

WEST OXFORDSHIRE DISTRICT COUNCIL

DEVELOPMENT MANAGEMENT SUB-COMMITTEE

Date: 10th August 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.

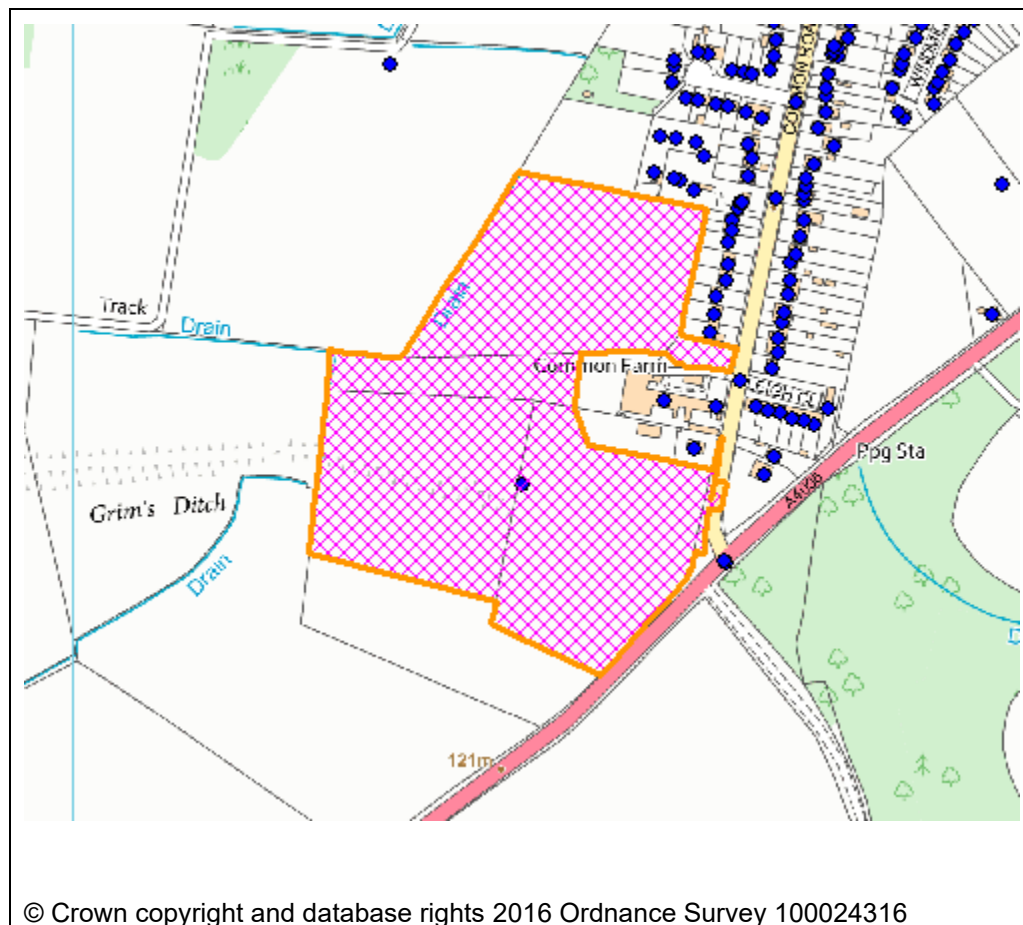
Please note that:

- 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	24/03100/OUT	Land (E) 438356 (N) 212268 Common Road, North Leigh	James Nelson
2	26/00946/FUL	Hillside, Station Road, Kingham	Stephanie Eldridge
3	26/01276/HHD	The Coach House, Asthall	Stephanie Eldridge
4	26/01277/LBC	The Coach House, Asthall	Stephanie Eldridge

Application Number	24/03100/OUT
Site Address	Land (E) 438356 (N) 212268 Common Road North Leigh Oxfordshire
Date	29th July 2026
Officer	James Nelson
Officer Recommendations	Approve subject to Legal Agreement
Parish	North Leigh Parish Council
Grid Reference	438357 E 212269 N
Committee Date	10th August 2026

Location Map



Application Details:

Outline planning application for a residential development for up to 80 dwellings (Use Class C3), including vehicular access and pedestrian link from Common Road, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access (AMENDED PLANS AND DESCRIPTION).

Applicant Details:

C/o Agent

CONSULTATIONS

Major Planning Applications
Team

Initial response

Transport

Objection for the following reasons:

- Incorrect labelling of the junction arms within the Junctions 9 modelling, resulting in a failure to accurately represent the impact of development traffic on the Common Road / A4095 Junction.
- Access plans fail to incorporate comments from the Stage 1 Road Safety Audit. In addition, plans also fail to incorporate the movements of a refuse vehicle. This is contrary to NPPF 115(b).

If despite OCC's objection permission is proposed to be granted, then OCC requires prior to the issuing of planning permission an S106 agreement including an obligation to enter into a S278 agreement to mitigate the impact of the development plus planning conditions and informatives as detailed in their response dated 27/01/2025.

Lead Local Flood Authority

Objection Key issues:

- Infiltration testing according to BRE 365 not provided.
- Provide discharge rates in l/s on the drainage plan
- Provide ownership details of ditches and consent to discharge at proposed rates.

Education

No objection subject to:

- S106 Contributions as summarised in the tables in the response dated 27/01/2025.

Archaeology

Pre-determination evaluation required.

Waste Management

No objection subject to:

- S106 Contributions as summarised in the tables in the response dated 27/01/2025.

WODC - Arts

Initial response

An allocation of £14,490 towards the provision of new public art to enhance the environment of the Site and a contribution towards temporary public art activity to assist with connecting new and existing North Leigh communities. This is based on a calculation of £210 per house of market housing and assumes 60% of the development will comprise such properties. Further details are set out below.

Active Travel England

Referred to standing advice.

Wildlife Trust

No Comment Received.

Conservation And Design
Officer

Initial comments

The current proposal is insupportable, it would result in harm to the setting of Eynsham Park Estate through negative alteration to its historic agricultural and rural character and appearance, and it would result in harm to the historic (illustrative and evidential) significance, and setting of the Scheduled Monument Grims Ditch; this and would be contrary to legislation, NPPF (Section 16) and LP policies: EH9, EH11, EH14 and EH15.

Furthermore, this proposal would result in urbanising backland development that would alter the linear settlement character / historic landscape character of North Leigh contrary to LP Policy EH9 and EH13.

Comments on amended plans

The amended drawings show a reduction of houses, which would sit adjacent the monument (not cutting through the monument as was previously proposed). However, the introduction of development, at this location would negatively harm the setting of Grim's Ditch; it would lose its open agricultural and rural character. I concur with Historic England's consultation comments from Jan 2026 that states: Although the proposed development will not have a direct physical impact on the Scheduled Monument itself, the new buildings have the potential to cause harm to the significance of the monument by changing its setting, in ways that would impact how the monument lies within its surroundings and how it is understood. Specifically, by replacing the open farmland with hard urban development, the scheme will erase the sense of spatial

location that benefits the monument today, and would have been key to how the earthworks functioned and how they were perceived during the Iron Age and beyond.

The other important area is Eynsham Hall and associated listed buildings, including the Registered Park & Garden which would also be affected by the proposal. Introducing residential development in this currently open agricultural / rural location would harm the setting of Eynsham Hall and Park, resulting in urbanising its formerly historic open agricultural and rural landscape character.

Furthermore, the current proposal would still result in backland development - further losing the linear character associated with North Leigh. This would have a negative impact on its Historic Landscape Character.

Environment Agency

Whilst we have no objections to this application, we would like to draw attention to the following informative comment.

Through our regulatory responsibilities, the Environment Agency is aware that the STW at Church Hanborough does not have sufficient treatment capacity due to failure to upgrade in line with statutory obligations. Over the last few years Church Hanborough STW has regularly exceeded its Dry Weather Flow (DWF) permit. DWF permits are set with conditions to protect the receiving waterbody, and when discharge limits are exceeded, these conditions may no longer be protective. This will potentially lead to a deterioration of surface water quality. It is imperative that new developments are supported by adequate infrastructure, which includes ensuring that wastewater can be treated without causing an adverse environmental impact.

Upgrades and/or improvements need to be undertaken there in order to support development within this STW catchment.

Any development connecting to Church Hanborough STW may lead to a deterioration of the water environment in the Evenlode (Glyme to Thames). This will be contrary to the advice and guidance in paragraph 180 (e) of the NPPF and the Thames River Basin Management Plan and is of concern to the Environment Agency.

Due to the nature of this application the Environment Agency are unable to provide you with bespoke planning comments on water quality impacts arising from wastewater disposal at this development. We urge you, as the planning decision maker, to be aware of the situation. We recommend that you carefully review developments which propose to connect to this STW and assess the impact the connection proposals could have on the water environment.

District Ecologist

Initial response

Holding objection due to insufficient information on biodiversity.

Historic England

Initial comments

We have concerns about the impact that the development, in its current form, would have on the significance of the monument, as contributed to by its setting. We feel that development immediately east of the monument, and across its alignment, would introduce a sense of enclosure that would be particularly detrimental to the setting and visual amenity of this scheduled prehistoric linear earthwork.

We therefore recommend that the housing plots are removed from much of the field to the south of Common Farm, and that this area is utilised for recreation and a space for interpretation, devoid of infrastructure, in addition to that currently proposed for areas flanking the monument to the north and south.

In terms of the physical impact of development on below-ground archaeological remains, it is our view that not enough information has yet been provided for a meaningful assessment to be made. We recommend that the results of an archaeological trial trench evaluation are submitted for review, prior to determining the current application. Once this has been provided, we would welcome your reengagement with us.

Env Health Air Quality

Initial consultation

I have reviewed the supporting air quality assessment and note the assessment states 610 vehicles will travel towards Witney on the A4095 on average, each day. However, there is no information on how many of these vehicles are expected to travel through the AQMA or what impact they will have on air quality within this area.

Reconsultation comments

I have reviewed the air quality technical note, and I am in agreement that the proposed development is unlikely to have a significant impact on air quality, including within the AQMA.

Active travel measures should be sought by conditions.

Air quality in the AQMA has improved in recent years, and the council are committed to ensure this trend continues.

Consequently, any new development which may significantly increase traffic numbers through this area, must demonstrate there will be no significant increase in air pollution.

