

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 9th March 2026

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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25/01702/FUL	Land Parcel at E433108, N204560, Lew, Bampton
25/02878/FUL	Land Between Upavon Way And Northwood Crescent, Carterton

Report of Additional Representations

Application Number	25/01702/FUL
Site Address	Land Parcel At E433108 N204560 Lew Bampton Oxfordshire
Date	6 th March 2026
Officer	James Nelson
Officer Recommendations	Provisional Approval
Parish	Lew Parish Council
Grid Reference	433108 E 204560 N
Committee Date	9th March 2026

Application Details:

Construction and operation of a ground-mounted solar farm with battery energy storage system (BESS) and associated infrastructure, access, ancillary works and landscaping.

Applicant Details:

Mount Owen Solar Limited 14b Tower 42 25 Old Broad Street London EC2N 1HN

Additional Representations

One representation has been received from Mr. Paul Bird on behalf of 'Harvesting the Sun Twice'. The comments group is a UK-wide advocacy campaign promoting Vertical Bifacial Photovoltaic (VBPV) agrivoltaic systems as an alternative to conventional fixed-tilt, south-facing solar installations. The full comment is available to view on the Council's website.

Proposed amendments to conditions

Your Officers propose the following minor amendments to the wording of condition nos. 4, 6, 12 and 15.

Condition 4

Amended to read:

Should the solar panels not be used continuously for the production of energy for a period of **12** months, the panels, supports, inverters, cables, buildings and all associated structures and fencing shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority, ***unless the solar panels and associated equipment are subject to a programme of repairs details of which have been submitted to and approved in writing by the Local Planning Authority.***

REASON: To prevent the retention of development in the countryside that is not being used for its intended purpose in the interests of landscape character and visual amenity.

Condition 6

All electrical cabling between the solar panel rows and the on-site connection buildings shall be located underground, ***unless approved in writing by the Local Planning Authority prior to installation,*** and the excavated ground shall be reinstated to its former condition.

REASON: In the interests of landscape character and visual amenity.

Condition 12

Delete phrase: *'any demolition on the site and'* as no demolition is proposed.

Condition 15

Prior to installation of any external lighting, ***other than temporary mobile lighting during construction***, full details 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 retained/enhanced habitats or linear features (hedgerows and ditches). The details shall include, but not necessarily be limited to, the following:

- a) A drawing showing sensitive areas and/or dark corridors (retained/enhanced habitats and linear features);
- b) Technical description, design or specification of ***permanent*** 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) 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 ***permanent*** external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Details of temporary mobile lighting during construction shall include a layout plan showing exclusion areas and a schedule of maximum parameters for lighting equipment (heights, types, angles, profiles) and shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall thereafter be implemented in accordance with the agreed details.

REASON: With consideration for bats in accordance with paragraph 187(d) of the NPPF 2024 and Local Policy EH4. To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with paragraph 198(c) of the NPPF 2024.

Application Number	25/02878/FUL
Site Address	Land Between Upavon Way And Northwood Crescent Carterton Oxfordshire
Date	6 th March 2026
Officer	Clare Anscombe
Officer Recommendations	Approve subject to Legal Agreement
Parish	Carterton
Grid Reference	428399 E 207623 N
Committee Date	9 th March 2026

Application Details:

Residential development for 265 dwellings including landscaping, car parking, infrastructure, public open space and associated works; and vehicular access via Northwood Crescent including a signalised crossing across Upavon Way replacing the existing underpass.

Applicant Details:

C/O Agent 21 Princess Victoria Street Clifton Bristol BS8 4BX

Additional Consultation Responses Received

Since the Committee report was published, the following additional consultation responses have been received.

The consultation responses are available to view on the online case file:

<https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T638J7RKJP700>

CONSULTATIONS

Thames Water

Waste: no additional comments received.

Water: The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission.

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information.

Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

WODC Tree Officer

No additional comments on the updated Tree Protection Plan that affect my decision.

Additional Representation Responses Received

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

Further Matters for Clarification

An additional condition is recommended as per Thames Water's comments above.

An additional informative is recommended as per Thames Water's comments, as follows:

'Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes>

Due to a typing error, condition 27 should be amended as follows:

'No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and subsurface water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets and wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure and significantly impact / cause failure of local underground sewerage utility infrastructure.'