

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 16th February 2026

REPORT OF THE HEAD OF PLANNING



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.

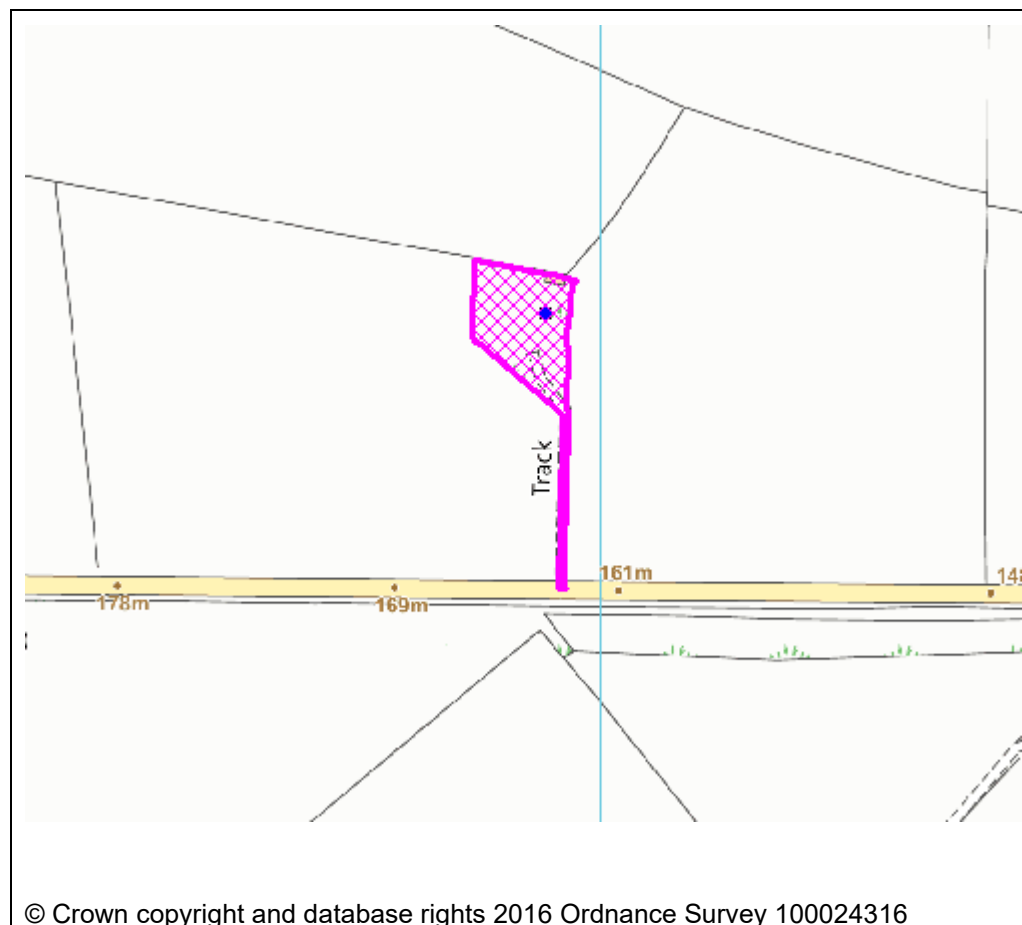
Please note that:

- 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	25/02196/FUL	Land North Of Green End	Emile Baldauf-Clark
2	25/02555/FUL	Land South West Of The Grange Adjacent To Wychwood View Woodstock Road	Emile Baldauf-Clark

Application Number	25/02196/FUL
Site Address	Land North Of Green End Chadlington Oxfordshire
Date	4th February 2026
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve subject to Legal Agreement
Parish	Chadlington Parish Council
Grid Reference	430963 E 221598 N
Committee Date	16th February 2026

Location Map



Application Details:

Proposed single dwelling (Paragraph 84e house), detached gatehouse, garage and office, landscape enhancements, SuDs/ephemeral ponds, landscaped mounds and associated works.

Applicant Details:

Mr Phil Dobson
C/O Agent

I CONSULTATIONS

Parish Council

The Parish Council wishes to object to this planning application. The Council is concerned that this development would have a harmful impact on the environment and the local area.

The Council believes that this development in the open landscape of the Cotswold National Landscape.

OCC Highways

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission

Conditions

- none

Comments

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network

WODC Drainage

No Objection subject to conditions

District Ecologist

Acceptable subject to conditions and informative.

Conservation And Design Officer

Context: A proposed Para 84 house, not in the Conservation Area, but in open countryside with the potential for long views.

Opinion: As you may be aware, I supported the final iteration of the previous application, because I considered that it met the Para 84 tests. I thought that the rocky undercroft was hugely characterful, and made an effective foil to the glassy, rectilinear upper storey. I also thought that the way in which the site was handled, with secondary, fairly self-effacing outbuildings, and with the lower storey largely dug-in, made the house somewhat less prominent in the wider scene than the typical Para 84 house.

I note that the inspector at the appeal took exception to our suggested cranking of the plan of the upper storey - and, with hindsight, I agree that the cranked plan is not as successful as the simple straight block. However, in my view, our suggested simplification of the roof of the upper storey enhances the contrast with the lower storey and gives a much stronger form - and I note

that the current version retains the simplified roof. Accordingly, this application gets my support.

Recommendations: Give permission - with conditions for: sample panels of all walling materials; samples of all roofing materials; large scale details of all external windows and doors.

Env Health Contamination

From the information submitted with the application it appears that the site is an agricultural field and former quarry, where materials arising from farm activities have been deposited over many years. No objections, subject to conditions.

2 REPRESENTATIONS

2.1 One third-party objection has been received raising concern that the proposed development would not significantly enhance its immediate setting and would have a harmful impact on the landscape character of this previously uninhabited part of the valley. The objector states that the development would introduce negative visual effects alongside light pollution, which they consider detrimental to local wildlife and to the tranquillity and dark-sky qualities of the area. Reference is also made to the scheme conflicting with relevant policy guidelines. In addition, the objector expresses concern that the dwelling may not be intended for the applicant's own occupation and instead may be sold on, which they consider to be speculative development at the expense of the local community and landscape

3. APPLICANTS CASE

3.1 The applicant submits that the proposal represents an open market dwelling of exceptional quality design brought forward under Paragraph 84e of the National Planning Policy Framework. The Planning Statement explains that the site, a disused limestone quarry located within the Cotswolds National Landscape, offers a unique opportunity for a highly bespoke architectural response rooted in a thorough understanding of its landscape, historical context and topography.

3.2 The applicant emphasises that the design has been developed through a rigorous and multidisciplinary process led by Hawkes Architecture, a practice with extensive experience in delivering rural exceptional quality dwellings. The scheme has undergone several rounds of independent Design Review Panel scrutiny, with the Panel concluding that the original pavilion design presented in this updated submission meets the tests of Paragraph 84e. The applicant highlights that the Inspector in the associated appeal found that the originally submitted pavilion form was architecturally outstanding and sensitive to local landscape character. The Inspector confirmed that the previous scheme only failed on the narrow basis of a late design alteration introduced during determination. This resubmission restores the original pavilion form and removes the former pump house to address the concerns raised.

3.3 The applicant sets out that the design approach responds directly to the quarry's character through three distinct but connected architectural elements. These include a grounded quarry building referencing the site's historic stone face, an elegant linear pavilion whose proportions and geometry reflect the rectilinear field pattern of the high wolds landscape, and a series of small secondary buildings integrated against the site perimeter walls. The applicant contends that this composition achieves an exemplary relationship between architecture and landscape, creating a dwelling that is both locally resonant and outstanding in design quality.

3.4 The Planning Statement also emphasises that the landscape strategy provides a clear and long-term enhancement to the site and the surrounding landholding. This includes restoration of dry-stone walls, reinforcement of hedgerows, creation of species rich grassland, woodland copses, wildflower margins, SuDS features and improved field pattern legibility. Off-site habitat creation within the applicant's wider ownership delivers significant biodiversity net gain, far exceeding minimum expectations. The applicant argues that the scheme will deliver meaningful ecological improvements and will enhance the special qualities of the National Landscape.

3.5 The applicant further highlights the sustainability credentials of the proposal. The dwelling has been designed to follow fabric first principles, maximise passive solar gains and incorporate micro louvre systems, and utilise a suite of renewable technologies including a photovoltaic array, battery storage and electric vehicle infrastructure. Emerging low carbon systems such as Mixergy tanks and longwave infrared heating are also proposed. The applicant states that the dwelling will achieve high environmental performance and contribute positively to addressing climate change.

3.6 In summary, the applicant considers that the proposal meets both limbs of Paragraph 84e, is consistent with the relevant Local Plan policies, and constitutes sustainable development. The applicant concludes that the reinstated design, combined with extensive landscape enhancements and significant ecological benefits, demonstrates an exceptional quality dwelling that should be granted planning permission.