In the absence of this information, I currently object to the application.

Env Health Contamination

No objection subject to conditions.

Env Health Noise And
Amenity

To address concerns about adverse noise impact from road traffic, it is essential that recommendations within the submitted acoustic report (noise assessment ref. I4882A-20-R02-03) are followed, including:-

' Any changes to the outline layout closer to the A4095 than those in the current indicative layout will require further consideration under a further Acoustic Design Statement (ADS).

' For the seven properties closest to the A4095, acceptable night-time noise impact from traffic should be achieved by orienting the rooms in a way that results in no bedroom windows on the two facades facing those roads (report, 6.12)

' Mitigation in the form of close boarded timber fencing should be required for the two closest properties to the A4095. (report, 7.3)

' The assessment has shown that 'there will be a reliance on closed windows to achieve the adopted noise design criteria in dwellings closest to the A4095 and Common Road. It has, however, become increasingly common for residential properties to rely upon openable windows to assist in the control of overheating. To minimise the reliance upon openable windows, passive measures are recommended for the development to reduce solar gain, for example using low g-value glazing'. (report, 6.15)

It is noted that the report (at 6.18) subsequently recommends that

' 'The energy consultant should develop a solution to avoid reliance upon open windows for the control of overheating at NSRI and for the closest seven dwellings to the A4095.'

Construction

' The acoustic design of the new residential home shall accord with the internal noise design criteria specifications of BS 8233:2014; Guidance on Sound Insulation and Noise Reduction for Buildings.

' Prior to the commencement of the development, a construction management plan showing how noise, vibration, dust, waste and site lighting is to be minimised and controlled during site clearance and construction. It shall include measures to be employed to prevent the egress of mud, water and other detritus onto the public and any non-adopted highways. Hours of work shall be restricted to 08:00

to 18:00 Monday to Friday and 08:00-13:00 on Saturday with no working on Sunday or Bank Holidays.

WODC Housing Enabler

Initial comments

The Council's system for managing rented affordable housing lettings shows that there are currently 54 households indicating North Leigh as an area of preference (applicants typically express 3 areas of preference and this should be taken into account when considering demand).

The bedroom need of these households is weighted towards 1 and 2 bed homes.

The planning statement proposes that 40% of the dwellings are to be provided as Affordable Housing, which is in accordance with requirements for medium value areas as set out in Policy H3 of the local plan.

The application details do not provide mix proposals for the affordable housing. The Council would welcome engagement with the applicant to establish the mix. I request a mix compliant with policy H3 including a good representation of 1 bed homes, and with rental homes provided at Social Rent tenure.

I would further request that affordable homes are built to nationally described space standards as set out in the MHCLG 2015 Technical Standards as a minimum.

The district-wide number of applicants for rented affordable housing is 2010 at the time of writing. Affordable Housing provided through this development would make a significant contribution to this need.

At time of writing other sites with planning consent in North Leigh that include affordable housing remain un-developed (23/00794/OUT and 22/02498/OUT).

The planning statement proposes that accessible/adaptable homes provided to Building Regs M4(2) and (3) as required by policy H4 are detailed at reserved matters stage. I request that the applicant provides a layout and schedule showing location, type and tenure of these homes.

The application proposes that 5% of the dwellings are offered as custom/self-build. The Council would welcome engagement with the applicant in relation to delivery proposals for these dwellings.

WODC Tree Officer

No Comment Received.

Natural England	Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
Oxford Clinical Commissioning Group NHS	The ICB would like to raise an objection to the proposed development unless a developer contribution of £104,212 towards the creation of additional clinical capacity at Eynsham Medical Centre and Long Hanborough Surgery or an identified primary care estates project in the local area to serve the development is secured through a Section 106 Agreement.
WODC Planning Policy Manager	No Comment Received.
WODC - Sports	<u>Summary of Contributions</u> The Council seeks to secure, by way of planning obligations the following contributions: a. Outdoor pitch provision either a 0.742ha facility to support the Parish Councils request of if not feasible, £227,495.30 towards enhancements and improvements to sports pitches within the catchment area. b. Sport hall/ studio provision of £53,080 toward the cost of an enhancement or improvement to sports halls/ studios in the catchment area. c. Swimming pool provision of £64,034 towards the cost of an enhancement or improvement to pools in the catchment area.
The Gardens Trust	<u>Initial comments</u> Although the boundary to the RPG is quite densely planted it would be important to ensure that the east boundary of the proposed site has dense hedge/tree planting to provide a buffer between the impact of new housing and the setting of the RPG along the A4095. We would be pleased to be consulted again and to receive further details of landscape proposals to mitigate visual impacts.
Designing Out Crime Officer	<u>Initial comments</u> Whilst I do not wish to outright object to this application, I ask that an addendum is added to the DAS which comprehensively addresses the issue of safety and security across the site prior to outline permission being granted. I also ask that suitable amendments to plans are made, which address my concerns highlighted below, prior to permission being granted.

Thames Water

Initial comments

Following initial investigations, Thames Water has identified an inability of the existing sewerage treatment works, foul water and water provision infrastructure to accommodate the needs of this development proposal. As such Thames Water request a 'Grampian-style' conditions in relation to sewage works upgrades, foul water and water provision.

The proposed development is located within 5m of a strategic water main. Thames Water do not permit the building over or construction within 5m, of strategic water mains and as such, propose a condition to restrict building in this area.

Parish Council

Initial response

The National Planning Policy Framework tilts the balance in favour of development where a Local Authority is unable to meet its five-year housing land supply. West Oxfordshire District Council (WODC) cannot at the present time, meet its five-year housing land supply. As a consequence, this has led to what would normally be regarded as speculative applications for development and North Leigh in particular in recent years, has become a honeypot target for developers.

In recent years in North Leigh, 181 new homes have been built and a further 122 have consented development but have yet to start. The 2021 Census stated that there were a total of 881 properties within the village of North Leigh. This is a very significant increase to a village with limited facilities and this current proposal shows an increase of 10.2% over the 2021 Census figure and the properties built and consented to since that date (another calculation shows that there has been a 40% increase in housing approved in the village in the last 6 years not including this new proposal).

North Leigh itself has very limited facilities. It has two public houses, one of which has been shut for a good part of the time in recent years and changed hands 4 times and the other is only open limited hours, a library which is open eleven hours a week and a post office within a shop which is within the Memorial Hall which is about the size of a decent size living room in a house. There is a small business park on the outskirts of the village.

Whereas the balance in favour of development is tilted by the inability of WODC to meet its five-year housing land supply, it still means that due regard should be had to the planning policies of WODC and the NPPF. Regard should also be had to the emerging North Leigh Neighbourhood Plan (NLNP) and further detail on this will be set out in this submission. No regard has been had to the pressure on school places, both primary and secondary and other

important services, local doctors and dentists are by way of two examples.

This development is a back land development on a greenfield site and its style, design and layout is clearly inconsistent with the ribbon development down Common Road and housing in the remainder of the village. The proposed development is high density, and the applicant seems to want to cram as many houses as possible into a small space.

Policy OS2 requires development to be in the correct place. This development is not and significantly intrudes on the open aspect of the entry to the village from the south.

Policy OS5 requires infrastructure to be supported. The recent developments and the developments upon which permission has been granted have already put considerable pressure on the infrastructure in the village and the recent consented developments are only going to increase this pressure. The application is a clear breach of Policy EW10 which states that development in the rural centres should be of an appropriate scale and development and will be limited to meeting local housing need.

There are significant issues in relation to highways, sewage disposal along with parking which are dealt with in more detail in this submission.

Statement of Community Involvement

We have seen the Statement of Community Involvement made by the Applicants. It is the view of the Parish Council that there has been limited and inadequate public consultation. The Applicants circulated a letter to residents of North Leigh providing a link to a website. The information contained on the website was very limited and it is the view of the Parish Council that it provided insufficient information for anybody to make an informed decision.

The Parish Council had been contacted by the Applicants requesting a private meeting. This was declined but it was confirmed to the Applicants that they could attend a Parish Council meeting. An Extra-Ordinary Parish Council Meeting was convened, the Applicants were invited, details of the meeting were posted on our website, but the Applicants declined to attend. The meeting was well attended, and the views of the local residents were made quite clear they did not want the proposed development. Minutes of the meeting were taken and have been published on the Parish Council website.

In the design and access statement submitted under the heading "North Leigh Neighbourhood Plan" at Page 13, the Applicants state:-

"The North Leigh Parish Council are currently preparing a Neighbourhood Plan to cover the whole designated Parish area. At the time of writing, there are no draft policies".

This statement is not in fact correct. No contact has been made by the Applicants with any member of either the Neighbourhood Plan Committee or the Parish Council regarding the status of the Local Neighbourhood Plan. In 2024, there were two public meetings both well attended, and a survey was sent to all North Leigh residents. There were a high number of survey responses. Draft policies have been prepared and a copy of the draft comments to go in the Plan in relation to development are attached to this submission at Annex 1. Whereas it is currently a draft, it has been raised and discussed at the most recent Neighbourhood Plan Committee Meeting at the beginning of December 2024, certainly before this current planning application was submitted.

Grim's Ditch

Grim's Ditch forms part of the extensive iron age boundary ditches of Oxfordshire. We attach Annex 2 to the paper published by Professor Blair on Grim's Ditch. The Visible portion of Grim's Ditch clearly visible on the Ground but it appears that the course of Grim's Ditch possibly continues underground as indicated in Annex 2.

Great play is made by the Applicants to erect a monument for Grim's Ditch but they would appear to have failed to take into account the probability that the ditch extends underground. Their application proposes to build houses over this area which should not under any circumstances be permitted if Blair's paper is indeed correct in this. Further archaeological investigations should be undertaken to establish the precise location of Grim's Ditch and if it is clear that it extends along the lines as demonstrated in Blair's paper then no development should be permitted above this area as Grim's Ditch is such an important part of our cultural heritage.

Access

The Parish Council has considerable concerns as to the proposed access to and egress from the proposed development. The proposed access is very close to the junction with Common Road and the A4095. The A4095 is a busy road and its junction with Common Road is extremely busy particularly at peak times. There is also a proposal put forward to the draft West Oxfordshire Local Plan 2041 to move the North Leigh Football Club to a site on the south side of this junction with access at this same junction. In addition there is an application under consideration for 5 more houses at Common Farm and a further 10 already approved at 44

Common Road (and the possibility of a further 15 put forward under WOLP 2041 at 44 Common Road) close to this location. To have traffic accessing Common Road at or close to this location on Common Road would cause very considerable traffic problems.

