

Thursday 25 June 2026

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DEVELOPMENT MANAGEMENT SUB-COMMITTEE

You are summoned to a meeting of the Development Management Sub-Committee which will be held in Committee Rooms 1 & 2, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday, 6 July 2026 at 2.00 pm.**



Phil Martin
Chief Executive

To: Members of the Development Management Sub-Committee

Councillors: Andy Goodwin, Tammy Abarno, Andrew Beaney, Steve Cosier, Genny Early, Roger Faulkner, Phil Godfrey, Andrew Lyon, David Jackson, Elizabeth Poskitt, Sarah Veasey and Mark Walker

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

1. **Apologies for Absence**
To receive any apologies for absence from members of the Sub-Committee. The quorum for the Sub-Committee is 3 members.
2. **Declarations of Interest**
To receive any declarations of interest from members of the Sub-Committee on any items to be considered at the meeting.
3. **Minutes of the Previous meeting (Pages 5 - 22)**
To approve the minutes of the previous meetings, held on Monday 8 June 2026 and Monday 15 June 2026.
4. **Applications for Development (Pages 23 - 94)**
Purpose:
To consider applications for development, details of which are set out in the attached report.

Recommendation:
That the application be determined with the recommendations of the Head of Planning.

<u>Pages</u>	<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
25-64	25/01897/OUT	Land West of Combe Road	Mike Cassidy
65-81	26/00374/FUL	5A West End Witney	Clare Anscombe
82-88	26/00419/FUL	63 Barrington Close Witney	Clare Anscombe
89-94	26/01180/FUL	37 Wilkins Close Brize Norton	Chris Mitchell

- 4.1 25/01897/OUT Land West of Combe Road
- 4.2 26/00374/FUL 5A West End Witney
- 4.3 26/00419/FUL 63 Barrington Close Witney
- 4.4 26/01180/FUL 37 Wilkins Close Brize Norton

5. **Progress on Enforcement Cases** (Pages 95 - 106)

Purpose:

To provide an update on progress in respect of priority enforcement investigations.

Recommendation:

- I. That the progress and nature of the outstanding enforcement investigations be noted by the Sub-Committee.

6. **Applications Determined under Delegated Powers** (Pages 107 - 132)

Purpose:

To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:

- I. That the report be noted by the Sub-Committee.

7. **Appeal Decisions:** (Pages 133 - 136)

Purpose:

To inform the Sub-Committee of any appeal decisions.

Recommendation:

- I. That the report be noted by the Sub-Committee.

8. **Site Visits**

Purpose:

To outline sites which in the Officer's opinion, the Sub-Committee should visit prior to the Sub-Committee's determination of that application at a future meeting.

Recommendation:

- I. To agree any site visits outlined by officers

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WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Development Management Sub-Committee**

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00 pm on **Monday, 8 June 2026**

PRESENT

Councillors: Andy Goodwin, Tammy Abarno, Andrew Beaney, Steve Cosier, Andrew Lyon, David Jackson, Elizabeth Poskitt, Sarah Veasey, Michele Mead, Jan Lund and Tim Sumner

Officers: James Nelson (Principal Planner), Mike Cassidy (Principal Planner), Fern Lynch (Principal Planner), Clare Anscombe (Career Grade Planner), Rebekah Orriss (Career Grade Planner), Nathan Harris (Assistant Planner), Lorna McShane (Planning Solicitor) and Sophie Drew (Lead Lawyer, property), Andrew Brown (Head of Democratic and Electoral Services), Mathew Taylor (Democratic Services Officer) and Anne Learmonth (Democratic Services Officer).

Other Councillors in attendance: Councillor James Robertshaw.

1 Election of Chair

Andrew Brown, Head of Democratic and Electoral Services opened the first meeting of Development Management Sub-Committee and asked for nominations for Chair.

Councillor Sumner proposed that Councillor Andy Goodwin be elected as Chair of the Development Management Sub-Committee for the municipal year 2026 – 2027. Councillor David Jackson seconded the proposal. With no other nominations made, the proposal was put to the vote and was agreed by the Sub-Committee.

The Development Management Sub-Committee resolved to:

- I. Elect Councillor Andy Goodwin as Chair of the Development Management Sub-Committee for the municipal year 2026/2027.

2 Appointment of Vice Chair

The Chair proposed that Councillor Mark Walker be appointed as Vice-Chair of the Development Management Sub-Committee for the municipal year 2026 – 2027. This was seconded by Councillor Steve Cosier. With no other nominations made, the proposal was put to the vote and was agreed by the Sub-Committee.

The Development Management Sub-Committee resolved to:

- I. Appoint Councillor Mark Walker as Vice- Chair of the Development Management Sub-Committee for the municipal year 2026/2027.

3 Minutes of the Previous Meeting

There were no minutes to approve due to the meeting being the first one held.

4 Apologies for Absence

Apologies for absence were received from Councillors Mark Walker, Roger Faulkner, Genny Early and Phil Godfrey.

Councillor Michele Mead substituted for Councillor Roger Faulker.

Councillor Tim Sumner substituted for Councillor Genny Early.

Councillor Jan Lund substituted for Councillor Phil Godfrey.

5 Declarations of Interest

25/01897/OUT Land West of Combe Road - Councillor Andrew Lyon stated he had once been a tenant of the Combe Housing Trust but was not predetermined.

26/00390/FUL Play Area, Windmill Road – Councillor Andrew Beaney asked if the members declare a corporate interest as the land was owned by West Oxfordshire District Council. Legal advice was that this was not needed.

Councillor Sarah Veasey declared that she had been involved in talks to secure the S106 funding for the play area. Councillor Veasey stated she would not vote and would step out of the Council Chamber whilst the application was heard.

26/00396/LBC and 26/00853/HHD 3 Church View, Bampton – Councillor Steve Cosier declared that the members knew the applicant Councillor Alistair Wray but did not have a prejudicial interest.

6 Applications for Development

7 25/01897/OUT Land West of Combe Road

Mike Cassidy, Principal Planner, presented the application for the outlined planning application with some matters reserved for the erection of 20 dwellings within a nature enhancement scheme.

The principal planner gave an overview of the application and highlighted the following points:

- The site was in the Stonesfield Conservation Area and in the Cotswolds National Landscape (CNL). The site comprised of a grass meadow with two coppices of trees which were to be retained and two wooden stable buildings in its western corner.
- The site was bound to the northeast, southeast and southern part of the southwestern boundary by hedgerow trees. Stonesfield Manor a Grade II listed building was to the north of the site. The site was surrounded by a mixture of agricultural land as well as a number of residential properties. The Stonesfield Roman villa was outside the site boundary on the opposite side of Combe Road.

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- The proposal for the site was for the erection of 20 dwellings with an access road onto Combe Road. The application was in outline form with means of access and site layout only to be considered.
- The proposed dwellings would consist of 20 units, 10 affordable and 10 market. Affordable dwellings would include 1, 2 and 3 bed homes and the market would include 3 and 4 bed homes. The homes would include air source heat pumps, solar panels and EV charging points.
- The Council's housing officer had identified a significant need for affordable housing in the Stonesfield area. The Council could not demonstrate a 5-year housing land supply.
- A Visual Impact Assessment had been undertaken, and it was found that there would be limited impact to the surrounding area. The site would retain the existing tree coverage and would be contained by boundary hedgerows. Limited trees would be removed for access to the site.
- The site was located in flood zone 1, was not prone to flooding and had sustainable drainage. The extension of the footpath by 2 metres and additional planting would be part of the development. The construction of the site would bring economic and employment opportunities. When considering the tilted balance, the harms did not outweigh the benefits of the proposal.

The Principal Planner recommended the application for approval subject to the completion of a satisfactory S106 legal agreement and subject to conditions as set out in the officer's report.

John Ashmore spoke in objection to the application and raised the following points:

- There were significant numbers of objections to the application.
- There was no demand for market housing within Stonesfield, and a housing needs assessment was not included in the application.
- There was limited transport links via buses and no train station.
- There were concerns about the road safety for pedestrians, especially near the war memorial and the junction there could not be improved.
- There were concerns regarding water pressure and sewage spills.

Councillor Lowe from Stonesfield Parish Council spoke in objection and raised the following points:

- The Parish Council strongly objected to the application.
- The Neighbourhood plan (which was in the process of being examined), Independent landscape assessment and housing needs assessment had not been considered.
- The data for housing need was flawed and most people who applied for housing via the Homeseeker's system were in the bronze category and of low housing need.
- The harms outweighed by the benefits and harm would be done to the landscape of the area.

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Councillor Michele Mead declared an interest that members of the sub-committee knew the next speaker Mr Bill Oddy but did not have a prejudicial interest.

Bill Oddy and Ben Tomlin of Independent Futures spoke in support of the application and raised the following points:

- The application would provide affordable housing for essential workers such as teaching staff, council workers and veterans.
- There were 13 people on the housing waiting list for the Stonesfield area.
- Affordable housing would enable people to remain in the village as private rental properties was expensive.
- The housing would also meet the needs of disabled residents.
- It was acknowledged that not all residents were in support of the application.

The Chair invited the members of the sub-committee to debate the application. The following points were raised.

- Concerns over the housing assessment and need for housing in the village of Stonesfield.
- The use of versatile and arable land for development. The officer confirmed that there was no policy to consult with DEFRA and part of the site would be retained as a meadow.
- Harms to the historical surroundings including mines and felling of trees. The officer confirmed there was limited harm identified to historical buildings due to the distance of 110 metres from the nearest building to the site. There was no evidence to suggest there were mines in the area. There would be limited removal of trees to create access to the site.
- The neighbourhood plan had not been adopted and was of very limited material consideration.
- Concern about the path being extended by 2 metres on one side of the road only and it was noted on the opposite side of the road there was a bus stop with no capacity to extend due to the trees. The officer confirmed that Oxfordshire County Council Highways had not objected to the application.
- Members suggested a site visit would be helpful to be able to look at the location and get a better understanding of the site.

Councillor Sarah Veasey proposed a site visit on Thursday 2 July at 9.30am. This was seconded by Councillor Michele Mead. This was put to the vote and agreed unanimously.

The Sub-Committee **resolved** to:

1. Attend a site visit on Thursday 2 July at 9.30am.

8 26/00053/FUL Well Cottage, Thames Street

Fern Lynch, Principal Planner, presented the application for the conversion of an existing garage / workshop to a dwelling. The property was located on the corner of St Thomas' Street and Dyers Hill. The site sat within the Charlbury conservation area and Cotswolds National Landscape CNL, and was adjacent to a Grade II listed building. The conversion included a separate 2 bed dwelling from the garage workshop. The form and the character of the building would be retained with the addition of a side door and roof light. Charlbury Town Council objected to the application due to concerns over the parking provision.

The Principal Planner continued with the presentation and raised the following points:

- The building was for re-use and the application was in accordance with policies E3 and OS2. The character and appearance of the building would be preserved.
- There were no impacts on the Local Plan, Neighbourhood Plan and the CNL.
- Concerns had been raised about the parking provision, the possibility of visitors parking on the public footpath. The applicant had demonstrated parking provision for cycles and 1 vehicle within the plot, and this was over and above the parking standard requirements of OCC parking standards.
- The application was recommended for approval with conditions.

James Simpson, the applicant, addressed the Sub-Committee. The property had been vacant and was an eyesore and was within the Charlbury Conservation Area and the Cotswolds National Landscape. The proposal was to create a living space in a sustainable area and include cycle parking and EV charging. The parking provision was in accordance with Oxfordshire County Council parking standards.

The Chair invited the sub-committee to debate the application, and the following points were raised:

- Concerns about the previous use of the garage and any concealed petrol tanks that could cause contamination. The Principal Planner highlighted condition 8 which asked that no work be carried out until a study had been done to assess any contamination.
- Concerns of the location of the plot being on a junction Members asked if there was a need for a construction traffic management plan.
- The members highlighted condition 7 and the inclusion of a Bat Box. They asked that a swift box also be included and would be more practical.

Councillor David Jackson proposed that the application be approved in line with the officer's recommendations with an amendment to condition 7 to include a Swift Box, and an additional

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condition number 9 for a Construction Traffic Management plan. This was seconded by Councillor Elizabeth Poskitt. This was put to the vote and agreed unanimously.

The Development Management Sub-Committee **resolved** to:

- I. Approve the application in line with officer's recommendations with an amendment to condition 7 to include a Swift Box and an additional condition number 9 for a Construction Traffic Management plan.

9

26/00390/FUL Play Area, Windmill Road

Councillor Sarah Veasey left the Council Chamber.

Clare Anscombe, Planning Officer, presented the application for the replacement of existing hard surfaced playground with new fenced multi-use games area. The site was located at the south boundary of North Leigh and north of the A4095. West Oxford District Council own the land. The existing tarmac would be removed and replaced with a MUGA and would be painted green. There would be a 3-metre fence around the perimeter of the site made of mesh which would maintain the security of the play area.

The Planner continued with the presentation which raised the following points: As a play area already existed on the site, the principle of the development was acceptable; there were no objections to the application; there was no impact regarding light and noise to the neighbouring residents subject to a condition that covered the provision of external lighting on the site.

Councillor David Harris, North Leigh Parish Council addressed the sub-committee and raised the following points: the replacement play area would be funded by developers' contribution; the play area was a much-needed facility and had support from the local community including younger residents who had contributed to the parish meetings. The site would provide both basketball and football provision. The play area was in a dip and would not impact neighbouring housing.

The Chair invited the sub-committee to debate the application, and the following points were raised: Members asked that if the council did not own the land would the application have been delegated to officers for a decision.

Councillor Tim Sumner declared that he was a member of the Executive and asked for clarification if he could vote on the application and it was confirmed that he could.

Councillor Andrew Lyon proposed that the application be approved in line with officer's recommendations. This was seconded by Councillor Cosier. This was put to the vote and agreed unanimously.

The Development Management Sub-Committee Resolved to:

- I. Approve the application in line with the officer's recommendation.

Councillor Sarah Veasey returned to the Council Chamber.

10 26/00774/LBC The Fox Inn, 27 Enstone Road

Rebekah Orriss, Senior Planner, presented the application for internal alterations to include the opening up of an existing doorway and works to the inglenook fireplace (retrospective). The application was for listed building consent. The Fox Inn was a Grade II listed building in the conservation area. The application was for works in the building and did not impact the conservation area. The inglenook fireplace was traditionally closed in however the surrounding sides had been removed and the doorway widened.

The Planner continued with the presentation which raised the following points:

- The building was Grade II listed, and the planning authority are statutorily required to have special regard to the desirability of preserving the building and its setting;
- The NPPF stated that any harm or loss of the significance of a designated heritage asset should require clear and convincing justification;
- The inglenook fireplace was a focal point of the bar and the official listing referred to the fireplace;
- Both the conservation officer and Historic England, who are statutory consultees objected to the works carried out.
- The officers recognised the refurbishment and reopening of the pub as beneficial, the specific works carried out were not of public benefit.
- Officers considered that the works have not preserved the special architectural and historic interest of the listed building in accordance with the 1990 Act and the significant of the heritage assets have not been sustained in accordance with section 16 of the NPPF and the proposal was recommended for refusal.

Councillor Steve Ferrelly, Middle Barton Parish Council, spoke in support of the application and raised the following points: the benefits of having a public house in the village; the revised internal layout created a better space for the customers opening up the connectivity of the bar and restaurant; the fireplace was still a main feature of the building and the alterations had not altered the character of the building.

Chris Flemming and Tony O'Sullivan spoke in support of the application and raised the following points: the alterations secured the long-term future of the pub and were community focused; the pub supported employment in the village and surrounding areas; there had been over 126 letters of support for the application as well as support from the Heritage Consultant.

The Chair invited the sub-committee to debate the application, and the following points were raised:

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- Members asked for clarification on if the harm to the door could be regularised. The officer confirmed that the statutory consultees had considered that there was harm to the building however Historic England had suggested that the widening of the doorway could have been acceptable if it was amended to a lesser extent.
- The fireplace was still functioning, but the wood-burner had been removed. The original design of the Inglenook fireplace was enclosed on three sides however the back of the fireplace had been removed to open up to the snug room behind.
- The members highlighted the importance of protecting listed buildings such as public houses, however the importance of supporting public houses for the benefit of local communities. The planning officer clarified that the application was considered on whether the benefits outweighed the harms to the building.
- The members highlighted the number of previous occupiers of the public house who had not been able to make the business viable for various reasons and how it was not in the community's capacity to purchase the public house and run it as a community. The members highlighted the amount of local support and how the current owner has engaged with the community to make the pub work as a business.

Councillor Steve Cosier proposed to approve the application against the officers' recommendations. This was seconded by Councillor Andrew Lyon and put to the vote.

Voting Record: For - 5 Against- 1 Abstention - 4

The Development Management Sub-Committee **resolved** to:

- I. Approve the application against the officers' recommendations.

4.45pm The Chair stopped the meeting for a 5-minute comfort break.

II 26/00806/FUL Cherry Tree Cottage, Lower End

The meeting resumed at 4.50pm.

Nathan Harris, Planning Officer, presented the application for the change of use of Cherry Tree Cottage from holiday let to dwelling. The plot was located on the corner of Lower End with Cooks Lane to the East and Chapel Lane to the west and was in close proximity to the A44 to the south. There were no changes to the existing and proposed floor plan apart from the addition of a small sparrow terrace to the property. The property was screened by a mature planting which restricted views to the street scene. The property was currently listed as a holiday let however the application supported the re-use of the building as a dwelling. The house was located in the CNL, was already part of the built-up village and no new development was proposed on the site. There were no identified harms, and no objections had been received from OCC highways. The application was recommended for approval.

The Chair invited the sub-committee to debate the application, and the following points were raised:

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- The members asked for clarification on the history of the site which had been changed to a holiday let in 2016 on appeal
- Members asked for clarification on the policies from the Local Plan that covered this application as one was recorded as OS2 new.
- Members asked if the change from holiday let to dwelling would have an impact on the employment to the area. Members acknowledged that the change to dwelling would go some way to help with the housing shortage.

Councillor Tim Sumner declared an interest that he lived in Salford.

Councillor Steve Cosier proposed to approve the application in line with the officers' recommendations. This was seconded by Councillor Elizabeth Poskitt and put to the vote.

Voting Record: For 9 Against 0 Abstention 1.

The Development Management Sub-Committee **Resolved** to:

- I. Approve the application in line with officer recommendations.

12 26/00396/LBC 3 Church View, Bampton

George Matthews, Planning Officer, presented the application for internal alterations to create a new loft access opening in the first floor bedroom with integral ladder access. The application was before the sub-committee due to the applicant being an elected member of West Oxfordshire District Council. The property was a Grade II listed building in Bampton. The changes to the property were internally only. The relocation of the loft access was for easier and safer access including an integrated ladder. The current access would be closed up using materials that complimented the age and character of the building. The application was recommended for approval.

The Chair asked for any questions of clarification or comments. Members asked for clarification on whether the application would have been determined under delegated authority by officers if the applicant had not been an elected member of the Council. The officer confirmed that this was the case.

Councillor Andrew Lyon proposed that the application be approved in line with officer recommendations. This proposal was seconded by Councillor Steve Cosier and put to the vote.

Voting Record: For 10 Against 0 Abstention 0

The Development Management Sub-Committee **Resolved** to:

- I. Approve the application in line with officer recommendations.

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13 26/00638/LBC Asthall Manor

James Nelson, Principal Planner, presented the application for internal alterations to include the installation of internal wall insulation to improve thermal performance. The application was before the sub-committee due to the applicant being an elected member of West Oxfordshire District Council. The application was for Listed Building Consent. The manor building dates from the early 17th century. The building is located on the western side of the hamlet of Asthall and within the Asthall Conservation area. The conservation officer had no raised any objections and the application was recommended for approval.

The Chair asked for any questions of clarification or comments. Members asked for clarification on whether the application would have been determined under delegated authority by officers if the applicant had not been an elected member of the Council. The officer confirmed that this was the case.

Councillor Andrew Lyon proposed that the application be approved in line with officer recommendations. This proposal was seconded by Councillor Elizabeth Poskitt and put to the vote.

Voting Record: For 10 Against 0 Abstention 0

The Development Management Sub-Committee **Resolved** to:

1. Approve the application in line with officer recommendations.

14 26/00853/HHD 3 Church View, Bampton

Sarah Weaver, Planning Officer, presented the application for the erection of a detached garden studio. The application was before the sub-committee due to the applicant being an elected member of West Oxfordshire District Council. The studio would be of a simple design and located 16 metres from the host listed building. It would be located 9 metres from the neighbouring property. The front doors would be patio full length windows and include two rear high-level windows. There would be no harms to neighbouring properties. The officer recommended the application for approval.

The Chair asked for any questions of clarification or comments. Members asked for clarification on whether the application would have been determined under delegated authority by officers if the applicant had not been an elected member of the Council. The officer confirmed that this was the case.

Councillor Andrew Lyon proposed that the application be approved in line with officer recommendations. This proposal was seconded by Councillor Steve Cosier and put to the vote.

Voting Record: For 10 Against 0 Abstention 0

The Development Management Sub-Committee **Resolved** to:

1. Approve the application in line with officer recommendations.

15 Applications Determined under Delegated Powers

The report giving details of the applications determined under Delegated Powers was received, explained by officers and noted by the sub-committee.

16 Appeal Decisions

The report giving details of the appeals was received, explained by officers and noted by the sub-committee.

Councillor Andrew Beaney thanked the officers for all their hard work on both delegated powers and appeal decisions reports.

The Meeting closed at 5.15pm

CHAIR

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WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Development Management Sub-Committee

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00 pm on **Monday, 15 June 2026**

PRESENT

Councillors: Andy Goodwin, Mark Walker, Andy Goodwin, Tammy Abaro, Andrew Beaney, Dan Levy, Genny Early, Jack Treloar, David Melvin, David Jackson, Elizabeth Poskitt, Sarah Veasey and Mark Walker

Officers: James Nelson (Principal Planner), Mike Cassidy (Principal Planner), Lorna McShane (Planning Solicitor), Sophie Drew (Lead Lawyer, property), Ana Prelici (Senior Democratic Services Officer), Mathew Taylor (Democratic Services Officer) and Anne Learmonth (Democratic Services Officer)

Other Councillors in attendance: None

17 Apologies for Absence

Apologies for absence were received from Councillor Faulker, Councillor Godfrey, Councillor Cosier and Councillor Andrew Lyon.

Councillor Jack Treloar substituted for Councillor Faulkner.

Councillor David Melvin substituted for Councillor Godfrey

Councillor Dan Levy substitutes for Councillor Steve Cosier

18 Declarations of Interest

There were no declarations of interest.

19 Minutes of the Previous meeting

The agenda was published before the meeting of 8 June 2026. The minutes of the meetings for 8 June 2026 and 15 June 2026 would be considered at the next meeting on Monday 6 July 2026.

20 Applications for Development

23/03071/FUL Land South of Forest Road, Charlbury.

Mike Cassidy, Principal Planner, presented the full planning application for the erection of thirty-seven dwellings including an access road, landscaping and associated works.

The Principal Planner gave an overview of the planning history of the site and the application, which was originally reported to the Uplands Area Planning Sub-Committee on 28 May 2025 and was deferred to the meeting of 21 July 2025. The Sub-Committee resolved to approve the application on 21 July 2025 in line with officer recommendations subject to an additional

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informative. The planning permission was issued on 29 January 2026. During the judicial review period, the Council received a pre-action protocol letter from solicitors acting on behalf of a third party which raised a number of matters. After taking legal advice, the Council voluntarily agreed to consent to the quashing of the planning permission in order to ensure that the Public Sector Equality Duty was fully and explicitly considered. The effect of that quashing is that the previous permission is treated as though it had not been granted, and the application is therefore before members once again for determination on a fresh basis. The application was subsequently reported to the sub-committee on the 20th of April 2026, where members resolved to defer the application pending a site visit. That site visit took place on the 4th of June 2026, and the application is before members again for determination.

The Principal Planner brought members attention to the Additional Representations Report, which included both support and objection comments on the application. Since publication, 29 additional objections have been received, which do not raise any new issues.

Friends of West Oxfordshire Cotswolds have also submitted further comments maintaining their objection. They questioned the validity of some of the public support submissions, suggesting some may be anonymous or solicited by a paid campaigner; however, it was confirmed that all support comments included names and addresses. They also reiterated concerns about compliance with neighbourhood and local plans, raised by their solicitor's, Leighday, in the letter summarised in the Additional Representations report, which have already been addressed in the committee report and introduced no new planning considerations.

A letter has also been received from the applicant's solicitors, Gowling WLG, submitted in response to the objections raised by Leighday solicitors. It argues that there were no errors in the officer's report and that the issues raised related to planning judgement. The letter disputed concerns about Great Western Railway representations, the public sector equality duty, and the interpretation of local plan policies H2 and OS2. It concluded that the committee could rely on the officer report and grant planning permission. Overall, there were now 211 objections and 223 supporting representations.

The Principal Planner gave an overview of the application and highlighted the following points:

- The site was located west of Charlbury Town, outside the defined built -up area, and was identified as open countryside in planning policy terms. The site was in the Cotswold National Landscape (CNL).
- The Site is situated adjacent to an existing development enclave behind a railway station, Rushy Bank Ancient Woodland lay to the west and Charlbury Conservation Area was located to the east. The railway line separated the site from the conservation area.
- The site was a 2.4-hectare open grass paddock with defined boundaries including roads, woodland, and infrastructure, and had vehicle access from Forest Road. On the eastern boundary there was an access track to the Thames Water sewage plant with

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an industrial estate and Charlbury Station, a Grade II listed building, beyond approximately 350 metres from the site.

- Historically planning permission had been granted in January 2020 for a residential development of 25 residential dwellings (C3) & a 12-bed supported living facility (sui generis). As part of this now lapsed permission, a 5-metre-deep ecology buffer zone was agreed between the proposed development and the ancient woodland to the west. All the buildings proposed in that permission were two-storey and located in much closer proximity to the Ancient Woodland. The current proposal was a lower form of development than previously approved.
- The application now proposed 37 dwellings with a layout arranged around a central access road and comprised of a mixture of one and two storey buildings. All existing trees were to be retained with additional woodland planting near Forest Road. A 5-metre landscape buffer would be maintained alongside the Ancient Woodland and included an additional 10 metre buffer where permitted development rights for built development would be removed. The footpath would be improved along Forest Road and additional woodland was also proposed.
- The proposed housing included a mixture of one to four-bedroom dwellings, with a total of 37 units including 21 affordable housing units which made up 57% of the site, 7 assisted living bungalows and 12 self-built units. There would be 66 allocated parking spaces and 12 garages which complied with Oxfordshire County Council (OCC) parking standards. The site also proposed an integrated, well-designed landscape scheme. The proposal would go towards meeting the housing need in the area.
- The Principal Planner confirmed that there had been no objections from the ecology officer and there was a long-term ecology plan in place. There were no material changes to the application since last reported to Committee, no objections from OCC Highways and the technical consultees views had remained the same. There was a long-term landscape and ecology management plan secured, a 5-metre ecological buffer next to the Ancient Woodland proposed, and the harms to the CNL had been identified and weighed in the planning balance. The officer recommended the application be approved in line with the report and subject to legal agreement.