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

T2NEW Highway improvement schemes

T4NEW Parking provision

EH1 Cotswolds AONB

EH2 Landscape character

EH3 Biodiversity and Geodiversity

EH8 Environmental protection

EH13 Historic landscape character

NPPF 2024

DESGUI West Oxfordshire Design Guide

NATDES National Design Guide

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

5 PLANNING ASSESSMENT

Background

5.1 This application seeks full planning permission for the erection of a single dwelling of exceptional quality design pursuant to Paragraph 84e of the National Planning Policy Framework, together with a

detached gatehouse, garage, office, extensive landscape enhancements, sustainable drainage features including ephemeral ponds, landscaped mounds and associated infrastructure works.

5.2 The proposal represents a resubmission of the development previously considered under application reference 22/01147/FUL, which was refused by the Uplands Planning Committee on 11 December 2023 and subsequently dismissed at appeal under reference APP/D3125/W/24/3344303.

5.3 The submitted scheme reverts in full to the original design of the pavilion element, removing the mid determination amendment which the Inspector identified as the sole reason why the appeal scheme failed to meet the policy tests of Paragraph 84e.

5.4 The development is located within a former disused limestone quarry, utilising the landform and historic context of the site as an integral part of the architectural and landscape design.

5.5 The application site comprises approximately 0.49 hectares of land forming a former limestone quarry, located approximately 1.4 kilometres south west of the village of Chadlington. The site is accessed via a private agricultural track off Green End Road.

5.6 The quarry is enclosed by traditional Cotswold dry stone walls to the north and west, with unmanaged hedgerow and scrub vegetation forming the remaining boundaries. An existing stone agricultural barn is located within the quarry.

5.7 The site forms part of a wider agricultural landholding under the same ownership, amounting to approximately 23 hectares.

5.8 The site lies within the Cotswolds National Landscape and within Flood Zone 1.

Planning History

5.9 Application 22/01147/FUL was refused by the Uplands Planning Committee on 11 December 2023 for the following reason:

- That the proposal, by reason of its nature, scale, massing, design and form would result in an adverse urbanising and transformative impact on the landscape, failing to significantly enhance its immediate setting or be sensitive to the defining characteristics of the local area, contrary to Policies OS2, H2 and EH1 of the West Oxfordshire Local Plan and Paragraph 80e of the NPPF.

5.10 That decision was appealed and dismissed on 14 April 2025. Importantly, the Inspector concluded that:

- The original design of the pavilion was architecturally outstanding and sensitive to landscape character
- The appeal was dismissed solely due to a late amendment to the pavilion design introduced during determination, which weakened the clarity, geometry and landscape relationship of the building
- But not for that amendment, the scheme would have met the requirements of Paragraph 84e

5.11 The Inspector set out in unequivocal terms that the amended pavilion, and that amendment alone, resulted in the proposal failing the exceptional quality test. The rest of the proposal was considered to meet the requirements of Paragraph 84e.

Planning Assessment

5.12 The key matters for consideration are:

- Principle of development;
- Design Quality;
- Landscape and Visual Impact;
- Ecological Impact;
- Sustainability/Climate Change;
- Highways Impact; and
- Conclusion on Compliance with Paragraph 80e.

Principle of development

5.13 The site is located in the open countryside. Policy OS2 of the West Oxfordshire Local Plan 2031 states that development in the small villages, hamlets and the open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area.

5.14 The Council is currently unable to demonstrate a five year housing land supply. Therefore, policy H2 of the WOLP, which is one of the policies most important to the determination of applications for new dwellings is currently considered out of date. Notwithstanding this, the proposal must still be assessment against the development plan taken as a whole. Policy H2 does make provision for new dwellings in the open countryside in very limited circumstances, including where the proposal is one of exceptional quality or innovative design.

5.15 Paragraph 84e of the NPPF, which also forms part of the development plan, similarly allows for isolated homes in the countryside where the design is 'truly outstanding' and meets the nationally recognised 'exceptional design tests'. Your officers consider these requirements in detail below, but are satisfied, based on the evidence and design review process, including the recent appeal decision, that the proposal meets both the policy H2 exception and the paragraph 84e tests. Accordingly, in line with paragraph 11c of the NPPF, the development is considered to be acceptable in principle.

Design Quality

5.16 The design of the dwelling has been reverted back to the original submission of the previous application. The original design was reviewed by the inspector in the appeal and concluding that:

- The architectural narrative was imaginative and grounded in the site's quarry history;
- The pavilion form was elegant, restrained and resonant with the rectilinear field pattern of the surrounding landscape;
- The contrast between the heavy quarry base and the lighter pavilion was deliberate and successful;
- The design met the highest standards in architecture.

5.17 The Inspector expressly stated that the late cranked amendment over articulated the pavilion, weakened its geometry and undermined its relationship with the landscape.

5.18 The current application removes that unacceptable amendment in its entirety, reinstating the simple, linear pavilion form praised by the Inspector. Your officers attach significant weight to the Inspector's findings in respect of the reinstated design now proposed.

5.19 The proposed development has been subject to review from a 'Design Review Panel', a nationwide, impartial and multi-disciplinary expert panel. Feedback from the Design Review Panel is a material consideration in this assessment as stated in NPPF paragraph 138.

5.20 In terms of the first bullet point of paragraph 84e, to meet this test, the scheme must show that it is 'truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas'. Your officers note that the tests set out by paragraph 84e represents an extremely 'high bar'.

5.21 The design comprises three elements: the quarry building at ground level, the long linear pavilion above, and the smaller secondary buildings positioned around the quarry edge. The Inspector described this architectural composition as imaginative, sensitive and grounded in the quarry's history, noting its successful interplay between the heavy stone base and lighter upper pavilion form. The design narrative, material choices and the spatial hierarchy between built elements were found to be coherent and of high architectural merit.

5.22 The reinstated pavilion form is central to this assessment. The Inspector also praised the original geometry as elegant and resonant with the rectilinear field pattern of the host landscape. The simple, long primary form was considered to reflect the geometric order characteristic of the high wolds landscape and to create a strong sense of place. By contrast, the late cranked amendment was found to weaken the clarity, geometry and landscape relationship of the building. Its removal therefore returns the scheme to a form which, in the Inspector's view, met the highest standards in architecture.

5.23 The secondary buildings have been designed as recessive, functional structures set into the quarry perimeter. The Inspector considered this a legitimate and locally resonant approach, drawing on agricultural traditions and ensuring these buildings remain subordinate to the principal dwelling. The reuse of the existing barn, with sensitive, light touch interventions, was also considered a positive aspect that reinforces local distinctiveness.

5.24 Collectively, these elements form a cohesive and carefully curated architectural composition. Your officers agree that the reinstated pavilion and associated structures represent a level of design quality that meets the first limb of Paragraph 84e.

5.25 Paragraph 84e further requires the development to significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

5.26 The quarry landform provides a natural containment for the development. The Inspector previously concluded that the original landscape strategy was imaginative, long term and sensitive to the high wolds character. Proposed measures include restoring dry stone walls, strengthening hedgerows, creating species rich grassland and wildflower margins, introducing small copses, delivering SuDS features, and integrating ecological enhancements over both the quarry and wider landholding.

5.27 Importantly, the development maintains a low profile within the quarry, avoids skyline intrusion, and incorporates a lighting strategy that safeguards the area's dark skies. The Inspector found that the landscape proposals would enhance the immediate setting, conserve and enhance special qualities of the National Landscape and create an effective and sensitive interface between built form and the wider countryside.

5.28 These landscape measures are retained in the current submission without alteration. Your officers consider the reinstated design strengthens the relationship between the pavilion and the landscape and restores the coherence and resonance that the Inspector found to be fundamental to meeting Paragraph 84e.

5.29 To conclude, your officers consider that the reinstated pavilion restores the architectural clarity, geometric purity and landscape relationship that led the Inspector to conclude it would have met the very high bar of Paragraph 84e but for the later amendment. When read alongside the coherent landscape strategy, long term biodiversity enhancements and sensitive use of local materials, the proposals meet both limbs of Paragraph 84e and complies with WOLP Policies OS2, OS4 and H2.

5.30 Accordingly, the design is considered to be of exceptional quality, is truly outstanding in its architectural execution and would significantly enhance its immediate setting while being sensitive to local landscape character.

Landscape and Visual Impact

5.31 As detailed above, the site is located within the Cotswolds National Landscape. Section 85 of the Countryside and Rights of Way Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the CNL. This duty is enshrined in the general principles of WOLP Policy OS2 as well as Policy EH1 and Paragraph 189 of the NPPF. The requirements of paragraph 84e with regard to the scheme enhancing its immediate setting and being sensitive to the defining characteristics of the local area are also recognised in this assessment.

5.32 The West Oxfordshire Landscape Assessment 1998 ('WOLA') is listed in the supporting text to WOLP Policy EH2 and forms a material consideration in this assessment. Your officers consider that the weight to be given to the advice in the WOLA is increased by the references in the NPPF to the importance of having such guidance available in attempting to achieve high quality design outcomes as well as its clear role as a supporting document to WOLP Policy EH2. In terms of the existing landscape character of the area, the application site lies within the 'open limestone wolds' (Enstone Uplands) landscape type. The WOLA describes this landscape type as demonstrating:

- 'Large-scale, smoothly rolling farmland occupying the limestone plateau and dipslope;
- Typically large or very large fields, with rectilinear pattern of dry-stone walls (typical of later enclosures and often in poor condition) and weak hedgerows, with frequent gaps and very few trees;
- Productive farmland predominantly under intensive arable cultivation;
- Thin, well drained calcareous soils and sparse natural vegetation cover and a somewhat impoverished 'upland' character;
- Very open and exposed character;
- Distinctive elevated and expansive character in higher areas, with dominant sky and sweeping views across surrounding areas;
- High intervisibility.'