Inevitably, this development will be an unsustainable car-led development as it is common for most properties to have two cars. This application could potentially add 230 cars to the traffic on Common Road with the other developments mentioned above potentially adding a further 60 cars.

Parking

The submission states that the Master Plan proposes parking spaces in line with local policy and parking standards however, it does not specify how many parking spaces will therefore be allocated. It is the view of the Parish Council that this will provide inadequate parking and there is no information as to where additional parking facilities will be made available. In any event, parking in the village is very limited and an overspill of vehicles parking in Common Road itself would only exacerbate access issues.

The Applicants state that they will meet the required parking standards. Most homes do however have at least two cars, sometimes more and in view of the proposed mix of dwellings, only a handful will be required to have two parking spaces. This means that the access road and central route through the Estate together with the off shoots would be dominated by parked cars. This would not represent an attractive residential environment and would conflict with the guidance in the West Oxfordshire Design Guide (WODG). This guidance expects that where streets are designed to incorporate on street parking, sufficient trees planting and front garden space should be provided in order to balance the impact of parked cars and to reinforce the spatial enclosure of the street. We therefore take the view that the proposed development would not represent a high quality design as required by policy OS4 of the Local Plan and the Framework. The proposal would cause harm to the character and appearance of the area in particular. Policy OS4 of the Local Plan, the Framework and the WODG seek to ensure that new development is of a high quality of design that respects the historic architectural and landscape character of the locality, contribute to the local distinctiveness enhances the character and quality of the surrounding and provides a safe, pleasant, convenient and interesting environment and the quality of the public realm is enhanced.

Provision of Clean Water Supply and Sewage Treatment

There have been problems with adequate pressure in the clean water supply in North Leigh especially in the vicinity of Marlborough

Gardens which is close to Common Road. Thames Water has stated that the development may lead to no/low water pressure and that they are not able to support the supply of clean water to this development until the network has been upgraded to accommodate the demand from this development. Thames Water has requested a Grampian Clause on the occupation of this development until such time as the clean water supply has been upgraded.

Thames Water has also stated that they do not permit the building over of strategic water mains located at the site until the developer details how they intend to divert the water mains and/or align the development to address this issue.

There have been problems with the sewer network in North Leigh especially close to Common Road. The network is antiquated and in urgent need of upgrading. Pipes in the vicinity of Common Road are made from pitch fibre and date back to the 1950s. There have been many instances of the pipes collapsing in this area causing sewage leaking and requiring urgent repairs. At January 2025 the pipes from 39 - 50 Common Road are undergoing urgent repair and replacement for this reason which is a major construction project with pumps running 24 hours a day causing considerable disruption and inconvenience to local residents due to noise of the pumping machinery and interrupted supply. Thames Water has proposed a Grampian Condition whereby this development shall not be occupied until such time as the existing foul water network infrastructure has been upgraded to accommodate the needs of this development.

The sewage from this development would need to be pumped across North Leigh to the Church Hanborough Sewage Treatment Works for treatment through a sewer system that is antiquated, and leaking due to the volume and pressure of existing flows. At the moment the Church Hanborough Sewage Treatment Works is running at 88% of its current permitted capacity. A timeline for the Treatment Works to be rectified to even operate at its current permit has not been established and even if this was already running at 100% of the permit the Treatment Works would not be able to service other developments already approved in North Leigh (such as 55 houses at Rectory Rise, 10 at 44 Common Road and 43 at Manor Oak etc) let alone treat additional new capacity at the Common Road site. Thames Water has proposed a Grampian Clause on this development so that the houses cannot be occupied until such time as the treatment capacity is not only restored to 100% of the current permit but additional capacity is provided for the new developments approved as well as this new proposed capacity. According to Windrush Against Sewage Pollution which has been monitoring illegal outflows at Church Hanborough Sewage Treatment Works it is unlikely that this capacity will be provided before 2030.

Due to the Grampian Clauses proposed by Thames Water on clean water provision, sewer network upgrade, and sewage treatment capacity this application, if approved, could not be occupied until 2030 at the earliest, and therefore this planning application is unlikely to contribute to the current 5 year housing land supply for West Oxfordshire.

Conclusion

The submission prepared by Savills and submitted in support of this application sets out what he regards as the planning balance. Whereas it has to be conceded that WODC not being able to meet its five-year housing land supply does tilt the balance, still due regard must also be given to the local plan and the emerging NLNP.

Firstly, planning policies emphasise that development in a rural area will be limited to that which is required and is appropriate for rural locations. This development clearly does not pass this test. Policy H2 sets out that new dwellings within an area categorised in the settlement hierarchy as open countryside will be limited to certain types of development, none of which apply to the proposed development. The application site is not envisaged as a site in the West Oxfordshire Local Plan 2031 and national policies relating to the development within the countryside. Further, significant weight should be given to the effect of the application on the character and appearance of the area and on Grim's Ditch and its setting.

The current application would have an unacceptable impact on the character and appearance of the area. It conflicts with policies OS2 and EH2 which amongst other things seek to ensure that development should form a logical compliment to the existing pattern of development and conserve, and where possible, enhance the areas intrinsic character with quality and distinctness of the local landscape. Furthermore, the application does not accord with the NPPF which seeks to ensure development is sympathetic to local character.

In setting out the benefits in Savills' report, at best the benefits should be given moderate as opposed to significant weight.

For the reasons set out above, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. The development does not represent sustainable development within the meaning of Paragraph 11(d) of the NPPF and this weighs substantially against the application. Finally, significant weight should be afforded to the emerging NLNP. Whilst it is accepted that this plan has yet to be adopted, as set out in this submission, the views of the local community have been extensively researched with two

well attended Parish meetings and a survey, the results of which have been posted on the Parish Council website. The residents do not want any further large scale development and this should be afforded significant weight.

North Leigh Parish Council accordingly ask that this Planning Application is refused.

Please see comment received 5th Feb 2025 for the S106 Request from North Leigh Parish Council.

WODC Env Services - Waste Officer

No objection.

Wychwood Project

No Comment Received.

District Ecologist

Reconsultation Feb 26

Holding objection due to insufficient BNG information.

Major Planning Applications Team

Reconsultation comments

Transport

Objection for the following reasons:

Incorrect labelling of the junction arms within the Junctions modelling, resulting in a failure to accurately represent the impact of development traffic on the Common Road / A4095 Junction.

Overcome in response dated 15/06/2026 which states no objection subject to conditions and planning obligations S106 Contributions (As per response dated 22/01/2025).

Lead Local Flood Authority

No objection subject to conditions.

Education

No objection subject to:

S106 Contributions as summarised in the tables in response dated 10/04/2026.

Archaeology

We would defer to Historic England and the conservation team on any setting concerns and support their advice and objection to the

impact on the setting of the monument. However, should planning permission be granted, the applicant should be responsible for ensuring the implementation of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition.

Parish Council

This Application is an amendment to the original application for up to 115 Houses. The new one reduces the number to 80. The objection made by North Leigh Parish Council remain the same and are appended to this submission. However some updates are needed and these are set out below.

This new application is still inappropriate. The applicants seem to believe that with WODC being unable to meet its 5 year Housing Supply with the NPPF tilting the balance in favour of development they can submit an application which has no regard to WODC Policies the requirements of the NPPF and the wishes of the Local residents. The Conservation officer in their submission sums it up in their objection by stating this is a backland development a loss of the linear character of the village and the development will have a negative impact on the historic landscape character.

In our earlier submission we were very critical of the absence of consultation with the village residents and Parish Council. The applicants did attend a Parish Council meeting last year but this is the limit of their consultation. Their lack of consultation is highlighted by Savills comment there is an emerging Neighbourhood Local Plan but no draft policies as yet. Well nobody on behalf of the Applicants has contacted the neighbourhood plan Committee nor the parish council about this. had they done so they would have discovered the draft plan has been prepared approved by the Parish Council and the Reg14 process is now starting to obtain approval for adoption. .To date there have been several public meetings a survey and the Housing Policies represent the views of the residents.

The proposed highways access is extremely dangerous with its close proximity to the Common Road junction with the A4095. The junction from the A4095 for vehicles travelling east is a swept junction meaning vehicles can enter at above 30 MPH-the speed limit there is 40 MPH-and will be an accident waiting to happen

This property was not identified for development in the current WODC Local Plan 2031. It has not been identified in the emerging WODC Local Plan 2043. North Leigh is classed as a tier 3 village meaning Limited development and although the definition of this is not yet confirmed, given the more than 40% increase in housing in North Leigh in recent years, it is very unlikely to be as many as 80 houses over the life of the 2043 plan.

Since our comment to the previous proposal, there has been no improvement in the sewage treatment capacity at Church Hanborough STW nor any upgrade to the sewer network. Furthermore due to a Grampian clause being required development could not start until at least 2030 by which time the new Local Plan will be adopted and the 5 year housing supply figure met.

No mention is made as to affordable housing and this is very puzzling as the Applicants must know the requirements.

These fields are known to flood - the surface water strategy would need to take this into account as it's dangerous if Common Road floods.

A construction management plan has not been provided and is essential if the Council is minded to grant permission.

The proposal is for housing development on a predominantly greenfield site on the edge of the settlement of North Leigh. The design, scale, form and layout of the proposal would not form a logical complement to the existing scale, pattern and character of development in this location; it would fail to protect or enhance the local landscape and the setting of the village, and would fail to conserve the natural environment. While the development would provide some economic benefits, these benefits are insufficient to outweigh the conflict with the Development Plan as a whole. As such, the proposed development is contrary to policies H2, OS2, OS4 and EH2 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, and the relevant paragraphs of the National Planning Policy Framework.

The applicant has not entered into a legal agreement or agreements to secure the provision of affordable housing; or contributions to waste; public transport services and infrastructure; or highways improvement schemes. The proposal therefore conflicts with West Oxfordshire Local Plan 2031 Policies OS5, H3, T1, T2, and T3.

The density and scale of this proposed development would be overly urban and visually intrusive for the village and would erode the rural approach to the village. We ask WODC to reject this application.

Historic England

Reconsultation comments

Historic England has no objection to the application on heritage grounds- please see case file for full response.