Jim Clements, Friends of the West Oxfordshire Cotswolds, spoke in objection to the application and raised the following points:

- the site did not adjoin Charlbury but was 400 metres away across the valley;
- the statement that housing did not meet genuine rural need was not true;
- the application was contrary to policy OS2 principles including lack of safe pedestrian access and the site did not fit logically with existing developments;
- the application predated the neighbourhood plan;
- the development would result in a potential loss of parking for the railway station.
- to approve the application would create an isolated “satellite” development and would harm the ancient woodland.

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Councillor Philippa Phelan, Charlbury Town Council addressed the sub-committee and raised the following points:

- the Town Council reassessed its position following the judicial review and now considered the proposal non-compliant with the neighbourhood plan;
- the site; station complex and Rushy Bank was not part of the built-up area;
- evidence suggested housing need could be met at Woodstock Road and other emerging local plan sites;
- development would harm key views from Grammar School Hill;
- for the Ancient Woodland the proposed 5 metre buffer would be insufficient protection for sensitive habitat;
- the footpath in places was less than 1 metre wide and would be particularly unsuitable for assisted living residents;
- the Town Council formally objected on policy, accessibility, landscape, and sustainability grounds.

Laura Bisbey, Harper Crewe and Ian Cox a local resident spoke in support of the application and raised the following points:

- The cost of the private housing market resulted in the loss of younger residents in Charlbury due to being priced out of the area. The numbers of people on the housing waiting list and the lack of self-build and custom build plots had been identified by the Council.
- The fall of student numbers at the local primary school due to families moving away from the area.
- The Long-standing community involvement and advocacy, a desire to maintain a mixed and balanced community, the existing interest list of 35 households for the site.
- The site does not meet neighbourhood plan requirement for station parking location.
- The proposal was considered a proportionate development and supporters argued benefits outweigh perceived harm.

The Chair invited the members of the sub-committee to debate the application. The following points were raised:

- Members asked for clarification about planning law and how far they should or should not disregard the history of the site including the fact that a permission had been given which was then quashed. The Principal Planner advised that there were no significant changes to the proposal, the decision was voluntarily quashed by the Council to clearly address the public sector equality duty and to reduce the risk a future judicial review. The application was the same scheme with clearer justification. The legal officer advised the sub-committee that the application before them was to be considered afresh.

Development Management Sub-Committee

15/June2026

- Members asked for clarification on the consideration of the neighbourhood plan when an application was made. The Principal Planner confirmed that the proposal has been assessed against all relevant local planning policies, including those required under the NPPF. While the neighbourhood plan was a material planning consideration, it is now over five years old. It was considered that the scheme complies with it overall.
- Members asked about the risk of flooding and what had been done to mitigate this risk. The principal planner confirmed that the site was in Flood Zone I, no risks had been identified and conditions within the report covered these matters.
- Members asked about the risk of flooding and what had been done to mitigate this risk. The principal planner confirmed that the site was in Flood Zone I, and no risks had been identified that could not be mitigated. Conditions were set out within the report that covered these matters.
- Members raised concerns about the safety of the footpath regarding the access to platforms at the station. The Principal Planner explained that there was no direct access to the station due to the location of the stream, landscaping etc. Further concerns were raised regarding the footpath which could not be widened due to the railway line and road bridge crossing.
- Members asked for more information on the Ancient Woodland management plan. The Principal Planner explained that ecology and planning conditions were proposed to protect the adjacent Ancient Woodland, which included restrictions on site boundaries and future development within garden areas. These points were set out in the report and covered by conditions.
- Members asked for clarification on parking arrangements due to the highlighted shortage of parking at the train station. It was suggested that an informative could be added to include exploring the possibility of residents parking permits on the site which would mitigate any future parking problems on the site.
- Members asked for clarification on the housing need in the area and what the Housing Needs Survey was based on. The principal planner explained that affordable housing delivery would be secured through a Section 106 agreement, prioritising local residents before offering homes more widely if needed. This would include a cascade mechanism for allocation with priority given to local residents, and if the houses were not taken up then they would be offered to wider areas however high demand locally suggested that take up would be likely within the initial period.

Councillor David Jackson proposed that the application be approved in line with officer recommendations with the addition of a 7th informative to include exploring the possibility of having resident's parking permits on the site. This was seconded by Councillor Mark Walker and put to the vote.

Voting Record: For 4; Against 3; Abstentions 3; The vote was carried.

The Development Management Sub-Committee Resolved to:

15/June2026

- I. Approve the application in line with officer recommendations with a 7th informative to suggest including residents parking permits on the site.

21 Applications Determined under Delegated Powers

There were no delegated powers reports to note.

22 Appeal Decisions

There were no appeal decisions report to note.

The Chair reminded Members of the next site visit on 2 July 2026 at 9.30am for the application - 25/01897/OUT Land West of Combe Road

The Meeting closed at 3.43pm

CHAIR

WEST OXFORDSHIRE DISTRICT COUNCIL
DEVELOPMENT MANAGEMENT PLANNING SUB-
COMMITTEE

Date: 6th July 2026

REPORT OF THE HEAD OF PLANNING



WEST OXFORDSHIRE
DISTRICT COUNCIL

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc. and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

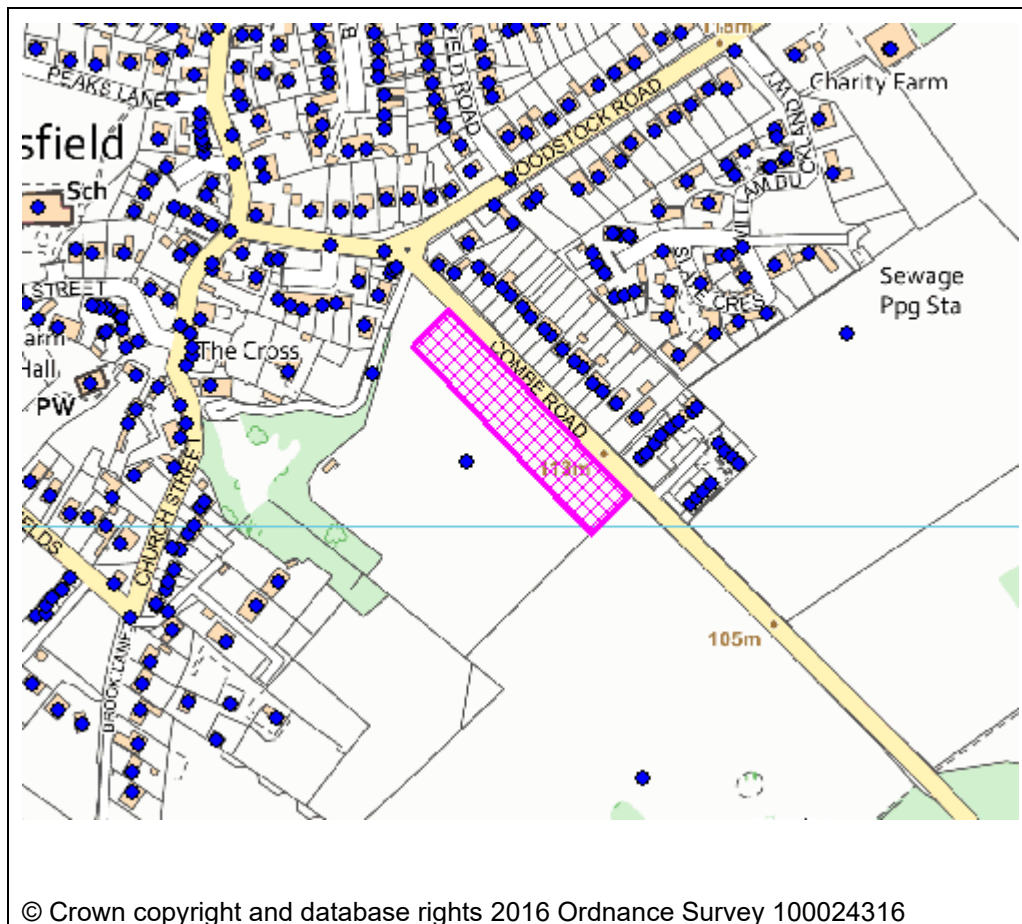
Please note that:

- I. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Item	Application Number	Address	Officer
1	25/01897/OUT	Land West Of Combe Road	Mike Cassidy
2	26/00374/FUL	5A West End Witney	Clare Anscombe
3	26/00419/FUL	63 Barrington Close Witney	Clare Anscombe
4	26/01180/FUL	37 Wilkins Close Brize Norton	Chris Mitchell

Application Number	25/01897/OUT
Site Address	Land West Of Combe Road Stonesfield Oxfordshire
Date	24th June 2026
Officer	Mike Cassidy
Officer Recommendations	Approve subject to Legal Agreement
Parish	Stonesfield Parish Council
Grid Reference	439596 E 217043 N
Committee Date	6th July 2026

Location Map



Application Details:

Outline planning application with some matters reserved for erection of 20 dwellings within a nature enhancement scheme.

Applicant Details:
C/O Agent

CONSULTATIONS

WODC - Sports

No objection. The Council would seek to secure, by way of planning obligations off site contributions for:

- Outdoor pitch contribution (£61,002.60) towards the provision, enhancement or improvement of outdoor sports pitches and ancillary facilities in the catchment area.
- Artificial pitch contribution (£6,713) towards the cost of providing a replacement or improvement to artificial pitches/ancillary facilities in the catchment area.
- Indoor sports contribution (£8,894) towards the provision, enhancement, or improvement of indoor sports provision in the catchment area.
- Swimming pool contribution (£11,601) towards the provision, enhancement, or improvement to swimming pool provision in the catchment area.
- Outdoor tennis court contribution (£724) towards the cost of enhancements or improvement to outdoor tennis courts and ancillary facilities in the catchment area.

Cotswolds Conservation Board

No comment to make on the application. The LPA should ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and take into account the relevant Board publications.

Parish Council

Objection to the proposal on the following grounds:

Housing need - the housing market will provide more than sufficient housing to meet identified need, so there is no need (according to the WODC Local Plan 2031 and to the recent village Housing Needs Assessment) for any additional market housing, whether within the built-up area or on adjoining land within the parish of Stonesfield. Similarly, whilst the indicative conditions for these are favourable, being social rent and limited to occupation with a Stonesfield connection, the proposed provision of affordable housing is also in excess of identified need.

Impact on important views - the proposal would have an adverse impact on views towards the settlement. The proposal notably fails to protect views towards the village from the Oxfordshire Way.

Impact on Evenlode Valley and the adjacent dip-slope lowland - the proposal would fail to protect the Valley and adjacent lowland.

Protecting Stonesfield's Local Green Spaces - the proposed development is incompatible with the Local Green Spaces policy.

Biodiversity - the proposal is likely to impact on biodiversity. The trees along the Combe Road are a well-known habitat for birds and other wildlife.

Water quality, drainage, and flood risk - the proposed development is directly adjacent to an area which has suffered significantly from sewage and drainage issues. Residents of Combe Road regularly have issues with the capacity of the pumping facility and also water pressure. The dip below the village on Combe Road is frequently flooded and there is a high risk that further development along the Combe Road would exacerbate this problem.

Major Planning Applications Team

Transport: No Objection subject to conditions relating to means of access, visibility splays, Construction Traffic Management Plan, off-site highway works, cycle parking, and Travel Plan/Travel Information Pack and associated informatives as suggested being attached to any permission granted.

Lead Local Flood Authority: Holding objection. A Flood Risk Assessment has been submitted and is acceptable in principle. A Sustainable Drainage Options Appraisal and Strategy has also been provided to demonstrate how surface water runoff will be managed post-development.

Notwithstanding this, the LLFA currently objects to the application pending the submission of infiltration testing in accordance with BRE365 to demonstrate soakage rates. In addition, groundwater monitoring covering both summer and winter periods is required in order to establish peak groundwater levels across the site.

Education: No objection subject to a s106 legal agreement being entered into securing a Special Education Contribution (£11,804).

Archaeology: No objection subject to conditions relating to the submission and approval of a Written Scheme of Investigation and staged programme of archaeological evaluation and mitigation as suggested being attached to any permission granted.

Waste Management: No objection subject to a s106 legal agreement being entered into securing a Household Waste Recycling Centre Contribution (£2,070).

Active Travel England

No comments to make

Climate

No Comment Received.

Conservation And Design Officer

The proposal would lead to 'less than substantial harm' to the Stonesfield Conservation Area. The site is currently an open area of undeveloped land, which makes an important contribution to the rural, loosely developed character of the conservation area. The

proposed development would therefore result in the loss of open space that makes a valuable contribution to the character and appearance of the area and the significance of the conservation area.

Environment Agency	No comments to make
District Ecologist	No objection subject to conditions relating to a Construction Environmental Management Plan, artificial lighting and Biodiversity Enhancement Plan and Biodiversity Net Gain informative as suggested being attached to any permission granted.
ERS Air Quality	No objection. To encourage active and low emission travel, it is recommended the provision of cycle storage and electric vehicle charging facilities, as referenced in the Transport Assessment, be conditioned should this application be approved or at the reserved matters stage.
Env Health Noise And Amenity	No objection subject to conditions relating to noise and construction as suggested being attached to any permission granted
Oxfordshire Fire Service	No objection. It is taken that the development 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. It is also taken that suitable fire service access will be provided.
WODC Tree Officer	No objection to the proposal subject to conditions relating to compliance with the Tree Constraints Plan, and Arboricultural Impact Assessment and Method Statement submitted being attached to any permission granted.
Thames Water	Waste Comments: No objection subject to an informative relating to the requirement for a Groundwater Risk Management Permit from Thames Water as suggested being attached to any permission granted. Water Comments: No objection subject to a condition relating water network upgrades and informative relating to water pressure as suggested being attached to any permission granted.
Designing Out Crime Officer	No Comment Received.
Natural England	No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites

2 REPRESENTATIONS

2.1 142 responses have been received objecting to the application on the following grounds:

- The site lies within the Cotswolds National Landscape (CNL) and Stonesfield Conservation Area, where major development should be refused unless exceptional circumstances exist. No such exceptional circumstances or public benefits have been demonstrated contrary to local plan policy.
- The proposal is outside the village envelope and constitutes unjustified encroachment into open countryside.
- The proposal would open the door to substantial further expansion and irreversible change to village character.
- The Stonesfield Neighbourhood Plan Housing Needs Assessment identifies no requirement for market housing and only a very limited need for affordable housing that could be met through small rural exception sites.
- The proposed new market housing will not address local needs and may not be affordable to local households.
- The development would have an adverse landscape and visual impact eroding the rural character and scenic beauty of the CNL.
- Harmful to key public views, including from the Oxfordshire Way and approaches to the village.
- The proposal would set a precedent for further development across the remainder of the field.
- The site forms part of the setting of Stonesfield Conservation Area, the curtilage of the Grade II listed Stonesfield Manor and the setting of the Roman Villa Scheduled Monument. The proposal fails to demonstrate that the harm to heritage assets is acceptable or outweighed by public benefits.
- Loss of meadow, mature hedgerows and trees on Combe Road which support birds, bats, and other wildlife.
- Strong concern over the removal of important boundary trees: absence of a tree survey or Arboricultural Impact Assessment.
- The nature enhancement claims made are unsubstantiated and the Biodiversity Net Gain assessment is flawed and not based on the proposed development.
- The development will increase pollution and habitat loss affecting the River Evenlode.
- Additional development will worsen flooding at the bottom of Combe Road and place further strain on an already failing drainage network.
- Surface water discharge to the mains sewer is considered unacceptable and contrary to the SuDS hierarchy.
- Prejudicial to highway and pedestrian safety, particularly for schoolchildren.
- Adverse impact on Highway Safety
- Increase in traffic and congestion on Combe Road, which is narrow with on street parking, poor visibility, and bus movements.
- The proposed site layout is considered overly dense, urban in appearance and at odds with the villages grain.
- The proposed houses turn their backs on Combe Road which would create poor frontage and erode character.
- Small gardens are proposed likely to result in future pressure to remove trees and hedgerows.
- The proposal will lead to pressure on already overstretched GP surgeries, schools, and village services.

2.2 43 responses have been received in support of the application on the following grounds:

- The development would make a meaningful contribution towards meeting the urgent and well evidenced need for affordable housing in Stonesfield. The provision of 10 affordable homes is viewed as particularly important in a village where younger households, families, and key workers often cannot access suitable accommodation. The scheme is considered essential in enabling local people to remain in, or return to, the village, reducing the loss of community members who are currently priced out of the area. There is significant unmet local housing demand and long waiting lists for affordable tenures.
- The proposal is necessary to help rebalance the villages ageing population by providing homes that younger people can afford. This is viewed as vital for maintaining a mixed and sustainable community. Concerns were expressed about the declining number of young families in the village, with specific reference to the very low recent intake at the primary school, and the potential long-term implications for local services if new homes are not provided.
- The development is expected to bring wider social and economic benefits, including increased patronage for the primary school, preschool, shop, pub, sports teams, community facilities, and local businesses. The additional population is required to sustain these services and ensure their long-term viability.
- The scheme's design approach is supported. The materials, layout and building form reflect the established pattern of development along Combe Road, helping the proposal integrate sensitively with the conservation area and wider landscape. The retention of the mature belt of roadside trees is highlighted as an important feature that preserves the existing rural character.
- A substantial proportion of the site (over 75%) would be retained as open space, with enhancements for biodiversity and opportunities for public access, including new viewpoints and a footpath. This is regarded as a balanced approach that meets local housing needs while safeguarding village character and providing environmental and recreational benefits.
- The proposal would provide a range of anticipated benefits, including increased social cohesion, support for community owned assets, enhanced access to green space, and ecological improvements.
- The development is considered to represent modest, proportionate growth in a logical and sustainable location within the village boundary, adjacent to existing housing. This is viewed as preferable to the risk of larger or speculative development proposals elsewhere around Stonesfield.

2.3 Stonesfield Community Trust commented as follows:

Or iSupport for the application. There is strong evidence that Stonesfield has a very significant unmet affordable housing need and The Stonesfield Community Trust is aware that there is a shortage of affordable accommodation in the village. The development will provide 10 new affordable houses which will make a very important and significant contribution to the unmet affordable housing need and shortage of affordable accommodation in the village evidenced in the submission.

3 APPLICANT'S CASE

3.1 The submitted Planning, Design and Access Statement advances the following in support of the proposal:

Affordable Housing Need - The scheme would deliver 10 affordable homes, 8 social rent and 2 First Homes, making a significant contribution to the acknowledged unmet affordable housing need in Stonesfield as evidenced by the WODC Home seeker waiting list.

Housing Mix - A 50/50 affordable to market housing split is proposed, with unit sizes (predominantly 1 and 2 bedroom) closely reflecting the profile of those on the waiting list.

Design and Layout - The layout was arrived at following pre-application engagement with the Council's planning and conservation officers and is asserted to reflect the established pattern of housing along Combe Road, sympathetic to the Conservation Area and Cotswolds National Landscape.

Field retention - The development footprint is confined to approximately 24% of the overall site, with 76% of the field retained and opened up to public view in perpetuity.

Biodiversity Net Gain - The retained field is to be nature-enhanced to achieve at least 10% BNG, in accordance with the WODC Nature Recovery Plan 2024-2030.

Public Footpath - A new public footpath is proposed within the existing tree belt along Combe Road.

Community Benefit - The applicant has committed to gifting 10% of net development profits to the Stonesfield Community Housing Trust.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
OS5NEW Supporting infrastructure
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
H5NEW Custom and self-build housing
T1NEW Sustainable transport
T2NEW Highway improvement schemes
T3NEW Public transport, walking, and cycling
T4NEW Parking provision
EH1 Cotswolds AONB
EH2 Landscape Character
EH3 Biodiversity and Geodiversity
EH4 Public realm and green infrastructure
EH5 Sport, recreation and childrens play
EH7 Flood risk
EH8 Environmental protection
EH9 Historic environment
EH10 Conservation Areas
EH13 Historic landscape character
BC1 Burford – Charlbury sub-area strategy
The Cotswolds National Landscape Management Plan 2023-2025
National Planning Policy Framework (NPPF), December 2024

NATDES National Design Guide
DESGUI West Oxfordshire Design Guide
Draft Stonesfield Neighbourhood Plan – this is at an early stage of preparation and has not yet been through examination or referendum; it therefore carries limited material weight and has not been relied upon in this assessment.

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application site (0.64 hectares) is located on the southern side of Combe Road within the village of Stonesfield. It comprises predominantly a grass meadow with two coppices of trees (to be retained in the proposal) and two wooden stable buildings in its western corner. The site forms the southern edge of a plateau of land above steeply sloping ground to the south, descending to the River Evenlode.
- 5.2 The site is bound to the north-east, south-east and the southern part of the south-western boundary by hedgerow trees. The north-western boundary is post and wire fence, beyond which is a drystone wall to Stonesfield Manor (Grade II listed) to the north; and the well-wooded gardens to Stonesfield Manor to the west, which continue around the site to form the northern part of the south-eastern boundary. The site is surrounded by a mixture of agricultural land as well as a number of residential properties.
- 5.3 The majority of the local street scene is made up of two / two and a half storey traditional styled Cotswold stone buildings with slate roofs. The buildings closest to the site on Combe Road itself comprise predominantly semi-detached former Council houses, dating from the 1920s onwards. The site falls within the Stonesfield Conservation Area (the north western front part only) and Cotswolds National Landscape (CNL) (formerly Area of Outstanding Natural Beauty (AONB)).

Proposal

- 5.4 The proposal is for the erection of 20 dwellings with an access road proposed onto Combe Road. The application is in outline form with means of access and site layout only to be considered at this stage. As part of the proposal, 2.02ha of the existing field (circa 76% of the total), directly neighbouring the application site to the south and outside of the red line application boundary, would be nature enhanced and made publicly available.
- 5.5 The Planning, Design and Access Statement submitted states that the proposed development would offer a mix of 1-bedroom to 4-bedroom dwellings comprising 10 market and 10 affordable housing dwellings. The 10 market dwellings would comprise 6 x 3-bedroom and 4 x 4-bedroom units and the 10 affordable housing dwellings would comprise 8 social rented (6 x 1-bedroom and 2 x 3-bedroom) and 2 First-Home (2 x 2-bedroom) units.

Relevant Planning History

- 5.6 Pre-application advice (24/02093/PREAPP) was provided in February 2025 for a similar form of development for 20 new dwellings.

Additional information provided during the course of the application

5.7 During the course of the application, the following additional information and amendments have been received:

- Stage I Road Safety Audit;
- Arboricultural Impact Assessment;
- Drainage Report;
- Surface Water Drainage Strategy; and
- Sustainable Drainage Options Appraisal and Strategy.

5.8 Taking into account planning policy, other material considerations and the representations of interested parties, officers are of the opinion that the key considerations of the application are:

- Principle of Development
- Affordable Housing/Housing Mix
- Layout, Design and Scale
- Impact on Landscape/Setting of Cotswolds National Landscape (formally AONB)
- Impact on Heritage Assets
- Highway Impact and Pedestrian Accessibility
- Residential Amenity/Noise/Air Quality
- Flood Risk/Drainage/Water Supply
- Ancient Woodland/Trees/Biodiversity
- Sustainability/Climate Change
- CIL and S106 Contributions

5.9 Each of the above considerations are fully considered in the following sections of this report.

Principle of development

5.10 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the TCPA 1990 provides that the local planning authority shall have regard to the provisions of the development plan, as far as material to the application, and to any other material considerations. In the case of West Oxfordshire, the Development Plan is the Local Plan 2031 adopted in September 2018.

Development Plan Policies

5.11 Within the Local Plan, the District is divided into five sub-areas based on landscape characteristics and local catchment areas for key services and facilities. The application site is located within the Burford Charlbury sub-area.

5.12 Policy BCI sets out that within the Burford-Charlbury sub-area the focus of new development will be in Burford and Charlbury and that these towns are relatively constrained by their AONB (now CNL) locations so are suitable for a modest level of development. It goes on to state that development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages.

5.13 Policy OS2 of the Local Plan sets out the overall strategy on the location of development for the District. It adopts a 'hierarchical' approach, with the majority of future homes and job opportunities to be focused on the main service centres of Witney, Carterton and Chipping Norton, followed by the rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock and the new Oxfordshire Cotswolds Garden Village (now referred to as Salt Cross) and then the villages as set out in Policy OS2.

5.14 The application site is located within the village of Stonesfield, listed in Table 4b of the Local Plan settlement hierarchy as one of a number of villages. Supporting paragraph 9.6.3 to Policy BC1 indicates that beyond Burford and Charlbury, other larger settlements in the sub-area include Stonesfield, with a population of about 1,500 (at the time of the Local Plan's adoption) and a thriving community spirit, with a range of local services and facilities.

5.15 Whilst supporting text does not have the same force as policy and cannot trump it, the above nonetheless indicates that Stonesfield comprises a larger village for the purposes of the Local Plan. It certainly cannot be described as a small village, as this is defined in Table 4b as "all other villages and settlements not listed above plus open countryside".

5.16 Paragraph 135 of the NPPF is clear that development proposals should function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history including the surrounding built environment and landscape setting and create places that are safe, inclusive and accessible and have a high standard of amenity for existing and future users.

5.17 Policies OS2 (Locating development in the right places), OS4 (High quality design) and EH2 (Landscape character) each require the character of the area to be respected and enhanced. The importance of achieving high quality design is reinforced in the National Design Guide.

5.18 Policy OS2 also sets out general principles for all development. Of particular relevance to this proposal is that it should:

- a) Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- b) Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- c) As far as reasonably possible protect or enhance the local landscape and its setting of the settlement;
- d) Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- e) Conserve and enhance the natural, historic, and built environment; and
- f) Be supported by all the necessary infrastructure.

5.19 Policy H2 sets out that new dwellings will be permitted at the main service centres, rural service centres, and villages in the following circumstances:

- On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan;
- On previously developed land within or adjoining the built-up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan;

- On undeveloped land within the built-up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2;
- On undeveloped land adjoining the built-up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan in particular the general principles in Policy OS2.

