

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 18th August 2025

Report of Additional Representations



Agenda Index

24/00592/FUL	Land And Barns South Of Mill Farm, Widford
25/00333/OUT	Land East Of 87 - 123 Wroslyn Road

Report of Additional Representations

Application Number	24/00592/FUL
Site Address	Land And Barns South of Mill Farm Widford Burford Oxfordshire
Date	15th August 2025
Officer	Clare Anscombe
Officer Recommendations	Approve
Parish	Swinbrook Parish Council
Grid Reference	427306 E 211696 N
Committee Date	18th August 2025

Application Details:

Conversion of existing buildings to provide an office and dwelling (live-work accommodation) with associated works and landscaping, Alterations to existing access (amended plans)

Applicant Details:

Alistair Downie Ltd
C/o Agent

Additional Representations:

Since the publication of the agenda, the Council's Ecologist has provided updated comments which includes a review of the complete version of the Ecological Impact Assessment with the full survey results from the bat surveys. The biodiversity officer considers the proposed development to be acceptable, subject to conditions and informative. The document and comments are available to view in the online case file:

<https://publicaccess.westoxon.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9IK43RKH5W00>

Application Number	25/00333/OUT
Site Address	Land East Of 87 - 123 Wroslyn Road Freeland Oxfordshire
Date	15th August 2025
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Freeland Parish Council
Grid Reference	441212 E 213281 N
Committee Date	18th August 2025

Application Details:

Outline planning application for the erection of up to 60 dwellings (Use Class C3), allotments, car parking and site access, plus open space, landscaping, associated engineering works and infrastructure (all matters reserved except means of access). (Amended parameter plan)

Applicant Details:

J A Pye (Oxford) Ltd And Pye Homes Ltd
C/o Agent

Additional Representations:

Support letters:

Five letters of support have been received in respect of this application. The key points raised are as follows:

- Fully support more housing in the village;
- This is a good and thoughtful application;
- The school is not at full capacity despite rumours to the contrary;
- There are good public transport links (S7 on the A4095);
- Housing density is appropriate;
- 50% affordable housing is very much needed;
- Some concerns over the loss of the 'green gap' through;
- PC should request funds via S106 for monies towards Methodist Church used as a village asset;
- The site is in a good location so close to the school;
- Much needed housing for local young people;
- Well integrated with the village fabric;
- Biodiversity benefits.

Oxfordshire County Council:

An updated response has been received from Oxfordshire County Council regarding the outstanding highways and flood risk matters.

LLFA:

Further details of the proposed surface water drainage scheme were submitted so the LLFA have provided a revised response:

No objection, subject to a single condition as follows:

Prior to first occupation, 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 (National Planning Policy Framework and Planning Practice Guidance).

Therefore, condition 15 in the Officers report can be omitted as this is no longer required.

Transport:

No objections, subject to a number of conditions and financial contributions. The financial contributions are unchanged from those already outlined in the Officers report.

The Local Highway Authority has advised that the follow matters should be dealt with as part of the future reserved matters application:

- Cycle and vehicle parking provision, layout and design.
- Internal site layout design.
- Travel Plan measures.

A number of matters have been suggested to be conditioned as follows:

- A Residential Travel Plan Statement and Travel Information Pack should be submitted to the Local Planning Authority.
- A Car Parking Management Plan (CPMP) which should cover the site wide strategy and supporting management measures / controls.
- Details of the design, management measures and control of the existing farm access.
- A Construction Traffic Management Plan (CTMP) which seeks to minimise impacts and maintain safety particularly in relation to the operation of the surrounding residents and schools.

However, the full wording of these conditions, including appropriate time triggers and reasons, has not been provided by the LHA.

Therefore, your officers are seeking delegated authority to approve the application, subject to the wording of these highways related conditions being agreed with the Local Highway Authority, to carry out ongoing negotiations with the Parish Council regarding their financial contributions' requests, and to secure the legal agreement.