The Gardens Trust

Reconsultation

The proposal has subsequently been amended, reducing the number of houses proposed within the south-eastern extent of the site, which we welcome. The illustrative masterplan indicates a line of proposed tree planting along the south-eastern boundary and adjacent to the A4095. This should assist in mitigating the impact of the development, provided that the planting is of a sufficient depth and density and is subject to appropriate long-term management and maintenance.

WODC Housing Enabler

Reconsultation

Housing provided via this scheme could be beneficial to local housing need. The Council would seek an affordable housing mix in accordance with policy H3 of the Local Plan with 66% rental housing and 34% of intermediate tenure. The mix should include 65% 1 and 2 bed homes.

For affordability reasons the Council seeks for affordable housing to rent to be provided as Social Rent tenure which would be a requirement on this scheme.

I would further request that affordable homes are built to nationally described space standards as set out in the MHCLG 2015 Technical Standards as a minimum. At time of writing other schemes with planning consent in North Leigh that include affordable housing remain un-developed (23/00794/OUT and 22/02498/OUT).

If developed, these schemes would provide a total of approximately 40 affordable housing dwellings. The scheme would be required to provide accessible/adaptable homes constructed in accordance with Building Regs M4(2) and (3) (Local Plan policy H4). I request that the applicant provides a layout and schedule showing location, type and tenure of these homes.

Env Health Air Quality

I have reviewed the air quality technical note, and I am in agreement that the proposed development is unlikely to have a significant impact on air quality, including within the AQMA.

I note the Travel Plan mentions the provision of cycle storage. I would recommend this is conditioned to ensure this is included should the application be approved. Suggested wording is provided below:

Prior to the erection of the development hereby approved, written and illustrative details of the number, type and location of bicycle storage shall be submitted to and approved in writing by the local planning authority. This should include shared cycle storage for apartment blocks (if applicable). The storage shall be installed and

brought into operation in accordance with the details agreed as above, prior to occupation of the development.

Reason: West Oxfordshire District Council is committed to supporting measures that will reduce emissions from transport and is keen to promote the uptake active travel. The incorporation of secure cycle storage will facilitate this.

With regards to active travel, I note that North Leigh has limited services and facilities. Consequently, residents are likely to have a high dependency on motor vehicles to access services and facilities further afield.

Designing Out Crime Officer

Reconsultation

I am pleased to see positive changes have been made to outline plans in response to my comments and concerns dated 10th January 2025. The issues raised in this response have been satisfactorily addressed, thank you. I do not object to this application at outline stage, but redirect the applicants to the general CPTED guidance provided at the bottom of my previous response, which should be considered when refining any future reserved matters applications.

Thames Water

Reconsultation

Requested foul water drainage 'Grampian-style' condition.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

The application indicates that surface water will not be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority.

Reiterated previous comments on proximity to water main and water network capacity.

For Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive the increased flows from the proposed development, The proposed Foul water pumping discharge rate is required to accurately assess the receiving foul water flows from this development. This pump rate must be included within the available foul water drainage strategy.

2 REPRESENTATIONS

2.1 A total of 147 third party comment in opposition to the scheme, 106 at initial consultation stage and 4 at reconsultation stage. Comments have also been received from Windrush Against Sewage Pollution (WASP). The following material planning considerations are raised:

- Principle of development and conflict with the settlement strategy, including whether 80 dwellings constitutes "limited development" in a village under Policies OS2 and H2.
- Cumulative impact of recent and committed housing growth in North Leigh and whether the village has already absorbed a disproportionate level of development.
- Site not being allocated for housing in the adopted Local Plan or emerging Local Plan.
- Extent to which the proposal accords with the emerging North Leigh Neighbourhood Plan and locally expressed housing preferences.
- Encroachment into open countryside and loss of a greenfield site.
- Loss of agricultural land and concerns regarding food production capacity.
- Impact on the landscape character, rural setting and visual amenity of North Leigh.
- Whether the proposal represents inappropriate backland development.
- Impact on the linear settlement pattern and character of Common Road.
- Potential precedent for further expansion into adjoining fields and erosion of the remaining countryside gap around the village.
- Impact on public rights of way and views from surrounding footpaths.
- Impact on the setting, significance and archaeological remains associated with Grim's Ditch Scheduled Monument.
- Wider heritage impacts on the historic landscape character of the area.
- Highway safety implications of the proposed access onto Common Road close to the A4095 junction.
- Traffic generation and cumulative impacts on Common Road, the A4095 and local junctions.
- Whether transport modelling adequately accounts for committed but unbuilt development within the village.
- Pedestrian and cyclist safety, including concerns regarding the quality and continuity of cycle routes toward Witney.
- Sustainability of the location and the degree of future car dependency.
- Capacity of the foul drainage network and Church Hanborough Sewage Treatment Works.
- Capacity of the potable water supply network and water pressure concerns.
- Surface water drainage arrangements and risk of increased flooding on-site and elsewhere, including Common Road and the A4095.
- Deliverability implications of potential Grampian restrictions associated with wastewater infrastructure.
- Impact on biodiversity, habitats and local wildlife.
- Capacity of local infrastructure and services, including healthcare, education and community facilities.
- School capacity implications at both primary and secondary level.
- Adequacy of recreation, sports and open space provision within the village.
- Residential amenity impacts on neighbouring occupiers, including overlooking, privacy, outlook and the relationship with existing properties on Common Road.
- Whether the scale, density and layout of the development are appropriate to the site's context.

- Need for appropriate planning obligations and infrastructure mitigation, including healthcare, recreation, community facilities, transport and affordable housing.
- Whether wastewater infrastructure upgrades are sufficiently certain, funded and programmed to support the development.
- Whether Church Hanborough STW is currently operating beyond or in breach of its permit requirements and the significance of that for decision-making.
- Risk of increased sewage discharges, storm overflows and impacts on receiving watercourses.
- Need for a Grampian condition preventing occupation until network and treatment capacity is demonstrably available.
- Whether the development would contribute to deterioration in water quality within the River Evenlode catchment.

2.2 Each matter is considered in Section 5 of this report.

3 APPLICANT'S CASE

3.1 The application is supported by a Design and Access Statement, the main points of which are covered below.

3.2 The proposal seeks permission for up to 80 dwellings and has been reduced from 115 dwellings in response to consultation.

3.3 The applicant argues the site will help deliver "much needed housing in West Oxfordshire" and make "a meaningful contribution to the five year housing land supply."

3.4 The site is presented as a deliverable site with "no constraints that would prevent or delay the proposed development coming forward."

3.5 The applicant considers North Leigh a sustainable location because it has local services and facilities and is connected to Witney by walking, cycling, bus and rail links.

3.6 The scheme is said to be designed to "follow the existing pattern of settlement", relate to the existing built-up area and be "well integrated into the landscape" through retention and enhancement of hedgerows, trees and green infrastructure.

3.7 The applicant states there will remain a "substantial gap" between North Leigh and Witney, with "no physical coalescence or perception of settlements merging."

3.8 In heritage terms, archaeological investigations are said to confirm that Grim's Ditch "does not continue beyond the currently Scheduled area" and that Historic England's concerns have been addressed through withdrawing development from land east of the monument.

3.9 The proposal would retain and enhance Grim's Ditch, provide new public access and interpretation, and create extensive multifunctional green space.

3.10 The applicant contends that the development will deliver 10% net gain in biodiversity, retain most existing landscape features and create new habitats and ecological corridors.

3.11 On highways, the applicant states the access has been carefully located and that assessment has demonstrated "safe and suitable access can be achieved", with traffic modelling showing impacts can be accommodated.

3.12 The applicant acknowledges that Thames Water has advised the foul network is currently at capacity, but states that upgrades are Thames Water's responsibility and that development is capable of proceeding once those upgrades are in place.

3.13 Overall, the applicant concludes that the site provides an opportunity to deliver new market and affordable housing, support the existing village community, enhance Grim's Ditch, increase biodiversity and create a development that is integrated with both the village and surrounding landscape.

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

H3NEW Affordable Housing

H4NEW Type and mix of new homes

T1NEW Sustainable transport

T2NEW Highway improvement schemes

T3NEW Public transport, walking and cycling

T4NEW Parking provision

EH2 Landscape character

EH3 Biodiversity and Geodiversity

EH4 Public realm and green infrastructure

EH5 Sport, recreation and childrens play

EH7 Flood risk

EH8 Environmental protection

EH9 Historic environment

EH11 Listed Buildings

EH13 Historic landscape character

EH14 Registered historic parks and gardens

EH15 Scheduled ancient monuments

EW10 Eynsham- Woodstock sub area

NPPF 2024

NATDES National Design Guide

DESGUI West Oxfordshire Design Guide

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

5 PLANNING ASSESSMENT

Background

5.1 This application seeks outline planning consent with all matters reserved apart from access for residential development of up to 80 dwellings (Use Class C3), including vehicular access and pedestrian

link from Common Road, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access.

5.2 The submission has been subject to amendments during the course of the application to reduce the extent and amount of development proposed. The application has been subject to necessary reconsultations.

5.3 The site comprises 6.05ha of agricultural land to the south west of North Leigh. The site is made up of three field parcels, comprising an entire field (to the north) and the northern parts of two other fields to the south. The site is currently in use for pasture and slopes from east to west.

5.4 Parts of a Scheduled Monument are situated within the site: the "North Oxfordshire Grim's Ditch west of Common Farm", an Iron Age earthwork that is formed in a linear shape, extends into the site from the west. Beyond the A4095 lies the Eynsham Hall Registered Park and Garden. The site lies with the Wychwood Project Area.

5.5 The application is brought before Members due to the conflict between your Officers' recommendation and the response of North Leigh Parish Council as outlined above.

Planning History

5.6 In terms of planning history, the application was preceded by a screening request under ref. 24/02877/SCREEN. The Council determined that an EIA was not required for the development of the site for up to 115 no. dwellings. Whilst the site itself has not been subject to any other planning applications, Members attention is drawn to a consent for five dwellings in place of existing farm buildings at Common Farm permitted under ref. 24/01992/FUL in March 2025. This consent was granted having had regard to a previous approval under ref. 22/03432/PN56 granting consent for conversion works to form five dwellings under permitted development rights. To the north of the site, consent was granted in November 2022 for the erection of ten dwellings in place of an existing dwelling at 44 Common Road on appeal (WODC ref. 21/03720/FUL).