5.33 Your officers note the positive features in the proposals which are also listed in the WOLA as well as adopted Cotswolds AONB Management Plan. Further, as outlined in more detail above, the Design Review Panel has expressed the view that the scheme would meet the tests of paragraph 84e in terms of landscape impact and enhancements.

5.34 Your officers are of the opinion that the proposed restoration and landscape enhancement works align with the objectives of the WOLA and the adopted Cotswolds AONB Management Plan. The new built form responds sensitively to the historic use of the site and would lead to an overall improvement in its immediate setting. It would not appear prominent in the wider landscape and would sit comfortably within the proposed planting and biodiversity enhancements, avoiding harm to the skyline and minimising light spill. As demonstrated in the submitted LVA and visualisations, the development would assimilate discreetly into the landscape without seeking to conceal itself.

5.35 Your officers have also had careful consideration of the recently introduced statutory duty which requires decision makers to 'further' the purposes of the National Landscape. In this context, the provision of an exceptionally designed dwelling, with a biodiversity and landscape-led planting strategy, and the sensitive placement of the dwelling within its landscape setting all serve to, not just conserve the National Landscape, but actively seeks to further its natural beauty, ecological value and scenic quality.

5.36 Therefore, officers are satisfied that the development will conserve, enhance and further the landscape character of the National Landscape in accordance with Policy EH1 and Paragraph 189 of the NPPF.

Ecological Impact

5.37 The application is supported by a comprehensive suite of ecological assessments prepared by 4 Acre Ecology, including the Preliminary Ecological Appraisal undertaken in 2020 and subsequent updates in 2022, 2025 and the 2025 addendum. These have been reviewed by the Council's Assistant Ecologist, whose formal consultation response confirms that the development is acceptable subject to conditions and an informative.

5.38 The applicant has advanced the view that the proposal meets the statutory exemption for self build or custom build development under Schedule 7A of the Town and Country Planning Act 1990. The Council's Ecologist confirms that the scheme can be accepted as exempt where it satisfies the criteria of no more than nine dwellings, a site area under 0.5 hectares, and exclusive delivery as self or custom build housing. Your officers are satisfied that this proposal falls within those parameters.

5.39 Although exempt from statutory BNG, Local Plan Policy EH3 continues to require protection and enhancement of biodiversity. The onsite and off-site ecological proposals therefore remain material.

5.40 The scheme incorporates extensive landscape and ecological improvements within the quarry and its immediate surroundings. The submitted Preliminary Ecological Appraisal Update (2025) sets out a range of habitat creation measures including species rich grassland, wildflower margins, hedgerow reinforcement, native tree and shrub planting, and the formation of SuDS features including ephemeral ponds, all of which contribute to an uplift in habitat structure and connectivity. The Council's Ecologist confirms that these measures should be secured through a detailed landscape scheme and management plan submitted by condition.

5.41 Lighting control is an identified ecological sensitivity due to the presence of foraging habitat and potential bat commuting routes. A comprehensive lighting condition is recommended to ensure protection of key corridors and to maintain dark skies within the Cotswolds National Landscape.

5.42 Earlier surveys confirmed the likely absence of reptiles, however given the survey age a precautionary method of working is required. The Council's Ecologist has confirmed that adoption of the Council's Biodiversity Specification No. 1 will provide adequate protection for reptiles, amphibians and small mammals during site clearance and construction.

5.43 Badger activity will require a pre commencement walkover check as specified in section 7.1 of the PEA Update (2025). Appropriate safeguards can be secured by condition.

5.44 Integrated biodiversity enhancements are also required, including a minimum of one barn owl box, two insect boxes, four integrated bat roost features, four integrated bird nests, and at least two hibernacula. These will be secured through a dedicated enhancement condition.

5.45 Japanese Knotweed is present on site. Its removal must be undertaken in accordance with section 6.3 of the PEA Update (2025) and consistent with legal requirements under Schedule 9 of the Wildlife and Countryside Act 1981. An informative is recommended to ensure the applicant is aware of the statutory obligations and control methods required.

5.46 The submitted ecological assessments demonstrate that, with appropriate mitigation and enhancements secured by conditions, the development will avoid harm to protected species, deliver measurable ecological improvements across both the site and wider landholding, and appropriately manage risks associated with invasive species. The Council's Ecologist raises no objection, and your officers are satisfied that the proposal accords with Local Plan Policy EH3 and relevant provisions of the NPPF relating to biodiversity.

Sustainability/Climate Change

5.47 Policy OS3 states that all development proposals will be required to show consideration of the efficient and prudent use and management of natural resources.

5.48 An Analysis and Design Planning Document has been submitted in support of the application. This document sets out that the scheme has adopted principles of energy efficiency and sustainable construction as key design principles informing the scheme such as:

- 'Fabric First Principles
- Maximising the opportunities for passive solar gains, as well as the installation of a microlouvre system to regulate the amount of passive solar gain.
- Integrated renewable technology to heat and power the dwelling, including a PV Array combined with a Tesla Powerwall, Zappi station for electric vehicles and Eddi Power Diverter.
- Emerging energy saving technologies such as Mixergy tanks and longwave IR infrared heating.'

5.49 In the previous application, these measures were reviewed by the LPA's Sustainability Officer who advised that the approach was acceptable subject to water efficiency being aligned with the RIBA 2030 Climate Challenge standards and subject to securing the renewable technologies by condition. Your

officers consider that the sustainability credentials of the scheme remain materially unchanged from the version previously supported.

5.50 Given the consistency of the design approach and the retention of the same energy and water efficiency strategy, your officers are satisfied that the development continues to accord with Policy OS3 and will raise the standard of sustainable residential design within West Oxfordshire.

Highways Impact

5.51 In this case, the proposed development would utilise an upgraded existing access, which is considered capable of sustaining the comings and goings associated with the proposed new dwelling. The Local Highway Authority has been consulted on the application and have raised no objections to the scheme. The application is therefore considered acceptable in highways terms.

Other Matters

5.52 The site lies within Flood Risk Zone 1 in an area at very low risk from fluvial flooding officers consider that there are no significant constraints to the scheme in this regard, subject to the imposition of a pre-commencement surface water drainage scheme condition.

5.53 There is no material impact with regard to neighbourliness is identified given the isolated location of the site.

5.54 The Council formally adopted its Community Infrastructure Levy Charging Schedule on 1 October 2025, with charging taking effect on 31 January 2026. CIL is therefore now a material consideration for all qualifying development. The proposal creates a new dwelling and is CIL liable in principle as set out in the CIL Regulations and the Council's published guidance, which confirms that new build dwellings fall within chargeable development categories. However, the development qualifies for self build exemption, consistent with a dwelling brought forward under paragraph 84e where the applicant intends to construct and occupy the property as a self build home. Self build exemption is an established relief within the CIL Regulations and, subject to the applicant following the statutory process, the development would not be chargeable. For this reason, while the scheme is CIL liable, it is expected to be exempt from CIL payment through the self build relief mechanism.

Conclusion on Compliance with Paragraph 84e

5.55 The site is located within an isolated countryside location, in policy terms, where new residential development is acceptable only in the specific circumstances outlined by Policy H2, including proposals that demonstrate exceptional quality design consistent with the aims of paragraph 84e of the NPPF. The previous application on this site was considered in detail at appeal, with the Inspector's findings carrying significant weight in this assessment. The Inspector concluded that the original pavilion design, as now reinstated in this submission, was architecturally outstanding, highly sensitive to landscape character and successfully grounded in the quarry's historic form. The Inspector identified that the sole reason the earlier appeal failed was the late design amendment which compromised the geometry and clarity of the pavilion form, and not the design strategy as originally advanced.

5.56 This application removes that unacceptable amendment in full and returns to the form considered acceptable by the Inspector. Your officers therefore attach considerable weight to the Inspector's conclusion that, but for the late amendment, the design would have met the very high threshold of paragraph 84e. The current proposal aligns with that original design approach and is supported by a

robust landscape strategy, long term ecological enhancements and a coherent architectural narrative that responds directly to the site's quarry context.

5.57 Having considered the technical consultation responses, including design review advice and the reinstated architectural form, officers are satisfied that the extremely high bar set by Policy H2 and paragraph 84e has been achieved. The development is truly outstanding, reflects the highest standards of contemporary rural architecture, and represents a design that would help raise the standard of rural development more generally. The proposal would significantly enhance its immediate setting and is sensitive to the defining characteristics of the local landscape, particularly the open limestone wolds.

5.58 Accordingly, your officers conclude that the scheme complies with both limbs of paragraph 84e and therefore satisfies the requirement in Policy H2 for residential development of exceptional quality within the open countryside.