5.20 The application site comprises undeveloped land which adjoins the built-up area where Policy H2, as detailed above, requires that convincing evidence is needed to demonstrate that the development is necessary to meet identified housing needs, in accordance with the distribution of housing set out in Policy H1 and accords with other policies of the Local Plan, in particular the general principles in Policy OS2. The issue of housing need and the distribution of housing is dealt with in detail below.

National Policy/Guidance

5.21 The National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies and how these are expected to be applied. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social, and environmental. In essence, the economic role should contribute to building a strong, responsive, and competitive economy; the social role should support strong, vibrant, and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built, and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.22 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advises that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places, and providing affordable homes, individually or in combination.

5.23 The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites. Where local authorities cannot demonstrate a five-year supply of deliverable housing sites, paragraph 11 of the NPPF, as set out above, is engaged (as identified in footnote 8).

5.24 Where policies are considered 'out of date,' planning permission should be granted unless the application of policies in the framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposal; or, where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework taken as a whole. The NPPF further notes that this should have particular

regard to 'key policies directing development to sustainable locations, making effective use of land, securing well designed places, and providing affordable homes, individually or in combination.

5.25 The Site is within the CNL. Paragraph 11 d) i) at footnote 7 identifies that the National Landscape and 'irreplaceable habitats' are considered to be areas or assets of particular importance where the NPPF provides specific guidance regarding protection of these areas.

5.26 In relation to the CNL, paragraph 189 notes that great weight should be given to conserving or enhancing landscape and scenic beauty and that the extent of development in these areas should be limited. Paragraph 190 outlines that major development in these areas should be refused other than in 'exceptional circumstances', and where it can be demonstrated that the development is in the public interest.

5.27 Both of these matters will be considered further in the relevant sections of this report.

Five Year Housing Land Supply and Housing Need

5.28 The Council is currently unable to demonstrate a deliverable five-year housing land supply (HLS). Officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries. In the appeal decision relating to 28 new dwellings on Land north of Woodstock Road, Charlbury (LPA Ref. 23/02399/FUL and Appeal Ref: APP/D3125/W/24/3351969), the Inspector commented (paragraph 51) in his decision notice dated 29th May 2025 that "the main parties agree that the Council is unable to demonstrate a sufficient five-year supply of housing land but dispute the extent of the shortfall. The Council suggest that it is in the region of 4.3 years, although they acknowledge that with application of the standard method for calculating housing need there is likely to be further deterioration in the supply. The appellant at the hearing advised that he considered the supply to be more likely in the region of 3.5 years." This was also the case in the recent appeal decision in December 2025 relating to a proposed single dwelling at Land at Brook Lane, Stonesfield (LPA Ref. 24/02390/PIP and Appeal Ref. APP/D3125/W/25/3363544) in which the Inspector sited a similar figure.

5.29 As such, officers anticipate that the LPA's HLS shortfall is likely to rise when its next HLS position statement is published; and for the purposes of this application, Officers accept that the LPA cannot currently demonstrate a full five-year deliverable HLS and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

5.30 It is established that the District Council has a general housing need which needs to be met throughout the District. Whether or not the LPA can demonstrate a five year land supply, the provision of dwellings in sustainable locations (subject to other considerations) should be supported by the Council and this is reinforced in paragraph 11 d) of the NPPF. The Local Plan identifies no housing allocations in Stonesfield partly due to the location of the settlement within the CNL. This does not however, mean that there is no housing need within these areas.

5.31 As such, it is clear that the decision-making process for the determination of this application is therefore to assess whether the adverse impacts of granting planning permission for the proposed development would significantly and demonstrably outweigh the benefits or whether there are specific policies in the framework that protect areas or assets of particular importance which

provide a strong reason for refusing the development proposed. These issues are considered in more detail below.

- 5.32 The application site provides for 50% affordable housing. Consultation with the Council's Housing Officer (HO) has identified that there is a significant local housing need within the Stonesfield Area. The proposal would provide ten affordable housing units in accordance with Policy H3. A weighting towards 1 and 2-bedroom units as proposed is considered to be acceptable in principle, and these would be provided predominantly as Social Rent tenancy and secured in perpetuity via a s106 legal agreement in any planning permission granted.
- 5.33 As of September 2025, there were 2365 households registered on the district register for housing. Of those, 42 households have expressed a preference of a dwelling in Stonesfield. Of these, 11 households already live in Stonesfield. The provision of 20 new dwellings, including 10 dwellings as affordable units, in this location would therefore go some way to addressing the housing needs of the local community and is supported.
- 5.34 An assessment of the development against the general principles of Policy OS2, as detailed above, is detailed further in the sections below.

Impact on Landscape/Setting of Cotswolds National Landscape

- 5.35 The site is located within the CNL along with the totality of the Charlbury and Burford Sub Area. In this regard, policy EH1 of the Local Plan and paragraphs 189-191 of the NPPF are of key consideration. Essentially each of these policies set out the same considerations as the NPPF with great weight being given to conserving and enhancing the area's natural beauty.

Whether the Application Constitutes "Major" Development

- 5.36 When considering applications for development within National Landscapes, paragraph 190 of the NPPF advises that:

"permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

- 5.37 Footnote 67 of the NPPF advises for the purposes of paragraph 190, "whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale, and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined".

- 5.38 There are no set rules as to what comprises "major development" within what is now termed a National Landscape (formerly an AONB), and the Courts have held that it is a matter of judgment in

all of the circumstances of the case (see *R (on the Application of Hilltop Experiences) v Norfolk CC* [2025] EWHC 1447 (Admin)).

5.39 In the Hilltop case, Lieven J. observed reiterated earlier jurisprudence to the effect that "major development" for the purposes of NPPF guidance in respect of AONB/NL is not to be equated with the use of the term in the Town and Country Planning (Development Management Procedure) England Order 2015 (per Lieven J. at para 77, endorsing *Aston v SSCLG* [2013] EWHC 1936 at paragraph 93) comprising residential development of more than 10 dwellings or on a site having an area of more than 1 hectare.

5.40 At paragraph 81, Lieven J. made it clear that once a planning judgment has been formed, then it can only be challenged on the grounds of rationality (which is a high bar - see *Newsmith v SOS* [2001] EWHC 74 Admin).

5.41 The case of *Porter v Secretary of State for Communities and Local Government* [2013] EWHC 2314 (Admin) (commonly referred to as Porter No.2) is a key legal precedent in understanding what constitutes "major development" in AONBs (now National Landscape). In this case, the key judgement points made by Sullivan LJ. were as follows:

- 1) "Major development" is not just about scale or size. It is a planning judgment, not a purely quantitative or threshold-based one.
- 2) Context matters. What might be a small development in an urban area can be major in a sensitive AONB context. The nature, location, and potential impact on the AONB are all relevant to deciding whether something is "major."
- 3) There is no fixed definition. The court rejected the idea that "major development" should be defined only by the thresholds in the Town and Country Planning (Development Management Procedure) (England) Order 2010, which defines major development more rigidly (e.g. 10+ dwellings, 1,000+ sqm floor space).
- 4) Ultimately, it is for the decision-maker (the LPA) to decide, subject to rationality. So long as the planning authority considers all relevant factors and comes to a reasoned judgment, courts will be slow to interfere.

5.42 The Porter No. 2 judgment confirms that "major development" in AONBs is a flexible, context-sensitive concept, and not automatically defined by rigid legislative thresholds. It gives LPAs authorities discretion, but this discretion must be exercised carefully and with clear justification, especially given the high level of protection afforded to AONBs.

5.43 In Summary, the Porter No. 2 case established that the determination of whether a proposal is "major development" in an AONB is a matter of planning judgment — based on the proposal's scale, impact, and sensitivity of its context — not simply on legislative thresholds.

5.44 It is important to note from the above case law that in relation to consistency it does not indicate that there needs to be a "good reason" to depart from a decision reached in a materially similar case. All that is required is that any departure from a materially similar case/decision is adequately reasoned. Provided there is a rational reason that is properly and adequately explained, it is entirely permissible to depart from a previous decision/finding. This is because of the common law rule

against fettering of discretion and also the fact that under the TCPA 1990 all applications must be determined on their own merits.

5.45 In the May 2025 appeal decision relating to Land north of Woodstock Road, Charlbury (LPA Ref. 23/02399/FUL referenced above, the Inspector did not consider a proposal for 28 new dwellings to be "major development" He noted (paragraphs 18 to 20):

"The National Landscape designation does not preclude development and there would be beneficial impacts from the Cotswolds vernacular design, and a landscape led approach mainly in the form of the managed boundary buffer. Albeit on a small and enclosed field atypical of the wider landscape there would be a major adverse change through the development of a green field for residential development and the introduction of built form, hard surfacing, and associated infrastructure.

Given the overall size of the Cotswolds NL and the particular characteristics of the site its loss to development would not be significant in the context of the key qualities and landscape features of the Cotswolds NL as a whole. That said, paragraph 189 of the National Planning Policy Framework (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

The Framework states that for the purposes of paragraph 190 it is a matter for the decision maker to determine whether a proposal constitutes major development in a NL. The appellant, Council and Cotswolds Conservation Board are of the view that the proposed development would not be major development in the Cotswolds NL. Based on the evidence before me I have no reason to conclude otherwise."

5.46 The proposed development comprises 20 dwellings on a 0.64 hectare site on the southern edge of Stonesfield, a village within the Cotswolds National Landscape. The development footprint is confined to approximately 24% of the overall site area, with the remaining 76% to be retained as open space and nature-enhanced. The site is enclosed to the north, south and east by boundary vegetation and hedgerow trees, providing a degree of containment. Whilst the scale of the proposal, 20 dwellings, is above the 10-dwelling threshold for major development under the DMPO, that threshold is not determinative in the National Landscape context. The proposed dwellings are intended to be two storeys in height, in keeping with the character of development along Combe Road, and would not be visible from the majority of publicly accessible viewpoints in the wider National Landscape.

5.47 Taking into account the nature, scale, and setting of the current proposal, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined, and applying planning judgment and fact and degree, based on a professional evaluation of the current proposals, Officers do not consider that the current proposal would constitute "major development."

Impact on Landscape and Setting of Cotswolds National Landscape

5.48 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) prepared by The Landscape Workshop (May 2025), assessed to the standard of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3). The assessment was undertaken by a

Chartered Member of the Landscape Institute and is considered to represent a robust and proportionate evaluation of the proposal's landscape and visual effects.

Landscape Context

5.49 The site occupies a gently sloping improved pasture field of approximately 0.64 hectares on the south-eastern edge of Stonesfield village, lying at approximately 113-117m AOD. It falls within the Cotswolds National Landscape (NCA 107 - Cotswolds), within the Stonesfield Conservation Area, and within the local landscape character area identified in the Stonesfield Parish Landscape Character Assessment as the Stonesfield Inner Fields and Baggs Bottom Local Landscape Character Area (LLCA). At district level it falls within the Lower Evenlode Valley character area (Semi-enclosed Limestone Wolds character type) as defined by the West Oxfordshire Landscape Assessment 1998, and within the Wooded Estatelands landscape type as defined by the Oxfordshire Wildlife and Landscape Study 2004. The site is assessed as having a high landscape sensitivity to the proposed form of residential development at all scales from national to site-specific level.

5.50 The site is bounded to the north and east by existing residential development, with strong tree-lined hedgerows to the north, west and east. A mature hedge runs along the south-eastern boundary, providing containment. The site forms a transitional edge between the village and the open farmland and valley landscape to the south and east. A Site of Special Scientific Interest (Stonesfield Common,

Bottoms & Banks) lies approximately 320m to the south, and Notoaks Wood (Ancient Woodland) is visible in the middle distance beyond the southern boundary.

Visual Baseline

5.51 Ten viewpoints (VP1 to VP10) were assessed, selected from publicly accessible land including Public Rights of Way and Combe Road. The site visit took place on 27 April 2025. Photographs were taken using a full-frame DSLR camera at 50mm focal length in accordance with Landscape Institute guidelines.

5.52 From the majority of the assessed viewpoints, including Shakespeare's Way to the north (VP1), the Wychwood Way to the east (VP2), the bridleway to the west (VP3), viewpoints VP6, VP9 and VP10 to the south and west, and the public right of way at VP8 to the south-east, the site is either not visible or not discernible, being screened by intervening landform, hedgerows, woodland blocks and/or existing settlement. Visual effects at these locations are assessed as neutral at both Year 1 and Year 10.

5.53 The most significant visual effects are identified from viewpoints along Combe Road (VP4 and VP5), where filtered views through existing roadside vegetation would allow glimpses of new dwellings and the proposed access, particularly during winter months when deciduous cover is reduced. From VP8 (public right of way to the south-east), partial views of upper elevations and rooflines would be perceptible within the broader view towards the settlement edge, though the development would be read as part of the established village rather than as isolated incursion into open countryside.

Landscape Effects

- 5.54 At the national scale (NCA 107 - Cotswolds), the site's limited extent and adjacency to existing built form means the proposal would not materially disrupt the broad landscape characteristics of the designation. The magnitude of change is assessed as low, with a slight adverse effect at Year 1 reducing towards neutral by Year 10 as mitigation planting matures.
- 5.55 At district and county level, the development occupies only a very small proportion of the Semi-enclosed Limestone Wolds and Wooded Estatelands character types and does not fragment landscape patterns or disrupt primary visual corridors. The magnitude of change is low, resulting in a slight adverse effect at Year 1 reducing to neutral by Year 10.
- 5.56 The most significant landscape effects are at the local level. Within the Cotswolds National Landscape Character Assessment area 11B (Stonesfield Lowlands) and the Stonesfield Inner Fields and Baggs Bottom LLCA, the site's transitional character, its role in forming the rural setting of the village edge, and its proximity to the Conservation Area and heritage assets contribute to a higher sensitivity. The conversion of an improved pastoral field to a residential use represents an immediate and locally apparent change in land use and character. The magnitude of change is assessed as medium at Year 1, resulting in a moderate adverse landscape effect. However, the proposed layout, which mirrors the scale and rhythm of existing development on the opposite side of Combe Road, retains and reinforces the boundary vegetation framework and commits to native planting to all boundaries. By Year 10, as planting matures, the magnitude of change is expected to reduce to low, with the resulting landscape effect assessed as slight adverse.
- 5.57 At the site-specific level, the development transforms part of a semi-enclosed pasture field that currently performs a perceptual role in the rural setting of the village. The magnitude of change is medium at Year 1 (moderate adverse), reducing to low at Year 10 (slight adverse) as the development becomes absorbed into the village edge and mitigation planting establishes.

Visual Effects

- 5.58 The visual effects are assessed at most as moderate adverse at Year 1 from nearby sections of Combe Road, reducing to slight adverse by Year 10. From Viewpoint 8 (public right of way 173/10/10 to the south-east), a moderate adverse effect is also identified at Year 1, reducing to slight adverse by Year 10 as boundary planting matures. In the majority of wider public viewpoints, no adverse visual effect is identified.
- 5.59 The retention and enhancement of existing roadside vegetation, supplemented by new native hedgerow and tree planting to all boundaries, is identified as the primary mitigation measure. This planting is expected to achieve sufficient maturity within ten years to provide effective visual containment and integration. Given that the development would be seen against the backdrop of existing housing along Combe Road rather than as an isolated rural incursion, the adverse effects identified are considered to be localised in extent and limited in duration.

Cotswolds National Landscape Board

- 5.60 The Cotswolds National Landscape Board was consulted and responded on 23 October 2025. The Board confirmed that, due to consultation workload, it was not providing a comprehensive response on this occasion, directing the local planning authority to relevant Board publications

including the CNL Management Plan 2025-2030, Landscape Character Assessment and Strategy and Guidelines, and relevant Position Statements. The Board's response does not constitute an objection.

Officer Assessment

- 5.61 Officers note that the LVIA has been prepared to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and that its methodology and conclusions have not been disputed by any technical consultee. The landscape and visual sensitivity of the site, within the Cotswolds National Landscape, the Stonesfield Conservation Area, and a locally valued transitional landscape, is high. The proposal would cause a moderate adverse landscape effect at the local level at Year 1. However, this must be weighed against the limited extent of the development (a single strip of land facing Combe Road, covering only 24% of the application site), the retention and nature enhancement of 76% of the wider field, the development's relationship to existing housing directly opposite, and the mitigation measures proposed. By Year 10, effects at all scales reduce to slight adverse or neutral as planting matures.
- 5.62 Officers are satisfied that the landscape and visual impacts, whilst adverse in the short term, are not of a severity that would justify refusal on landscape grounds alone when weighed in the overall planning balance. The impacts are considered to be adequately addressed by appropriate conditions requiring a detailed landscaping scheme, phased implementation of boundary planting, and long-term management provisions.
- 5.63 The proposed development is therefore considered to comply with Policy EH1 of the Local Plan. Should the Committee consider that the proposal constitutes "major development" for the purposes of paragraph 190 of the NPPF, Officers address the exceptional circumstances test in the Conclusion and Planning Balance section below.

Affordable Housing/Housing Mix

- 5.64 Policy H3 of the Local Plan sets out the Council's requirements in relation to affordable housing. In order to address identified affordable housing needs, it states 'the Council will require 'qualifying' market housing schemes to make an appropriate contribution towards the provision of affordable housing within the District. Within the Cotswolds AONB, housing schemes of 6-10 units and which have a maximum combined gross floorspace of no more than 1,000m² will be required to make a financial contribution towards the provision of affordable housing off-site within the District. This commuted sum will be deferred until completion of the development to assist with viability.' Across the District as a whole, housing schemes of eleven or more units or which have a maximum combined gross floorspace of more than 1,000m² will be required to provide affordable housing on site as a proportion of the market homes proposed'. As the proposal includes twenty new residential units, 50% on-site affordable housing provision would be required in accordance with Policy H3.
- 5.65 The application proposes 20 dwellings which would equate to an affordable housing provision of 10 units. The current application proposes 10 affordable dwellings on site equating to a 50% provision of affordable housing in accordance with the requirements of Policy H3.
- 5.66 Policy H4 of the Local Plan seeks to provide a good, balanced mix of property types and sizes. The submitted Planning, Design and Access Statement sets out that a mix of sizes from 1-bedroom to 4

-bedroom dwellings are proposed. This mix together with the affordable housing mix on the site would provide an appropriate mix of smaller and larger size dwellings.

5.67 The proposed development provides for affordable housing to meet the identified local housing need within the Stonesfield Area. The affordable housing will be retained in perpetuity via a s106 with an appropriate mechanism for nominations for the affordable housing and offered to Stonesfield local residents first through the use of a cascade mechanism. The proposal is therefore considered to comply with policies H2, H4 and H5 of the Local Plan.

Layout, design, and scale

5.68 Paragraph 135 of the NPPF is clear that development proposals should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users. Policies OS2 and OS4 of the Local Plan reflect this advice and require development of a high quality that responds positively to and respects the character of the site and its surroundings. The importance of achieving high quality design is reinforced in the National Design Guide and the West Oxfordshire Design Guide 2016.

5.69 This is an outline application with means of access and site layout submitted for approval at this stage. Appearance, landscaping, scale, and internal access details are reserved for future determination. The assessment of design and layout is therefore necessarily based on the indicative layout submitted, which has been developed through pre-application engagement with the Council's planning and conservation officers and is intended to reflect the character and grain of the established housing in this part of Combe Road.

Layout

5.70 The indicative layout proposes a single row of dwellings one to two units deep along the Combe Road frontage, accessed from a single priority junction onto Combe Road. This approach was arrived at following detailed pre-application engagement with officers, including the Council's Conservation and Design Officer, who advised that development should be confined to the area immediately facing the existing housing on the eastern side of Combe Road and should reflect the established linear grain of that frontage. The submitted layout directly follows this advice.

5.71 The arrangement of dwellings mirrors the prevailing pattern of housing on the opposite side of Combe Road, which comprises predominantly semi-detached and short-terrace former Council housing dating from the 1920s onwards. This approach ensures the proposed development reads as a logical complement to the existing built form rather than an alien intrusion, in accordance with the general principles of Policy OS2. Active frontages face onto Combe Road, with gardens and amenity space to the rear. The layout ensures that the majority of the wider field, approximately 76% of the total landholding, remains undeveloped, open to public view and available for nature enhancement.

5.72 The Council's Conservation and Design Officer has engaged with the scheme through the pre-application process, and the indicative layout reflects the advice given. Officers are satisfied that the layout as submitted is appropriate in principle and would form a logical complement to the existing scale and pattern of development in this part of Combe Road, in accordance with Policy OS2.

Design and Materials

- 5.73 As an outline application, detailed design matters are reserved. However, the Planning, Design and Access Statement sets out the applicant's design intentions, which have been informed by the West Oxfordshire Design Guide and the character of the local vernacular. Stonesfield falls within the Limestone Wolds character area of the Design Guide, where the distinctive building features include creamy limestone walling, limestone slate or imitation stone slate roofing, long frontages, narrow gables, and steeply pitched roofs. These are the defining characteristics of the local vernacular and are well represented in the older buildings of the village.
- 5.74 The applicant proposes that facing materials will comprise a mix of natural local limestone and render, reflecting the established mix of materials on the opposite side of Combe Road. Roofing materials are proposed as Cotswold-style concrete tiles or dark blue slates, with imitation stone slates proposed for the two detached dwellings at the southern end of the site which are most visible on the approach to the village from the south. Fenestration is intended to reflect the traditional character of the area, with vertical emphasis, plain gables without bargeboards and steeply pitched roofs. The applicant has confirmed willingness to accept the advice of the Council's Conservation and Design Officer on detailed appearance and materials at the reserved matters stage.
- 5.75 Officers consider the design approach set out in the Planning, Design and Access Statement to be appropriate in principle and consistent with the character of the Conservation Area and the CNL. The detailed design, materials and appearance of all dwellings will be assessed at the reserved matters stage and can be secured by condition to ensure compliance with the local vernacular and the requirements of the West Oxfordshire Design Guide.

Scale

- 5.76 The proposal is for 20 dwellings in outline, with scale a reserved matter. The indicative layout demonstrates that 20 dwellings can be accommodated within the application site in a manner that is proportionate to the existing settlement and does not overwhelm the character of Combe Road. The development footprint of approximately 0.64 hectares represents a modest addition to the village and is consistent with the scale of the existing housing along this stretch of Combe Road. The applicant has confirmed an intention to limit building heights to two storeys, in keeping with the prevailing height of dwellings in the immediate vicinity.

Securing Design Quality

- 5.77 Given the sensitivity of the site within the Stonesfield Conservation Area and the Cotswolds National Landscape, Officers consider it essential that detailed design quality is secured robustly at the reserved matters stage. Conditions requiring the submission and approval of detailed design drawings, a schedule of external materials, hard and soft landscaping details and boundary treatment details will be attached to any permission granted. The Council's Conservation and Design Officer will be consulted on all reserved matters submissions.
- 5.78 Having regard to the above, Officers are satisfied that the indicative layout and design approach are acceptable in principle and that the proposed development would, subject to the detailed design

being secured at the reserved matters stage, be in accordance with Policies OS2 and OS4 of the Local Plan, the West Oxfordshire Design Guide, the National Design Guide, and the relevant provisions of the NPPF.

Impact on Heritage Assets

5.79 The site lies within the Stonesfield Conservation Area and in the setting of a number of designated heritage assets. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings and their settings (Section 66(1)) and special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72(1)). Relevant policies of the Local Plan reflect these statutory duties, in particular Policies EH9, EH10 and EH13.

5.80 Section 16 of the NPPF sets out guidance on conserving and enhancing the historic environment. Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm or less than substantial harm. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (paragraph 215).

The Stonesfield Conservation Area

5.81 The application site lies within the Stonesfield Conservation Area, with the north-western frontage portion of the site falling within the Conservation Area boundary. The site currently comprises an open pasture field which makes a contribution to the rural, loosely developed character of this part of the Conservation Area, providing an open aspect and reinforcing the transitional character between the built village edge and the surrounding countryside.

5.82 The Council's Conservation and Design Officer has commented that whilst limiting the development spread to the south and north-west of the original scheme is an improvement, there would still be a significant impact on the Conservation Area, albeit one that is arguably less than substantial. The CDO has noted that development on both sides of a road is inevitably urbanising in character, and that whilst vegetation would mitigate this impact to a degree, it would be unwise to rely on vegetation in perpetuity as a means of addressing that harm. The CDO's position remains that there would need to be strong social justification for the proposal.

5.83 Officers have carefully considered the CDO's assessment. It is accepted that the development of land on the western side of Combe Road, bringing built form onto both sides of the road, would have an urbanising effect on this part of the Conservation Area and that this represents a real and material harm to its character and appearance. The mature roadside tree belt provides significant screening and visual mitigation, but as the CDO notes, this cannot be relied upon in perpetuity, and the character of the Conservation Area would be altered in a manner that cannot be fully reversed. Officers assess the level of harm as less than substantial, consistent with the CDO's own assessment but acknowledge that it sits at the more significant end of that range rather than at the lower end as originally indicated in pre-application discussions.

Stonesfield Manor (Grade II Listed Building)

5.84 Stonesfield Manor and Manor Lodge are Grade II listed buildings located approximately 110 metres to the west of the application site. The north-western boundary of the site is defined by a post and wire fence beyond which is a drystone wall to the Manor, and the well-wooded gardens to the Manor continue around the site to form part of the south-eastern boundary. The proposed development would be visible in oblique views from the Manor and its grounds and would alter the open rural character of the land immediately to its east. However, given the intervening boundary vegetation and the separation distance, the impact on the setting of the Manor is considered limited. The level of harm to the significance of this asset is assessed as less than substantial at the lower end of that scale.

Church of St James the Great (Grade II Listed Building)

5.85 The Church of St James the Great is located approximately 212 metres to the west of the application site. The church is a prominent landmark in the village, and its setting is informed in part by the open countryside to its south and east. The proposed development would be seen in the context of the existing built edge of the village when viewed from the churchyard and surroundings and would not materially affect the principal views to and from this asset. Officers consider the harm to the significance of the church and its setting to be less than substantial and at the lower end of that scale.

Stonesfield Roman Villa (Scheduled Monument)

5.86 The Stonesfield Roman Villa is a Scheduled Monument located to the south-east of the application site, just north of the Oxfordshire Way (Akeman Street). The monument lies outside the application site boundary and is separated from the proposed development by open agricultural land. The LVIA confirms that the site is not visible from the public right of way adjacent to the monument at Viewpoint 10, where visual effects are assessed as neutral. Officers are satisfied that the proposed development would not materially affect the setting or significance of the Scheduled Monument.

Archaeology

5.87 The County Archaeological Officer raises no objection to the application, noting that an archaeological evaluation was not required given the existing evidence base for this area. No further archaeological investigation is required prior to determination and there are no archaeological constraints to the development of this site. Conditions requiring a written scheme of investigation and programme of archaeological evaluation is recommended in the event that unexpected finds are made during development, in line with standard practice.