Development plan

5.7 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. In this case, the development plan is the West Oxfordshire Local Plan 2031 ("WOLP"). The relevant WOLP policies are listed above.

5.8 The emerging North Leigh Neighbourhood Plan has progressed beyond the initial drafting stage and has been subject to Regulation 14 consultation. However, it has not yet been submitted for independent examination and significant consultation responses remain under consideration, including comments relating to housing policies. In accordance with paragraph 49 of the NPPF, the emerging Plan is capable of attracting limited weight, the precise weight varying according to the individual policy concerned and the extent to which unresolved objections remain.

National policy

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

5.10 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advises that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay.

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

5.11 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 ('5YHLS') 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. However, officers expect the LPA's HLS position to worsen from the 4.3 years it has most recently been able to demonstrate at various appeals that were determined following public inquiries and is likely to fall between 2-3 years and accordingly under the operation of footnote 8, paragraph 11(d) is engaged.

5.12 Other relevant policy documents include the West Oxfordshire Design Guide, West Oxfordshire Landscape Character Assessment and Developer Contributions SPD.

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

- The Principle of Residential Development
- Layout, Scale and Design
- Landscape and Visual Impacts
- Impact on Heritage Assets, Including Archaeological Remains
- Quality of Living Conditions for Existing and Future Residents
- Highways, Transport and Connectivity Issues
- Flood Risk/Drainage and Foul Water Capacity/Water Supply
- Impacts on Ecology/ Biodiversity Net Gain
- Housing Mix/Affordable Housing
- Sustainability and Climate Change
- Planning Obligations and CIL

5.14 Each will be considered in the following sections of this report before ascribing weight to the harms and benefits likely to arise from the proposal and conducting the appropriate balance(s) to be applied in this case.

The Principle of Residential Development

5.15 WOLP Policy OS2 sets out the general spatial strategy in the District and identifies a hierarchy of settlements for new development. The site is not allocated for residential development in either the adopted WOLP or the draft Local Plan 2043. Policy OS2 draws a distinction between 'main service centres, rural service centres and villages' and 'small villages, hamlets and open countryside'. North Leigh is identified as a 'village' in table 4b in the WOLP. Policy OS2 states that villages: 'are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities.' Whether the proposal would constitute 'limited' development is considered below.

5.16 Policy OS2 also sets out that: 'proposals for residential development will be considered in accordance with Policy H2'. H2 states that new dwellings may be permitted at villages including in the following circumstance:

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

5.17 Policy H1 confirms the overall housing requirement of at least 15,950 homes and provides an indicative distribution by sub-area. The Eynsham-Woodstock sub-area (in which the site falls) has an indicative distribution of 5,596 new homes which includes 2,200 at Salt Cross and 1,000 at the West Eynsham SDA.

5.18 As set out above, a District-wide need arises from the Council's current housing land supply position. Following recent appeal decisions, an 'acute' need for affordable housing is also established.

5.19 With regard to housing distribution, as outlined above, the WOLP seeks to steer a significant proportion of new homes towards the main service centres, reinforced by development at rural service centres. Development at the villages by contrast, should be 'limited', respecting village character and local distinctiveness and help to maintain the vitality of the community. This is reflected in WOLP Policy EW10 and the general principles of OS2.

5.20 Turning to the question of whether the proposal would represent 'limited' development, this matter was under consideration during the course of appeal ref. 3333133 (WODC ref. 23/00794/OUT) at 'Land to the South of New Yatt Road, North Leigh', which granted consent for 43 dwellings adjacent to the west edge of the village (determined in August 2024). During the course of that appeal, the Council estimated the number of dwellings in the village as 812, with 59 consented and not completed, the 43 consented under this appeal would also have to be added to this cumulative figure. At paragraphs 18-20, the Inspector stated:

5.21 'The Council argue that as Policy OS2 states that developments should be proportionate and appropriate scale to its context having regard to its potential cumulative impact on the locality, the term "limited development" should also include the cumulative number of dwellings that have been approved within North Leigh. It was demonstrated at the Hearing that North Leigh has had several residential

developments approved in recent years with some 181 new homes being built and occupied, with a further 79 consented but has yet to start. With the 43 dwellings proposed as part of this appeal, that would raise the figure to over 300 new homes in North Leigh alone.

5.22 Thus, it is argued by the Council that any additional development could not be considered limited, when having regard to Policy OS2 of the Local Plan. However, paragraph 4.22 of the Local Plan clearly states that some development will be supported in villages, but this will be limited to that which respects the village character and local distinctiveness, helping to maintain the vitality of the local community.

5.23 The Local Plan does not define the term 'limited' and taking into account the size of North Leigh, the proposed development of 43 dwellings could not be considered as anything other than limited in the context of the totality of North Leigh as a defined village. I have had regard to the decision at Burford Road, Minster Lovell whereby the Inspector found that the proposed development would not constitute limited development. However, the scheme at Minster Lovell (PINS ref. 3331279) covered an area of over 8ha and 134 dwellings compared to the 1.6ha and 43 dwellings before me. Thus, I do not find these cases to be comparable.'

5.24 The Minster Lovell scheme referenced represented an increase of 19% of dwellings within Minster Lovell with an estimated baseline figure of 706 (WODC ref. 22/03240/OUT; PINs ref. 3331279). A further appeal in Ducklington (WODC ref. 21/03405/OUT; PINs ref. 3297487) concluded that the development of 120 dwellings in a village of 654 households would not be limited in scale.

5.25 In this case, the proposed figure of up to 80 units on a site of over 6ha with a developable area of around 2.5ha is not considered to represent 'limited' development. Whilst the West Oxfordshire Local Plan does not define the term 'limited', the proposal would in its own right represent approximately 10% growth in the housing stock of North Leigh, based on the Council's estimate of 812 dwellings within the village considered during the New Yatt Road appeal. The scale of the proposal is therefore approximately double the 43 dwelling scheme considered by the Inspector in appeal ref. 3333133, which represented around 5% growth. The proposal would exceed the level of development that could reasonably be described as limited in your Officer's view.

5.26 It is also important to assess compliance with the general principles set out in Policy OS2 and other relevant plan policies listed above. The general principles considered of particular relevance in this case are that the development should:

- a) Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
- b) Form a logical complement to the existing scale and pattern of development and/or the character of the area;
- c) Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
- d) As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- e) Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
- f) Not be at risk of flooding or likely to increase the risk of flooding elsewhere;
- g) Conserve and enhance the natural, historic and built environment;
- h) Be supported by all necessary infrastructure

5.27 Assessment against the general principles, as well as other relevant policies is considered in detail below.

Layout, Scale and Design

5.28 WOLP Policy OS2 also requires that development should form a logical complement to the existing scale and pattern of development and/or character of the area and as far as is reasonably possible, protect or enhance the local landscape and setting of settlements. WOLP Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality. Section 12 of the NPPF reinforces the fundamental nature of good design to sustainable development and notably with regard to NPPF Paragraph 11(d)(ii), Paragraph 135 states that:

5.29 'Planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting; (d) establish or maintain a strong sense of place; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 139 states that:

5.31 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

5.32 The West Oxfordshire Design Guide (Section 11) sets out supplementary design guidance in the District and states that:

5.33 'In the case of a site within or immediately adjoining a settlement with a distinctive established character, it may be most appropriate to develop a scheme that echoes and builds sympathetically upon distinctive aspects and features of that settlement, in order to create a place whose character meaningfully relates to that of its context... In the case of locally inspired schemes, character should not merely be understood in terms of local house types and materials; but also, for example, in terms of locally distinctive settlement and street patterns, public and private open space, landscape, surface and boundary treatments.'

5.34 Officers recognise that matters of design detail are capable of being addressed at reserved matters stage and through careful design and layout, it is possible to create a scheme which reflects and builds on the established character of the area. However, it is necessary to consider whether the site is capable of accommodating the quantum of development proposed whilst resulting in a suitable impact upon the character and appearance of the locality. In this regard, Policy OS2 general principles a and b (listed above) are most relevant.

5.35 Dealing first with whether the development would be proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality, Officers have regard to the findings of the previous section as regards the scale of development, which is not

considered to be 'limited' in the context of the size of North Leigh. As such, it follows that the scale of the development cannot be considered to accord with this policy test.

5.36 Officers have had particular regard to the potential for cumulative impacts in the North Leigh given the level of growth the village has experienced in recent years, as well as consented schemes such as at 44 Common Road (see ref. 21/03720/FUL), Common Farm itself (see ref. 24/01992/FUL) and land to the north of Witney Road (see application refs. 22/02498/OUT & 25/01905/RES) when considering whether the scheme would represent a logical complement to the existing scale and pattern of development and/or the character of the area. In this regard, it is acknowledged that the scheme would represent a significant incursion into the open countryside to the south and west of the village which would be at odds with the largely linear pattern of development along Common Road and intrude into the open rural setting beyond the established linear pattern of development.

5.37 Nonetheless, whilst historically the settlement has evolved in a linear manner, modern infill has led to a more nucleated character as referenced by the Inspector in allowing application ref. 21/03720/FUL, which in itself reflects backland-style development at Common Close. It is also recognised that in terms of cumulative impact, the site would not share a close relationship with recent/consented development to the east of Common Road or to the north of the village along New Yatt Road. Officers have also secured amendments to the proposal which significantly improve the relationship between the scheme and the settlement pattern through greatly reducing the quantum of development in the southeastern field and rounding off the south western corner of the northern field. Overall however, whilst these changes have significantly improved the development's relationship with the existing built-up area, the proposal is not considered to comply with general principles a and b of Policy OS2. Officers therefore identify partial conflict with WOLP Policies OS2 and OS4, and the West Oxfordshire Design Guide with regard to the scale of the scheme and its relationship with the existing scale and pattern of development in the locality but consider that through the detailed design stage it would be possible to design a scheme which reflects and builds on local character and does not result in an unacceptable cumulative impact in design terms in accordance with Section 12 of the NPPF 2024. Landscape and visual and heritage impacts will be considered in the following sections.