Recommendation

5.59 In light of this assessment, the application is considered to accord with WOLP 2031 Policies as outlined above, the NPPF 2024, the West Oxfordshire Design Guide 2016 and all relevant material considerations. The application is therefore recommended to Members for provisional approval subject to the signing of a Section 106 agreement to secure off-site biodiversity enhancements as set out in the application, to be agreed.

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 dwelling hereby approved shall not be occupied until the means to ensure a maximum water consumption of 95 litres use per person per day, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031 and to reflect the highest standards in architecture in accordance with NPPF paragraph 84.

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, Classes A, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission, unless planning permission has first been obtained from the local planning authority.

REASON: Control is needed to ensure the design integrity of the dwelling and surrounding landscape is protected.

5. No part of the development hereby permitted shall begin until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:-
 - i A Phase 1 desk study to assess the nature and extent of any contamination, whether or not it originated on site, and a risk assessment of potential source-pathway-receptor linkages.
 - ii If identified as being required by the above desk study, details of a Phase 2 site investigation of the nature and extent of contamination must be carried out.
 - iii If any significant contamination is found during the site investigation, details of a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted. The Remediation Scheme would need to be fully implemented in accordance with the approved including a timetable of works to be undertaken, which to avoid confusion shall be carried out in full 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.

Thereafter the development hereby approved shall be carried out in full accordance with the agreed scheme.

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

6. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roofs of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

7. Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, louvres, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

8. Prior to first occupation of the dwelling hereby approved, details of a renewable energy technology system to produce heat and power serving the dwelling hereby approved shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

9. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

10. 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 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.

11. The dwelling hereby approved shall not be occupied until the parking area and driveways have been surfaced and arrangements made for all surface water to be disposed of within the site curtilage in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure loose materials and surface water do not encroach onto the adjacent highway to the detriment of road safety.

12. Notwithstanding the submitted details, before above ground works 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 or disturb or prevent bats or other species using key corridors, foraging habitat features or accessing roost sites. The details shall include, but not limited to, the following:

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

All external 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.

13. Notwithstanding the submitted details and prior to above ground works a scheme for hard and soft landscaping of the site (incorporating existing flora) and including wildflower grassland, ponds, native hedgerows and trees, the means of enclosure and the materials to be used for

hard surfacing, shall be submitted to and approved by the Local Planning Authority. The scheme shall include, but not necessarily be limited to, the following:

- i. A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with any Construction Management Plan.
- ii. A plan showing the areas to be managed as public open space including a final state topography plan, where appropriate.
- iii. A landscaping implementation phasing plan, where appropriate.
- iv. Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and non-chemical methods of weed control;
- v. Details of surfacing, boundary treatments and landscaping structures including design, location, hedgehog accessibility, size, colour, materials and openings; and
- vi. Indicative management plan capable of being rolled forward.

Development shall be carried out in accordance with the approved scheme and shall be completed by the end of the next available planting season immediately following the completion of the development or the site being brought into use, whichever is the earliest.

REASON: In the interests of biodiversity conservation and enhancement.

14. If at any time in the five years following planting any tree, shrub, hedge, plant or grassed area shall for any reason die, be removed, damaged, felled or eroded, it shall be replaced by the end of the next planting season to the satisfaction of the Local Planning Authority. Replacement trees, shrubs, hedges, plants and grassed areas shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

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

15. The development shall be carried out in accordance with the following biodiversity mitigation measures and enhancement features. All the measures and 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. Sections 6 and 7 of the Preliminary Ecological Assessment Update 2025 prepared by 4 Acre Ecology dated 28/08/2025 including the following: a. Pre-commencement check for Badgers in section 7.1; and b. Removal of Japanese Knotweed in section 6.3.
- ii. Site clearance and construction shall be carried out in accordance with West Oxfordshire District Council's Biodiversity Specification #1 Precautionary Working Methods.

A statement prepared by the applicant or their ecological advisor confirming that the precautionary working methods were either fully implemented or partially implemented with a justification for any deviations, including timing details for when these were commenced and completed, shall be submitted to the local planning authority within 1 month of the completion of the works associated with the development hereby approved.

REASON: In the interest of biodiversity protection and mitigation.

16. Notwithstanding the submitted information, before occupation of the dwelling hereby approved, a Habitat Management and Monitoring Plan (HMMP) for the off-site 'wider landscape plan area' shall be submitted to, and be approved in writing by, the local planning authority. The content of the HMMP shall include, but not necessarily be limited, to the following:

- i. Full details of all the 'habitat creation and enhancement works' that will be implemented off-site based on the proposed wider landscape plan (3005), section 6 of the Preliminary Ecological Assessment Addendum 2025 prepared by 4 Acre Ecology dated 15/12/2025, and off-site tabs of the Statutory Biodiversity Metric dated 25/08/2025;
- ii. Description and evaluation of habitats and other biodiversity features to be managed for the lifetime of the development;
- iii. Aims and objectives of management (including those relating to species);
- iv. Appropriate management options for achieving aims and objectives, including an adaptive management approach;
- v. Detailed specifications for management actions;
- vi. Management schedule matrix based on actions that are required annually, biennially or another specified timeframe(s);
- vii. Details of the body or organisation responsible for implementation of the plan;
- viii. Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer;
- ix. Monitoring strategy incorporating the identification of potential remedial measures that may be required and how these will be confirmed, agreed and implemented (i.e. where monitoring results show that the aims and objectives of the HMMP are not being met);
- x. Submission of Habitat Monitoring Reports to the Local Planning Authority for approval at specific intervals (depending on the types of habitats and the 'time to target condition' timeframe);
- xii. Details about how the plan will be reviewed according to an adaptive management approach and shared and agreed with the Local Planning Authority; and
- xiii. Details of how the aims and objectives of the HMMP will be communicated to the occupiers of the development and the subsequent responsible person, organisation or body (e.g. management company).

The approved plan will be implemented in full.

REASON: To secure the delivery of at least a 10% biodiversity net gain through successful establishment and management of all newly created and enhanced habitats in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), paragraph 180, 185 and 186 of the NPPF, and Local Plan Policy EH3.

17. Notwithstanding the submitted details, before the construction of the new dwelling hereby approved commences, full details on the biodiversity enhancement features, including the exact location and specification of at least 1 no. barn owl box, 2 no. insect boxes, 4 no. integrated bat roost, 4 no. integrated bird nest boxes and at least 2 no. hibernacula shall be submitted to and agreed in writing by the Local Planning Authority. The approved biodiversity enhancement features thereafter shall be implemented in full before the development hereby approved is first brought into use, and thereafter permanently retained and maintained for their designed purpose.

REASON: In the interest of biodiversity enhancement.

18. Prior to the commencement of development, an invasive non-native species removal method statement shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

REASON: Japanese knotweed is listed in the Wildlife and Countryside Act 1981 (as amended) under Schedule 9 part 11, which makes it an offence to plant or otherwise cause this species to grow in the wild. In addition, under Environmental Protection Act 1990, this species is classed as 'controlled waste' and must be disposed of safely at a licensed landfill site.

Notes to applicant

- I. Please note if works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.
- I 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:

The permission which has been granted is for development which is exempt being:

- a) Self and Custom Build Development, meaning development which:
 1. consists of no more than 9 dwellings;
 2. is carried out on a site which has an area no larger than 0.5 hectares; and
 3. consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Trees onsite may provide suitable feature for roosting bats and the applicant should consider obtaining a survey from a professional ecologist before completing works to these trees. All British bat species are protected under The Conservation of Habitats and Species Regulations

2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If a bat is discovered, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

The Barn owl is listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended); therefore, the birds, their breeding locations, eggs and young are fully protected throughout the UK. Penalties, involving a fine of up to £5,000 and/or a custodial sentence, apply to offences against barn owls. Barn owls do not intentionally 'build' a nest. However, their breeding locations are characterised by a compacted layer of debris that is considered to be their 'nest'. Removing whatever supports, surrounds or shelters the breeding location would be damage or destruction to the nest. It is also an offence to intentionally or recklessly disturb barn owls at an active breeding site with eggs or young or before eggs are laid, or to disturb the dependent young. The Act caters for 'incidental disturbance', which could not reasonably be avoided, for example, on working farms.

Monitoring of barn owl nests in West Oxfordshire is carried out by volunteers and there is currently an active scheme in place. The applicant may also wish the barn owl box installed an enhancement to be monitored and the contact for this is the Oxfordshire Ornithological Society by email to ringing@oos.org.uk.

Japanese Knotweed is an invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and therefore the removal and disposal of this species from the site must follow an appropriate method to prevent its spread (<https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading#if-you-have-knotweed-on-your-land-or-property>).

