a-year events, and a sinking fund arrangement to cover maintenance and replacement will keep charges stable.

As an indication, the cost per household for the private system will be in the region of £70 to £80 per annum. This compares to Thames Water's fixed charge for waste water of £135 per annum (on average).

Q: Will the cost of the private treatment plants reduce the money available for Section 106 contributions?

A: No. The cost of providing the private treatment system will come off the land value, not the Section 106 contributions. The agreed contributions towards schools, highways, affordable housing, and other local priorities remain fully protected.

Q: How is maintenance and emptying of the tanks managed?

A: Each tank only needs to be emptied once per year by a licensed tanker, which is straightforward and routine. The tanks are capable of accommodating up to 120 houses, whereas our phases of development will only be around 70 units. This means there is substantial spare capacity in each tank, allowing sewage to be diverted to another tank if one requires maintenance, with no disruption to residents.

Q: What happens in the long term?

A: The system has a design life of decades, with simple annual servicing. However, our drainage proposal also provides flexibility. Once Thames Water have upgraded their network, flows can be diverted into the public sewer with some isolated drainage work to the outfall pipework layout arrangement. This would be subject to the necessary approvals by Thames Water. At that point, the private tanks can be removed from the site. This means the development offers both short-term certainty and long-term integration with public infrastructure (if considered necessary).

Q: Is this a temporary fix or a permanent solution?

A: It can be either. The system is robust and long-lasting enough to run for decades if needed. But it is also designed to be switched off once Thames Water have finished their planned infrastructure upgrades. That flexibility means HarperCrewe Bloombridge, residents and the District Council are not dependent in any way on Thames Water, including with regard to any delays in the provision or upgrading of Thames Water's infrastructure.

Q: Will the private system cause smells or nuisance?

A: No. These are enclosed treatment units with no open sewage. They are designed to operate quietly and without odour, and they are located away from homes within landscaped areas.

Q: Are there any downstream impacts or risks of pollution?

A: No. The treated effluent is effectively clean water and meets Environment Agency standards, which is then discharged into attenuation ponds and swales for further natural filtration and cannot be released untreated. There is no risk of raw sewage being discharged into rivers. Shut-off valves will also be incorporated into the outfall arrangement should the treatment plants need to be isolated for any routine maintenance requirements.

The discharge rate from each treatment plant is limited to 0.347 l/s and while this is the maximum flow rate it will only be discharged into the soakaway attenuation ponds. The Soakaway attenuation ponds have been sized to allow surface water (and treated foul water) to slowly infiltrate back into the ground and land drainage network.

Q: Are there examples of this system working elsewhere?

A: Yes. Packaged treatment plants like the SHR 200 proposed here are widely used across the UK for housing, schools, business parks, and rural developments. They are tried and tested technology, not experimental, and have an established regulatory framework.

Similar treatment plants with remote monitored GMS systems, for example, have been installed in Petworth, Sussex, and at Uxbridge Business Park where in this particular instance the unit discharges to an Environment Agency controlled watercourse.

Q: Will residents notice any impact day-to-day whether they are on the private system or the Thames Water system?

A: No. From a resident's perspective there is no difference at all. Toilets, sinks, showers, and washing machines all connect in the same way, and the sewage is taken away in the same way. Bills will be the same or lower than Thames Water's charges. Maintenance of the system is carried out behind the scenes, so households will not see or feel any impact on day-to-day living.

Q: Additional queries raised by RAF Brize Norton (September 2025):

Summarised as follows:

RAF Brize Norton would like to work with the developers and the planning authority to understand the level of certainty that proposals will adequately mitigate the levels of runoff from the site, in perpetuity, to ensure better than no net impact on downstream flooding and adequate provision will be delivered for sewage treatment.

RAF Brize Norton would like to understand the level of certainty that the proposed development will adequately mitigate surface water runoff and provide robust, long-term foul drainage infrastructure to ensure no adverse impact on downstream flooding or pollution.

A: We can confirm the following:

Surface Water Runoff Control

- Run-off rates from the development will be restricted to greenfield equivalent rates, ensuring no increase in flow to downstream areas.
- The new surface water system introduces controlled discharge to the downstream network, providing a significant improvement (circa 70%) over the existing uncontrolled run-off scenario.
- The network includes attenuation ponds designed to manage rainfall events up to a 1-in-100-year storm plus climate change, in line with national standards.