Landscape and Visual Impacts

Existing Character

5.38 WOLP Policy OS2 requires developments to where reasonably possible, protect or enhance the local landscape and setting of settlements. The requirement to respect and enhance the landscape and visual character of the area is also set out in Policy EH2 (Landscape character). The West Oxfordshire Design Guide explains that North Leigh occupies a fairly open setting landscape setting. 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. In terms of the existing landscape character of the area, the site lies within the 'Wychwood Uplands' character area. The character of the Wychwood Uplands is described as 'dominated by its limestone geology, forming the typically large-scale, open and elevated landscape of the limestone wolds'. At a finer grain, the WOLA identifies a number of local landscape types, the application site is located within the 'semi-enclosed limestone wolds (small-scale) with key characteristics including:

- Gently rolling farmland occupying the limestone plateau and dipslope;
- Mixed land use and field pattern with a patchwork of large arable fields and more frequent pasture and smaller-scale fields with irregular, sinuous boundaries;
- Strong structure of dry-stone walls and hedgerows with frequent native trees;

- Some visual containment provided by hedgerow structure and frequent blocks and belts of woodland creating a semi-enclosed character;
- Diverse and pastoral character; and
- moderate intervisibility.

5.39 Principal factors with the potential to threaten landscape quality including the 'suburbanisation' of rural settlements and roads. The semi-enclosed limestone wolds are described as 'visually sensitive' and 'any development would need to be closely integrated with existing buildings or within a strong landscape structure'. The site itself arguably possess a more open and expansive character than the characteristics set out in the WOLA. To the west, the landscape displays a fairly open, rolling appearance, with no distinct landscape feature preventing continual western expansion of the village. The site is clearly visible from gently undulating farmland to the west of the village and makes a positive contribution to the character and appearance of the surrounding area, emphasising the site's position on the edge of the settlement.

Description of LVIA Findings

5.40 The applicant has submitted a Landscape and Visual Impact Assessment ('LVIA') which has been revised to take account of the reduction from 115 to 80 units. The LVIA acknowledges that the development would result in a fundamental change in land use within the site itself from agricultural land to residential development. Consequently, the applicant identifies Moderate Adverse effects on the site and its immediate context within the Wychwood Uplands character area.

5.41 Beyond the site, the LVIA concludes that effects would reduce substantially due to the containment provided by existing vegetation, woodland belts, landform and the proximity of existing settlement. The LVIA assesses landscape effects on the countryside to the west and north-west of North Leigh as Moderate-Slight Adverse, arising from the extension of the settlement southwards along the ridgeline and an increased perception of built development within the landscape. However, it concludes that the development would remain visually associated with North Leigh, continue the pattern of development along Common Road and retain a rural setting to the village. Landscape effects on the countryside south of the A4095 are assessed as Slight-Minimal Adverse, with the applicant concluding that the development would not materially alter the perceived form of the village.

5.42 The LVIA identifies the most notable visual effects as occurring in the immediate vicinity of the Site, particularly from Common Road, the A4095 and nearby public rights of way to the west. The applicant considers that these effects would be moderated by retained hedgerows, additional planting and the development being viewed in the context of the existing settlement edge.

5.43 For residents and users of public areas within the southern part of North Leigh, particularly Common Road, the LVIA assesses Moderate Adverse visual effects, reflecting the introduction of housing at the village entrance and changes to views around the Common Road/A4095 junction. Notwithstanding this, the applicant states that the proposals would be partly screened by mature vegetation and would appear as part of the existing village.

5.44 For users of public rights of way west of the Site, particularly PRoW 312/24/10, the LVIA finds Moderate Adverse effects, as the development would be a noticeable feature extending the village southwards along the ridgeline. However, the applicant considers that views would be experienced against the backdrop of existing development.

5.45 Effects on users of PRoW 312/23/30 north-west of the Site are assessed as Slight Adverse, whilst effects on users of PRoW 312/24/20 south of the Site are assessed as Slight Adverse, reflecting greater viewing distances, partial screening and the development being seen in the context of the existing settlement edge.

Assessment of LVIA Findings

5.46 Officers have commissioned a review of the submitted LVIA by MCA Chartered Landscape Architects Limited. This will be referred to hereafter as the 'LVIA Review'. It is brought to Members attention that the LVIA Review was conducted in response to the scheme as submitted but nonetheless, its findings remain relevant and have informed amendments made to the scheme.

5.47 The LVIA Review broadly accepts the applicant's assessment methodology, the identification of receptors and the majority of the landscape effects identified in the LVIA. The review expressly concludes that the LVIA's findings on landscape character are generally reasonable and confirms agreement with the assessed Moderate Adverse effects on the Site itself and Moderate Adverse effects on the landscape to the west and north-west.

5.48 However, the review identifies an important difference in emphasis regarding the extent of change to settlement and landscape character. The LVIA repeatedly concludes that the proposal principally represents a southward extension of North Leigh along the ridgeline and towards the A4095, remaining closely associated with the existing settlement pattern along Common Road.

5.49 The LVIA Review considers that the LVIA understates the extent to which the development would also project westwards into open countryside. The LVIA review states that:

5.50 'The proposed development is not just an extension of North Leigh southwards along the ridge to the A4095 but also a western extension of the village into open countryside... the northern housing parcel extends well beyond the context of the houses along Common Road and downslope into open countryside'.

5.51 Similarly, in relation to views from the north-west, the LVIA Review considers that the LVIA places excessive emphasis on southward growth along the ridge and insufficient emphasis on the encroachment of development into currently undeveloped countryside. The LVIA review notes that the proposal would occupy not only land extending the settlement southwards but also fields to the west that presently contribute to the open rural setting of the village. The LVIA Review also disagrees with the LVIA's conclusion that effects on landscape and settlement character from the south would not perceptibly alter the form and extent of the village.

5.52 Consequently, whilst the LVIA Review generally accepts the applicant's significance ratings, the LVIA Review indicates that the LVIA understates the degree to which the proposal would alter the perceived extent of North Leigh and erode its present countryside edge.

5.53 In relation to visual effects, the LVIA Review again broadly agrees with the applicant's assessment findings and confirms that the selected viewpoints are representative and that the LVIA's conclusions are generally reasonable.

5.54 However, the LVIA Review identifies concerns regarding the way some visual effects are described. For example, when considering Viewpoint 4 (PRoW 312/23/30 near Breakspear Way), the LVIA

describes the proposal primarily as extending the settlement southwards along the ridgeline. The LVIA Review states that this understates the extent of visual change experienced from this location:

5.55 'The development would also occupy the field which is central to the image and much of the field beyond which, in my opinion, represents more than just an extension of the settlement along the ridge.'

5.56 Likewise, in relation to Viewpoint 3 west of the Site, the reviewer observes that development would extend beyond the current settlement edge into the open fieldscape and would not merely follow the line of development along Common Road.

5.57 The LVIA Review therefore accepts that from more distant western viewpoints, including New Yatt Road and the wider countryside, intervening vegetation, topography and distance would substantially reduce visual effects. However, for receptors immediately west and north-west of the site, the LVIA Review considers the LVIA does not fully acknowledge the extent to which built development would occupy presently open fields and extend the village out into the countryside.

5.58 Officers share the concerns raised in the LVIA Review and as such, as well as the reduction of the overall quantum of development and spread south, have successfully sought amendments to the parameter plan which would reduce the spread of development west by 'rounding off' the south western corner of the development. This will also increase the available land to introduce structural landscaping interventions to help to partially mitigate the visual impact of the development in the long term on views from the west.

5.59 Despite these interventions, the proposal would result in landscape and visual harm through the loss of agricultural land that currently contributes to the rural setting of the village, the extension of built form beyond the existing settlement edge and down the western slope, and the resulting increase in the prominence and perceived extent of North Leigh when viewed from the surrounding countryside in conflict with the requirements of WOLP Policies OS2 and EH2 with regard to landscape and visual impact as well as NPPF 2024 paragraphs 129, 135 and 187 (b).

Impact on Heritage Assets, Including Archaeological Remains

5.60 The application site lies adjacent to 'Grim's Ditch', which is a scheduled ancient monument, and is set in close proximity to the Eynsham Hall Registered Park and Garden- which is Grade II listed and associated with Eynsham Hall itself, which is also Grade II listed in its own right. The nearest listed building within the village itself is the Windmill in the village centre, some 450m north of the application site and separated by largely 20th century and continuous housing development and therefore the site is considered to fall outside of its setting. As such, this assessment focuses on those assets with the potential to be materially impacted by the proposal, which are Grim's Ditch and listings associated with Eynsham Hall.

5.61 WOLP Policy EH9 requires all development to conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment. The Planning (Listed Buildings & Conservation Areas) Act 1990 Section 66(1) requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses. Policies EH9 and EH11 of the WOLP reflect this duty. Scheduled Monuments are designated heritage assets of the highest significance and are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979, which seeks to safeguard their archaeological, historic and architectural interest from harmful change. Policies EH13, EH14 and EH15 are also directly relevant to the application.

5.62 Section 16 of the NPPF (Conserving and enhancing the historic environment) is also an important material consideration in this assessment and states that in determining applications, LPAs should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a listed building or conservation area, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213). Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Impact on Grim's Ditch

5.63 The proposed development site is located immediately east and north of the Scheduled Monument known as 'Section of the north Oxfordshire Grim's Ditch west of Common Farm' (List no. 1013236). The significance of Grim's Ditch is summarised in the comments of Historic England which identify that the Scheduled Monument forms part of the nationally important north Oxfordshire Grim's Ditch, an extensive Iron Age linear earthwork system of considerable archaeological significance. The monument derives particular significance from its evidential value, including surviving archaeological and environmental remains that contribute to understanding later prehistoric landscape organisation and territorial boundaries. Its significance is further enhanced by its rural setting, with the surrounding open fields allowing appreciation of the earthwork's historic alignment, function and prominence within the landscape. There is also potential for significant below-ground archaeological remains to survive beyond the designated area, contributing further to understanding of the monument and its wider extent.

5.64 With regard to the impact of the proposal, Historic England advises that the amended scheme has significantly reduced the potential impact on the Scheduled Monument through the removal of much of the proposed housing from the south-eastern field and its replacement with open grassland and meadow. Whilst the proposed access road and adjacent development would introduce some encroachment into the monument's setting and result in a degree of harm, the revised layout and design measures would retain important open views and allow continued appreciation of the monument's landscape context. Historic England considers that the amended proposals have appropriately minimised harm to the significance of the Scheduled Monument and that the overall effect on its setting would be sufficiently reduced. In the terms of the NPPF, the impact of the proposal on the setting and significance of Grim's Ditch is therefore identified as falling at the lower end of 'less than substantial'.

