

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 9th February 2026

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

25/01221/OUT	Brooklands Nurseries 47 Shilton Road Carterton Oxfordshire OX18 1EN
25/02600/FUL	The Paddocks New Yatt Witney Oxfordshire OX29 6TE

Report of Additional Representations

Application Number	25/01221/OUT
Site Address	Brooklands Nurseries 47 Shilton Road Carterton Oxfordshire OX18 1EN
Date	6 th February 2026
Officer	James Nelson
Officer Recommendations	Approve subject to Legal Agreement
Parish	Carterton Town Council
Grid Reference	427515 E 207860 N
Committee Date	9th February 2026

Application Details:

Outline application for demolition of an existing dwelling together with associated outbuildings and the erection of eighteen dwellings with associated landscaping and open space (some matters reserved).

Applicant Details:

Mrs Ann Ceresa
C/O Agent

Additional Representations

The final consultation response from the Council's Biodiversity Officer has now been received. No objection is raised subject to planning conditions and informative as well as a BNG monitoring fee of £3,500 to be secured via S106 agreement to ensure long-term management of proposed habitat creation and enhancement. The proposed conditions now form part of your Officer's recommendation.

Proposed Additional Conditions

EXTERNAL LIGHTING: *Prior to commencement of works above slab level, 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 spill into the western side of the site adjacent to the river. The details shall include:*

- a) *A drawing showing sensitive areas and/or dark corridor safeguarding areas (the retained/enhanced orchard and riparian zone of the adjacent watercourse);*
- b) *Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;*
- c) *A description of the luminosity of lights and their light colour;*
- d) *A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;*
- e) *Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and*
- f) *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: In the interest of biodiversity protection and mitigation.

CEMP: *Notwithstanding the submitted details, no development shall take place (including demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall consolidate the recommendations made in section 7 of the Ecological Impact Assessment (4 Acre Ecology, September 2025) and include:*

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of 'biodiversity protection zones';*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements relating to breeding birds, reptiles, great crested newts, otter and water vole);*
- d) The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);*
- e) Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;*
- f) A non-native invasive species protocol (e.g. for Japanese knotweed);*
- g) Responsible persons and lines of communication;*
- h) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);*
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works; and*
- j) The submission of a verification report by the ECoW or similarly competent person(s) to the LPA at the end of the construction period.*

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

Reason: In the interest of biodiversity protection and mitigation

HMMP: *The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:*

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (c) the planned habitat retention, creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (e) the monitoring methodology and frequency in respect of the retained, created or enhanced habitat to be submitted to the local planning authority.*

The retained, created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure long-term management of significant biodiversity gains for 30 years.

Recommended informative: *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>.*

Application Number	25/02600/FUL
Site Address	The Paddocks New Yatt Witney Oxfordshire OX29 6TE
Date	6 th February 2026
Officer	Clare Anscombe
Officer Recommendations	Refuse
Parish	Hailey Parish Council
Grid Reference	437453 E 212902 N
Committee Date	9th February 2026

Application Details:

Conversion of existing workshop building (B2 use) into a single dwelling together with associated ancillary development works.

Applicant Details:

Mr And Mrs P And R Conlon
Staddle Stones
Beech Grove
Fulbrook
Oxfordshire
OX18 4DE

Additional Representation Responses Received

An email from Ms Nicola Pugh (agent for the application) dated 3rd February 2026 has been received with further information regarding impact on bats, including why the loss of a roost is necessary and why there is no satisfactory alternative. Further, the agent has asked that the proposed development be considered as a 'self-build' dwelling. The additional information is available to view on the online case file here:

<https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T4HANWRKJ6L00>

Further Matters for Clarification

In light of the email, Officers would like to make a clarification to paragraph 5.30 (line 1) of the committee report to replace the words 'two day roosts' with 'a single day roost (accommodating a maximum of 2 individual common pipistrelle bats).'

Further, paragraph 5.31 should be updated to state that the application has demonstrated why works to the roof are necessary and why the removal of the roost is necessary to convert the building, therefore meeting test 2. However, Officers are still not satisfied that test 1 has been met.

The agent has also asked that the proposed development be considered as a self-build, as detailed in an email dated 12th December 2025. The application form submitted in October is clear that the proposal is for a market dwelling and there was no mention of the proposal being for a 'self-build' in the submitted Planning, Design and Access Statement. Therefore, the proposal was considered as a market dwelling.

Whilst Officer's acknowledge that there is a shortage of self-build plots in the district, Officer's consider that the provision of one self-build plot could only be attributed limited weight at most in the planning balance and so would not change the overall recommendation to refuse the application.