To manage fluctuations in water levels within the existing ditches, the surface water drainage strategy incorporates sufficient attenuation volume within the newly designed attenuation ponds. These have been sized to accommodate runoff from the proposed hard landscaping areas associated with the development. The drainage system has been designed to exceed the 1-in-100-year storm event standard, with climate change allowances of 40% included, as set out in the accompanying Flood Risk Assessment. That report also confirms the considerable betterment the proposed system provides compared to the current scenario, where rainfall from agricultural fields discharges into the drainage network in an uncontrolled manner.

Beyond the provision of additional attenuation volume, the development introduces a comprehensive sustainable drainage system (SuDS) across each phase. This will include features such as permeable paving, swales, rainwater harvesting, and flow control mechanisms, all of which are designed to reduce the volume and rate of discharge to the downstream network. These measures will ensure that surface water runoff from the development is slowed, filtered, and managed effectively before it reaches the existing ditches.

To further protect the downstream drainage network, a controlled outfall system will be installed between the attenuation ponds and the existing ditch. This will consist of a manhole chamber with

level sensors linked to an automated penstock valve. The penstock will close automatically when high water levels are detected in the ditch, temporarily retaining flows within the attenuation pond. Once levels recede, the valve will reopen to allow discharge to resume in a controlled manner. This active system will ensure that runoff from the development does not coincide with peak ditch levels, thereby providing additional resilience and further reducing any downstream flood risk.

Southern Boundary Protection

- Cut-off swales along the southern boundary will intercept any surface flows, protecting adjacent land and downstream assets.

Foul Water Treatment

- The scheme includes three on-site package treatment plants, fully independent of Thames Water infrastructure.
- Each plant includes 24-hour emergency storage capacity at the outfall to prevent discharge in the event of malfunction.
- Treated water from the plants will be released at a maximum rate of 0.347 l/s into the attenuation ponds, which are designed to infiltrate gradually into the ground.

Long-Term Assurance

- The treatment plants are a proven, widely used technology regulated by the Environment Agency.
- A routine maintenance regime will be in place to ensure ongoing performance.
- Untreated foul water cannot be legally or physically discharged, providing additional environmental safeguards.

In summary, both surface and foul water drainage have been designed to exceed regulatory standards, provide a net improvement over the existing drainage regime, and ensure no adverse effect on downstream flooding or pollution.

Q: What are the wider political wins?

A: Example wins are as follows:

- The proposed strategy will unlock the delivery of housing, including affordable homes, without delay or reliance on Thames Water's uncertain timeframes
- More homes will unlock more revenue for Thames Water to undertake reinforcements to their network, benefitting existing and future residents across the District
- Supporting the strategy demonstrates that West Oxfordshire District Council is taking control of infrastructure challenges rather than waiting for Thames Water and relying on indefinite timeframes.
- Demonstrates innovation, environmental responsibility, and commitment to protecting rivers.
- Provides a robust solution that is flexible enough to tie into Thames Water's network in future.
- Ensures residents benefit from reliable foul water treatment and lower bills.
- Guarantees that Section 106 contributions remain fully intact.

Report of Additional Representations

Application Number	25/01852/FUL
Site Address	44 Black Bourton Road Carterton Oxfordshire OX18 3HE
Date	9 th January 2026
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Carterton Town Council
Grid Reference	428176 E 206451 N
Committee Date	12 th January 2026

Additional Supporting Information and Late Representations: -

Since the publication of the agenda, a letter has been received from Ms Nicola Pugh (Plan-A Planning & Development Ltd) dated 6th January 2026 which, in summary, sets out further information to assist assessment of the proposal, and clarifies points that were raised during the Committee's initial discussion in December.

A proposed site location plan has also been submitted illustrating the grain of the proposals in the context of surrounding development and full details of the consented development on the site immediately to the south of the application site – at 48 Black Bourton Road.

The additional information is available to view on the online case file and has been sent directly to committee members by Ms Pugh: <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T09G17RKHSJ00>

Report of Additional Representations

Application Number	25/02578/FUL
Site Address	Land Adjacent To Kencott Cottages Kencot Oxfordshire
Date	9 th January 2026
Officer	James Nelson
Officer Recommendations	Refuse
Parish	Kencot Parish Council
Grid Reference	425361 E 204448 N
Committee Date	12 th January 2026

Additional Supporting Information and Late Representations: -

Since the publication of the agenda, a letter has been received from the applicant dated 9th January 2026 in support of the application.

The letter is available to view on the online case file: <https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4FBLTRK0IX00>

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