Impact on Eynsham Hall

5.65 Aside from the Scheduled Monument, it is important to consider the effect of the proposal on Eynsham Hall and associated listed buildings, including the Registered Park and Garden which would also be affected by the proposal. Your Conservation Officer states that 'introducing residential development in this currently open agricultural / rural location would harm the setting of Eynsham Hall and Park, resulting in urbanising its formerly historic open agricultural and rural landscape character'. The Conservation Officer has not quantified the level of resultant harm in the terms of the NPPF. In this regard, officers have regard to the fact that the development has been significantly set back from the extent of the Registered Park and Garden and therefore would preserve its immediate setting. Nonetheless, the proposal would encroach into the historic landscape setting of the Registered Park and Garden and as such, the harm would fall under the category of 'less than substantial' in the terms of the

NPPF. However, given the degree of physical separation, the strong degree of enclosure from which the Park benefits and the reduced extent of development proposed, this harm is considered to fall at the lower end of 'less than substantial'.

Heritage Balance

5.66 Having identified less than substantial harm to the significance of designated heritage assets, to which great weight must be applied, the balancing exercise set out under Paragraph 215 of the NPPF must be undertaken whereby the public benefits of the scheme are weighed against the heritage harms. In this case, the harm identified to both the Grim's Ditch Scheduled Monument and listings associated with Eynsham Hall are considered to fall towards the lower end of 'less than substantial' in the terms of the NPPF. The public benefits of the scheme are considered to principally result from the provision of housing in a sustainable location in the context of the Council's housing land supply shortfall. This includes a proportionate mix of dwellings including 40% affordable units in the context of an acute shortfall in provision identified at previous appeals. The housing benefits cumulatively attract substantial weight in favour of the application. Secondary benefits derive from the economic impact of construction which would be significant in light of the scale of the proposal and increased economic activity due to population growth which is attributed moderate weight. Remaining subsidiary benefits such as BNG would attract limited weight. The proposal would also include the heritage benefit of increasing public access to, and interpretation of, the Grim's Ditch Scheduled Monument. In this case and given the limited level of heritage harm identified, whilst applying great weight to this harm, the public benefits resulting from the scheme are considered to outweigh the heritage harm and this heritage balance falls in favour of the application.

Housing Mix/Affordable Housing

5.67 WOLP Policy H3 requires sites within the identified 'Medium Value Zone' to provide 40% affordable housing on sites of 11 or more dwellings. WOLP Policy H4 outlines that: 'all residential developments will be required to provide or contribute towards the provision of a good, balanced mix of property types and sizes'.

5.68 The proposal would provide policy-compliant affordable housing, equating to up to 32 affordable dwellings. The Council's Strategic Housing and Development Officer raises no objection and confirms that the scheme would make a beneficial contribution towards identified affordable housing needs, with 1,926 households currently registered on the Council's housing register and 85 applicants identifying North Leigh as a preferred location.

5.69 The Council seeks an affordable housing mix comprising 66% affordable rented housing and 34% intermediate housing, with 65% of affordable homes being 1 and 2-bed properties. The Housing and Development Officer also requests Social Rent tenure and the provision of accessible/adaptable homes in accordance with Building Regulations M4(2) and M4(3). These matters can be secured through a Section 106 agreement and addressed at reserved matters stage.

5.70 The indicative housing mix includes a range of 1, 2, 3 and 4-bedroom dwellings and demonstrates the ability to provide a balanced mix of homes. Subject to appropriate planning obligations and reserved matters approval, the proposal is considered compliant with Policies H3 and H4 of the WOLP.

Quality of living Conditions for Existing and Future Residents

5.71 WOLP Policy OS2 states that new development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. The importance of minimising adverse impacts upon the amenity of future and neighbouring occupiers is reiterated in WOLP Policy OS4, the NPPF and the West Oxfordshire Design Guide.

5.72 As this is an outline application, the size, position, orientation of dwellings are not being assessed. Whilst concerns have been raised regarding overlooking, privacy and relationships with existing properties on Common Road, the application is in outline form and the illustrative masterplan is not for approval. Officers are satisfied that the site is capable of accommodating a form of development that achieves appropriate interface distances, landscaping and boundary treatments. Detailed consideration of these matters would take place at reserved matters stage.

5.73 The application is supported by a Noise Assessment to consider the suitability of the site for residential development and the potential effects of existing noise sources, principally road traffic noise from the A4095, which was identified as the dominant source of noise affecting the site. The report notes that the revised 80-dwelling scheme has removed the dwellings previously located closest to the A4095 and that only a small number of properties remain within the higher noise contours. The authors conclude that noise is not a substantial constraint to development and that, subject to the incorporation of the recommended mitigation measures, the site is suitable for noise-sensitive residential use and would provide an acceptable standard of amenity for future occupiers. Officers agree with this assessment and consider that any necessary detailed design measures are capable of being dealt with at reserved matters stage. In order to safeguard the amenity of existing nearby residents during construction, a Construction Traffic Management Plan condition is proposed. Therefore, the proposal is considered acceptable in terms of noise and accords with WOLP Policy EH8 and the relevant provisions of the NPPF.

Highways, Transport and Connectivity issues

5.74 The application includes primary access arrangements off Common Road in the southern field with further pedestrian connection to Common Road to the north of Common Farm.

5.75 WOLP Policy OS2 states that new development should be provided with safe vehicular access. WOLP Policy T1 outlines that: 'priority will be given to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised'. Policy T2 states that all new development: 'will be required to demonstrate safe access and an acceptable degree of impact on the local highway network'. Policy T3 seeks: 'to maximise opportunities for walking, cycling and the use of public transport'. Policy T4 states that: 'parking in new developments will be provided in accordance with the County Council's adopted parking standards and should be sufficient to meet increasing levels of car ownership'.

7.76 OCC, as Local Highway Authority, raises no objection to the proposal subject to planning conditions, a Travel Plan, off-site highway works and Section 106 contributions.

5.77 OCC is satisfied with the proposed access arrangements and confirms that the revised transport assessment has addressed its previous concerns regarding junction modelling. The Highway Authority considers the modelling to be robust and concludes that the development would result in only a modest impact on the local highway network.

5.78 Subject to the recommended mitigation and obligations, including contributions towards highway improvements, public transport and travel plan monitoring, the proposal is not considered to result in an unacceptable impact on highway safety or network operation. The development therefore accords with Policies OS2, T1, T2, T3 and T4 of the WOLP.

Impacts on Ecology/ Biodiversity Net Gain

5.79 WOLP Policy EH3 seeks to protect and enhance biodiversity and secure a measurable net gain. The application is also subject to statutory Biodiversity Net Gain ('BNG'). The application is supported by an Ecological Impact Assessment, BNG Metric and supporting biodiversity information. The site comprises predominantly pasture grassland with native hedgerows and a traditional orchard, with species including bats, breeding birds, brown hare, hedgehog and badger recorded or considered likely to be present.

5.80 The Council's Ecologist raises no objection and confirms that sufficient ecological information has been submitted to support determination of the application. Natural England has also raised no objection and advises that the proposal will not have significant adverse effects on statutory nature conservation sites or landscapes.

5.81 The proposal would retain and enhance existing ecological features, provide new habitat creation and additional woodland planting, and deliver the statutory minimum 10% Biodiversity Net Gain on-site. The Council's Ecologist specifically welcomes the additional woodland planting along the western boundary from an ecological perspective.

5.82 Subject to conditions requiring a Construction Environmental Management Plan, landscaping scheme, ecological enhancement measures, external lighting strategy, Habitat Management and Monitoring Plan and ongoing monitoring, officers are satisfied that ecological impacts can be appropriately mitigated and enhanced. A Biodiversity Net Gain monitoring contribution of £6,250 is also recommended through the Section 106 Agreement.

5.83 Accordingly, subject to the recommended conditions and obligations, the proposal is considered to accord with Policy EH3 of the WOLP and the relevant provisions of the NPPF.

Flood Risk/Drainage and Foul Water Capacity/Water Supply

5.84 WOLP Policy EH7 relates to flood risk and states that: 'Flood risk will be managed using the sequential, risk-based approach, set out in the National Planning Policy Framework, of avoiding flood risk to people and property where possible and managing any residual risk'.

5.85 The application includes a Flood Risk Assessment and outline Drainage Strategy. The submitted Flood Risk Assessment concludes that the site is located wholly within Flood Zone 1 and is therefore at the lowest risk of fluvial flooding. The assessment finds that the proposed development would be at low to negligible risk from all other sources of flooding, including surface water, groundwater, sewer, reservoir and climate change-related flooding. Infiltration testing confirmed that soakaways are not feasible due to the site's clay geology; consequently, a sustainable drainage strategy is proposed which will discharge surface water to existing drainage ditches at restricted greenfield runoff rates. The proposed SuDS network, comprising swales, attenuation basins and underground storage, has been designed to accommodate storms up to and including the 1 in 100-year event plus a 40% climate change allowance without increasing flood risk on or off site. The FRA therefore concludes that the development can be safely accommodated, will not increase flood risk elsewhere and complies with

national and local planning policies relating to flood risk and drainage. Following the submission of additional drainage information, the Lead Local Flood Authority has raised no objection to the application subject to drainage conditions.

5.86 With regard to foul drainage, Thames Water raises no objection in principle to the proposed surface water drainage strategy, noting that surface water is not proposed to discharge to the public sewer network. However, Thames Water advises that it has been unable to confirm that sufficient foul water capacity exists to serve the development and therefore requests a condition requiring confirmation of capacity, a phasing plan, or completion of any necessary network upgrades prior to occupation. Officers also have regard to the response received on behalf of Windrush Against Sewage Pollution which advises that there is insufficient capacity currently available at both the network and treatment works. Officers propose to impose a Grampian-style condition in this regard. In addition, Thames Water advises that upgrades to the water supply network may be required to accommodate the development and seeks a condition ensuring the necessary reinforcement works or agreed phasing arrangements are in place before occupation, which is also proposed by your Officers.

5.87 Thames Water also identifies strategic water mains within and close to the site and requests conditions to safeguard these assets. The indicative layout provided has been designed to account for this constraint and officers consider that matters relating to the protection, diversion and maintenance of water infrastructure are also subject to separate statutory controls and agreements with Thames Water and therefore are not necessary or relevant as planning conditions.