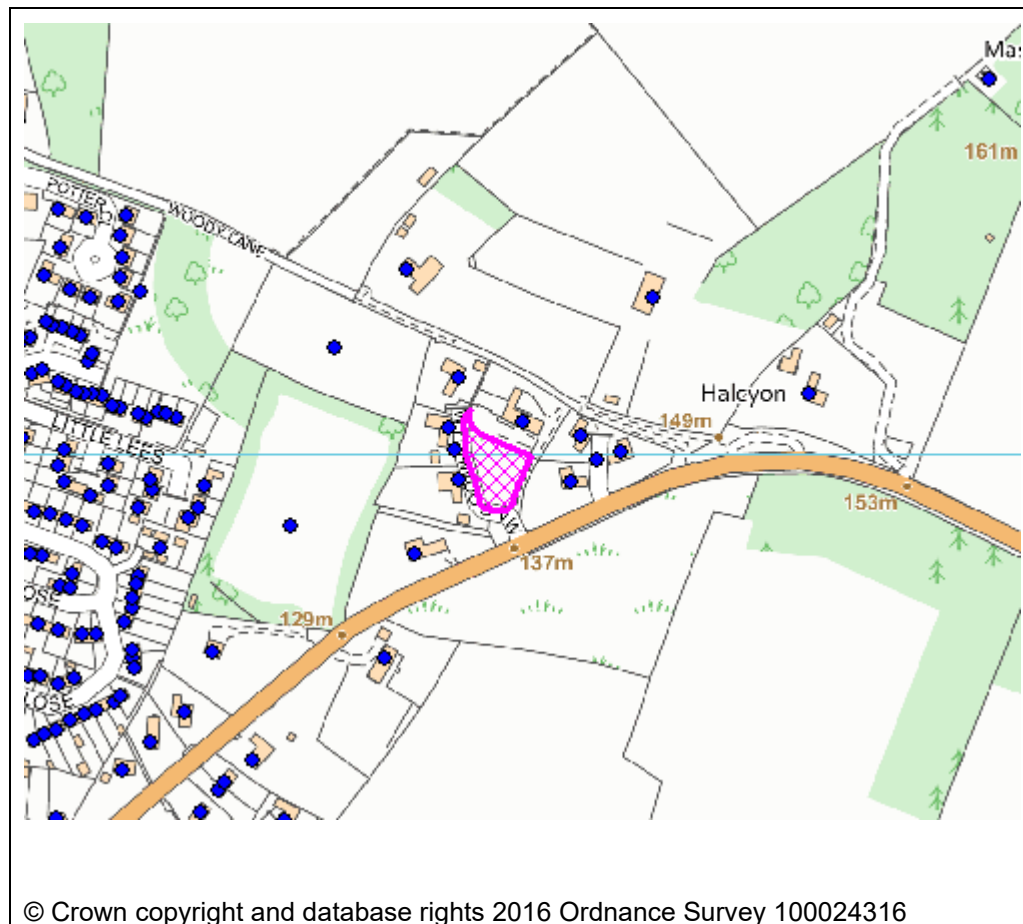
Contact Officer: Mr Emile Baldauf-Clark

Telephone Number:

Date: 4th February 2026

Application Number	25/02555/FUL
Site Address	Land South West Of The Grange Adjacent To Wychwood View Woodstock Road Charlbury Oxfordshire
Date	4th February 2026
Officer	Mr Emile Baldauf-Clark
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	436571 E 218987 N
Committee Date	16th February 2026

Location Map



Application Details:

Erection of a single dwelling with associated landscaping (amended plans)

Applicant Details:

Limbeck Holdings

C/O Agent

I CONSULTATIONS

Parish Council

Charlbury Town Council objects to this application on the grounds that it fails to conserve or enhance the Cotswolds National Landscape (CNL), and the Charlbury Conservation Area, contrary to policies EH2 and EH9 of the West Oxfordshire Local Plan 2031 (WOLP) and policy NE1 and aims 5 & 6 of the Charlbury Neighbourhood Plan 2031 (CNP).

Impact on the Conservation Area and the CNL Setting

The proposal would be harmful to the character of the Conservation Area and is not in keeping with the setting of the CNL (formerly Cotswolds AONB). The site is the wrong location, and the design and layout conflict with the spirit and intent of the original development at The Grange (application 17/03423/FUL), which was deliberately designed to retain openness. The retention of the proposed development site as a green buffer was an important feature in achieving this openness.

Failure to comply with the Charlbury Neighbourhood Plan (CNP)

We note that the current application documentation fails to acknowledge the CNP as an integral part of the planning context. In addition to the points already mentioned we have set out below where the application, as presented, fails to comply with the CNP. In the event that WODC is minded to approve the application we have, without prejudice, suggested conditions that could be included to address related issues.

I. Non-compliance with CNP Policy ECT9 - Walking and Cycling
Policy ECT9 states that "New development which cannot provide safe pedestrian access will not be supported."

The only proposed access is from Woodstock Road, at a point where there is no pavement or verge, and therefore no safe pedestrian route. This same issue arose during consideration of the earlier application for Wychwood View and Reynolds Court (17/03423/FUL), and was mitigated through Condition 14, requiring pedestrian access to Woody Lane PRow via gates. Those gates were provided, and a corresponding condition is necessary and appropriate here. Use of one of the existing gates may be possible but that must be assured to comply with CNP policy ECT9.

We also note that the sustainability statement (Qn A.2) states that Active Travel is prioritised, but this is not credible without pedestrian and cycling access via Woody Lane.

Suggested Condition:

Prior to occupation, safe pedestrian and cycling access to the Woody Lane Public Right of Way must be provided.

REASON: To comply with CNP Policy ECT9 and to ensure safe active travel access.

2. Absence of a Sustainable Drainage System (SuDS)

Sustainability Statement Qn C.3 confirms that no SuDS provision is proposed. This is required under CNP Policy NE8 and we note and welcome that WODC's Flood Risk Management Officer has already requested a condition in this regard.

3. Water supply and rainwater management - Lack of rainwater harvesting and greywater recycling Sustainability Statement Qn C.2 confirms that neither of these measures is proposed. These should be prioritised to address known issues of water supply in this area especially as they can be incorporated much more easily into a new build that via retrofit. The issue of water supply in this area was highlighted during consideration of application 24/02171/FUL (land north of Woodstock Road) which is situated below and very close to the current application site. In recognition of this issue, the recent approval for this adjacent application required - by condition - detailed plans for rainwater harvesting and greywater recycling to be included in the SuDS scheme and a similar requirement would be appropriate here bearing in mind likely cumulative impacts of developments.

Suggested addition to SuDS Condition (see 2 above):

We endorse the condition requested by the Flood Risk Management Officer and ask that the surface water drainage scheme shall include:

"Details of a scheme for the installation, management and maintenance of a rainwater harvesting and greywater recycling system."

4. Site Waste Management Plan

Sustainability Statement Qn D.2 confirms this is missing. A plan should be required by condition.

5. Failure to follow recognised sustainability principles

Sustainability Statement Qn E.2 shows the proposal does not demonstrate "excellent environmental performance" as required by CNP Policy NE9. Further evidence should be required, via condition, of how high environmental performance will be achieved.

Conclusion

The Town Council objects to this application. Should WODC be

minded to approve, the Council requests that the conditions outlined above are included in full to mitigate the identified impacts.

OCC Highways

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following condition.

Conditions

- G28 parking as plan

Comments

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network

WODC Drainage

No objection, subject to pre commencement condition

District Ecologist

Acceptable, subject to conditions and informative

WODC Tree Officer

No objections

Env Health Noise And Amenity

No objections, from a noise perspective.

2 REPRESENTATIONS

2.1 One representation was received in support of the proposal. The supporter highlights that the site is suitable for development given the current housing shortage, noting that the dwelling would sit on a large plot, be barely visible from the main road, and use high-quality materials consistent with neighbouring properties. They consider the design appropriate and believe the openness of the estate would be retained, while also observing that similar-scale development has recently been permitted nearby.

2.2 9 objections were submitted by neighbouring residents and third parties. These raise concerns about the loss of openness within the Wychwood View development, harm to the character and appearance of the Charlbury Conservation Area and the Cotswolds National Landscape, and impacts on residential amenity, drainage, and highway safety. Some objectors also refer to a restrictive covenant and question the applicant's legal interest in the land. While these matters have been noted, issues of land ownership and private covenants are not material planning considerations and cannot influence the determination of this application.

2.3 The Charlbury Conservation Area Advisory Committee (CCAAC) objects on design grounds, stating that the proposal would result in the loss of valuable landscaping and introduce a dwelling that fails to reflect the local vernacular, contrary to the Charlbury Neighbourhood Plan and WODC Design Guide.

3 APPLICANT'S CASE

3.1 The applicant explains that the proposal seeks full planning permission for the erection of a single dwelling with associated landscaping on a centrally located parcel of maintained grass within the Wychwood View development. The supporting planning statement sets out why the development is considered acceptable in principle and in detail, drawing on the site context, relevant planning policies and the conclusions of earlier pre application engagement.

3.2 The applicant notes that Wychwood View is a modern, stone built residential development on the eastern edge of Charlbury. The site sits within the Charlbury Conservation Area and within the Cotswolds National Landscape, although it is visually contained by existing dwellings and mature landscaping along Woodstock Road. The submitted statement highlights that the proposed development parcel does not contribute strongly to the character of the wider conservation area and is not subject to any specific designation or constraint that would preclude development.

