



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 20TH APRIL, 2026

Agenda No    Item

4.    **Applications for Development (Pages 3 - 8)**

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>Pages</u>	<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
3-8	23/03071/FUL	Land South of Forest Road Charlbury	Mike Cassidy



## WEST OXFORDSHIRE DISTRICT COUNCIL

### UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 20<sup>th</sup> April 2026

#### Report of Additional Representations



**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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23/03071/FUL	Land South of Forest Road, Charlbury
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## Report of Additional Representations

Application Number	23/03071/FUL
Site Address	Land South of Forest Road Charlbury Oxfordshire
Date	17 <sup>th</sup> April 2026
Officer	Mike Cassidy
Officer Recommendations	Approve subject to Legal Agreement
Parish	Charlbury
Grid Reference	435053 E 219433 N
Committee Date	20 <sup>th</sup> April 2026

### Application Details:

Planning application for the erection of thirty seven dwellings including access road, landscaping, and associated earthworks.

### Applicant Details:

Harper Crewe (Charlbury) Ltd  
C/o Agent – Savills

### Additional Information:

A phasing plan (Drawing Ref. SL-018 – Phasing Plan) has been submitted by the applicant in support of the application for the purposes of Community Infrastructure Levy (CIL). This does not form part of the assessment of the application.

### Additional Representations:

#### Consultations

##### Charlbury Town Council

Charlbury Town Council has revised its previous comments and now objects to the application. The objection is summarised as follows:

##### Principle of Development (Policy CHI)

The Town Council considers that the site lies outside the built-up area and does not accord with the Charlbury Neighbourhood Plan. It is stated that the proposal conflicts with Policy CHI and that previously identified concerns have not been satisfactorily addressed. Reference is also made to additional housing provision having been approved elsewhere within Charlbury.

##### Access and Connectivity (Policies ECT9 and ECT10)

The Town Council raises concerns regarding pedestrian and cycle access, particularly in relation to the railway bridge. It is stated that safe and inclusive access has not been adequately demonstrated

and that the needs of all users have not been satisfactorily addressed. The proposed mitigation measures are not considered sufficient.

#### Landscape and Setting (Policies NE1, NE2 and NE3)

The Town Council notes that the site lies within the Cotswolds National Landscape and the Evenlode Valley. It considers that the scale and siting of development, its impact on views, and its proximity to ancient woodland would result in landscape harm. It is stated that the public benefits would not outweigh this harm.

#### Biodiversity (Policy NE5)

Concerns are raised regarding the potential impact on adjacent ancient woodland and the Conservation Target Area, including the adequacy of proposed buffer zones. The Town Council considers that insufficient information has been provided to demonstrate that there would be no adverse impact or that biodiversity net gain would be secured.

#### Children's Play Provision (Policy ECT6)

The Town Council notes that the application does not include on-site play provision or secured off-site contributions and considers that appropriate provision should be made in accordance with Policy ECT6.

### Representations

#### *Friends of Evenlode and West Oxfordshire Cotswolds*

Further representations have been received from Friends of the Evenlode and West Oxfordshire Cotswolds following publication of the committee report. The additional comments maintaining their objection to the proposal are summarised as follows:

#### Principle of development / development plan:

The site is identified as being within the open countryside and it is stated that the proposal does not comply with relevant Local Plan policies, including those requiring development to be justified by a rural location and those relating to affordable housing provision. Reference is made to alternative sites within Charlbury and recent permissions.

#### Charlbury Neighbourhood Plan:

The proposal is considered not to comply with Policy CH1 or other neighbourhood plan policies, including those relating to the Evenlode Valley and important views. The conclusion that the proposal accords with the Neighbourhood Plan as a whole is disputed.

#### Housing land supply / local housing need:

It is stated that the absence of allocated sites does not justify development in this location and that the evidence relied upon to demonstrate local housing need, including Affordable Housing Register data, is not robust. Reference is made to existing commitments and potential alternative sites.

#### Planning history:

The previous permission is described as materially different, including the supported living element, and it is stated that limited weight should be given to the site's planning history in determining the current application.

#### Access:

Concerns are raised regarding the adequacy of pedestrian access and whether safe and suitable access for all users has been demonstrated, having regard to local and neighbourhood plan policies.

Ancient woodland / biodiversity:

The proposal is considered to give rise to harm to ancient woodland, with reference to Natural England guidance. It is stated that the “wholly exceptional reasons” test is not met and that proposed mitigation and buffer arrangements are insufficient.

Landscape and visual impact:

The submitted Landscape and Visual Impact Assessment is considered to understate the effects of the development. A supporting landscape review is re-submitted which identifies adverse effects on the National Landscape, the Evenlode Valley, views, tranquillity, and the setting of Charlbury, and describes the development as appearing as a remote and incongruous housing development.

Heritage / conservation:

Concern is raised that the committee report does not fully reflect the advice of the Council’s Senior Conservation and Design Officer, including reference to a statement that development on the site would have a “considerable impact” on the setting of the Conservation Area. Greater weight to heritage impacts is sought in the overall assessment.

Planning balance:

It is suggested that the Council may now be able to demonstrate a five-year housing land supply and that the report does not fully take account of landscape, heritage, and biodiversity impacts, including in the application of the tilted balance.

Additional Representations

Further representations have been received following publication of the committee report.

In summary:

1 additional representation has been received objecting to the application. The representation raises the following concerns:

- Impact on ecology, landscape, and local character;
- Compliance with planning policy and the principle of development; and
- The potential for further legal challenge in the event that planning permission is granted.

3 additional representations have been received in support of the application. The representations raise the following:

- The need for additional affordable housing within Charlbury, particularly for local people and families;
- The role of the development in enabling residents to remain within or return to the town;
- The contribution of the proposal towards maintaining a balanced and sustainable community; and
- The view that the benefits of the scheme outweigh any identified harms.

This results in an updated total of:

145 representations objecting to the application; and

22 representations in support of the application.

(For full details of representations, refer to Section 3 of the main committee report.)

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