Overall Heritage Balance

5.88 In line with paragraph 215 of the NPPF, Officers have weighed the less than substantial harm identified across the heritage assets, and in particular to the Stonesfield Conservation Area, against the public benefits of the proposal.

5.89 The Council cannot demonstrate a five year housing land supply. The application proposes 20 dwellings of which 10 are affordable, comprising 8 social rented units and 2 First Homes, all to be offered to Stonesfield residents in the first instance through a cascade mechanism secured by s106. As of January 2025 there were 35 households on the WODC Homeseeker register seeking accommodation in Stonesfield, of whom 11 were already living in the village, with a significant

proportion requiring one or two bedroom units of the type proposed. The Stonesfield Community Housing Trust has confirmed strong support for the scheme and the unmet need for affordable housing in the village is well evidenced. These are substantial and directly evidenced social benefits that go materially beyond the general case for housing delivery and attract significant weight in favour of the grant of permission. The applicant's stated intention to gift 10% of net development profits to the Trust is noted and commended; however, as this commitment is not capable of being secured as a planning obligation and has no basis in development plan policy, it cannot be treated as a material planning consideration and has not been taken into account in the planning balance.

- 5.90 In addition to the affordable housing benefits, the proposal would deliver the nature enhancement and permanent public opening of approximately 76% of the wider field, a new public footpath within the existing tree belt along Combe Road, biodiversity net gain in excess of the statutory 10% requirement, and financial contributions to education, sports, recreation, and community facilities secured by s106. The applicant's commitment to use of local vernacular materials and forms, and to detailed design engagement with the Conservation and Design Officer at the reserved matters stage, will ensure the development makes a positive contribution to the character of the Conservation Area insofar as is achievable.
- 5.91 Officers consider that these public benefits, individually and in combination, clearly outweigh the less than substantial harm to the designated heritage assets identified above, and that the strong social justification required by the CDO is demonstrated. The proposed development is therefore considered to accord with the requirements of Policies EH9, EH10 and EH13 of the Local Plan and the relevant provisions of Section 16 of the NPPF, subject to appropriate conditions.

Highway Impact and Pedestrian Accessibility

- 5.92 Policy T1 of the Local Plan states that priority will be given to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised, due to opportunities for walking, cycling and the use of public transport. And that, all new development will be designed to maximise opportunities for walking, cycling and the use of public transport. Similarly, Policy T3 states that all new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport and that where opportunities for walking, cycling, and using public transport are more limited, other measures will be sought to help reduce car use as appropriate.
- 5.93 The application site is located within Stonesfield, a village with a range of day-to-day services and facilities including a primary school, convenience store with post office, a public house and pre-school, all of which are accessible on foot from the site via the existing footway network on Combe Road. The village is served by the Stagecoach S3 Gold Service from bus stops on Combe Road approximately 100 metres from the proposed site access, providing a regular daily connection six days a week. The site is therefore considered to be in a sustainable location where the need to travel by private car can be minimised.
- 5.94 The proposed parking provision has been reviewed by OCC Highways, the Local Highway Authority. The site layout (drawing no. PCD714/001 Rev B) includes parking in accordance with OCC's adopted parking standards, which require up to one space per one-bedroom dwelling and up to two spaces for two, three and four bedroom dwellings. OCC Highways is satisfied that the proposed parking provision is acceptable.

- 5.95 OCC Highways initially raised an objection to the proposed development on the grounds that the proposed access had not been demonstrated to accommodate all vehicle sizes, and that safe pedestrian access to key destinations including Stonesfield Primary School had not been demonstrated. The applicant subsequently provided a Transport Technical Note and a Stage I Road Safety Audit to address these concerns. The swept path analysis was updated to track an 11.6m refuse vehicle, the Stage I RSA raised no safety concerns, and the proposed pedestrian footways have been extended and widened to 2m, connecting the site to the existing bus stops and to the village centre to the north-west. The LHA is now satisfied with the proposed access arrangements and raises no objection, subject to conditions and a s278 agreement for offsite highway works.
- 5.96 OCC has confirmed that the proposed site layout (drawing no. PCD714/001 Rev B) is acceptable. The layout incorporates 2m wide pedestrian footways throughout, a 6m wide shared surface with 0.8m grass margins, and two turning heads to facilitate an 11.6m refuse vehicle. Visibility splays as shown on the approved drawings are required to be maintained free of obstruction above 0.6m by condition.
- 5.97 Having regard to the above, and to the no-objection position of the Local Highway Authority subject to conditions and a s278 agreement, officers are satisfied that the proposed development would not have an unacceptable impact on highway safety or the operation of the local highway network. The proposal is considered to accord with Policies T1, T3 and T4 of the Local Plan and the relevant provisions of the NPPF.

Residential Amenity/Noise/Air Quality

- 5.98 Section 12 of the NPPF seeks to achieve well-designed places and paragraph 135 sets out, inter alia, that places should promote health and well-being, providing a high standard of amenity for existing and future users. This advice is reflected in Policies OS2 and OS4 of the Local Plan which seek to ensure that new development does not have a harmful impact on the amenity of existing occupants.
- 5.99 In terms of layout and impact on neighbouring residents, given the orientation, separation distances and existing landscaping, there will not be an adverse impact on the amenity of neighbouring residents in respect of overlooking, loss of daylight/sunlight and overbearing issues. Similarly, the proposed relationship between the new dwellings is considered to be acceptable.
- 5.100 With regard to contaminated land and potential risk to human health, the Council's Environmental Health Contamination Officer has not provided comments on the proposal. As such, it is recommended that a desk study and if required, a remediation scheme, be secured by condition in any permission granted.
- 5.101 Given the relative proximity to the Coomb Road (as close as 10m), the development must incorporate suitable measures to limit road traffic noise to residents. In addition, given the proposed layout, there is also a likely need for careful consideration of Air Source Heat Pumps (ASHP's) serving the development. The Council's Environmental Health Noise Officer has reviewed the proposal and has raised no objection subject to conditions controlling noise from plant and the hours of construction as suggested being attached to any permission granted.
- 5.102 With regards to air quality, the ERS Environmental Protection Officer has no objection in principle and welcomes the inclusion of cycle storage and electric vehicle charging in each property.

Flood Risk/Drainage/Water Supply

- 5.103 The site is located within Flood Zone 1 for fluvial flooding meaning it is at the lowest risk of flooding. Furthermore the site is not in a risk area for surface water or reservoir flooding.
- 5.104 Policy EH7 of the Local Plan relates to water and flood risk. It highlights that all developments should use sustainable drainage systems to manage run-off and support improvement in water quality. It also requires a site specific floor risk assessment for all development with a site area over 1 hectare.
- 5.105 A Flood Risk Assessment (FRA) and a Sustainable Drainage Options Appraisal and Strategy have been submitted in support of the application. The site comprises a 0.64ha plot of grassland on limestone bedrock with no superficial deposits, and the drainage strategy is based on infiltration-based sustainable drainage in accordance with the hierarchy set out in national standards for SuDS.
- 5.106 The drainage strategy proposes the use of pervious paving in the proposed access road and parking areas, and soakaways in the rear gardens of each dwelling to manage runoff from roof and patio areas. The applicant's drainage consultant has calculated the greenfield runoff rate for the site as 1.7 l/s for the 1% AEP event using the HR Wallingford FEH statistical method, with a minimum discharge rate of 1.92 l/s (3 l/s/ha) applying. The proposed drainage strategy is designed to limit surface water discharge to no greater than the calculated greenfield rate and to constrain the runoff volume from the site to as close to the greenfield volume as is reasonably practicable.
- 5.107 Infiltration testing in accordance with BRE 365 is required to confirm ground soakage rates and determine the required sub-base depths for the pervious paving and the minimum soakaway sizes. The Lead Local Flood Authority (LLFA) has raised a holding objection pending the submission of infiltration test results and groundwater monitoring data covering both summer and winter periods to establish peak groundwater levels across the site. This information is required prior to commencement of development and can be secured by condition.
- 5.108 With regard to foul drainage, Thames Water has confirmed no objection to the application subject to an informative relating to the requirement for a Groundwater Risk Management Permit, and a condition relating to water network capacity upgrades if required.
- 5.109 The proposed development complies with national and local planning policy in relation to flood risk and drainage, subject to the resolution of the LLFA's holding objection through the submission and approval of the required infiltration and groundwater monitoring data by condition. This is consistent with Policy EH7 of the Local Plan and the relevant provisions of the NPPF.

Trees and Biodiversity

Trees

- 5.110 Policy EH2 of the Local Plan identifies that development proposals should conserve and where possible enhance the intrinsic character and quality of the local landscape.
- 5.111 The site is located on the south-eastern fringe of Stonesfield and is characterised by strong tree-lined hedgerows along its northern, western, and eastern boundaries. A mature hedgerow also runs along the south-eastern boundary. A belt of mature trees runs along the Combe Road frontage of the site, forming a prominent and visually significant feature of the local street scene. To the south-east of the site, several clumps of trees occupy former spoil heaps known locally as

"chipping banks," created by waste material from historic slate extraction. These features contribute to the character of the site and its setting within the Stonesfield Conservation Area and the Cotswolds National Landscape.

- 5.112 An Arboricultural Impact Assessment (AIA) and Method Statement have been submitted in support of the application. The survey was conducted in accordance with BS 5837:2012 and records a total of 11 trees or groups of trees within the survey area, comprising 5 Category B (moderate quality), 5 Category C (low quality) and 1 Category U (poor quality) features. No Category A trees are present, and no ancient or veteran specimens have been identified. The tree stock consists primarily of native or naturalised species and is generally early-mature to mature in age.
- 5.113 The Council's Tree Officer has reviewed the submitted arboricultural information and raises no objection to the proposal, subject to conditions requiring compliance with the Tree Constraints Plan and the approved AIA and Method Statement. A number of third party representations raised concern about the potential loss of the boundary trees along Combe Road, which are recognised as providing important habitat for birds and other wildlife, and questioned whether a tree survey had been undertaken. The submitted AIA directly addresses these concerns.
- 5.114 The mature roadside tree belt along the Combe Road frontage is to be retained in its entirety as part of the proposed development. The proposed development will require the partial removal of one boundary group only (G1, including trees G3, T4, T5, T6, T7, T8, T9 and T10, approximately 250m²), confined to the area within the footprint of the new access junction and visibility splays. The trees proposed for removal include Category B, C and U specimens of varying individual quality; collectively they form part of the moderate quality boundary group. The AIA assesses the impact of this loss as moderate and short-term in nature, having regard to the adjacent highway and properties. One group of trees (G1) will require facilitation pruning, consisting of lateral crown reductions and crown lifts to facilitate construction access, visibility splays and to alleviate potential nuisance post-construction. Root Protection Area incursions are limited to the periphery of the RPAs of G1 and T11 (circa 1-3% of total RPA) and will be managed by supervised excavations and temporary ground protection measures in accordance with the approved AIA and Method Statement.
- 5.115 The proposed development would not result in the loss of any trees of arboricultural or amenity value beyond those required to facilitate the access junction. Retained trees and hedgerows would be protected during construction in accordance with BS 5837:2012, as secured by condition. Compensation for tree loss is proposed through replacement planting around the site perimeter, including understorey planting to reinforce the existing boundary group along Combe Road and native hedgerow planting to internal boundaries. A new public footpath is proposed within the retained tree belt, providing public access along the Combe Road frontage. Detailed replacement planting plans are to be secured by condition as part of the Reserved Matters application.
- 5.116 Having regard to the above, the proposed development is considered to accord with Policies EH2 and EH3 of the Local Plan and the relevant provisions of the NPPF.

Biodiversity

- 5.117 Policy EH3 of the Local Plan requires development proposals to protect and enhance biodiversity with the requirement to achieve an overall net gain in biodiversity where possible. Paragraph 193 of the NPPF requires that where significant harm to biodiversity resulting from a development

cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Paragraph 180 of the NPPF further requires that planning decisions contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains, including by establishing coherent ecological networks.

- 5.118 A Preliminary Ecological Appraisal has been submitted in support of the application. The assessment considers a range of species and habitats including bats, birds, badger, great crested newts, hedgehogs, reptiles, and amphibians. The Council's Ecology Officer has reviewed the submitted ecological information and raises no objection to the proposal in principle, subject to conditions securing a Construction Environmental Management Plan (CEMP), details of external artificial lighting, and a Biodiversity Enhancement Plan (BEP).
- 5.119 Natural England raises no objection to the application and considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or species. Natural England's standing advice on protected species is also relevant and will be drawn to the applicant's attention by informative.
- 5.120 With regard to great crested newts, the application site lies within a red impact zone as identified on the modelled district licence map, indicating that there is highly suitable habitat for great crested newts within the surrounding area. Whilst the ecological assessment concludes that there is a low risk of great crested newts being present on the site itself, an informative will be attached to any permission granted advising the applicant of the relevant legal protections and the potential requirement to join the Council's District Licence scheme.
- 5.121 Stonesfield Parish Council and a number of third party representations have raised concern regarding the potential impact of the development on biodiversity, including the habitat value of the Combe Road boundary trees and hedgerows for bats, birds and other wildlife, and the potential impact of additional residents and domestic pets on the wider field and its ecology. These concerns have been carefully considered by the Council's Ecology Officer. The retention of the mature boundary tree belt and hedgerows in their entirety, together with the proposed nature enhancement of approximately 76% of the wider field to the south of the application site, is considered to provide meaningful mitigation. Conditions securing a CEMP with bat-sensitive working methods, restrictions on artificial lighting affecting key foraging and commuting corridors, and a Biodiversity Enhancement Plan including integral nest boxes, hedgehog highways and artificial hibernacula will be attached to any permission granted.
- 5.122 A Statutory Biodiversity Metric has been submitted (Arbtech, April 2025). The application site (0.59ha) consists entirely of other neutral grassland in moderate condition, with a 200m hedgerow/line of trees in good condition adjacent to the site. The proposals will result in the loss of all onsite grassland and the removal of approximately 10m of the adjacent hedgerow/tree line to create the site access. To address the resulting onsite biodiversity net loss, the applicant proposes to deliver offsite biodiversity gains on an adjacent 1.3ha area of neutral grassland (moderate condition), enhancing this to lowland meadow (target: moderate condition), together with onsite hedgerow planting comprising 370m of native hedgerows around the perimeter of the site outside of the proposed residential curtilage. Accounting for these measures, the submitted metric demonstrates overall gains of 14.86% in habitat units and 28.71% in hedgerow units, both exceeding the statutory 10% requirement.
- 5.123 As the offsite gains are on land owned by the developer but outside the red line boundary, they must be secured by way of a deed of conservation covenant or S106 agreement. The legal

agreement will need to secure the submission of a Habitat Management and Monitoring Plan (HMMP) covering both onsite and offsite gains, timescales for habitat creation and a completion report, monitoring reports over a 30-year period, and a monitoring fee of £4,000.

- 5.124 The Council's Ecology Officer has raised no objection to the proposed development in principle, subject to conditions securing a CEMP, an external lighting scheme and a Biodiversity Enhancement Plan (including integral swift bricks on a 1:1 ratio to new dwellings, hedgehog highways, and artificial hibernacula), and subject to a BNG informative being attached to any permission granted.
- 5.125 Subject to the completion of a satisfactory legal agreement securing the offsite biodiversity gains and the HMMP and associated monitoring requirements, the proposed development is considered capable of meeting the statutory 10% biodiversity net gain requirement. The proposed development is therefore considered to comply with Policy EH3 of the Local Plan and the relevant provisions of the NPPF.

Sustainability/Climate Change

- 5.126 In accordance with Policy OS3 of the Local Plan, the development is required to demonstrate consideration of the efficient and prudent use and management of natural resources including minimising the use of non-renewable resources and energy demands / loss through design, layout, orientation, landscaping, materials, and the use of technology.
- 5.127 In accordance with Policy OS3 of the Local Plan, development is required to demonstrate consideration of the efficient and prudent use and management of natural resources, including minimising the use of non-renewable resources and energy demands through design, layout, orientation, landscaping, materials, and the use of technology.
- 5.128 The application site is located within the village of Stonesfield, which has a population of approximately 1,700 people. The village benefits from a range of day-to-day services and facilities including a primary school, a convenience store with post office, a public house, and a pre-school. These facilities are accessible on foot from the application site, which lies on the southern edge of the village and is connected to the village centre by the existing footway network on Combe Road and the pedestrian infrastructure to be improved as part of the s278 highway works. The majority of day-to-day needs could therefore be met without recourse to the private car.
- 5.129 The village is served by the Stagecoach S3 Gold Service from bus stops on Combe Road approximately 100 metres from the proposed site access, providing hourly connections seven days a week to Oxford, Kidlington, Charlbury, Woodstock, Enstone, Chipping Norton and Yarnton. As set out in the Highway Impact section above, the applicant has agreed to provide an improved bus stop facility as part of the s278 agreement. This demonstrates that the development is located where the need to travel by private car can be minimised and where alternative sustainable transport options are available within easy walking distance, in accordance with Policy T1 of the Local Plan.
- 5.130 In terms of the sustainability of the dwellings themselves, the applicant has committed to providing air source heat pumps for heating and hot water, solar panels to reduce reliance on the national grid, and electric vehicle charging points for all dwellings with a private driveway. These measures exceed the requirements of Policy OS3 and represent a significant improvement in sustainability credentials compared to standard new build provision. The Council's Air Quality Officer

welcomes the inclusion of cycle storage and electric vehicle charging and raises no objection to the proposal.

- 5.131 The Council's Environmental Health Air Quality Officer has raised no objection to the proposal and recommends that the provision of cycle storage and electric vehicle charging facilities be conditioned at this stage or at the reserved matters stage, which officers consider appropriate.
- 5.132 Having regard to the above, the proposed development is considered to represent a sustainable form of development in accordance with Policy OS3 of the Local Plan and the relevant provisions of the NPPF. The site is well located in relation to the services, facilities, and public transport available in Stonesfield, and the proposed dwellings will be constructed to a specification that minimises energy use and carbon emissions.

SI06 Contributions

- 5.133 Policy OS5 of the Local Plan seeks to ensure that new development delivers or contributes towards the provision of essential supporting infrastructure.
- 5.134 The applicant has referred to the provision of 50% affordable housing required by policy. This will be comprised of affordable housing with the exact mix to be the subject of a legal agreement.
- 5.135 Matters relating to the provision of green Infrastructure, biodiversity and open space will also be secured via the SI06 legal agreement together with required monitoring costs. The following financial contributions towards sports and recreational and health care facilities requested by WODC are:
- Outdoor pitch provision contribution of £61,002.60 towards the cost of the provision, enhancement or improvement of outdoor sports pitches and ancillary facilities in the catchment area.
 - Artificial pitch provision contribution of £6,713 towards the cost of providing a replacement or improvement to artificial pitches/ancillary facilities in the catchment area.
 - Indoor sports provision contribution of £8,894 towards the provision, enhancement, or improvement of indoor sports provision in the catchment area.
 - Swimming pool provision of £11,601 towards the provision, enhancement, or improvement to swimming pool provision in the catchment area.
 - Outdoor tennis court provision contribution of £724 towards the cost of enhancements or improvement to outdoor tennis courts and ancillary facilities in the catchment area.
 - Primary health care contribution of £17,280 towards the creation of additional clinical capacity within Stonesfield or an identified primary care estates project in the local area to serve the development.
- 5.136 The following on and off site contributions have also been sought by OCC, as set out in their consultation response:
- Education contribution of £11,804 towards special school education capacity serving the development; and
 - Waste contribution of £2,070 towards household waste recycling centres within the vicinity of the site.

5.137 The proposal would also be liable for the Community Infrastructure Levy (CIL). Based on a total residential floorspace of 2,047.6sqm (GIA) at a rate of £225psqm, the gross CIL liability amounts to £460,710, reduced to £331,200 should Formal Relief be granted in respect of the Affordable Housing floorspace.

6 CONCLUSION AND PLANNING BALANCE

6.1 The application seeks outline planning permission for 20 dwellings, of which 10 are affordable, on land west of Combe Road, Stonesfield, within the Cotswolds National Landscape and the Stonesfield Conservation Area. The key planning considerations have been assessed in detail in the preceding sections of this report. This section draws together the overall planning balance.

The Development Plan and Housing Land Supply

6.2 The determination of this application falls to be made in accordance with the development plan unless material considerations indicate otherwise, pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004. The development plan comprises the West Oxfordshire Local Plan 2031, adopted September 2018.

6.3 As set out in the Principle of Development section above, the Council cannot currently demonstrate a five year supply of deliverable housing sites. Officers anticipate the shortfall is likely to worsen when the next housing land supply position statement is published, with the supply likely to be in the region of 3.5 to 4.3 years. Accordingly, paragraph 11(d) of the NPPF is engaged, and the policies most important for determining this application that relate to the supply of housing are considered out of date. The tilted balance therefore applies.

6.4 Under paragraph 11(d)(ii) of the NPPF, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. However, as the site lies within the Cotswolds National Landscape, paragraph 11(d)(i) is also engaged: the policies in the Framework that protect areas of particular importance — in this case paragraph 189, which requires great weight to be given to conserving and enhancing landscape and scenic beauty in National Landscapes — must be considered as a potential strong reason for refusal.

Harms

6.5 Officers have identified the following harms associated with the proposed development.

6.6 In landscape terms, the LVIA concludes that the development would result in moderate adverse landscape effects at the local level at Year 1, reducing to slight adverse by Year 10 as mitigation planting establishes. Visual effects are at most moderate adverse at Year 1 from close-range viewpoints along Combe Road, reducing to slight adverse by Year 10. The site is not visible from the majority of publicly accessible viewpoints in the wider National Landscape. The harm to landscape character is real and must be given great weight, but it is localised, time-limited and does not materially erode the special qualities of the CNL as a whole.

6.7 In heritage terms, the proposed development would result in less than substantial harm to the Stonesfield Conservation Area, to the setting of Stonesfield Manor (Grade II), and to the setting of the Church of St James the Great (Grade II*). The Conservation and Design Officer has noted the inevitably urbanising effect of development on both sides of Combe Road and has indicated that

strong social justification would be required. Officers accept this assessment. The harm to the Conservation Area sits at a more significant point within the less than substantial range and must be given great weight pursuant to Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 212 of the NPPF.

6.8 No other significant harms have been identified. Highway, drainage, ecology, trees, and residential amenity matters are all capable of being addressed by condition or s106 obligation, as set out in the relevant sections above.

Benefits

6.9 Officers have identified the following public benefits associated with the proposed development.

6.10 The most significant benefit is the provision of affordable housing. The proposal would deliver 10 affordable dwellings comprising 8 social rented units and 2 First Homes, all to be offered to Stonesfield residents in the first instance through a cascade mechanism secured by s106. This represents a 50% affordable housing provision in accordance with Policy H3. There is a well-evidenced and significant unmet need for affordable housing in Stonesfield, with 35 households on the WODC Homeseeker register seeking accommodation in the village as of January 2025, of whom 11 were already living in the village. The Stonesfield Community Housing Trust has confirmed strong support for the scheme. Significant weight is attached to this benefit. The applicant's stated intention to gift 10% of net development profits to the Trust is noted and commended; however, as this commitment is not capable of being secured as a planning obligation and has no basis in development plan policy, it cannot be treated as a material planning consideration and has not been taken into account in this assessment.

6.11 The proposal would also deliver 10 market dwellings, contributing to the Council's housing land supply at a time when the LPA cannot demonstrate a five year supply. Moderate weight is attached to this benefit.

6.12 The retention and nature enhancement of approximately 76% of the wider field, to be opened to public view and access in perpetuity, represents a meaningful environmental and recreational benefit. A new public footpath within the existing tree belt along Combe Road would provide a safe off-road walking route for residents. The biodiversity net gain assessment demonstrates a 22.06% net gain in habitat units and a 78.34% net gain in hedgerow linear units, significantly exceeding the statutory 10% requirement. These environmental benefits attract moderate weight.

6.13 The proposed dwellings will incorporate air source heat pumps, solar panels and electric vehicle charging points, exceeding the sustainability requirements of Policy OS3. Limited weight is attached to this benefit, which is increasingly standard in new residential development.

6.14 The economic benefits of the construction phase, including local employment and supply chain expenditure, and the longer-term economic contribution of additional residents to local businesses and services, attract limited weight.

The Planning Balance

6.15 Officers have carefully weighed the harms and benefits set out above.

- 6.16 The landscape harm, whilst real and requiring great weight to be given to it in line with paragraph 189 of the NPPF, is localised, affects primarily the immediate local character area, reduces substantially over time, and does not materially erode the special qualities or purposes of the Cotswolds National Landscape as a whole. The proposal does not constitute major development for the purposes of paragraph 190 of the NPPF in Officers' assessment, for the reasons set out in the relevant section above. However, even if the Committee were to take a different view on this question, Officers consider that the exceptional circumstances test would be met in this case. The combination of significant and evidenced unmet affordable housing need, the absence of any realistic alternative site within or adjoining the village capable of delivering equivalent provision, the constrained nature of the Burford-Charlbury sub-area within which virtually all land is designated CNL, the limited and time-reducing nature of the landscape harm, and the substantial wider public benefits including the nature enhancement of the majority of the field, together constitute the unique combination of factors required to demonstrate exceptional circumstances under paragraph 190.
- 6.17 The heritage harm, whilst also requiring great weight pursuant to the statutory duties under the 1990 Act and paragraph 212 of the NPPF, falls within the less than substantial range. As set out in the Heritage Assets section, Officers are satisfied that the strong social justification identified by the Conservation and Design Officer is demonstrated by the evidenced affordable housing need and the wider public benefits of the scheme. The public benefits clearly outweigh the less than substantial harm in accordance with paragraph 215 of the NPPF.
- 6.18 Taking all of the above into consideration, Officers are of the opinion that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. The social benefits arising from the provision of affordable housing to meet an evidenced and significant local need, combined with the environmental, recreational, and financial benefits of the scheme, are compelling when weighed against harms that are localised, reduce over time and do not fundamentally compromise the designations within which the site falls.
- 6.19 The application is therefore recommended for approval, subject to the completion of a satisfactory S106 legal agreement securing the matters set out in the S106 Contributions section of this report, and subject to the conditions set out below.