3.3 The planning statement emphasises that the proposal follows pre application discussions under reference 25/01738/PREAPP. The applicant reports that the Council accepted the principle of development at that stage, noting that the site lies within and adjoins an established residential layout and would contribute towards addressing the district housing shortfall. The applicant relies on this position, stating that the site clearly sits within the built up area and therefore satisfies the locational requirements of Policies OS2 and H2 of the West Oxfordshire Local Plan 2031.

3.4 The applicant explains that the proposed dwelling has been designed to reflect the established character of Wychwood View. The house would be constructed in reconstituted stone with a stone slate roof and would follow a traditional form similar to that of surrounding properties. The dwelling would provide four en-suite bedrooms and generous internal and external amenity space. A detached garage with two parking spaces and a home office above is proposed, with additional soft landscaping and new tree planting to the west and south boundaries. The applicant considers this to be a proportionate and contextually appropriate scale of development that aligns with the housing mix and character of the area

3.5 In relation to landscape and heritage matters, the applicant states that the development would conserve the natural beauty of the Cotswolds National Landscape and would not harm the significance of the Charlbury Conservation Area. The statement asserts that views of the site are contained within the modern residential layout and that the design and materials would positively reinforce local distinctiveness. The applicant considers this approach to comply with Policies OS2, OS4 and EH1 and the relevant sections of the National Planning Policy Framework relating to design quality and landscape protection.

3.6 The planning statement also addresses amenity, highways and ecology. The applicant highlights that separation distances to neighbouring dwellings exceed minimum standards, ensuring no loss of privacy or overbearing impact. The access would be taken from Wychwood View and would provide adequate parking and turning within the site. Ecology surveys confirm that no further survey effort is required and recommend the incorporation of ecological enhancements, while biodiversity net gain requirements will be met through an off site contribution.

3.7 In conclusion, the applicant considers that the proposed development represents a sustainable and policy compliant form of development. The statement asserts that the dwelling would make effective use of an underutilised parcel of land, contribute positively to the character of the area and deliver a high

quality home within a sustainable settlement. The applicant therefore requests that planning permission is granted.

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H1NEW Amount and distribution of housing

H2NEW Delivery of new homes

EH1 Cotswolds AONB

EH3 Biodiversity and Geodiversity

EH7 Flood risk

EH9 Historic environment

EH10 Conservation Areas

EH13 Historic landscape character

T4NEW Parking provision

EH2 Landscape character

NPPF 2024

DESGUI West Oxfordshire Design Guide

NATDES National Design Guide

CHANP Charlbury Neighbourhood Plan

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

5 PLANNING ASSESSMENT

5 Background Information

5.1 This application seeks permission for the erection of a single dwelling with associated landscaping at Land South West of The Grange adjacent To Wychwood View, Woodstock Road in Charlbury.

5.2 The site relates to an area of open space located in the centre of a small development of 4 dwellings at the edge of the built up area of the town of Charlbury.

5.3 The site sits within both the Charlbury Conservation Area and the Cotswolds National Landscape (CNL), formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB). It also falls within the plan area for the adopted Charlbury Neighbourhood Plan.

5.4 The application is before members of the sub-committee for a decision as the views of the Town Council are contrary to your officers recommendation.

Planning History

5.5 17/01893/FUL - The erection of six detached houses with garages and parking spaces, the construction of two driveways and the construction of a new access. - REFUSED

5.6 17/03423/FUL - The erection of six dwellings with associated garages and parking and the construction of two driveways and a new access. - APPROVED SUBJECT TO 106 AGREEMENT

5.7 18/02261/S73 - Non compliance with conditions 2 and 6 of 17/03423/FUL to enable an alternative material to be used for the joinery. - APPROVED

5.8 18/03068/S73 - Non compliance with condition 2 of planning permission 17/03423/FUL to allow dormer windows to garages of plots 1,2 and 3. - APPROVED SUBJECT TO 106 AGREEMENT

5.9 18/03565/S73 - Non compliance with condition 2 of planning permission 17/03423/FUL to allow insertion of dormer roof lights and side window to plots 2 and 3. - APPROVED SUBJECT TO 106 AGREEMENT

5.10 18/03566/S73 - Non compliance with condition 2 of planning permission 17/03423/FUL to allow insertion of dormer window and erection of orangery to plot 1. - APPROVED SUBJECT TO 106 AGREEMENT

5.11 There was also a scheme for 3 further dwellings to come of the approved 3 dwelling site under ref: 18/02769/FUL which was refused and dismissed at appeal.

5.12 It is also important to note the recent approval made by this committee under ref: 24/02171/FUL on the adjacent field for the: "Erection of a residential development comprising 26 dwellings (inc. 46% affordable housing), the provision of public open space and landscaping, demolition of existing garages and provision of new vehicular access via Woodstock Road and pedestrian access to Hughes Close and associated works."

The Council's housing land supply position and the implications of the NPPF

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:

5.14 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').

5.15 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.

5.16 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).

5.17 For a combination of reasons relating to the changes identified above, officers anticipate that the LPA's HLS shortfall is likely to rise to between 2-3 years when its next HLS position statement is published; and for the purposes of this application, your 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

5.18 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.

Principle of Development

5.19 The starting point for assessing new residential development proposals is the West Oxfordshire Local Plan 2031 (WOLP), which sets out the spatial strategy and policies for housing delivery across the district. Ordinary Officers would likely have viewed this site as being outside the built-up area of the town/ outside the main settlement boundary. However, given the very recent approval on the adjacent field to the west of the site for 26 dwellings under ref: 24/02171/FUL the site is now considered to be within the settlement boundary. Charlbury is designated as a rural service centre within the settlement hierarchy, where residential development is supported in principle under Policies OS2 and H2, subject to compliance with other relevant policies.

5.20 Policy OS2 confirms that "a significant proportion of new homes, jobs and supporting services will be focused within and on the edge of the main service centres of Witney, Carterton and Chipping Norton," with Charlbury, as a rural service centre, being suitable for a modest level of development.

5.21 This is backed up by Policy CHI of the Charlbury Neighbourhood Plan which states that "A modest level of new housing will be supported where it helps to reinforce the existing role of Charlbury as a rural service centre."

5.22 The site is considered to be in a sustainable location. A pedestrian link to the north of the site provides access to the public footpath leading towards the town centre, as shown on the submitted site plan, which is important given the absence of a dedicated walkway along Woodstock Road (B4437). This ensures connectivity for future occupiers and aligns with Policy ECT9 of the Charlbury Neighbourhood Plan, which requires safe pedestrian access for new development.

5.23 In light of the above, officers consider that the principle of residential development on this site is acceptable. The proposal accords with the spatial strategy of the Local Plan, as set out in Policies OSI, OS2 and H2, and is located within a sustainable settlement with access to services and transport. The principle is therefore supported, subject to further assessment of design, landscape, heritage, and other material considerations in the following sections.

Siting, Design and Form

5.24 The application site measures approximately 0.145 hectares and is located within the Wychwood View development on the eastern edge of Charlbury. The plot occupies a central position within the existing layout, accessed via the internal estate road from Woodstock Road. The site is currently an area of maintained grass and is bounded by residential properties to the north, east and west, with mature landscaping along the southern boundary adjacent to Woodstock Road.

5.25 Policy OS2 of the West Oxfordshire Local Plan 2031 states that all development should be "of a proportionate and appropriate scale to its context, form a logical complement to the existing scale and pattern of development and the character of the area, and avoid the coalescence and loss of identity of separate settlements." The proposed siting within an established residential enclave accords with this principle by complementing the existing pattern of development and maintaining the integrity of the settlement.

5.26 The proposed dwelling is positioned broadly in line with the established building pattern of Wychwood View, set back from the internal road to provide a frontage that reflects the spatial arrangement of neighbouring plots. The siting allows for a generous curtilage, with garden areas to the front, side and rear, ensuring consistency with the prevailing character of the development. The orientation of the dwelling responds to the geometry of the plot, with the principal elevation facing towards the shared access road leading to the older existing property at the grange and secondary elevations addressing the side and rear garden spaces.

5.27 The building is designed as a two-storey detached house with a traditional form that complements the architectural language of Wychwood View. The main structure incorporates a symmetrical front elevation with a central entrance feature, flanked by balanced fenestration. The proposed materials comprise natural stone walls and stone slate roofing, consistent with the established palette within the development, thereby reinforcing local distinctiveness. This complies with Policy OS4, which requires new development to "respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.

5.28 The design includes a detached garage positioned within the plot, set back from the dwelling to allow for on-site parking and turning. The garage is proposed with a dual function, incorporating a home office at first floor level, accessed via an internal staircase, and is designed to match the main dwelling in terms of materials and detailing.

5.29 Policy OS2 of the West Oxfordshire Local Plan requires development to "respect the form and character of the settlement" and to "form a logical complement to the existing scale and pattern of development." Similarly, Neighbourhood Plan Policy HE2 states that proposals should "positively enhance the character and appearance of its immediate locality" and "maintain and enhance the character and appearance of the town and contribute to local distinctiveness and enhance the character and quality of its surroundings." It also requires proposals to "respond positively to the Guiding Principles in the relevant geographic section of the Charlbury Design Guidance" and confirms that development which detracts from the character or appearance of the neighbourhood area will not be supported.