7 CONDITIONS

1. (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2. Details of the appearance, landscaping, scale and accessibility, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

3. That the development be carried out in accordance with the approved plans listed below:

23028.1 Rev I - Site Location Plan

23028.2 Rev G - Site Plan

23026.6 Rev D - Site Layout

PCD714 / 001 Rev A - Proposed Site Layout & Highway Works

PCD714 / TR01 Rev A - Vehicular Swept Paths Analysis using Large 4-Axle Refuse Vehicle

PCD714 / TR02 (1) Rev A - Vehicular Swept Paths Analysis using Large Size Car (Sheet 1 of 5)

PCD714 / TR02 (2) Rev A - Vehicular Swept Paths Analysis using Large Size Car (Sheet 2 of 5)

PCD714 / TR02 (3) Rev A - Vehicular Swept Paths Analysis using Large Size Car (Sheet 3 of 5)

PCD714 / TR02 (4) Rev A - Vehicular Swept Paths Analysis using Large Size Car (Sheet 4 of 5)

PCD714 / TR02 (5) Rev A - Vehicular Swept Paths Analysis using Large Size Car (Sheet 5 of 5)

REASON: For the avoidance of doubt as to what is permitted.

4. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing prior to the first trench being dug by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

5. Visibility splays as shown on the approved drawings shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.6 metres above the level of the access they are provided for.

REASON: In the interests of road safety.

6. Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans," to include details of a Travel information Pack for residents, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be implemented and operated in accordance with the approved details.

REASON: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework (2024).

7. No other part of the development hereby approved shall be occupied until the offsite highway works have been laid out and constructed in accordance with details to be submitted to and first approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall include:
 - A scheme for signage between the site and Stonesfield Primary School
 - Public Transport Infrastructure on Combe Road

REASON: To ensure a safe and adequate access to the site for all users.

8. Prior to first occupation of any of the dwellings hereby approved, written and illustrative details of the number, type and location of electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority. The EVCP shall be installed and brought into operation in accordance with the details agreed prior to occupation of the development.

REASON: In the interests of air quality and to reduce greenhouse gases.

9. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details. The CTMP will need to incorporate the following in detail:
 - Routing of construction traffic and delivery vehicles is required to be shown signed appropriately to the necessary standards/requirements. This includes means of access into the site.
 - Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
 - No unnecessary parking of site related vehicles (worker transport etc) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval.
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
 - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure, and the residential amenities of neighbouring occupiers.

10. Prior to the first occupation of the development, details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

REASON: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework (2024).

11. No development shall take place until a desk study has been produced to assess the nature and extent of any contamination, whether or not it originated on site, the report must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

REASON: To prevent pollution of the environment in the interests of the amenity.

12. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To prevent pollution of the environment in the interests of the amenity.

13. Prior to any demolition and the commencement of the development, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2024).

14. Following the approval of the Written Scheme of Investigation referred to in condition 13, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research, and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the identification, recording, analysis, and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2024).

15. No part of the development hereby approved shall be occupied until confirmation has been provided that either:-
1. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or –
 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. 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.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

16. Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme shall include:
- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
 - Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
 - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element,
 - Details of how water quality will be managed during construction and post development in perpetuity;
 - Confirmation of any outfall details, including infiltration testing to BRE365 standards to demonstrate the soakage rates for the site and groundwater monitoring data covering both summer and winter monitoring periods to establish peak groundwater levels.
 - Consent for any connections into third party drainage systems.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

17. Prior to first occupation of the development, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
- (a) As built plans in both .pdf and .shp file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

18. Prior to first occupation of the development, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

19. No development shall commence until a suitably qualified acoustic consultant has identified what measures, if any, may be necessary to ensure that harm to amenity (including habitable rooms and gardens) is unlikely to result. A written report shall be submitted to the Planning Authority which shall detail:

- all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based;
- an assessment of plant noise from ASHP's, complaint with BS4142:2014+A1(2019).

Such a report is to be agreed, in writing, by the Planning Authority and the approved measures shall be implemented in their entirety prior to occupation of any part of the development.

REASON: In the interests of residential amenity.

20. No development shall commence until a suitably qualified acoustic consultant has identified what measures, if any, may be necessary to ensure that harm to amenity (including habitable rooms and gardens) is unlikely to result. A written report shall be submitted to the Planning Authority which shall detail:

- all measurements taken and results obtained, together with any sound reduction scheme recommended and the calculations and reasoning upon which any such scheme is based;
- an assessment of plant noise from ASHP's, complaint with BS4142:2014+A1(2019).

Such a report is to be agreed, in writing, by the Planning Authority and the approved measures shall be implemented in their entirety prior to occupation of any part of the development.

REASON: In the interests of residential amenity.

21. Hours of work shall be restricted to 08:00 to 18:00 Monday to Friday and 08:00-13:00 on Saturday with no working on Sunday or Bank Holidays. For clarity, there shall be no deliveries to site outside of these hours.

REASON: In the interest of protecting neighbour amenity.

22. Prior to any works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the local planning authority. The plan shall include full details of biodiversity enhancements which shall include but not be limited to:

- a) Elevations drawings clearly detailing the model and location of integral nest boxes for birds provided on a 1:1 ratio to new dwellings and in accordance with BS 42021:2022 'Integral nest boxes;'
- b) The creation of marked hedgehog highways (by creating small 13×13cm gaps in close board fencing so that hedgehogs can disperse freely throughout the site); and
- c) The provision of artificial hibernacula for reptiles and amphibians. The approved plan shall be implemented as described and retained thereafter.

REASON: To protect and enhance biodiversity in accordance with Local Plan Policy EH3, paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

- 23. The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment by Tree Frontiers dated 29 October 2025 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure the success of the proposed landscaping scheme and associated biodiversity enhancements.

- 24. No development shall be undertaken (including any site and/or vegetation clearance) until a construction environmental management plan (CEMP) which contains full details of the measures outlined in the Preliminary Ecological Appraisal (Arbtech, June 2024) associated with the planning application has been submitted to and approved in writing by the local planning authority. The CEMP shall include consideration of the following:
 - a) The results of a ground-level tree assessment (GLTA) for bats focusing on trees to be removed, as well as any additional required surveys and mitigation measures for bats;
 - b) Retained tree and hedgerow protection measures in accordance with BS 5837:2012;
 - c) Specific measures (which may be presented as a series of method statements) to avoid impacts to nesting birds, reptiles, and terrestrial mammals (badger and hedgehog);
 - d) The role and responsibilities of an Ecological Clerk of Works (ECoW) or similarly competent person(s); and
 - e) Copies of any protected species mitigation licences required for work to commence, if required.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

REASON: To ensure that biodiversity is safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as Amended, The Hedgerow Regulations 1997, Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), and Local Plan Policy EH3, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

- 25. Notwithstanding the submitted details and before works above slab level commence, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution to tree lines, hedgerows, or adjacent grassland habitats to protect key foraging and commuting corridors for bats. The details shall include, but not be limited to, the following:

- d) Technical description, design, or specification of external lighting to be installed including shields, cowls, or blinds where appropriate;
- e) A description of the luminosity of lights and their light colour;
- f) A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- g) Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and
- h) Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details before the development hereby approved is first brought into use. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

REASON: To protect roosting, foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006 (as amended).

INFORMATIVES :-

1. Prior to the commencement of a development, a separate agreement(s) must be obtained from Oxfordshire County Council's (OCC) Road Agreements Team for the proposed highway works (vehicular access, new footway links, bus infrastructure, pedestrian refuge island, carriageway widening and new right-turn lane) under S278 of the Highways Act 1980. For guidance and information please contact the county's Road Agreements Team via <https://www.oxfordshire.gov.uk/cms/content/contact-road-agreements-team>.
2. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
3. No vehicles associated with the building operations on the development site shall be parked on the public highway, so as to cause an obstruction. Any such obstruction is an offence under S137 of the Highways Act 1980.
4. IMPORTANT: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.
5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames

Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.efluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale, Business customers, Groundwater discharges section.

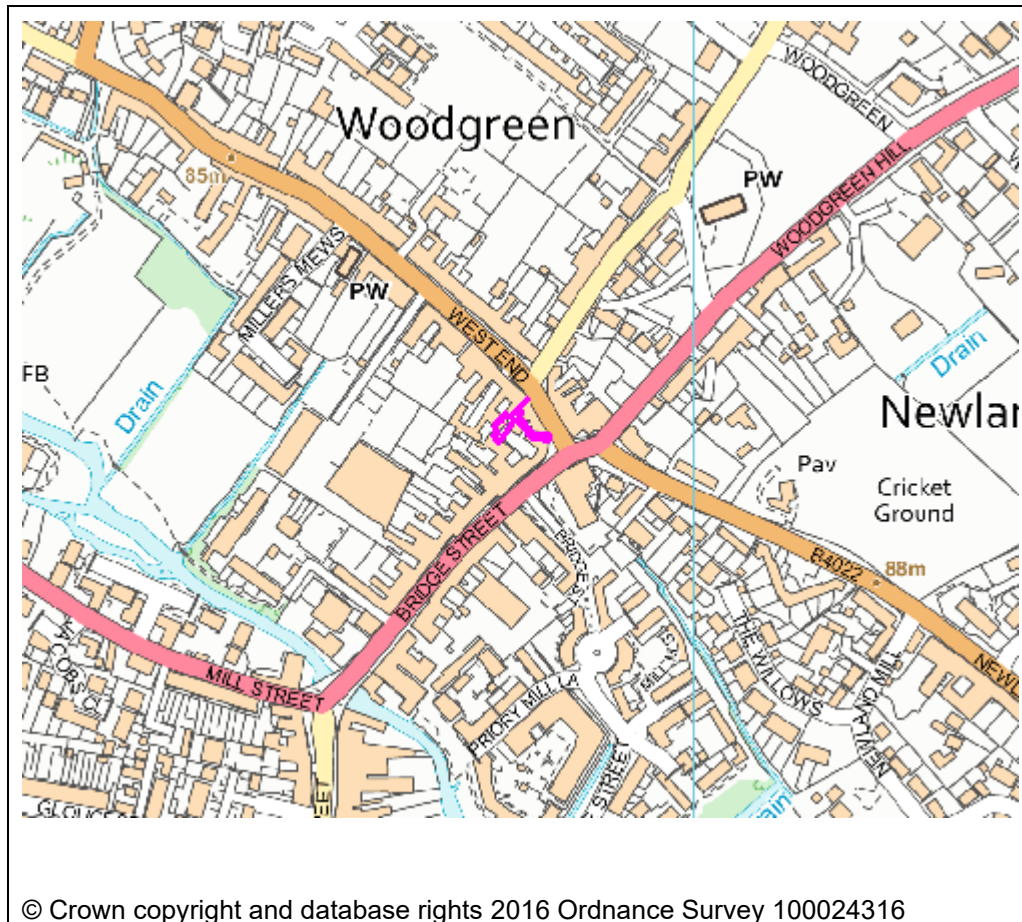
6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online At thameswater.co.uk/buildingwater.
7. Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at www.westoxon.gov.uk

Officer: Mike Cassidy

Date: 24th June 2026

Application Number	26/00374/FUL
Site Address	5A West End Witney Oxfordshire OX28 1NG
Date	24th June 2026
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	435892 E 210372 N
Committee Date	6th July 2026

Location Map



Application Details:

Demolition of a timber workshop and erection of a replacement building comprising 2 x 1-bedroom apartments and associated works.

Applicant Details:

Inside Out Developments Ltd
C/o Agent

I CONSULTATIONS

WODC Drainage	The FRA can be approved and a drainage condition requested.
Conservation And Design Officer	<p>This would be a fairly dense development, but that is not unusual in these back-land sites. And it would represent a significant tidying up of the site, with the removal of a decrepit and sizeable shed.</p> <p>We also note that the proposed building would not be at all prominent beyond the immediate site.</p>
District Ecologist	Acceptable subject to a condition securing biodiversity enhancements and informative.
OCC Highways	<p>No objection.</p> <p>The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network.</p>
Parish Council	<p>Witney Town Council does not object to this application in terms of material planning considerations.</p> <p>Members welcome the provision of one-bedroom accommodation close to the town centre, which contributes to housing choice within the town and supports sustainable patterns of development. This aligns with the objectives of the West Oxfordshire Local Plan 2031, including Policy H2 (Delivery of New Homes) and Policy OS2 (Locating Development in the Right Places), which encourage the provision of housing within accessible and sustainable locations.</p> <p>Members note that national policy within the National Planning Policy Framework (NPPF) supports the efficient use of land and encourages developments that make effective use of previously developed land, particularly in accessible locations (see NPPF paragraphs 124'125).</p> <p>However, Members raise some concern that the proposed bedroom size appears relatively compact, and request that officers consider whether the internal layout provides an adequate standard of accommodation, having regard to the principles set out within the NPPF relating to the creation of high-quality, well-designed places (see NPPF Section 12, Achieving well-designed places) and any relevant internal space standards.</p> <p>Members also ask that the comments from Environmental Health are taken into account and support the inclusion of a land contamination condition, requiring investigation, risk assessment and remediation should contamination be identified during development. This would be consistent with Policy EH8 (Environmental</p>

Protection) of the West Oxfordshire Local Plan 2031 and national policy within NPPF Section 15 (Conserving and Enhancing the Natural Environment).

In addition, Members note the comments of the Flood Risk Management Officer regarding the site's susceptibility to groundwater flooding notes at 50'75% and request that appropriate drainage and mitigation measures are secured as part of the development in accordance with Policy EH7 (Flood Risk) of the West Oxfordshire Local Plan 2031 and the principles set out in NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change).

Env Health Contamination

Given the proposed residential development please consider adding the following condition to any grant of permission as a precaution:
1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.
Reason: To prevent pollution of the environment in the interests of the amenity.
Relevant Policies: West Oxfordshire District Council Local Planning Policy EH8 and Section 15 of the NPPF.

Env Health Noise And Amenity

No objection, subject to a condition restricting construction hours to safeguard the amenity of residents.

Thames Water

Waste:-With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

WATER:- With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection.

2 REPRESENTATIONS

2.1 Objection comments have been received from local residents. Full details can be found on the online case file. In summary, the following concerns have been raised:

- Impact on ecology
- Increased danger of flooding
- Neighbourliness
- Overdevelopment
- Harm to residential amenity of No. 7
- Parking and highways safety
- Harm to character of the area contrary to policies OS4 and H6
- Harm to living conditions of existing residents

3 Applicant's Case

3.1 The applicant has submitted a planning statement which, in summary, makes the following points:

3.2 The proposed development will deliver the following benefits:

- 2 x 1 bedroom apartments in a town centre location
- Development will deliver homes of an affordable cost for those seeking to get a start on the housing ladder.
- Makes use of a town centre brownfield site.
- Substantially improve the appearance of the immediate locality, the communal area, and the outlook of neighbouring occupiers.
- Through the construction stage, contribute to the local economy.

3.3 It has been demonstrated that the proposed development can be brought forward without increasing the risk of flooding in the immediate or wider area. The proposed development will preserve the existing amenity enjoyed by neighbouring occupiers. Future occupiers of the new apartments will enjoy a good standard of living in a comfortable and attractive environment.

3.4 The presumption of sustainable development is engaged. The planning balance clearly demonstrates that the proposed development will have no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposed development.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development

OS2NEW Locating development in the right places

OS3NEW Prudent use of natural resources

OS4NEW High quality design

H1NEW Amount and distribution of housing

H2NEW Delivery of new homes

T1NEW Sustainable transport

T2NEW Highway improvement schemes

T3NEW Public transport, walking and cycling

T4NEW Parking provision

EH3 Biodiversity and Geodiversity
EH7 Flood risk
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
WIT6NE Witney sub-area strategy
DESGUI West Oxfordshire Design Guide
NPPF 2024
NATDES National Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This application seeks planning permission for the demolition of a timber workshop and erection of a replacement building comprising two 1-bedroom apartments and associated works at 5A West End, Witney.
- 5.2 The application site relates to an existing, single-storey timber workshop located in the Witney and Cogges Conservation Area with pedestrian access from Bridge Street.
- 5.3 The site is situated within close proximity of a number of listed buildings, such as Number 5/5a West End and Number 1-3 West End. The south-western corner of the site lies in Flood Zone 2. To the north-west is Number 9a West End. The Old Court Hotel and car park is to the south and to the north-east is Number 7 West End. Numbers 5 West End are to the east and 5d/e are to the south-east.
- 5.4 The application is a resubmission of application reference 24/02592/FUL, which was refused in January 2025. The application is before members because the Planning Officer's view is clearly contrary to the Town Councils. In addition, the application has been called-in by a local member for determination due to concerns about impact on other properties from flooding, and loss of light and enclosure to neighbouring properties.

Relevant Planning History

24/02592/FUL - Demolition of existing timber shed and erection of a replacement building comprising 2 x 1 bedroom apartments. Refused. 16th January 2025.

The application was refused on the grounds that no Flood Risk Sequential Test had been submitted as part of the application and that no adequate evidence had been submitted to show that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Further, it was considered that the adverse impacts of the proposed development, including the harm to the amenity of existing residents and future users of the development resulting from poor quality design, would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the National Planning Policy Framework (NPPF, 2024) taken as a whole. In addition, insufficient information had been submitted to demonstrate the biodiversity gain objective can be met and that the biodiversity gain plan condition could be discharged successfully.

No. 9a West End

18/00201/HHD - The addition of a single storey conservatory to the existing private residential dwellinghouse. Refused. Appealed.

APP/D3125/D/18/3203323 - Appeal dismissed. The proposed conservatory was to be constructed on the boundary which is shared with and defines the end of No 7's garden. The proposed development sits along the other (adjoining) boundary that defines the end of No7's garden.

The proposed conservatory involved raising the height of the wall by 0.3m, with the eaves of the conservatory sitting atop the raised wall. The pitched roof was an additional 2.1m in height. The total height of the proposed conservatory was 2.4m above that of the existing boundary wall.

The Inspector concluded that, given the presence of the walls along two sides of the garden area, the additional height of the conservatory roof, projecting above the raised boundary wall, would impinge upon the only outlook from the garden and rear windows of number 7 so would appear overbearing and introduce an unacceptable level of enclosure for the occupants of No 7.

5.4 Taking into account planning policy, other material considerations and the comments of interested parties, officers are of the opinion that the key considerations of this application are:

- Principle of development
- Impact on heritage assets
- Impact on flood risk
- Design, Form, Scale and Impact on Amenity
- Impact on highway safety
- Impact on ecology
- Public Benefits of the Proposed Development
- Planning Balance

5.5 Each of the above considerations are fully considered in the following sections of this report.

Principle/Compliance with The Development Plan

5.6 Policy OS2 of the adopted West Oxfordshire Local Plan (WOLP, 2031) sets out the overall strategy on the location of development for the District. It adopts a hierarchal approach, with the majority of new development focused on the main service centres of Witney, Carterton and Chipping Norton, followed by the rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock and the new Oxfordshire Cotswolds Garden Village (now referred to as Salt Cross). The site lies within Witney, a main service centre.

5.7 Policy H2 of the WOLP states that new dwellings will be permitted in main service centres, including Witney, on previously developed land within the built up area provided that the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in policy OS2 and any other relevant policies in the plan.

5.8 In terms of the general principles set out in Policy OS2, these require, amongst other things, that all development should:

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Not be at risk of flooding or likely to increase the risk of flooding elsewhere;
- Conserve and enhance the natural, historic and built environment;
- Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.

5.9 Officers' concerns in relation to these particular General Principles will be discussed further below. Paragraph 11d) of the NPPF (2024) applies and this is explained below.

5.10 The Witney sub-area strategy policy WIT6 states that the focus of new housing will be Witney.

The Council's Housing Land Supply Position and implications of the NPPF

5.11 The NPPF sets out the Government's planning policies and how these are expected to be applied. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental. In essence, the economic role should contribute to building a strong, responsive and competitive economy; the social role should support strong, vibrant and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.12 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advises that for decision-making this means approving development proposals that accord with an up to date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

5.13 Policies H1 and H2 of the WOLP identify an overall housing requirement of 15,950 homes to be delivered in the period 2011 - 2031. Ordinarily, this would be used to calculate the Council's five year housing land supply. However, the Council has undertaken a formal review of the WOLP in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England)

Regulations 2012 and in doing so has determined that the housing trajectory of Policies H1 and H2 are out of date and need to be reviewed. In accordance with national policy, because those policies are now more than 5 years' old, until such time as a new housing requirement is determined through the new Local Plan, the District Council will calculate its five-year housing land supply position on the basis of local housing need using the Government's standard method. An updated HLS position statement has not been published by the LPA since the December 2024 revisions to the NPPF. Nevertheless, officers consider it relevant to note that the recent changes to the NPPF are likely to increase the housing requirement for the following reasons:

- Paragraph 61 sets the overall aim of policy as meeting an area's identified housing need, including with an appropriate mix of housing types for the local community (removing previous reference to 'meeting as much of an area's identified housing need as possible').
- Paragraph 62 confirms that housing requirements will be based on local housing need ('LHN'), as calculated using the standard method, which officers understand will result in the LHN figure for West Oxfordshire increasing from 570 dpa to 905 dpa, which is likely to have a significant impact on its deliverable HLS position.
- Paragraph 78 inter alia re-introduces a buffer that is likely to be 5% for West Oxfordshire, as its Housing Delivery Test figures have to date never been below 85% (Nonetheless, this will increase the requirement further, again tending to worsen the deliverable HLS position).

5.14 For a combination of reasons relating to the changes identified above, officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries.

5.15 As such, officers anticipate that the LPA's HLS shortfall is likely to rise when its next HLS position statement is published; and for the purposes of this application, officers accept that the LPA cannot currently demonstrate a full 5-year deliverable HLS and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

Conclusions on the principle of residential development and paragraph 11(d) of the NPPF

5.16 In view of the above, it is clear that the decision-making process for the determination of this application is therefore to assess whether:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes, individually or in combination.

5.17 In respect of bullet point i), detailed above, specific policies relating to designated heritage assets and flooding are relevant.

5.18 In respect of bullet point ii), detailed above, footnote 9 clarifies that the policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12. The application is assessed against paragraph 11(d) ii) of the NPPF below.

5.19 In terms of compliance with policy H2, the proposed development is supportable provided that the proposal is in accordance with the other policies in the WOLP and in particular the general principles in Policy OS2. This is considered below.

Impact on Designated Heritage Assets

5.20 Within a Conservation Area, Officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 16 of the NPPF (2024) is also relevant.

5.21 The existing shed is of no great merit, and the site is surrounded by buildings and is not prominent in views from beyond the immediate site except for glimpsed views of the corrugated asbestos roof from the narrow entrance to the adjoining hotel car park. The proposal would not be uncharacteristic of such back-land residential development in the town, and the proposed materials are considered to reflect those used in this part of the conservation area. Therefore, the proposed development is considered to conserve the character and appearance of the conservation area.

5.22 In relation to nearby listed buildings and in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.23 The application claims that the site lies within the curtilage of 5 and 5A West End, a grade II listed building. The submitted heritage statement describes the significance of 5 and 5A West End and concludes that as the proposals are remote from the main building, only being within the curtilage, they would have a negligible impact on the existing historic structure and appearance of the building. The Council's Conservation Officer concurs with this assessment and also has no objection in terms of impact on the setting of other nearby listed buildings. Therefore, in accordance with Section 66(1) of the Planning Act 1990 and Section 16 of the NPPF (2024), the proposal is considered to conserve the significance of designated heritage assets.

Impact on flood risk

5.24 In terms of impact on flood risk, the Council's Flood Risk Management Officer identifies that the site is within Floodzones 1 and 2 and the historic flood map. The western end borders on Floodzone 3.

5.25 Paragraph 170 of the NPPF (2024) states that 'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

5.26 Paragraph 172 states: 'All plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.'

5.27 Paragraph 173 of the NPPF states:

'A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.'

5.28 Paragraph 174 states:

'Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.'

5.29 Paragraph 175 of the NPPF states: 'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).'

5.30 Planning Practice Guidance states that 'in applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future *surface water* flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied' (our emphasis). From this, it is clear that this exception only applies to surface water and not other sources of flooding, such as from rivers.

5.31 In terms of impact on surface water flooding, an amended site-specific Flood Risk Assessment has been submitted which identifies that the site is subject to a risk of surface water flooding (see section 6.3 of the FRA). Flood resistance and resilient measures have been set out in section 8 of the FRA. In summary, these are as follows:

- Flood barriers to external door openings in combination with suitable ground floor construction techniques to prevent water entering the dwelling from the under-floor void
- The following flood resilient construction techniques are to be included where reasonably practical:
- All walls at risk of coming into contact with flood water lime plastered or screeded with waterproof screed.

- When installing plasterboard, it should be installed lengthways to minimize the amount of plasterboard that would need to be replaced in the event of flooding.
- Plastic skirting could be used as these will not soak up water during a flood event.
- Electrical units, including boilers and heaters, should be raised on plinths.
- Kitchen units should be installed on legs to raise them or be constructed with plastic carcasses and removable doors, again to ensure no wooden features get wet.
- Ground floors should be laid with tiles, using a waterproof adhesive.
- Waste pipes and mains pipes should be fitted with non-return valves to prevent the ingress of floodwaters.
- Internal doors can be installed with lift-off hinges to allow easy removal if flood waters are expected.
- Sealed PVC external framed doors should be used, and where wooden doors are preferred, all effort should be made to ensure a good fit and seal to their frames.
- Raising floor levels above the 1% AEP fluvial flood level plus an allowance for climate change assuming 40% increase in flow over the next 100 years.
- Finished floor levels including a freeboard above the flood level of 600mm with a minimum floor level at least 82.32AOD

5.32 In accordance with the Council's Flood Risk Management Officer's advice, it has been demonstrated that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere.

5.33 However, the Council's Flood Risk Officer identifies the site as falling within Floodzones 1 and 2 and the historic flood map with the western end bordering floodzone 3. Floodzone 2 means that there is a medium probability of flooding with between a 0.1% and 1.0% annual probability of river flooding (a 1 in 100 to 1 in 1,000 year event). Therefore, Officers consider that a sequential test is still required because the development would be at risk from river flooding. A sequential test has not been submitted and so the proposed development is contrary to Section 14 of the NPPF 2024.

5.34 Paragraph 181 of the NPPF states:

'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁶³. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'

5.35 The development has been laid out so that the more vulnerable parts of the development are located in the areas of lowest flood risk and the garden in the area at highest risk. Flood resistance

and resilient measures have been set out in section 8 of the FRA. Sustainable drainage systems can be secured by condition. Recommendations have been made to safely manage residual risk in section 8.2 of the FRA. Section 9 of the FRA sets out safe access and escape routes which includes via West End, either to the west or to the north, and then to an area in Flood Zone 1 either East into Newland or Woodstock Road, or north into Woodgreen.

5.36 Regarding foul water disposal, this is proposed to be via the existing mains sewer connection. Thames Water have been consulted, and no objection has been raised subject to the sequential approach to the disposal of surface water being followed. A full surface water drainage strategy can be conditioned for submission and approval in consultation with the Council's Flood Risk Management Officer prior to the commencement of development.