5.30 While the proposal introduces a new dwelling on an area of open space within the close, reducing the openness of the site, this change is not considered so adversely harmful that it would warrant a

refusal of the application. The layout integrates logically with the existing street scene, reflects the established pattern of development, and uses locally distinctive materials and traditional design features. In doing so, the proposal accords with the intent of OS2 and meets the requirements of HE2 by respecting scale, massing, and layout, and by contributing positively to the character and quality of its surroundings.

5.31 The overall form of the development is proportionate to the plot size and reflects the scale and character of adjacent properties. The arrangement is considered to ensure a coherent relationship with the established street scene with a logical infill of the plots with the built up area of the development.

5.32 The proposal meets the requirements of OS2 by being located within the built-up area and forming a logical complement to the existing development pattern. It satisfies OS4 through high-quality design that respects local character and uses traditional materials. It also accords with Neighbourhood Plan Policy HE2, ensuring locally appropriate design, scale, and layout consistent with Charlbury's character.

Heritage Impacts

5.33 The site falls within the boundary of the Charlbury Conservation Area and as such 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. Further the paragraphs of section 16 'Conserving and enhancing the historic environment' of the NPPF are relevant to consideration of the application.

5.34 The Charlbury Conservation Area covers the historic core of the town and its immediate setting, including modern extensions where their character contributes to the overall significance of the area. The application site forms part of the Wychwood View development, approved in 2018, which was designed as a low-density scheme with landscaped open space to provide a transition between the built-up area and the surrounding countryside. Third-party representations, including those from the Town Council and the Conservation Area Advisory Committee, have expressed concern that the proposal would erode this sense of openness and harm the character of the conservation area. These comments emphasise that the original design intent was to retain a green buffer and that the current proposal introduces built form into an area previously left open.

5.35 However, officers have reviewed the original committee report for the Wychwood View approval ref: 17/03423/FUL and note that while the scheme sought to retain trees and provide an internal open space, there is no evidence that the central grassed area was secured by condition or legal agreement as a permanent open space or that its retention formed a critical part of the acceptability of the development. The report described the layout as "low density" and acknowledged that the scheme would be "more dense and urban than the prevailing situation," but concluded that the harm was at the lower end of the scale and outweighed by public benefits. This context is important because it indicates that the current proposal does not conflict with any specific requirement to maintain the plot as undeveloped land.

5.36 In assessing these concerns, officers have considered the actual visibility and prominence of the proposed dwelling. The site is set within the existing Wychwood View layout and is enclosed by development on three sides. Views from Woodstock Road, which forms the main approach to Charlbury from the east, are limited to occasional glimpses through gaps in boundary vegetation and between existing properties. These views are transient and filtered, and the proposed dwelling would not appear as an isolated or intrusive feature in the wider landscape. Instead, it would read as part of the

established residential group, with its visual impact largely contained within the existing built context. There are no significant long-distance views from key vantage points identified in the Charlbury Parish Character Assessment or the Neighbourhood Plan that would be adversely affected.

5.37 The design of the dwelling has been considered in relation to Policy OS4 of the West Oxfordshire Local Plan, which requires new development to respect the historic and architectural character of its locality and contribute to local distinctiveness. Similarly, Policy HE2 of the Charlbury Neighbourhood Plan states that new development should "positively enhance the character and appearance of its immediate locality" and "maintain and enhance the character and appearance of the town," responding to the guiding principles in the Charlbury Design Guidance. While the proposal introduces built form into an open plot, reducing the openness of the site, this change is not considered harmful. The dwelling is designed with traditional proportions, natural stone walls, and stone slate roofing, reflecting the established palette of materials within Wychwood View. Its scale and massing are consistent with adjacent properties, and the layout integrates logically with the existing street pattern.

5.38 Taking these factors into account, officers conclude that the proposal would preserve the character and appearance of the Charlbury Conservation Area. The limited visibility of the dwelling, combined with its sympathetic design and use of locally distinctive materials, ensures that the development would not detract from the significance of the heritage asset. In accordance with Policy EH10 of the West Oxfordshire Local Plan, which requires that development within conservation areas conserves or enhances their character and appearance, the proposal is considered acceptable.

Landscape Impacts

5.39 The site falls within the Cotswolds National Landscape (CNL). Paragraph 189 of the National Planning Policy Framework (NPPF) requires that great weight be given to conserving and enhancing landscape and scenic beauty in National Landscapes. These areas have the highest status of protection in relation to landscape and scenic beauty, and the scale and extent of development within them should be limited. Policy EH1 of the West Oxfordshire Local Plan 2031 reinforces this requirement, stating that development proposals within the Cotswolds AONB must conserve and enhance the natural beauty, landscape and countryside of the area, including its wildlife and heritage. It requires proposals to demonstrate how they conserve and enhance landscape and scenic beauty and take account of the Cotswolds AONB Management Plan and associated guidance.

5.40 The application site is located on the eastern edge of Charlbury within an established residential development (Wychwood View). It is visually contained by existing dwellings and mature landscaping, which significantly limits its prominence in the wider countryside. The site does not form part of an open rural vista but sits within the built-up area, reducing the potential for adverse landscape impact.

5.41 In terms of views, the proposed dwelling would not be prominent in the wider landscape. From Woodstock Road, which forms the main approach to Charlbury from the east, visibility is restricted to occasional glimpses through gaps in boundary vegetation and between existing properties. These views are transient and filtered, and the dwelling would appear as part of the existing residential group rather than as an isolated or intrusive feature. There are no significant long-distance views from key vantage points identified in the West Oxfordshire Landscape Assessment or the Charlbury Parish Character Assessment that would be adversely affected. The proposal would therefore not compromise the strong landscape setting of the town or the transition to open countryside.

5.42 The design and siting of the dwelling also assist in minimising landscape impact. The building adopts traditional proportions and uses natural stone and stone slate roofing, materials that are characteristic

of the Cotswolds vernacular. The scale and massing are consistent with adjacent properties, and the layout integrates logically with the existing street pattern. Additional tree planting is proposed along the site boundaries, which will further soften views and reinforce the landscaped character of the area.

5.43 Taking these factors into account, officers consider that the proposal would conserve the landscape and scenic beauty of the Cotswolds National Landscape. The development would not result in significant harm to the character of the area or to important views, and the limited visual change is considered acceptable in the context of the existing built form. The proposal therefore accords with paragraph 189 of the NPPF and Policy EH1 of the West Oxfordshire Local Plan 2031.

Amenity

5.44 Starting with the amenity for future occupiers of the new dwelling, in regards to internal amenity space, the Technical housing standards - nationally described space standards sets out the requirement for new development in regards to sufficient floor space for dwellings. The proposed dwelling would have 4 bedrooms and a dwelling of this size, as per the standards requires a minimum of 124 sqm of gross internal floor space. The proposed dwelling far exceeds this with floor space in excess of 200 sqm and as such the proposal is considered to provide sufficient internal amenity space for future occupiers.

5.45 Whilst there are no similar standards for external amenity space the dwelling is set within a generous plot with sufficient private amenity space and is therefore considered acceptable in this regard.

5.46 Turning to residential amenity for surrounding properties, the proposed dwelling has been designed and positioned to avoid any adverse impacts. The side gable would be located over 15 metres from The Grange, and the rear elevation would be more than 24 metres from the front elevations of the existing dwellings on Wychwood View. These separation distances exceed minimum standards and ensure there will be no unacceptable overlooking, loss of light, or overbearing impact. This is supported by the comments received from the Environmental Health -Noise and Amenity Officers who raise no objection. As such, the proposal is considered acceptable in terms of neighbouring amenity.

Highways

5.47 Oxfordshire County Council Highways Officers have been consulted on this application and have raised no objection in regards to highways impacts subject to a condition requiring the parking shown to be retained as such. The proposal is therefore considered acceptable in this regard and complies with Policy T4 of the West Oxfordshire Local Plan.

Drainage

5.48 WODC Drainage Officers have been consulted on this application and have raised no objection subject to a condition requiring a full surface water drainage strategy to be submitted to the LPA prior to commencement of development. As such the proposal is considered acceptable in this regard and complies with Policy EH7 of the WOLP.

Trees

5.49 The site contains three trees within or adjacent to the development area. The submitted tree information confirms that two trees are to be retained and one tree is to be removed. Earlier comments from the Tree Officer sought clarification regarding the accuracy of the tree survey, the

status of the trees in relation to the ecology report, and the interaction between the Root Protection Areas and the proposed parking arrangement. These matters have now been addressed through the updated tree protection plan and supporting technical details, including the use of a no dig cellular confinement system for the parking area.

5.50 The Tree Officer has reviewed the revised submission and has confirmed that he has no objections to the proposal. His comments note that the issues previously identified have been resolved and that the development is acceptable subject to adherence to the tree protection measures specified. These include ensuring no change in levels within the Root Protection Area of the retained Leylandii tree and provision of protective fencing and ground protection in accordance with the submitted plan.