5.37 With regard to the waste water network and sewage treatment works infrastructure capacity, Thames Water have no objection, based on the information provided.

5.38 Therefore, in the absence of a sequential test, the application fails to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and so does not comply with Chapter 14 of the NPPF (2024), policy EH7 of the adopted WOLP and the Environment Agency's Flood Risk Standing Advice (2024).

Conclusions on first arm of paragraph 11d i)

5.39 In conclusion, for the reasons set out above, the application of policies in the NPPF that protect areas or assets of particular importance, which includes areas at risk of flooding, provide a strong reason for refusing the development proposed. Notwithstanding this, the second arm of paragraph 11d of the NPPF (2024) is considered below.

Design, Siting, Scale and Impact on Amenity

5.39 The site is surrounded by other residential dwellings. Paragraph 135 of the NPPF (2024) states:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

- 5.40 Paragraph 139 states: 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes...'
- 5.41 In terms of scale and form, the proposed apartments are split over two-storeys and the building has a pitched roof form to be constructed of rubble coursed limestone with a natural slate roof and solid timber windows and doors with traditional flush casements and doors. The building is of modest proportions with a tidy design and would have a very similar footprint to the existing shed, although taller.
- 5.42 In terms of whether the proposal leads to a high standard of amenity, in the previous application Officers had some concerns regarding loss of light to Number 7 and Number 9a but also whether the proposed apartments receive adequate levels of light. A Daylight and Sunlight Report has been submitted which examines the impact of the proposed scheme using BRE guidelines, which is the set of guidelines used by local authorities to assess the impact of proposed development on existing Daylight and Sunlight.
- 5.43 The report states that the daylight and sunlight reductions to Number 7, West End will be negligible and that in relation to number 9a, West End, the reduction in relation to sunlight (Annual Probable Sunlight Hours), will be minimal and the dining room will retain excellent levels of sunlight, over three times the acceptable level. The report also states that the daylight amenity within all rooms meet the target default criteria and fully comply with the BRE guidelines. Furthermore, with reference to the attached table for Sunlight Exposure, the results show that all units will meet the recommended guidelines. The report concludes that the daylight and sunlight impact of the proposed scheme accords with the BRE guidelines and that the overshadowing impact to the neighbouring amenity areas will be minimal and fully compliant with the BRE guidelines. Overall, the report states that the daylight and sunlight impact of the proposed development accords with the BRE guidelines.
- 5.45 However, whilst the Daylight and Sunlight Report (February 2026) shows that the impact of the proposed scheme accords with the BRE guidelines, it is noted that first and second floor windows in the rear elevation of number 7, West End have not been included in the assessment.
- 5.46 In addition, the outlook from the rear windows of Number 7, West End is towards a boundary wall at the end of the garden providing outlook towards the adjoining garden area of No 9a. The two sides of number 7's garden are enclosed by high walls of neighbouring buildings. From a site visit, the height of the boundary wall from the garden of number 7 is around chest height. Based on the submitted drawings, the eaves of the proposed scheme would sit circa 1.5m above the height of the boundary wall and the total height above the boundary wall is approximately 4.15m (these measurements may be higher as the boundary wall appears to have been drawn higher than it is). Whilst Officers acknowledge that the pitched roof slopes away from the boundary with number 7 and rooflines to the southwest will still be visible, it is considered that due to the eaves height, the proposed development would introduce an unacceptable level of enclosure for the occupants of number 7.
- 5.47 Further, due to the proposed eaves height, proximity to number 5e, and position of windows serving habitable rooms in the side elevation of number 5e, it is considered that the proposal would have an overbearing impact on occupants of number 5e.

5.48 The proposed bedrooms have a minimum width of c.2.62m which does not meet the recommended minimum width of 2.75m for a double bedroom which is set out in the technical housing standards (nationally described space standard). Given the proposed headroom and based on the section drawing, the first floor apartment does not meet the minimum gross internal floor area that is recommended by the technical housing standards (nationally described space standard) for a one-bedroom single storey apartment. Whilst these standards are not included in any adopted local plan policy, paragraph 135 of the NPPF does state that planning decisions should ensure that developments create places which promote health and well-being, with a high standard of amenity for existing and future users. It is considered that due to the size of the apartments, that the proposed development would be cramped, create an oppressive environment, and so not provide an acceptable standard of amenity for future occupants.

5.49 The daylight and sunlight report concludes that the daylight amenity within all rooms of the proposed apartments meet the target default criteria and fully comply with the BRE guidelines, and that all units would meet the recommended guidelines for Sunlight Exposure.

5.50 In light of the changes to the internal arrangements of the first floor of the apartment to include the bedroom facing number 5 West End, separation distance, and offset between windows and the existing balcony, Officers consider that the proposed development would have an acceptable impact on the amenity of existing residents at numbers 5, 5a, 5b and 5c West End. A minimum internal ceiling height of 1.7 metres for the proposed rooflights could be achieved by planning condition to safeguard the amenity of neighbouring residents.

Highway Safety and Parking

5.51 No car parking is proposed. Oxfordshire County Council (OCC) as the relevant local highway authority have been consulted and have no objection to the proposed development on highway safety grounds. In terms of parking, OCC's adopted Parking Standards for New Developments states that for 1-2 bedroom dwellings within towns, up to 1 space per dwelling is to be provided within the development site. Given the location of the site close to the town centre and public transport connections, OCC have no objection to no parking being proposed. Cycle parking is provided for each unit. Therefore, the proposal is considered to be acceptable in this regard.

Impact on ecology

5.52 The Council's biodiversity officer has been consulted, and no objection has been raised, subject to conditions and an informative. Therefore, the proposed development is considered to comply with policy EH3 of the adopted WOLP and the BNG exemptions included in the Environment Act 2021.

The Overall Benefits of the Development

5.53 The proposed development will provide two additional 1-bedroom apartments to meet an identified housing need within an existing settlement and sustainable location.

5.54 An existing, derelict workshop will also be removed, and the applicant claims that this will substantially improve the appearance of the immediate locality and the outlook of neighbouring occupiers.

5.55 The application relates to a brownfield site/previously developed land. There would also be economic benefits from the construction of the dwellings and social benefits by adding to the vitality of the community.

Paragraph 11(d) ii) Planning Balance

5.56 Given the number of dwellings proposed, the sustainable location of the site in a main service centre and in the absence of a five year housing land supply, the economic and social benefits resulting from two additional dwellings in this location are considered to attract limited to moderate weight.

5.57 The removal of the existing structure is considered to have a negligible impact on the character and appearance of the conservation area given that it is not prominent in views from beyond the immediate site except for glimpsed views of the corrugated asbestos roof from the narrow entrance to the adjoining hotel car park.

5.58 In terms of the weight to be applied to the use of a brownfield site for new homes, paragraph 129 of the NPPF (2024) is clear that planning decisions should support development that makes efficient use of land, taking into account the importance of securing well-designed, attractive and healthy places. Paragraph 135 states that planning decisions should ensure that developments promote health and well-being, with a high standard of amenity for existing and future users.

5.59 Paragraph 139 states that development that is not well-designed should be refused and this policy, along with paragraphs 129 and 135 referenced above, are included in paragraph 11(d)ii) of the NPPF as requiring particular regard in the tilted balance. Officers consider that the identified adverse impacts on amenity should be afforded considerable weight.

5.60 Officers acknowledge the benefits to the outlook of neighbouring residents associated with the removal of the derelict workshop, which are claimed for by the applicant, but do not consider that these outweigh the harms identified.

5.61 Officers have already concluded that there would be harm from not locating the development in an area at lower risk of flooding and not applying the sequential test (and if necessary, the exception test) and the weight to be attributed to this harm continues to apply in a paragraph 11(d) ii) tilted balance.

Other Matters

5.62 This application is CIL liable. If the application had been recommended for approval, a CIL charge would have been payable. If an appeal is lodged and allowed, the development will be CIL liable. Any revised application would also be CIL liable.

Conclusion

5.63 In conclusion, the application of policies in the NPPF (2024) that protect areas at risk of flooding provide a strong reason for refusing the development proposed. Notwithstanding this, the adverse impacts to the amenity and health of existing residents and future users of the apartments resulting from poor quality design, but also the adverse impacts from failing to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, are considered to significantly and demonstrably outweigh the benefits of the proposal

when assessed against the policies in the NPPF (2024) taken as a whole. Therefore, the proposed development is recommended for refusal.

6 REASONS FOR REFUSAL

1. The application site and proposed building is identified by the Environment Agency as being partly within flood zone 2. No Flood Risk Sequential Test was submitted as part of the application. As such inadequate evidence has been submitted to show that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Given that insufficient information has been provided in relation to flood risk, officers are unable to determine whether the proposal would ensure that the development does not increase flood risk at the site, or existing property or land beyond the site boundary. The application of policies in the National Planning Policy Framework (NPPF, December 2024) that protect areas at risk of flooding therefore provide a strong reason for refusing the development proposed which is contrary to policies H2, OS2 and EH7 of the West Oxfordshire Local Plan (2018), Section 14 of the NPPF (2024) and the Environment Agency's Flood Risk Standing Advice (2024).
2. The adverse impacts of the proposed development, including the harm to the amenity of existing residents and future users of the development resulting from poor quality design, and the adverse impacts from failing to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the National Planning Policy Framework (NPPF, 2024) taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Therefore, the application is contrary to paragraphs 129, 135, 139 and Chapter 14 of the NPPF (2024), policies OS1, OS2, OS4, H2 and EH7 of the West Oxfordshire Local Plan (2018), the National Design Guide (2021) and the Environment Agency's Flood Risk Standing Advice (2024).

INFORMATIVES :-

1. Please note that the proposed development set out in this application would have been liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) if planning permission had been granted. Therefore, if an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application would also be CIL liable.
2. **IMPORTANT:** the statutory Biodiversity Gain Plan deemed planning condition does NOT apply to this planning permission. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemptions or transitional arrangements in the list below is/are considered to apply:
 - a. Development below the de minimis threshold, meaning development which:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric)

Officer: Clare Anscombe

Date: 24th June 2026

Application Number	26/00419/FUL
Site Address	63 Barrington Close Witney Oxfordshire OX28 5FJ
Date	24th June 2026
Officer	Clare Anscombe
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	434123 E 209414 N
Committee Date	6th July 2026

Location Map



Application Details:

Change of use of parcel of land from amenity to residential and erection of a boundary fence to enclose garden.

Applicant Details:

Kate Walker
63 Barrington Close
Witney
Oxfordshire
OX28 5FJ

I CONSULTATIONS

Parish Council

Witney Town Council objects to this application due to the loss of publicly accessible amenity land and the associated environmental and planning concerns.

Members consider that the enclosure of this land into a private residential garden represents an unjustified encroachment of private curtilage onto land which currently forms part of the wider communal amenity space within the development. The proposal would result in the permanent loss of land intended for the benefit and enjoyment of the wider community and would erode the openness and character of the area.

The Council considers the proposal to be contrary to Policies OS2 and EH3 of the West Oxfordshire Local Plan 2031, which seek to protect valued green infrastructure, amenity land and the character of the built and natural environment. The loss of this area of communal land would diminish the contribution it makes to the environmental quality and visual amenity of the locality.

The proposal is also inconsistent with the principles set out in the National Planning Policy Framework, which emphasises that planning decisions should protect and enhance public open spaces and support healthy, inclusive communities through the provision and protection of accessible green infrastructure.

Members also wish to highlight that, although similar applications may have previously been approved in the locality, Witney Town Council strongly considers that the continued incremental loss of communal amenity land through such proposals is harmful to the overall character and function of these spaces. The approval of further applications of this nature would risk establishing or reinforcing an undesirable precedent that could lead to the progressive erosion of shared green space intended for the benefit of all residents.

For these reasons, Witney Town Council objects to the application. However, should West Oxfordshire District Council be minded to approve the proposal, the Town Council requests that a planning condition be imposed to ensure the land remains as green space, ancillary to the dwelling and that permitted development rights are

restricted to prevent the erection of buildings, structures or further development on the land in the future.

OCC Highways

No objection.

District Ecologist

Reconsultation - acceptable subject to conditions and informative.

2 REPRESENTATIONS

2.1 None received.

3 APPLICANT'S CASE

3.1 The applicant has submitted a planning statement which, in summary, makes the following points:

- A timber fence will sit more comfortably within the existing street scene as it reflects the current arrangement that exists at the other end of the road.
- Regarding precedent there are a number of examples of approved change of use applications to amenity land and the provision of new boundary fencing within close vicinity of this application site.
- The proposal has been designed to match the fence treatment that already exists elsewhere on Barrington Close and will not affect the site or visual impact of the locality.
- The proposal will have no effect on neighbouring amenity.
- The proposal is adjacent to the existing footpath and follows the line of the existing boundary wall and will not affect the highway or visibility along the highway in any way.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
H6NEW Existing housing
T2NEW Highway improvement schemes
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH4 Public realm and green infrastructure
DESGUI West Oxfordshire Design Guide
NPPF 2024

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 The application site relates to an area of amenity land adjoining an existing dwelling on the Deer Park Estate in Witney known as 63 Barrington Close. The existing dwelling and garden is located to the south and east of the application site. There are existing footpaths located to the north and west of the site.

5.2 The proposed development is for the change of use of a parcel of land from amenity to residential and the erection of a boundary fence to enclose the garden. The application is before members because the Town Council's view is clearly contrary to the Planning Officer's.

Background Information

Planning History

5.3 W88/1046 - Residential Development. Approved. 18th August 1988. The application site for this pending application was shown as part of the approved landscaping for the development. Condition 2 restricted permitted development rights for fences, gates or walls within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts on to a road or footpath to ensure that means of enclosure are not erected which would detract from the open plan character of the development.

59 Barrington Close

5.4 23/02476/FUL - Change of use to residents land from amenity to residential at 59 Barrington Close, Witney. Retention of existing timber boundary fence. Single Storey side extension. Refused. Appeal Dismissed (APP/D3125/W/24/3336974). 4th July 2024.

- Despite dismissing the appeal, the Inspector did not take issue with the use of the land and its enclosure by timber fencing. It was considered that the position of the boundary fence followed the line of the stone wall further along the street. Furthermore, the absence of development to the side of No 59 meant that a degree of separation and spaciousness had been maintained.

Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle of development and impact on the character and appearance of the area and visual amenity
- Impact on highway safety
- Impact on ecology
- Other matters

5.6 In terms of the principle of development, policy OS2 (Locating development in the right places) of the West Oxfordshire Local Plan (WOLP) states (inter alia):

'All development should:

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;

- Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- Conserve and enhance the natural, historic and built environment...'

5.7 Policy H6 (Existing housing) of the WOLP states: 'alterations, extensions or sub-division of existing dwellings will respect the character of the surrounding area and will not unacceptably affect the environment of people living in or visiting that area...'

5.8 Policy EH4 (Public realm and green infrastructure) states: 'New development should avoid the loss, fragmentation loss of functionality of the existing green infrastructure network, including within the built environment...'

5.9 In terms of the principle of the development and impact on the character, appearance and visual amenity of the area, the site is currently public amenity space which lies between a footpath and existing dwelling. The boundary fence to be erected is 5ft high with trellis and would link up with an existing stone wall, which is 6ft in height. The application site is comparable with the 59 Barrington Close appeal site (see planning history above) in terms of its location relative to the street and existing footpaths. Further, the case is also similar to this application because there is no development to the side of No. 63 and the proposed fencing is a similar design, with trellis above.

5.10 Whilst Officers acknowledge the local concern that the approval of the application may set a precedent for future development, due to the planning history context, it is considered that it would be difficult for Officers to successfully argue that the proposed development is unacceptable. The set-back of the fence from the footpath to the front, existing flower bed, and removal of some permitted development rights to prevent the erection of buildings or structures within the garden would help to retain a sense of openness. Further, due to the small amount of amenity land to be lost and as there are other, more accessible and functional areas of public open space within close proximity of the site, it is considered that the loss of green public amenity space is acceptable. Therefore, Officers consider that the proposed development is acceptable in principle, subject to conditions.

Impact on Highway Safety

5.11 In terms of impact on highway safety, the County Council as the relevant local highway authority have been consulted because the site lies close to a highway. They consider that the proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network. Therefore, the proposed development is considered to be acceptable on highway safety grounds.

Impact on Ecology

5.12 Regarding impact on ecology, policy EH3 requires biodiversity to be protected and enhanced to achieve an overall net gain in biodiversity. All development should incorporate biodiversity enhancements features. The Council's biodiversity officer has been consulted and due to the habitat types present and surrounding developed land, the risk to protected and priority species is low and so an informative is considered sufficient in this case. Enhancements for biodiversity can be secured by condition in accordance with Local Plan Policy EH3. In terms of biodiversity net gain, Officers consider that the proposed development would exceed the 25sqm area threshold for the de minimis exemption. An amended drawing has been submitted omitting an existing gravel path and

replacing this with grass. The biodiversity officer has been reconsulted and has no objection, subject to conditions and informative.

Other Matters

5.13 The Town Council have expressed concern about the loss of publicly accessible amenity land and the associated environmental and planning concerns. For the reasons set out above, Officers consider that the proposed development is acceptable.

5.14 This development is not liable for CIL because it is less than 100sqm of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

Conclusion

5.15 In conclusion, whilst the proposed development is considered to conflict with key policies of the adopted West Oxfordshire Local Plan, in this case, there are other material considerations (planning history context) that indicate that the proposed development should be approved otherwise than in accordance with the development plan. Therefore, the application is recommended for approval, subject to conditions.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.

REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Class E shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the visual amenity of the area.

5. The development shall be carried out in accordance with the following biodiversity enhancement features. All the features listed below shall be implemented in full before the development hereby approved is first brought into use, unless otherwise agreed in writing by the local planning authority, and all the features shall thereafter be permanently retained and maintained for the stated purpose of biodiversity conservation.

- i. Hedgehog gaps to be installed in new boundary fencing; and
- ii. A house sparrow terrace shall be installed on the north elevation of the dwelling in accordance with 63BC-PR-01 Rev. C.

REASON: In the interest of biodiversity enhancement.

INFORMATIVES :-

1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is:
 - less than 100sqm of new build that does not result in the creation of a dwelling and therefore benefits from Minor Development Exemption under CIL Regulation 42.
2. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
3. Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Officer: Clare Anscombe

Date: 24th June 2026

Application Number	26/01180/FUL
Site Address	37 Wilkins Close Brize Norton Carterton Oxfordshire OX18 1NJ
Date	24th June 2026
Officer	Chris Mitchell
Officer Recommendations	Approve
Parish	Brize Norton Parish Council
Grid Reference	429173 E 208130 N
Committee Date	6th July 2026

Location Map



Application Details:

Erection of detached outbuilding for use as a beauty salon and relocation of existing shed.

Applicant Details:

Mrs Sophie Harris
37 Wilkins Close
Brize Norton
Oxon
OX18 1NJ

1 CONSULTATIONS

Parish Council

We're pleased to advise you that the Council has no objection to this application, however, we would recommend the installation of a water butt and suitable guttering on both the outbuilding and shed to harvest rainwater.

OCC Highways

No objection.

2 REPRESENTATIONS

2.1 No third-party comments received.

3 APPLICANT'S CASE

3.1 The Applicant has submitted a Planning Statement in support of their case making the following points:

3.2 'This application seeks permission for the erection of a modest detached outbuilding within the rear garden of the property to be used for small-scale beauty treatments.

3.3 The proposed building measures approximately 3 metres by 3 metres and is of a scale and design typical of a domestic garden room. It will be positioned within the private rear garden and will not be visually intrusive or out of keeping with the surrounding residential character. The proposed works will also comprise the relocation of an existing shed that has been located within the rear garden for over 5 years.

3.4 The intended use is for a home-based beauty business offering treatments such as massage, facials, and waxing. The business will operate on a strictly appointment-only basis, with a limited number of clients per day that would not exceed 6 clients per day and will include a one-hour lunch break and further gaps in the day for the school run in the afternoon.

3.5 The level of activity associated with the business will be low and comparable to typical residential use. There will be no walk-in clients, group sessions, or employees working from the premises. The opening hours will predominantly finish at 5pm however due to the nature of the business and clients seeking treatments after their working days there is potential for this to extend to 7pm no more than twice within the working week. We are happy for this to be conditioned.

3.6 Parking for clients will be accommodated on the existing private driveway, where a space will always be available, whilst there is the further option of the visitors parking bay at the end of the private road that can occupy up to 5 vehicles, ensuring there is no impact on on-street parking or highway safety.

- 3.7 There will be a minimum gap between clients of 30 mins due to setting up so there will never be an occasion where there will be more than one client at the property at a time. Furthermore, the property is located within a short distance from a bus stop allowing a further option of public transport to be used.
- 3.8 The proposal has been designed to minimise any impact on neighbouring properties. The nature of the treatments is quiet and does not generate noise, and all activities will take place within the enclosed structure. There will be no external signage, amplified sound associated with the business or the need for any ventilation, extraction or flues. Furthermore, the property is located along a private road with only 3 further houses so any impact on neighbouring properties will be negligible.
- 3.9 Overall, the proposal represents a modest and appropriate form of development that supports home working while maintaining the character and amenity of the residential area. The proposal complies with Policies OS2, OS4, H6, EI, T1 and T4 of the WOLP.'

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
T4NEW Parking provision
BNNP Brize Norton Neighbourhood Plan
DESGUI West Oxfordshire Design Guide
NPPF 2024

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 The application seeks planning permission for the erection of detached outbuilding for use as a beauty salon and relocation of existing shed at 37 Wilkins Close, Brize Norton. The application site relates to a detached dwelling house built with reconstituted stone walls, UPVC windows and doors and tiled roof.
- 5.2 This application is brought before Members in accordance with your scheme of delegation as the applicant is a spouse of an officer of this Council.

Principle of Development

- 5.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority (LPA) shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The revised NPPF reiterates the pre-eminence of the local plan as the starting point for decision making (Paragraph 2 of the NPPF). The NPPF is a material consideration in any assessment.
- 5.4 The proposal would result in the introduction of a commercial use in a predominantly residential area within the recently constructed Brize Meadows development. The outbuilding would be used as a beauty salon for treatments, including, massage, facials and waxing. The business would operate on

an appointment only basis and clients would use the existing car parking to the property up to 2 off-street car parking spaces. The site lies within the Brize Norton Parish, although in functional terms, effectively lies within the built up area associated with Carterton. Given Carterton's role as a main service centre in the Local Plan, the site is considered to constitute a sustainable location for the proposed use, which would be modest in scale and capable of being commensurate in character with its residential context. Therefore, the principle of development is considered acceptable following further assessment in regard to the impact on the design and siting, parking provision, highway safety and residential amenity being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Siting and Design

5.5 The proposed erection of detached outbuilding for use as a beauty salon would be placed in the rear garden of the property and would require the relocation of existing shed towards the southern boundary of the site. The outbuilding would measure 3.35m in width by 3.35m by 2.4 rising 2.5 m in height and would be built with Cladco composite walling coloured grey, Anthracite grey UPVC patio doors and EDPM roof.

5.6 Officers consider that the scale and design complies with Policy OS4 of the West Oxfordshire Local Plan 2031 which states that new development should respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and where possible, enhance the character and quality of the soundings. Section 12(135 b) of the NPPF also states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping to which the proposed complies with.

5.7 The erection of detached outbuilding within the rear garden would not be visible on the street scene and therefore would not give rise to any adverse impacts in regards to visual amenity.

Impact on Neighbouring amenity

5.8 It is recommended that a condition will be placed for the hours of operation to be 09:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and no opening on Sundays and Bank Holidays. The applicant seeks consent for operating hours up to 19:00 on weekends, however, given the residential context of the site, your Officers consider that the proposed use should be restricted to the hours set out above in the interests of neighbourliness and to ensure consistency with the approach taken on similar applications (e.g. 25/02907/FUL).

5.9 A condition will be placed on any permission granted that appointments shall be spaced out to ensure that only one vehicle to be parked at the property to ensure no adverse impact upon neighbour amenity.

5.10 A further condition would be placed on any permission stating that no additional staff or persons shall operate from this outbuilding other than residents of the dwelling.

5.11 Given the nature of the proposed outbuilding ancillary to main dwelling and with the above recommended conditions, officers are of the opinion that the proposed would not give rise to any adverse impacts in regard to neighbouring amenity.

Highways

5.12 OCC Highways have been consulted on the application and they have raised no objections in regards to highways safety and convenience as there is a sufficient amount of parking in this location. The recommended conditions as detailed above would ensure that no adverse impact would occur upon the wider locality. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Other Matters

5.13 The comment by the Town Council in respect of installation of a water butt and suitable guttering on both the outbuilding and shed to harvest rainwater. This is noted though the small scale development of this application is not a requirement for a condition for any such works to be undertaken.

5.14 This development is not liable for CIL because it is less than 100sqm of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

Conclusion

5.15 Taking into account the above matters the proposal is considered acceptable on its merits and complies with Policies OS2, OS4 and T4 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF, Brize Norton Neighbourhood Plan and the West Oxfordshire Design Guide 2016 and is recommended for conditional approval.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

3. The beauty salon hereby approved shall only operate during the hours 09:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays and closed Sunday and Bank holidays.

REASON: In the interests of neighbour amenity.

4. The beauty salon hereby approved shall only be operated by persons living at 37 Wilkins Close, Brize Norton. No other persons shall be employed in the operation of the business nor shall any other chairs or space within the building be rented out.

REASON: To protect the residential character of the area in the interests of neighbourliness.

5. Clients shall only be seen by appointment and no more than one client shall be seen by appointment, at any time within the building hereby approved.

A schedule of appointments shall be kept and made available to the Local Planning Authority on request.


REASON: Control is required in the interests of protecting neighbouring amenity.

INFORMATIVES :-

1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100sqm of new build that does not result in the creation of a dwelling and therefore benefits from Minor Development Exemption under CIL Regulation 42.
2. The Local Planning Authority consider that the mandatory requirement of 10% Biodiversity Net Gain is not required for this proposal as submitted

Officer: Chris Mitchell

Date: 24th June 2026

 <p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>	<p>WEST OXFORDSHIRE DISTRICT COUNCIL</p>
<p>Name and date of Committee</p>	<p>Planning Sub-Committee: Monday 6 July 2026</p>
<p>Report Number</p>	<p>Agenda Item No. 5</p>
<p>Subject</p>	<p>Progress on priority enforcement cases</p>
<p>Wards affected</p>	<p>As specified in Annex A</p>
<p>Accountable officer</p>	<p>Abby Fettes, Development Manager Email: abby.fettes@publicagroup.uk</p>
<p>Author</p>	<p>Kelly Murray, Principal Planner (Enforcement and Appeals) Tel: 01993 861674 Email: kelly.murray@westoxon.gov.uk</p>
<p>Summary/Purpose</p>	<p>To provide an update on progress in respect of priority enforcement investigations.</p>
<p>Annex</p>	<p>Annex A – Schedule of cases (Sections A to C)</p>
<p>Recommendation</p>	<p>That the progress and nature of the outstanding enforcement investigations detailed in Sections A – C of Annex A be noted.</p>
<p>Corporate priorities</p>	<p>N/A</p>
<p>Key Decision</p>	<p>N/A</p>
<p>Exempt</p>	<p>No</p>

I. BACKGROUND AND MAIN POINTS

- 1.1. [Section A](#) of Annex A contains cases where the requirements of a formal notice have not been met within the compliance period ([page 3](#)).
- 1.2. [Section B](#) contains cases where formal action has been taken but the compliance period has yet to expire ([5](#)).
- 1.3. [Section C](#) contains cases which are high priority but where the expediency of enforcement action has yet to be considered ([11](#)).
- 1.4. The Sub-Committee should be aware that the cases included in this update constitute only a small number of the overall enforcement caseload across the District.

2. FINANCIAL IMPLICATIONS

- 2.1. There are no financial implications resulting from this report.

3. ALTERNATIVE OPTIONS

- 3.1. Not applicable, as the report is for information.

4. BACKGROUND PAPERS

- 4.1. None

SECTION A – PROGRESS ON CASES WHERE THE REQUIREMENTS OF A FORMAL NOTICE HAVE NOT BEEN MET WITHIN THE COMPLIANCE PERIOD

The cases listed in the following section are those where a notice has been served and the requirements have not been met within the compliance period or there has been an unauthorised display of advertisements. This means that an offence is likely to have been committed and that the Council need to consider the next steps to secure compliance. In some cases this will entail the initiation of legal proceedings to bring about a prosecution.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
BAMPTON Weald Manor Farm	Works not in accordance with the approved plans (15/02150/FUL) for the range of buildings to the rear of the site. Unauthorised outbuilding and extension of curtilage. Unauthorised conversion and change of use of barn to a dwelling.	The Council served three enforcement notices in respect of these breaches and these were not appealed, nor was the required action carried out.	This is a case with a complex history. Officers are in the course of negotiating with the owners' representatives an acceptable way forward.
CASSINGTON Reynolds Farm, (also known as Dove House)	Unauthorised works to outbuildings. Reynolds Farmhouse is a Grade II listed building	A prosecution was successful in 2023, resulting in a fine of £16,000 plus costs for non-compliance with an Enforcement Notice in respect of a former barn on the site.	This case remains subject to further action. In order not to prejudice proceedings, updates cannot be given at this point in time. The outcome will be reported in due course.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
CURBRIDGE Land South of Main Road	Unauthorised change of use of land from agriculture to storage of builders/waste materials. Unauthorised hard standings.	Appeals against enforcement notices were withdrawn during the course of the inquiry. The hardstanding and some of the stored items were removed by the compliance date.	The appearance of the site is greatly improved however there remains a large pile of rubble which is now overgrown. In order not to prejudice any proceedings, further updates on progress will not be given at this point in time. The outcome will be reported in due course.
NEW YATT Entrance to New Yatt Business Centre	Unauthorised change of use of land from agriculture to builders yard/storage	EN not complied with.	This case is now subject to further action. In order not to prejudice proceedings, updates cannot be given at this point in time. The outcome will be reported in due course.
WITNEY Land at Thorney Leys	Non - compliance with the approved landscaping scheme under 16/02718/CND (15/00647/FUL)	A breach of condition notice was served in July 2022 giving a compliance period of 150 days in which to carry out the approved landscaping scheme. The works were not carried out in full, the acoustic bund was not constructed and the landscaping has not been carried out/ maintained.	An application for a revised landscaping scheme which substituted a higher fence for the acoustic bund was submitted last year 24/02319/S73. Permission granted in July required the changes to be implemented by the end of January 2026. The Council is now considering compliance against the approved plans and the appropriate next steps.
WITNEY West End House 26a West End	Listed building in extreme neglect	The Council has tried unsuccessfully over a number of years to engage with the owner.	An Urgent Works Notice was served in December 2025. The Council is now preparing to carry out the works specified in the notice in order to prevent further deterioration of the building.

SECTION B – PROGRESS ON ENFORCEMENT INVESTIGATIONS WHERE FORMAL ACTION HAS BEEN TAKEN.

The cases listed in Section B are ones where a notice has been served but the compliance date has not yet passed or where an appeal has been made.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
CHIPPING NORTON Chalford Paddocks	Change of use of part stables to living accommodation	The Council served an enforcement notice in November 2024. This was appealed.	APPEAL DECISION AWAITED
CHARLBURY The Bell Inn	Unauthorised works to grade II listed building	A retrospective application was submitted for a wall attached to the front of the building. This was refused and an appeal dismissed.	An enforcement notice was served in May 2025 and the appeal was dismissed in May this year. Compliance with the notice will now be monitored.
BAMPTON Clearwater Buckland Road	Unauthorised siting of a mobile unit for residential use.	The Council served an enforcement notice in November last year. This was appealed.	AWAITING APPEAL DECISION
ENSTONE The Harrow Inn	Deviations from permission (14/1140/P/FP); unlawful car repair use; structure on boundary selling takeaway food.	The pub has been under conversion for some time.	An enforcement notice was served earlier this year and has been appealed. AWAITING APPEAL DECISION
EYNSHAM Little Willow	Alleged unauthorised hardstanding and extension of the		Following an unsuccessful appeal against an enforcement notice in respect of the hardstanding, a certificate of lawfulness application was submitted which was in turn also refused. An appeal has recently been dismissed.

	<p>site onto adjoining land.</p> <p>Breach of condition relating to numbers of residential units on site.</p>		<p>In respect of the breach of condition, planning permission has recently been granted and this aspect of the case has been closed.</p>
<p>RINGWOOD BARN Minster Riding</p>	<p>Unauthorised change of use to scaffolders/building yard</p>		<p>An enforcement notice was served in May and requires cessation of use by early June.</p>
<p>STANDLAKE Croft Pool Land at Pickfords Pool Croft Lane</p>	<p>Alleged unauthorised construction of dwelling and associated track</p>	<p>A dwelling and another structure have been constructed on an island in a lake, with an associated access track. The site is a designated scheduled monument. An enforcement notice was served in June 2025 and was appealed.</p>	<p>The enforcement notice has been quashed on technical grounds. Officers are now considering next steps.</p>
<p>STANTON HARCOURT 28 Flexneys Paddock</p>	<p>Erection of alleged unauthorised outbuilding</p>	<p>This is an annexe which is claimed to be a “caravan” for which planning permission would not be required. Officers consider it falls outside the legal definition of a caravan.</p>	<p>An enforcement notice was served early this year and has been appealed.</p> <p>APPEAL DECISION AWAITED</p>
<p>ALVESCOT 5 Thorpes Field</p>	<p>Alleged breach of conditions and material change of use</p>	<p>This is an extension of a garden into paddock land and related breaches of planning control.</p> <p>Two enforcement notices were served in August 2025. One was appealed.</p>	<p>The enforcement notice has been quashed on technical grounds. Officers are considering next steps.</p>

WITNEY Lindsey Farm High Cogges	Alleged material change of use for storage of vehicles (including double decker buses) and other non-agricultural items	An enforcement notice was served in September 2025 which was not appealed.	Compliance has been achieved and the case has been closed.
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SECTION C – PROGRESS ON OTHER ENFORCEMENT INVESTIGATIONS IDENTIFIED AS BEING HIGH PRIORITY

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
ASTHALL Farmer's Dog public house	Unauthorised parking		Planning permission was recently granted for the temporary car park use. (25/02261/FUL).
BAMPTON The Paddocks, The Weald	Breaches of conditions attached to planning permissions for the individual plots on the gypsy site. Change of use of a number of plots on the land and extension to the caravan site.	There remain breaches of planning control within the established site area of The Paddocks. A cross-Council project was created last year which prepared a report to the Executive exploring the various issues at the Paddocks.	The ERS team in the Council are at present taking the lead through their own investigation into site licensing. Information obtained will in due course assist in taking forward the ongoing planning enforcement investigation.
BURFORD 121 High Street Burford	Listed building in poor state of repair		The condition of the property is greatly improved following maintenance works. This case will now be removed from the priority list, with a view to closure once the Conservation Officer has visited.
BURFORD The Bull	Unlawful outbuildings in curtilage of the listed building		The Council is currently considering the expediency of taking formal enforcement action.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
CHADLINGTON Diddly Squat Farm, Chipping Norton Road	Unlawful material change of use.	An enforcement notice was served in August 2022 which was part upheld and temporary consent granted for the change of use and associated parking. Parking demand continues to exceed the capacity of the consented area, however highway/pedestrian safety remains paramount, so we are monitoring the situation.	Applications to extend the period of the temporary permissions granted on appeal have been submitted and are under consideration.
CHARLBURY The Bull Inn	Erection of new flue on the building, canopy over seating area, changes to car parking and other works.	This is a grade II listed building that has in the recent past (and under different ownership) been subject to enforcement action.	Following discussions, part-retrospective planning permission and listed building consent were sought and granted for certain internal and external works to the main building. A temporary consent was granted for an outbuilding. Implementation of the permissions is being monitored. This case will be removed from the priority list.
CHARLBURY The Bell Inn	Installation of chimney fans on a listed building. Unauthorised outbuildings		The expediency of enforcement action is being considered.
CHIPPING NORTON The Beeches, Old London Road	Car park extension. Additional caravans located on the periphery of the site.	There are ongoing non-planning issues on the site that have been the subject of investigation by other services within the Council and other agencies.	No update at present.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
	Extension of the site to the south of the site access.		
CRAWLEY Land at Crawley Inn	Unauthorised residential caravans.	Permission was granted in 2024 for residential development (23/00539/FUL). This was subject to a section 106 agreement which provides that the caravans will be removed before the development is occupied.	The caravans have been removed and the case is now closed.
CRAWLEY Land at Dry Lane	Unauthorised hardstanding.	Application seeking to regularise works was refused and appeal dismissed.	An expediency report has been prepared.
FINSTOCK Lark House Wilcote Riding	Breaches of Condition, Unauthorised building and unauthorised track.	Several breaches across land relating to residential use and agricultural use.	The expediency of enforcement action is being considered.
MIDDLE BARTON The Fox Inn	Unauthorised internal works to a Grade II Listed Building.	An application has been received for the internal works to be considered at planning committee. Other applications for replacement windows and a community café have been approved.	At the sub-Committee in June, Members voted to grant listed building consent for the unauthorised works. The case will now be closed.
MILTON UNDER WYCHWOOD Dashwood House	Change of use from commercial to residential use	The ground floor of this building has a lawful commercial use. An unauthorised extension has been added which is being used for residential purposes.	Monitoring will be ongoing following the grant of consent for reconfiguration of the residential/commercial areas and the regularisation of the extension.

Site Address and Case No.	Unauthorised Development	Notes	Update/Action to be taken
NORTH LEIGH Land West of Fish Hill Farm	Alleged unauthorised change of use from agricultural use to storage of waste and sorting of aggregate.	Ongoing investigation into breaches, negotiation has been first step.	On a recent site visit, Officers observed substantial clearance of the waste previously stored. Progress is being monitored.
WITNEY Land Between 57 And 61 West End	Untidy land.	The land was previously used to store cars for sale but these were removed at the Council's request. There remains heras fencing and the land is overgrown.	Officers continue to monitor the position.

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Agenda Item 6

West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS Week Ending 17th June 2026

	Application Number.	Ward.	Decision.
I.	24/01521/FUL	Kingham, Rollright and Enstone	REF
	Erection of Self-Build dwelling with new access and associated landscaping, carport and natural swimming pond (amended plans and description) Lane North West Of Enstone Road Little Tew Mr Guy Wengraf		

- | | | | |
|----|--|-------------------------|------|
| 2. | 25/01016/FUL | North Leigh | S106 |
| | Retention of single storey building for temporary staff accommodation along with erection of a single storey extension to create additional living space (part retrospective)
Holbrook Farm East End North Leigh
Mr Henry Brett | | |
| 3. | 25/01847/FUL | Alvescot and Filkins | APP |
| | Erection of a calf bTB isolation unit (amended plans)
Lower Church Farm Little Faringdon Oxfordshire
Mr Andrew Stevens | | |
| 4. | 25/01905/RES | North Leigh | APP |
| | Reserved matters application for 55 dwellings pursuant to outline permission (22/02498/OUT) providing details of layout, scale, appearance, and landscape (AMENDED PLANS)
Land (E) 438738 (N) 212506 Witney Road North Leigh
Faith Beeson-Wright | | |
| 5. | 25/02054/HHD | Ducklington | APP |
| | Erection of a two storey rear extension and conversion of existing garage with first floor extension above to create additional living space. Close existing and formation of new vehicular access in revised position (amended plans and description).
I Moors Close Ducklington Witney
Mr And Mrs Day | | |
| 6. | 25/02651/FUL | Stonesfield and Tackley | APP |
| | Change of use of land from agricultural to residential and erection of two garages with associated works (amended plans)
Starveall Farm Woodleys Woodstock
Mr O'Brien | | |
| 7. | 25/02721/CND | North Leigh | REF |
| | Discharge of condition 13 (Report of Archaeological Evaluation) of planning permission 22/02498/OUT.
Land (E) 438738 (N) 212506 Witney Road North Leigh
Mr Robin Shepherd | | |

8. **25/02876/RES** Hailey, Minster Lovell and APP
Leafield

Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 127 residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure; discharge of conditions 5, 7 and 8; and discharge of planning obligation 2.1 of the Second Schedule of the Section 106 legal agreement dated 6 March 2024, all pursuant to outline planning permission reference 22/03240/OUT
Land South Of Burford Road Minster Lovell
Miss Chloe Howkins

9. **25/02927/CND** Witney West APP

Discharge of conditions 4 (landscape scheme), 7 (surface water drainage scheme), 11 (Landscape and Ecological Management Plan) and 14 (bat and bird boxes) of planning permission 24/01733/FUL
Land Southwest Of West Witney Sports Ground Burford Road Witney
C/o Agent

10. **25/02930/FUL** Eynsham and Cassington APP

Erection of a three lane covered cricket nets with permeable surface to replace existing nets
Pavillion Cassington Road Eynsham
Patrick Arnold

11. **25/03069/FUL** Chadlington and Churchill APP

Alterations to close and remove existing private vehicular access route and formation of a new private way in revised position
Watermans Lodge Cornbury Park Charlbury
1971 Settlement Successor's Fund

12. **26/00062/OUT** Ducklington WDN

Outline application with all matters reserved for the erection of a replacement detached, self build dwelling with a detached garage.
Northcot Burford Road Minster Lovell
Ms Sam Brooks

13. **26/00133/FUL** Witney West REF

Erection of a detached dwelling and associated works
140 Thorney Leys Witney Oxfordshire
Mr Plumb

14. **26/00191/HHD** Milton Under Wychwood APP
 Removal of existing conservatory and side extension. Erection of two storey side extension and single storey extensions to create front and rear bay windows to sitting room.
Quartern The Heath Milton Under Wychwood
 Mr Matt Cavill
15. **26/00249/FUL** Alvescot and Filkins APP
 Affecting a Conservation Area
 Change of use of an agricultural barn to residential use and conversion of existing barn to create a three bedroom dwelling, with associated works (amended description and plans)
The Old Stables Butlers Court Farm Main Road
 Mrs Belinda Oakey
16. **26/00316/FUL** Ascott and Shipton APP
 Affecting a Conservation Area
 Conversion of existing workshop out building to self contained dwelling, including construction on new porch entrance. (Amended Drawings)
Shipton Lodge Cottage High Street Shipton Under Wychwood
 Mrs Anna Cox
17. **26/00384/FUL** Eynsham and Cassington APP
 Affecting a Conservation Area
 Enhancement works to garden including covered pergola walkway from pub to garden, raised covered pergola with provision of seating areas, adapt and extend existing raised decking area together with associated hard and soft landscaping.
Red Lion Hotel The Square Eynsham
 Mr Phil Hoddinott
18. **26/00385/LBC** Eynsham and Cassington APP
 Affecting a Conservation Area
 Enhancement works to garden including covered pergola walkway from pub to garden, raised covered pergola with provision of seating areas, adapt and extend existing raised decking area with associated hard and soft landscaping.
Red Lion Hotel The Square Eynsham
 Mr Phil Hoddinott
19. **26/00431/FUL** Witney East APP
 Demolition of conservatory and erection of single storey rear extension along with the subdivision of dwelling to form two separate dwellings and associated works
8 - 10 The Crescent Witney Oxfordshire
 Mr V O'Brien

20. **26/00460/S73** Witney North APP
Affecting a Conservation Area
- Variation of condition 3 of permission 25/02265/FUL to allow the use of slate tiles in place of the previously approved asbestos and metal roof covering
Scrap Yard Rear Of 58 West End Witney
Ms Jean Daguio
21. **26/00484/FUL** Standlake, Aston and Stanton APP
Harcourt
Affecting a Conservation Area
- Works to existing modern extension and change of use of outbuilding to form two additional ground floor bedrooms.
The Harcourt Arms Main Road Stanton Harcourt
Mr Rupert Bagnall
22. **26/00485/LBC** Standlake, Aston and Stanton APP
Harcourt
Affecting a Conservation Area
- Internal and external alterations to existing modern extension to form additional ground floor bedroom.
The Harcourt Arms Main Road Stanton Harcourt
Mr Rupert Bagnall
23. **26/00496/CLE** Standlake, Aston and Stanton APP
Harcourt
Affecting a Conservation Area
- Certificate of Lawfulness to confirm that the use of the site as a public house is lawful, and that condition 20 of planning permission 15/02599/FUL relates only to the outbuilding for the use of village shop
The Harcourt Arms Main Road Stanton Harcourt
Rupert Bagnall
24. **26/00526/CND** Charlbury and Finstock APP
Affecting a Conservation Area
Affecting a Conservation Area
- Discharge of conditions 4 (Tree Protection), 7 (Wildlife Boxes), 10 (Drainage) and 13 (Construction management plan) of planning permission 25/01981/S73
14 Woodstock Road Charlbury Chipping Norton
Mr James Wiltshire

25. **26/00551/CND** Standlake, Aston and Stanton APP
Harcourt
- Discharge of conditions 3 (surface water drainage scheme), 4 (bat survey), 5 (schedule of materials), 6 (external lighting), and 7 (external windows and doors) of planning permission 24/01039/FUL
Gaunt Mill Cottage Standlake Oxfordshire
Hannah, James and Emma Glynn, Glynn and Fowler
26. **26/00556/HHD** Kingham, Rollright and Enstone APP
- Erection of outbuilding to replace existing outbuilding
Cherry Tree Cottage Lower End Salford
Mr And Mrs Ray And Cynthia Young
27. **26/00571/CLP** Ascott and Shipton REF
- Affecting a Conservation Area
Affecting a Conservation Area
- Certificate of Lawfulness (for the installation of a Tweener lighting system on the existing courtside fencing)
Tennis Courts Beaconsfield Hall Station Road
Wychwood Tennis Club
28. **26/00580/FUL** Witney Central APP
- Affecting a Conservation Area
Affecting a Conservation Area
- Alternations and extensions to church building, and alterations to vehicle access and landscaping
Welcome Evangelical Church High Street Witney
Mr Craig Gibson
29. **26/00587/RES** Hailey, Minster Lovell and WDN
Leafield
- Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 134 residential dwellings (7 of which are to be custom housebuilding plots) with associated landscaping, highways, drainage, public open space and ancillary infrastructure; and discharge of planning obligation 2.1 of the Second Schedule of the Section 106 legal agreement dated 6 March 2024, all pursuant to outline planning permission reference 22/03240/OUT
Land South Of Burford Road Minster Lovell
C/o Agent

30. **26/00589/HHD** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Affecting a Conservation Area
- Construction of a single storey side extension, extension to existing dormer and conversion of garage to create additional living space. Renovation works to include changes to fenestration and addition of solar panels to west roof slope.
Stone Cottage West End Kingham
 Mrs Katy Letch
31. **26/00595/S73** Alvescot and Filkins APP
- Variation of condition 3 of planning permission 23/00796/HHD to allow the use of sandcroft 20/20 antique interlocking clay tiles in grey finish on roof of single storey extension. (Retrospective).
The Old Brew House Holwell Burford
 Mrs Julie-anne Edwards
32. **26/00596/LBC** Alvescot and Filkins APP
- Change to the roofing material of the approved single-storey extension to sandcroft 20/20 antique interlocking clay tiles in grey finish.(Retrospective).
The Old Brew House Holwell Burford
 Mrs Julie-anne Edwards
33. **26/00600/FUL** Kingham, Rollright and Enstone APP
- Erection of 4 hangars for aircraft storage.
Land At Easting 439749 Northing 226193 Banbury Road Enstone
 Mr David Blakemore
34. **26/00608/FUL** Brize Norton and Shilton APP
 Affecting a Conservation Area
- Demolition of existing agricultural building and erection of stables
Kitesbridge Farm Ninety Cut Hill Asthall
 Mr Harley Josh Neuman
35. **26/00653/FUL** Standlake, Aston and Stanton REF
 Harcourt
- Proposed erection of one detached dwelling with associated garage, parking, landscaping and use of the existing access following the removal of the existing deteriorating building.
Store And Premises Linch Hill Stanton Harcourt
 Mr Pascoe & Waite

36. **26/00655/LBC** Kingham, Rollright and Enstone APP
Affecting a Conservation Area
- Main roof to be stripped and re-covered, using the existing natural stone tiles where they are salvageable, with any deficiencies made up with matching natural stone tiles. Three windows to be repaired.
Three Chimneys Main Street Over Norton
Mr Jacob Hepworth-Bell
37. **26/00659/LBC** Burford APP
Affecting a Conservation Area
- Demolition of and rebuilding of West wall of outbuilding. (Retrospective).
Cartref 21 Witney Street Burford
P Bigwood
38. **26/00677/FUL** Hailey, Minster Lovell and Leafield REF
- Erection of single storey dwelling and associated works.
Land Northeast Of 5 Upper Crescent Upper Crescent Minster Lovell
Mr And Mrs Ian Cross
39. **26/00705/HHD** Stonesfield and Tackley APP
Construction of detached outbuilding comprising garage and games room/gym with home office above.
East Barn Grims Dyke Farm Woodleys
Mr Darren Green
40. **26/00718/HHD** The Bartons APP
Affecting a Conservation Area
Affecting a Conservation Area
- Erection of single storey front and rear extensions.
Barton View 12 Church Lane Middle Barton
Ms Trish Boyd
41. **26/00745/FUL** Kingham, Rollright and Enstone APP
- Alterations and conversion of existing stables to music studio, wellness facilities and replacement of existing hay barn with new pool barn. Removal of existing menage. New field access (amended plans and description)
Hoggs Barn New Town Little Compton
Alchemist Media

42. **26/00750/HHD** Ducklington APP
 Erection of single storey extension and conversion of existing garage to create extra living space. Construction of an oak framed carport along with addition of new vehicle access gateway. Replacement of existing rooflights, installation of an additional rooflight to east elevation, a gable end to west elevation and solar PV panels to south and west elevations (amended plans and description)
Oxlease Barn Course Hill Lane Ducklington
 Mr and Mrs Scott
43. **26/00751/HHD** Milton Under Wychwood APP
 Removal of existing conservatory and garage. Erection of a single storey rear extension, side porch and detached store and home office
23 Wychwood Close Milton Under Wychwood Chipping Norton
 Mr James Pratley
44. **26/00758/S73** Alvescot and Filkins APP
 Variation of condition 2 of planning permission 25/00318/FUL to allow an increase in height to a window opening on the North East elevation
Little Faringdon Mill Little Faringdon Lechlade
 Mr Michael Lewis
45. **26/00778/FUL** Ascott and Shipton APP
 Affecting a Conservation Area
 Conversion of existing cottage into a self-contained holiday let.
The Wychwood Inn High Street Shipton Under Wychwood
 Mrs Katharine Orszulik
46. **26/00785/HHD** Alvescot and Filkins APP
 Affecting a Conservation Area
 Erection of single storey extension over existing flat roof, addition of dormers to existing pitched roof, and associated works (amended plans and description)
Goodfellows Filkins Lechlade
 Mr. Simon Baker
47. **26/00793/HHD** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Demolition of existing conservatory and erection of two storey rear and single storey side extensions. (Amended drawings)
3 Church Cottages Church Street Wootton
 Miss Davidson

48. **26/00794/S73** Witney South APP
 Application under Section 73 of the Town and Country Planning Act (1990) to allow for variation of condition 3 of planning permission 20/03058/HHD to allow amendments to materials of the side extension cladding from timber to composite, and alterations to window and door colour
2 Burwell Drive Witney Oxfordshire
 Mr and Mrs Karl and Helen Brown
49. **26/00803/LBC** Ascott and Shipton APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Internal and external alterations pursuant to listed building consent 24/03256/LBC, including amendments to the main first floor bedroom door, installation of two oak clad steel beams at the mezzanine opening, and replacement of projecting glazed sliding doors with non projecting sliding doors and internal timber shutters
Cedar Lodge Church Street Shipton Under Wychwood
 Afridi
50. **26/00813/FUL** Chadlington and Churchill APP
 Change of use from place of worship to single dwelling with new vehicular access
Chadlington Methodist Church West End Chadlington
 Ms Sinead Groves
51. **26/00822/FUL** Milton Under Wychwood APP
 Proposed change of use of rear commercial space (existing room G9) to form ancillary space in form of domestic kitchen to existing dwellinghouse.
Dashwood House Shipton Road Milton Under Wychwood
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52. **26/00825/HHD** Stonesfield and Tackley APP
 Conversion of garage into living space with side infill extension, erection of single storey rear extension, erection of single storey front porch, addition of a bay window to the front elevation, and associated works
80 St Johns Road Tackley Kidlington
 Anthony Russell & Nicholas Read
53. **26/00830/FUL** Kingham, Rollright and Enstone APP
 Conversion of an existing agricultural storage building to create a residential annexe, ancillary to Litchfield Farm House
Litchfield Farm Lidstone Road Enstone
 Knott