5.51 The applicant has also provided technical information on the HDPE geocell system which will be used to construct the parking area without excavation. This method provides soil stabilisation and load support while preventing damage to tree roots, and is an appropriate tree root protection solution in accordance with the British Standard.

5.52 Given the above, officers consider the impacts on trees to be acceptable. The proposal complies with Policy EH2 of the West Oxfordshire Local Plan 2031, which seeks to ensure that development protects existing landscape features and incorporates suitable mitigation. Conditions are recommended to secure implementation of the approved tree protection measures for the duration of construction.

Ecology

5.53 The Council's Ecology Officer considers the proposal acceptable subject to conditions. The Ecological Appraisal and Biodiversity Net Gain (BNG) assessment confirm that impacts are minimal, with the loss of one small tree recorded. Mitigation and enhancements include precautionary working methods, integrated bat and swift boxes, and a soft landscaping scheme with native planting. A statutory 10% BNG requirement applies, and a Biodiversity Gain Plan must be approved prior to commencement. Subject to these measures, the development complies with Policy EH3 of the Local Plan and Section 15 of the NPPF.

Other Matters

5.54 One representation was received in support of the proposal. The supporter highlights that the site is suitable for development given the current housing shortage, noting that the dwelling would sit on a large plot, be barely visible from the main road, and use high-quality materials consistent with neighbouring properties. They consider the design appropriate and believe the openness of the estate would be retained, while also observing that similar-scale development has recently been permitted nearby.

5.55 9 objections were submitted by neighbouring residents and third parties. These raise concerns about the loss of openness within the Wychwood View development, harm to the character and appearance of the Charlbury Conservation Area and the Cotswolds National Landscape, and impacts on residential amenity, drainage, and highway safety. Some objectors also refer to a restrictive covenant and question the applicant's legal interest in the land. While these matters have been noted, issues of land ownership and private covenants are not material planning considerations and cannot influence the determination of this application.

5.56 The Charlbury Conservation Area Advisory Committee (CCAAC) objects on design grounds, stating that the proposal would result in the loss of valuable landscaping and introduce a dwelling that fails to reflect the local vernacular, contrary to the Charlbury Neighbourhood Plan and WODC Design Guide.

5.57 Charlbury Town Council also objects, citing harm to the Conservation Area and National Landscape and non-compliance with Neighbourhood Plan policies. Their concerns include the absence of safe pedestrian access, lack of SuDS provision, and insufficient sustainability measures. These matters have been addressed through recommended conditions requiring a detailed drainage strategy to be submitted to the LPA prior to commencement as well as additional plans submitted showing the pedestrian access to the Woody Lane public right of way have been secured as part of this application.

5.58 West Oxfordshire District Council has recently introduced the Community Infrastructure Levy. As the proposal involves the creation of a new dwelling, it is likely to be CIL liable and may attract a charge. Liability and any exemptions or reliefs will be confirmed upon submission and validation of the required CIL forms by the applicant. Officers anticipate that the necessary CIL forms will be submitted prior to the committee meeting, and an update will be provided to members before the meeting.

Planning Balance and Conclusion

5.59 The application seeks permission for the erection of a single dwelling within the Wychwood View development on the eastern edge of Charlbury. The site lies within the Charlbury Conservation Area and the Cotswolds National Landscape, both of which are areas of particular importance under the National Planning Policy Framework (NPPF). Great weight must therefore be given to conserving and enhancing their character and appearance.

5.60 The Council cannot currently demonstrate a five-year housing land supply, and paragraph 11(d) of the NPPF is engaged. This introduces a presumption in favour of sustainable development unless the application of policies that protect areas or assets of particular importance provides a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.

5.61 In terms of benefits, the proposal would deliver:

- A high-quality dwelling in a sustainable location within a designated rural service centre, consistent with the spatial strategy of the Local Plan and the Charlbury Neighbourhood Plan.
- Efficient use of land within an established residential enclave, contributing to housing supply at a time of acknowledged shortfall.
- Design that reflects local vernacular through traditional proportions and materials, reinforcing local distinctiveness.
- Ecological enhancements and compliance with the statutory 10% biodiversity net gain requirement.
- No technical objections from consultees on highways, drainage, or amenity grounds.

5.62 In terms of harm, the proposal would reduce the openness of the central plot within Wychwood View. However, this change is considered limited and not harmful to the character or

appearance of the wider Conservation Area or the protected landscape. The dwelling would be visually contained, with filtered views from Woodstock Road, and its scale and design would integrate logically with the existing pattern of development. Subject to conditions, the proposal would preserve the significance of the heritage asset and conserve the landscape and scenic beauty of the Cotswolds National Landscape.

5.63 Therefore, officers conclude that the adverse impacts identified do not significantly and demonstrably outweigh the benefits of the scheme. The proposal accords with the relevant policies of the West Oxfordshire Local Plan 2031, the Charlbury Neighbourhood Plan, and the NPPF when taken as a whole. Accordingly, the application is recommended for approval, subject to conditions and completion of a Biodiversity Gain Plan.

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. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

4. The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the architectural detailing of the building reflects the established character of the locality.

5. The detached garage with accommodation above hereby permitted shall be used as accommodation ancillary to the existing dwelling on the site and shall not be occupied as a separate dwelling.

REASON: A separate dwelling in this location would result in an intensified and poorly proportioned form of development that would fail to provide an acceptable standard of layout, amenity and site functionality. Ancillary use is necessary to ensure the building remains subordinate to the main dwelling and to prevent overdevelopment of the plot.

6. 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, Classes A, B, C, D and E as

well as Schedule 2, Part 2, Class A, shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the character and appearance of the Conservation Area and wider National Landscape.

7. No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

8. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of soakage testing carried out in accordance with BRE 365, with three tests undertaken for each proposed soakage pit and the lowest infiltration rate used for design. Development shall not commence until an exceedance flow routing plan for flows above the 1 in 100 year plus 40 percent climate change event has also been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling.

REASON: To ensure that surface water is managed appropriately on site, to prevent increased flood risk and to secure a sustainable drainage solution that is suitable for the characteristics of the land.

9. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

10. The development shall be carried out in accordance with the following biodiversity mitigation measures and enhancement features. All the measures and 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. Site clearance and construction shall be carried out in accordance with West Oxfordshire District Council's Biodiversity Specification #1 Precautionary Working Methods;

ii. Sections 7.2, 7.3.1.3, 7.3.3 of the Ecological Appraisal & Biodiversity Net Gain Assessment prepared by Windrush Ecology dated 09/12/2025;

iii. At least 2 no. integrated / built-in bat box (e.g. tube, brick or access panel) to be integrated into the southern elevation wall of the new dwelling or garage in accordance with the council's Biodiversity Specification #4;

iv. At least 3 no. swift bricks to be integrated / built-in to the north or east elevation wall of the new dwelling at 1 metre intervals and in accordance with the council's Biodiversity Specification #3.

REASON: To 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.

11. Notwithstanding the submitted details and prior to above ground works, a soft landscaping scheme incorporating a diverse garden lawn seed mix, species-rich native hedgerow planting and native or fruit trees as additional biodiversity enhancements shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include, but not necessarily be limited to, the following:

- i. A plan showing existing vegetation to be retained and safeguarded during construction;
- ii. A plan showing the areas to be managed for biodiversity;
- iii. A landscaping implementation plan (e.g. phasing); and
- iv. Detailed planting and sowing specifications, including species, size, density spacing, cultivation protection (fencing, staking, guards) and non-chemical methods of weed control.

The development shall be carried out in accordance with the approved scheme and shall be completed by the end of the next available planting season immediately following the completion of the development or the site being brought into use, whichever is the earliest.

REASON: To 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.

12. If at any time in the five years following planting any tree, shrub, hedge, plant or grassed area shall for any reason die, be removed, damaged, felled or eroded, it shall be replaced by the end of the next planting season to the satisfaction of the Local Planning Authority. Replacement trees, shrubs, hedges, plants and grassed areas shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

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

Notes to applicant

- I 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-biodiversitygain-plan>

Please note that this consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), or any other relevant legislation such as the Wild Mammals Act 1996 (including hedgehogs) and Protection of Badgers

Act 1992. In the event that evidence of protected species is found during development works, then you must seek the advice of a competent ecologist on any required mitigation and compensation measures before continuing, and consider the need for a licence from Natural England prior to re-commencing works (especially with regard to bats, great crested newt, dormouse and otter).

The relevant Biodiversity Specifications can be downloaded from the council's website at:
<https://www.westoxon.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversityspecifications/>

- 2 Applicants are strongly encouraged to minimise energy and carbon emissions from buildings through:
 - Low carbon heating (fossil fuel free) and renewable energy generation, for example heat pumps and solar photovoltaic panels
 - Wall, floor and roof insulation, and ventilation
 - High performing triple glazed windows and airtight frames
 - Energy and water efficient appliances and fittings
 - Water recycling
 - Materials with low embodied carbon

For further guidance, please visit:

<https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/planning-application-supporting-information/sustainability-standards-checklist/>
<https://www.westoxon.gov.uk/environment/climate-action/how-to-achieve-net-zero-carbon-homes/>

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Date: 4th February 2026