54. **26/00833/HHD** Hailey, Minster Lovell and REF
Leaffield
Affecting a Conservation Area
Affecting a Conservation Area
Alterations to include construction of a two storey and single storey rear extension, changes to doors and fenestration and insertion of front and rear rooflights.
12 Lower End Leaffield Witney
Ms E Conlon
55. **26/00823/HHD** Milton Under Wychwood APP
Erection of a replacement carport with first floor studio (Amended drawings)
The White House Lyneham Road Milton Under Wychwood
Mr George Wallace
56. **26/00858/CND** Eynsham and Cassington APP
Discharge of condition 4 (curtilage of proposed dwelling, bin storage and hard and soft landscaping details) of planning permission 25/00655/PN56.
Tar Farmhouse Tar Road Stanton Harcourt
Mr Ralph Gascoigne
57. **26/00874/CND** Woodstock and Bladon APP
Discharge of condition 12 (Biodiversity Management and Monitoring Plan) of planning permission 23/01361/FUL.
Marlborough School Shipton Road Woodstock
Ms Susie Morrissey
58. **26/00886/S73** Carterton North West APP
Variation of condition 3 (materials) of planning permission 25/01661/HHD to allow changes to the external finish
School House Lawton Avenue Carterton
Mr & Mrs Geake
59. **26/00888/HHD** Kingham, Rollright and Enstone APP
Erection of a part single storey and part two storey side extension to replace existing side extension, erection of a detached 1.5 storey double garage with ancillary accommodation above, and associated works
The Hopper Station Road Kingham
Mr & Mrs Schofield

60. **26/00894/HHD** Standlake, Aston and Stanton Harcourt APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 External alterations to increase the height of the chimney
The White Cottage 22 Main Road Stanton Harcourt
 Mr Jamie Mitchell
61. **26/00895/LBC** Standlake, Aston and Stanton Harcourt APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 External alterations to increase the height of the chimney
The White Cottage 22 Main Road Stanton Harcourt
 Mr Jamie Mitchell
62. **26/00897/FUL** Witney North APP
 Affecting a Conservation Area
 Change of use of land to enlarge the domestic garden of plot 10
Scrap Yard Rear Of 58 West End Witney
 Ms Jean Daguio
63. **26/00905/HHD** Freeland and Hanborough APP
 Affecting a Conservation Area
 Construction of garden office building (Retrospective)
46 Millwood End Long Hanborough Witney
 Mr & Mrs McDowell
64. **26/00906/LBC** Alvescot and Filkins APP
 Alteration to the height of existing window and reinstatement of bricked-up opening
 (amendments to previously approved 25/00319/LBC)
Little Faringdon Mill Little Faringdon Lechlade
 Mr Michael Lewis
65. **26/00907/LBC** Woodstock and Bladon APP
 Affecting a Conservation Area
 Alterations to front elevation to replace 2no. bay windows and external door
18 - 20 Market Place Woodstock Oxfordshire
 Mr Andrew Hennell

66. **26/00908/S73** Witney Central WDN
Affecting a Conservation Area
- Removal of condition 1 of 10/1077/P/S73 which restricts occupancy, and variation of condition 2 of W2000/0406 to allow for additional parking facilities
107 High Street Witney Oxfordshire
Fellows
67. **26/00909/HHD** Chadlington and Churchill APP
Erection of single storey rear extension, addition of dormer to first floor rear elevation, and associated works
5 Sarsden Lodge Cottages Sarsden Chipping Norton
Robin Blois-Brooke
68. **26/00913/HHD** Witney West APP
Conversion of garage to living space with addition of windows to the side elevation
4 Tetbury Drive Witney Oxfordshire
Mrs and Mr Tasmin Polard
69. **26/00923/HHD** Hailey, Minster Lovell and Leafield APP
Affecting a Conservation Area
Affecting a Conservation Area
- Demolition of existing conservatory and erection of single storey rear extension. Conversion of roof space to create additional living space including front and rear dormer windows and solar panels.
1 Harolds Close Leafield Witney
Mr And Mrs O Burney
70. **26/00924/HHD** Kingham, Rollright and Enstone APP
Construction of replacement outbuilding with glazed link to main dwelling.
2 Dunthrop Road Heythrop Chipping Norton
Mr And Mrs Moot
71. **26/00925/HHD** Witney South APP
Erection of a single storey rear extension
26 South Lawn Witney Oxfordshire
Parsons

72. **26/00931/CND** Eynsham and Cassington APP
 Discharge of conditions 4 (Construction Traffic Management Plan), 5 (fencing), and 18 (30-year Biodiversity Management and Monitoring Plan) of planning permission 21/03711/FUL
Land At Tar Farm Tar Road Stanton Harcourt
 Mr Alan Connolly
73. **26/00849/HHD** Witney Central APP
 Erection of first floor extension over existing garage and single storey rear extension (amended plans)
37 Burford Road Witney Oxfordshire
 Mrs Saida Elouahabi
74. **26/00932/HHD** Kingham, Rollright and Enstone APP
 Erection of a detached garden outbuilding and greenhouse to the west of the main house, erection of lakeside summer house and alterations to the front entrance, stone walls, and gates all with associated landscaping works.
Upper Farm Cleveley Chipping Norton
 Mr And Mrs Julian And Weini Craughan
75. **26/00933/LBC** Kingham, Rollright and Enstone APP
 Alterations to the front entrance, stone walls, and gates with associated landscaping works.
Upper Farm Cleveley Chipping Norton
 Mr And Mrs Julian And Weini Craughan
76. **26/00935/CONBGP** Eynsham and Cassington APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Discharge of Biodiversity Net Gain details required by Planning Permission 25/01815/FUL
32 - 34 Mill Street Eynsham Witney
 Mr Jonathan Bowden
77. **26/00936/CND** Alvescot and Filkins APP
 Discharge of condition 4 (Landscape and Ecology Management Plan) of planning permission 25/02660/FUL
Land North East Of The Row Little Faringdon Oxfordshire
 Mr Jamie Abdy Collins

78. **26/00937/HHD** Carterton South APP
 Erection of a replacement garage (part retrospective)
14 Milestone Road Carterton Oxfordshire
 Mr And Mrs Haines
79. **26/00947/HHD** Hailey, Minster Lovell and APP
 Leaffield
 Affecting a Conservation Area
 Conversion of attic and replacement of modern timber casement windows with leaded lights in oak frames.
Hunters Farm Middletown Hailey
 Ms Gina Amies
80. **26/00948/LBC** Hailey, Minster Lovell and APP
 Leaffield
 Affecting a Conservation Area
 Affecting a Conservation Area
 Internal and external alterations to include Insertion of new staircase, internal re-ordering, conversion of attic and replacement of modern timber casement windows with leaded lights in oak frames.
Hunters Farm Middletown Hailey
 Ms Gina Amies
81. **26/00953/S73** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Application under Section 73 of the Town and Country Planning Act (1990) to allow for variation of condition 2 of planning permission 25/00351/HHD to allow alterations to the roof tiles from blue slate to cardinal slates
Swallows Barn 1 Rousham Road Tackley
 Mr Mark Reilly
82. **26/00960/HHD** The Bartons APP
 Affecting a Conservation Area
 Erection of a side lean-to car port and partial rendering of the dwelling and garage
15 Church Lane Middle Barton Chipping Norton
 Kiran Patel

83. **26/00968/HHD** Woodstock and Bladon APP
 Affecting a Conservation Area
 Affecting a Conservation Area

 Erection of a two storey side and rear extension and internal alteration. Demolition of existing garage and conservatory, and the existing single storey side and rear extension.
8 Grove Road Bladon Woodstock
 Mr & Mrs Anderson
84. **26/00981/HHD** Brize Norton and Shilton APP

 Erection of a front porch and carport (amended plans)
Clumber Elm Grove Brize Norton
 Mr Stephen Hawkins
85. **26/00987/FUL** Witney West APP

 Installation of windows to front and rear elevations.
Unit 8 Nimrod De Havilland Way
 Mrs Sue Radbourne
86. **26/00989/HHD** Alvescot and Filkins APP

 Construction of an outdoor domestic swimming pool along with erection of pool house, and associated landscaping
Glebe Farm Radcot Road Grafton
 Mr and Mrs Oliver and Fran Corkhill
87. **26/00990/S73** Kingham, Rollright and Enstone APP

 Variation of condition 2 of permission 25/01703/FUL to allow the provision of a wholly subterranean basement beneath part of north dwelling, the addition of balconies to the master bedrooms, along with revisions to window and rooflight positions and refinement of the photovoltaic panel layouts to both dwellings
Land East Of The Drive Enstone
 Dominic, Sasha, Rishi, Sarah-Jane Nelson, Dorai
88. **26/00993/HHD** Freeland and Hanborough APP

 Removal of existing garage. Erection of an attached garage and single storey rear extension. Convert part of the attic space with construction of front and rear dormer windows (amended plans)
20 Wroslyn Road Freeland Witney
 Mr Gilford

89. **26/00997/HHD** Witney West APP
 Erection of single storey rear extension
24 Mary Ellis Way Witney Oxfordshire
 Mr & Mrs Parkin
90. **26/01002/PN56** The Bartons P2NRQ
 Conversion of existing offices to create two bed dwelling house.
27 Worton Road Middle Barton Chipping Norton
 Mrs Veronica Sheppard
91. **26/00976/HHD** Eynsham and Cassington APP
 Affecting a Conservation Area
 Removal of 7.5m of rear stone boundary wall to form off-street parking area
The Old Brewhouse 31 High Street Eynsham
 Mrs S Thompson
92. **26/00977/LBC** Eynsham and Cassington APP
 Affecting a Conservation Area
 Removal of 7.5m of rear stone boundary wall to form off-street parking area
The Old Brewhouse 31 High Street Eynsham
 Mrs S Thompson
93. **26/01005/LBC** Eynsham and Cassington APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Internal alterations to include removal of internal walls and changes to flooring, wall finishes and fixtures.
Jolly Sportsman 2 Lombard Street Eynsham
 Ross Jones
94. **26/01011/ADV** Witney South APP
 Erection of D6 digital internally illuminated advertisement display.
Witney Service Station Welch Way Witney
 Wildstone Estates Limited

95. **26/01017/FUL** Standlake, Aston and Stanton APP
Harcourt
- Conversion of the former Headmasters House from dwelling house (Use Class C3) to a nursery (Use Class F1).
Headmasters House Cokethorpe School Cokethorpe Park
Harriet Stapleton
96. **26/01029/LBC** Eynsham and Cassington APP
Affecting a Conservation Area
- Internal and external alterations to replace existing front door
27 Acre End Street Eynsham Witney
Mr Philip Brooks
97. **26/01031/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
Affecting a Conservation Area
- Alterations to front entrance to include replacement of existing canopy and brackets and the addition of timber architrave surround to new door
18 Park Street Woodstock Oxfordshire
Prof S Davis And Dr S Daenke
98. **26/00998/CND** Kingham, Rollright and Enstone APP
- Discharge of condition 26 (contamination) of Planning Permission 25/02371/S73.
The Driving Centre Enstone Airfield Enstone
Cotswold Automotive Development Company Ltd
99. **26/01030/HHD** Woodstock and Bladon APP
Affecting a Conservation Area
Affecting a Conservation Area
- Alterations to front entrance to include replacement of existing canopy and brackets and the addition of timber architrave surround to new door
18 Park Street Woodstock Oxfordshire
Prof S Davis And Dr S Daenke
100. **26/01038/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
Affecting a Conservation Area
- Internal and external alterations to replace two rear facing windows and frames together with the replacement of rear and front doors.
7 Hensington Road Woodstock Oxfordshire
Mr Callum Harris

101. **26/01039/LBC** Kingham, Rollright and Enstone APP
 Internal alterations to change the ground floor layout.
Rose Cottage 65 Butchers Hill Great Tew
 Mr David Hunt
102. **26/01043/SCREEN** Chadlington and Churchill EIANOT
 Formal request for an EIA Screening Opinion in relation to the following proposed development: Construction of a maintenance shed with associated works and the retention of earth bunding, on land adjoining Bluewood Park.
Bluewood Park Churchill Heath Kingham
 Mr David Middleton
103. **26/01051/LBC** The Bartons APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Replacement of ten windows to south elevation and one window to east elevation
47 South Street Middle Barton Chipping Norton
 Mr & Mrs John Madden
104. **26/01032/FUL** Kingham, Rollright and Enstone APP
 Installation of two hot tubs and associated decking. (Retrospective).
Soho Farmhouse Great Tew Chipping Norton
 Soho House Ltd
105. **26/01056/HHD** Witney East APP
 Erection of single storey rear extension to replace conservatory
3 Brook Lane Witney Oxfordshire
 Mr Jay Newton
106. **26/01059/HHD** Brize Norton and Shilton APP
 Erection of a single storey extension on side elevation.
5 Lock Court Brize Norton Carterton
 Mr Alegado

107. **26/01068/HHD** Chadlington and Churchill APP
 Affecting a Conservation Area
 Affecting a Conservation Area

 Erection of outbuilding and greenhouse, with associated works
The Barn Cottage Dean Chipping Norton
 C/o Agent
108. **26/01075/HHD** Witney South APP

 Erection of a single storey rear extension, addition of an open front porch, conversion of detached rear garage to gym, addition of cladding to outbuilding, and associated works
4 Saxon Way Witney Oxfordshire
 Mr and Mrs Mallick
109. **26/01086/HHD** Burford APP

 Erection of single and double storey rear extensions, erection of a single storey side extension, and associated works
Lantern House 15 Shilton Road Burford
 Mr Edwin Allen
110. **26/01089/HHD** Woodstock and Bladon APP

 Alterations to ground floor openings in the rear elevation, comprising the removal of a kitchen window and French doors and replacement with a single enlarged opening
33 Blackberry Way Woodstock Oxfordshire
 Mr N Bartlett
111. **26/01091/HHD** Witney East APP

 Erection of single storey front extension.
178 Manor Road Witney Oxfordshire
 Mr And Mrs Large
112. **26/01099/CND** Alvescot and Filkins APP
 Affecting a Conservation Area
 Affecting a Conservation Area

 Discharge of conditions 10 (window and door details) and 11 (boundary treatments) of planning permission 23/01363/FUL.
Building Known As Threshing Barn Home Farm Kelmscott
 Mr Duncan Vercoe

113. **26/01100/CND** Stonesfield and Tackley APP
 Discharge of conditions 5 (boundary treatments), 7 (swift bricks), and 8 (soft landscaping scheme) of planning permission 25/01525/FUL
Stable To The Rear Of Valhalla Church Street
 Mr Derek Hobbs
114. **26/01108/PDET28** Kingham, Rollright and Enstone P2NRQ
 Erection of general purpose storage building.
Durhams Farm Chastleton Moreton-In-Marsh
 Mr Mark Wilson
115. **26/01109/NMA** Brize Norton and Shilton APP
 Solar park and energy storage facility together with associated works, equipment and necessary infrastructure (non-material amendment to allow amendments to the timescales set out in the approved Precautionary Working Method Statement (PWMS) and Biodiversity Management and Monitoring Plan (BMMP)).
Land At Former Home Close Farm Shilton Road Burford
 Ecotricity Generation Ltd
116. **26/01115/HHD** Chadlington and Churchill APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Erection of a sunroom (amended plans)
The Barn Cottage Dean Chipping Norton
 C/O Agent
117. **26/01122/HHD** Bampton and Clanfield APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Erection of a single storey rear extension and alterations to existing garage to include raising roof and widening of dropped kerb. Incorporation of solar panels and Air Source Heat Pump
Janabia Church View Bampton
 Mr And Mrs Ian Thompson
118. **26/01149/CND** Alvescot and Filkins APP
 Partial discharge of condition 5 of planning permission 25/00318/FUL and condition 6 of listed building consent 25/00319/LBC (design and detail of mill windows).
Little Faringdon Mill Little Faringdon Lechlade
 Mr Michael Lewis

119. **26/01153/CLP** Charlbury and Finstock APP
 Affecting a Conservation Area
 Affecting a Conservation Area

 Certificate of lawfulness (erection of a detached garden room in the rear garden).
Appletrees Thames Street Charlbury
 Mr Max Raymond
120. **26/01178/CLP** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Affecting a Conservation Area

 Certificate of Lawfulness (amalgamation of 1 and 2 Ibstock Cottages into a single dwelling through internal works)
Ibstock Cottages Enstone Road Little Tew
 Mr R Paget
121. **26/01182/PIP** Eynsham and Cassington REF

 Permission in principle for the development of land for 5-7 dwellings
Land (E) 209875 (N) 209882 Section Of B4449 From A40 Roundabout To Oxford Road Roundabout Eynsham
 Ashflame Cardington Ltd
122. **26/01207/HHD** Charlbury and Finstock APP
 Affecting a Conservation Area

 Erection of a single storey rear extension, and associated works
113 High Street Finstock Chipping Norton
 Mr and Mrs Tom Alcraft
123. **26/01208/CLP** Charlbury and Finstock APP
 Affecting a Conservation Area

 Certificate of Lawfulness (to allow infill and alterations to existing dormers)
113 High Street Finstock Chipping Norton
 Mr and Mrs Tom Alcraft
124. **26/01213/CND** Standlake, Aston and Stanton APP
 Harcourt

 Discharge of condition 6 of permission 24/03019/HHD (Written Scheme of Investigation)
Ashfield 7 Aston Road Brighthampton
 Mr John Skeen

125. **26/01218/PDET28** Kingham, Rollright and Enstone P2NRQ
 Erection of general purpose agricultural building.
Cottenham Farm Deddington Road Great Tew
 Mrs Emma Watson
126. **26/01219/CND** Burford APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Discharge of conditions 4 and 5 of permission 24/02957/FUL (Construction Method Statement and Method Statement for the relocation of the existing lamp column)
Land At E425131 N212639 Fulbrook Oxfordshire
 Mr David Wilson
127. **26/01229/CND** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Discharge of condition 6 (surface water drainage scheme) of planning permission 25/02790/FUL
Tackley Village Hall Medcroft Road Tackley
 Jullie Farren
128. **26/01231/PN42** The Bartons P2NRQ
 Erection of single storey rear extension (6m x 2.9m, height to eaves/3.45m, max. height including rooflight).
43 Marshall Crescent Middle Barton Chipping Norton
 Mr Dan Drummond
129. **26/01238/CLP** Stonesfield and Tackley APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Certificate of Lawfulness (erection of detached garden building)
4 Roman Place Tackley Kidlington
 Mr Alistair Chaytor
130. **26/01236/CLP** Burford APP
 Certificate of Lawfulness (Installation of PV panels to garage roof).
1 Bishop Drive Burford Oxfordshire
 Mr Peter Groom

131. **26/01243/CLP** Witney West APP
 Certificate of Lawfulness (erection of first floor rear extension, removal of chimney and installation of a flue to rear roof slope)
39 Cotswold Meadow Witney Oxfordshire
 Erika Barnby
132. **26/01254/CLP** Stonesfield and Tackley WDN
 Affecting a Conservation Area
 Certificate of lawfulness (proposed) for erection of a tennis court and enclosure.
Crown Cottage West End Wootton
 Mr And Mrs H Llewelyn
133. **26/01259/CND** The Bartons APP
 Discharge of condition 5 (means of access) of planning permission 24/01777/FUL.
The Grove Over Worton Chipping Norton
 Mrs Willa Keswick
134. **26/01261/CND** Freeland and Hanborough APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Discharge of condition 1 (window and door details) of listed building consent 25/00592/LBC.
Threshing Barn Myrtle Farm Court IC Main Road
 Trinity Properties (Oxford) Ltd
135. **26/01279/CND** North Leigh APP
 Discharge of conditions 3 (materials) and 6 (window and door details) of planning permission 25/00926/FUL.
Everards Washhouse 1A Chapel Lane North Leigh
 Mr Hugh Milway
136. **26/01319/CND** Eynsham and Cassington APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Discharge of condition 5 (schedule of works) of listed building consent 26/00376/LBC.
37 Newland Street Eynsham Witney
 Dr Brian Cheung

137. **26/01313/NMA** Stonesfield and Tackley APP
 Erection of rear first floor extension (non-material amendment to 25/00646/HHD) allow insertion of two additional windows in North elevation.
50 Longore Stonesfield Witney
 Mr And Mrs Willans
138. **26/01384/CLP** Burford APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Certificate of Lawfulness (to erect 13 solar PV panels to front roof slope)
36 Oxford Road Burford Oxfordshire
 Mr Joshua Askew
139. **26/01417/NMA** Hailey, Minster Lovell and Leafield APP
 Erection of 5 no. dwellings on the former car park together with the conversion of public house to provide 3 no. dwellings with associated parking, landscaping and works (non-material amendment to substitute the approved roof tile specification from Ibstock Hardrow "Dusk Duet" concrete tiles to Cedral Rivendale Fibre Cement Slates in Cromleigh Graphite as the originally approved Ibstock Hardrow Dusk Duet tile has been discontinued)
The Crawley Inn Foxburrow Lane Crawley
 Mr Eddie Lawley
140. **26/01431/NMA** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Conversion of existing garage and outbuilding to create a study and additional living area with alterations to garage roof, erection of a glazed link between the two buildings and a single storey glazed extension to main dwelling. Construction of a new timber outbuilding for garden storage purposes and the formation of parking area for three cars with access from existing gateway and construction of stone retaining garden walls. (Non material amendment to allow reduction in scale of the detached timber outbuilding)
Bell House Chipping Norton Road Little Tew
 Mrs Philippa Radford
141. **26/01448/NMA** Chipping Norton APP
 Affecting a Conservation Area
 Affecting a Conservation Area
 Erection of single storey rear extension to replace existing single storey extension and outbuilding, and associated works (Non material amendment to 26/00172/HHD to allow increase in extension length by 250mm)
38 West End Chipping Norton Oxfordshire
 Mr Steve Keyzor

Appeals Report

1. Appeal A Ref: 6002746 Folly Bridge, Street through Bladon, Bladon OX20 1LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The application Ref is 25/01859/HHD.
- The development proposed is a single storey rear extension (93 sq.m); alterations to existing garage extension; improvements to landscape around house.

Decision 1. Appeal A: the appeal is dismissed.

Appeal B Ref: 6002752 Folly Bridge, Street through Bladon, Bladon OX20 1LE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
- The application Ref is 25/01860/LBC.
- The works proposed are internal and external alterations to include erection of single storey rear extensions together with alterations to garage, changes to fenestration and insertion of four dormer windows to games room.

Decision Appeal B: the appeal is dismissed.

2. Appeal Ref: APP/D3125/C/25/3370962 Croft Pool, Croft Lane, Standlake, Oxfordshire, OX29 7QL

- The appeal is made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeal is made by Mr Nicholas Bassett against an enforcement notice issued by West Oxfordshire District Council.
- The notice was issued on 27 June 2025.
- The breach of planning control as alleged in the notice is 'Without planning permission: (i) A material change of use of the island to residential use; and (ii) Operational development consisting of the construction of a dwelling, a further building ("the storage building"), a toilet shed ("the shed") and a canopied structure ("the structure")'.
- The requirements of the notice are to: (i) Cease residential use of the land; (ii) Demolish the dwelling, the storage building, the shed and the structure that are located on the island; (iii) Remove from the land all materials resulting from the demolition; and (iv) remove from the land gas canisters, stored materials, equipment and items that are associated with residential or carpentry use and all waste items (including but not limited to water bowsers, building materials, wooden and metal posts and panels).

- The period for compliance with the requirements is: 12 months.
- The appeal is proceeding on the grounds set out in section 174(2)(a) and (b) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

Decision- The appeal is allowed and the enforcement notice is quashed

3. Appeal Ref: APP/D3125/X/25/3376663 Little Willow, Oxford Road, Eynsham, WITNEY, OX29 4BT
 - The appeal is made under section 195 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant a certificate of lawful development (LDC)
 - The application ref 25/00563/CLE, dated 17 March 2025, was refused by notice dated 13 May 2025.

Decision The appeal is dismissed.

4. Appeal Ref: 6003634 Homelease Farm, Radcot Road, Grafton, Oxfordshire OX18 2RY .
The application Ref is 25/01239/PN56.
 - The development proposed is described on the application form as, "Conversion of existing steel frame agricultural barn under Permitted Development Class Q Transitional Arrangements to a single dwelling of 464 square metres. The barn stands in 25 acres with two existing points of access onto the highway (Radcot Road).

Decision- The appeal is dismissed.

5. Appeal Ref: APP/D3125/C/25/3373228 5 Thorpes Field, Alvescot, Bampton, Oxfordshire, OX18 2QF
The enforcement notice was issued on 20 August 2025.
 - The breach of planning control as alleged in the notice is failure to comply with conditions imposed on a planning permission ref 16/01595/FUL granted on 26 July 2016.
 - The development to which the permission relates is: Change of use to garden, retain part as paddock (retrospective).
 - The conditions in question are nos 1,2 & 3 which state that: 1. That the development be carried out in accordance with the approved plans listed below. Approved plans: Site plan 15076.2, Site plan 15076.3R and Elevations – Proposed 15076.4. 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification),

no walls, fences, gates, structures or outbuildings shall be erected other than those expressly authorised by this permission. 3. Within 3 months of the date of this planning permission the means of enclosure to the extended garden area shall be constructed in accordance with approved drawing numbers 15076.3R and 15076.4 and retained thereafter.

- The notice alleges that the conditions have not been complied with in that: In respect of Condition 1: The development has not been carried out in accordance with the approved plans in the following respects: (i) The post and rail fence shown on the approved plan under the 2016 consent: 15076.3R has not been retained; (ii) The agricultural five-bar gate shown on the approved plan 15076.3R has not been retained; (iii) The native mix hedge shown on the approved plan 15076.3R has not been planted; and (iv) The three silver birch trees shown on the approved plan 15076.3R have not been planted. In respect of Condition 2 – The agricultural five-bar gate shown on approved plan 15076.3R has been replaced by a fence that has not been authorised by the 2016 consent nor by any other planning permission. In respect of Condition 3 – The means of enclosure to the extended garden area shown on approved plan 15076.3R has either not been constructed, or if constructed has not been retained.

- The requirements of the notice are to: i. Reinstate the ‘Agricultural 5-bar timber gate’ as shown on the approved Planting and Layout Plan reference 15076.3R and retain thereafter; ii. Construct the means of enclosure to the Paddock Land in accordance with approved plans reference 15076.3R and retain thereafter; and, Between the period of 1 November 2025 and 1 February 2026 (in order to avoid disturbing nesting birds) iii. Remove the laurel hedging in the area indicated by purple hatching on the attached plan marked “Enforcement Notice Plan” and plant native hedging along the boundaries as shown on the approved plan reference 15076.3R; and iv. Plant the three silver birch trees on the area of land shown on approved plan reference 15076.3R.

- The period for compliance with the requirements is: 3 months for steps i and ii, and until 1 February 2026 in relation to steps iii and iv (equating to 4 months 2 days).

Decision- The enforcement notice is quashed.

Costs of appeal awarded.

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