Sustainability and Climate Change

5.88 The proposal is supported by a sustainability statement which outlines the following measures to be implemented to improve the green credentials of the scheme:

- New pedestrian links and sustainable travel measures;
- Electric vehicle charging points for all houses (as required by Building Regulations);
- Extensive green infrastructure and public open space;
- Sustainable drainage systems;
- A fabric-first approach to energy efficiency; and
- Water efficiency measures

5.89 Officers are therefore satisfied that the scheme accords with WOLP Policy OS3 and the submission has proportionately addressed sustainability concerns given that it is an outline application with all matters reserved bar access and further detailed consideration of the design with regard to sustainability would be possible at reserved matters stage.

Planning Obligations and CIL

5.90 The application is recommended for approval subject to the signing of an S.106 agreement. The draft agreement would secure the following obligations:

- 40% affordable housing provision, including affordable rent and intermediate housing.
- Provision of accessible and adaptable homes (M4(2) and M4(3) standards).
- Highway and sustainable transport contribution (£653,314), including public transport improvements, active travel infrastructure and Travel Plan monitoring.
- Delivery of off-site highway works via a Section 278 Agreement, including bus stop, footway and access improvements.

- Special educational needs contribution (£55,478).
- Household Waste Recycling Centre contribution (£8,280).
- Primary healthcare contribution (£72,495).
- Public art contribution (£10,080).
- Leisure contributions towards outdoor sports pitches, indoor sports facilities and swimming pools (£239,727 total).
- Delivery, management and monitoring of Biodiversity Net Gain, including a minimum 30-year management period.
- Provision, transfer and long-term maintenance of public open space, play areas and associated infrastructure.
- Establishment of a management company to maintain open space, SuDS, play areas, ecological land, orchard, strategic planting and other non-adopted infrastructure.
- Council monitoring fees.

5.91 The Community Infrastructure Levy (CIL) has been adopted and the application is CIL liable. As such, it is expected that some of the contributions listed above will be covered by CIL and thus fall away from the S.106. These are expected to be off-site contributions for arts and leisure, primary healthcare and waste contributions. A full update in this regard will be provided prior to the meeting or verbally. Officers have considered the requests made by North Leigh Parish Council for S106 contributions, in particular the request for a football pitch (or land to provide for one in future), shop/commercial unit and community parking in the centre of the village. However, as confirmed in your Leisure Officers' response, the scale of the scheme is not sufficient to justify the provision of a football pitch nor on-site shop. Further, the request to provide parking would not be reasonably related to the development proposed, which would be within reasonable walking distance of village services with pedestrian access to be provided. As such, your Officers do not consider that there is sufficient justification against NPPF paragraph 58 and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

Other Matters Raised in Consultation

5.92 Concerns have been raised regarding pre-application consultation. Whilst officers acknowledge these concerns, there is no statutory requirement for pre-application consultation in relation to this proposal and the application has been subject to full public consultation through the planning process.

5.93 Your Officers have considered concerns raised regarding coalescence with Witney but do not share these concerns due to the significant gap of over 1.5km that would remain.

5.94 Officers note concerns regarding the loss of agricultural land. In this regard the Planning Statement confirms: 'An Agricultural Land Classification Assessment was prepared by Kernon Countryside Consulting Limited in October 2023. This confirmed that the site comprises Subgrade 3b and Grade 4 Agricultural Land. This confirms that the site does not comprise 'Best and Most Versatile' agricultural land'.

Planning Benefits of the Proposal

5.95 The proposed development would deliver up to 80 new dwellings in a sustainable location adjacent to the built-up area of North Leigh at a time when the Council is unable to demonstrate a five-year housing land supply and there is an identified need for both market and affordable housing. The scheme would provide policy-compliant affordable housing, equating to up to 32 affordable homes, making a significant contribution towards meeting identified housing needs within the District.

5.96 The proposal would provide a range of social benefits including the delivery of public open space, play facilities and improved public access to the Grim's Ditch Scheduled Monument, together with interpretation measures that would enhance public appreciation and understanding of this heritage asset. The development would also secure Biodiversity Net Gain, extensive green infrastructure, long-term habitat management and ecological enhancement.

5.97 Economic benefits would arise through construction activity, associated employment opportunities and expenditure within the local economy during both the construction and occupation phases of the development. The proposal would also support investment in local infrastructure through Section 106 contributions, including transport improvements, education, healthcare, public open space and biodiversity management.

5.98 The scheme would further deliver environmental benefits through sustainable drainage measures, water efficiency measures, electric vehicle charging provision, new pedestrian connections, sustainable travel measures, and a fabric-first approach to energy efficiency.

Summary of the Harms of the Proposal

5.99 The development would conflict in part with the spatial strategy of the WOLP. Officers consider that the proposal, representing approximately 10% growth in the village housing stock, would not constitute 'limited development' in the context of North Leigh and would fail to fully accord with Policies OS2 and H2, which seek to direct the majority of growth to the District's larger settlements. The proposal is therefore considered to be of a scale that is not proportionate to its context and does not fully represent a logical complement to the existing pattern of development.

5.100 The proposal would also result in harm to the character and appearance of the landscape through the loss of agricultural land that currently contributes to the rural setting of North Leigh, the extension of built development beyond the existing settlement edge and into the open countryside, and the increased prominence and perceived extent of the village when viewed from the surrounding landscape. Whilst amendments have reduced these impacts, officers conclude that the proposal would result in conflict with Policies OS2 and EH2 of the West Oxfordshire Local Plan in this regard.

5.101 In heritage terms, the proposal would result in less than substantial harm to the significance of both the Grim's Ditch Scheduled Monument and the Eynsham Hall Registered Park and Garden through development within their wider settings.

The Planning Balance(s)

5.102 As set out above, the decision-making process for the determination of this application is 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.

Paragraph 11(d)(i) balance

5.103 With regard to this initial balance, the impact of the proposal upon the significance of designated heritage assets is relevant. This assessment has found harm to the settings of designated heritage assets as set out above. Nonetheless, the initial heritage balance has found that the public benefits of the scheme would outweigh these harms, even when applying great weight, due to the limited quantum of harm identified. As such, your Officers do not consider that the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development and therefore the 'tilted balance' under NPPF paragraph 11(d)(ii) is engaged.

Paragraph 11(d)(ii) balance

5.104 The 'tilted balance' requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The public benefits of the proposal are charted above and principally relate to housing delivery, of which 40% of the units would be affordable. These benefits are awarded substantial weight. Secondary benefits derive from construction activity and the increased economic activity associated with population growth. Collectively, these benefits attract moderate weight. Additional moderate weight is afforded to the sustainability credentials of the scheme, including sustainable drainage, active travel connectivity, water efficiency measures and a fabric-first approach to reducing energy demand. Remaining subsidiary benefits such as BNG and increase public access to and understanding of Grim's Ditch would attract limited weight.

5.105 Conversely, this assessment has found partial conflict with the spatial strategy of the WOLP by virtue primarily of the scale of the development. Officers acknowledge that this harm cannot be afforded full statutory weight in light of the Council's housing land supply position meaning that the housing policies of the WOLP are out of date. Whilst amendments have reduced the extent of landscape and visual harm arising from the proposal, these impacts would be moderate and must be awarded weight accordingly. Likewise, the heritage harms identified must also be awarded great weight in this balance.

5.106 Overall, the adverse impacts of the scheme do not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Whilst the proposal conflicts in part with the spatial strategy of the development plan and would give rise to landscape and visual harm through the extension of the settlement into the countryside, the Council's inability to demonstrate a five-year housing land supply means that the policies most important for determining the application are out of date and reduced weight must therefore be attributed to that conflict. The identified heritage harms are afforded great weight in accordance with the Framework; however, as set out above, those harms fall at the lower end of the less than substantial spectrum and have already been found to be outweighed by the public benefits arising from the scheme. Having undertaken the balancing exercise required by paragraph 11(d)(ii) of the NPPF, your Officers conclude that the substantial housing benefits, together with the additional social, economic and environmental benefits arising from the proposal would outweigh the harms arising from the development.

Conclusion and Recommendation

5.107 In light of the above assessment, the application is accordingly recommended for approval subject to the signing of an S.106 agreement and the conditions set out in Section 6 of this report.

6 CONDITIONS

1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and

(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2 Details of the Appearance, Landscaping, Layout and Scale, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

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

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

4 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.

5 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.

6 Prior to the commencement of development, 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.

7 Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the measures set out in the approved CTMP for the entire duration of construction.

REASON: In the interests of highway safety and the residential amenities of neighbouring occupiers and to comply with Government guidance contained within the National Planning Policy Framework.

8 Prior to first occupation of the development hereby approved, a Travel Plan and a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. All residents shall be provided with a copy of the approved Travel Information Pack upon occupation of the development.

REASON: To ensure all residents are aware of the travel choices available to them from the outset.

9 Car parking areas shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing prior 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 that adequate car parking facilities are provided in the interests of road safety.

10 Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

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

11 That, prior to the commencement of development, a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- b) Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- c) A Flood Exceedance Conveyance Plan;
- d) Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- e) Detailed design drainage layout drawings of the SuDS proposals including cross section details;
- f) Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- g) Details of how water quality will be managed during construction and post development in perpetuity;
- h) Confirmation of any outfall details.
- i) Consent for any connections into third party drainage systems

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

12 That, prior to the commencement of development, a detailed Surface Water Management Scheme for each phase or sub-phase of development, shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall be in accordance with the details approved as part of the strategic scheme (Strategic Surface Water Management Scheme) and include all supporting information as listed in Condition 11. The scheme shall be implemented in accordance with the approved details and timetable.

REASON: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 181 of the National Planning Policy Framework (NPPF) and Local and National Standards.

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

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

REASON: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 181 of the National Planning Policy Framework (NPPF) and Local and National Standards.

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

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

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

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

16 No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the Local Planning Authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

REASON: To ensure any contamination of the site is identified and appropriately remediated in accordance with West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF 2024.

17 The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated in accordance with West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF 2024.

18 The development shall be completed in accordance with the Arboricultural Impact Assessment prepared by Tree Frontiers and dated 12th January 2026 and Arboricultural Implications Plan received by the Local Planning Authority on 28th January 2026. All the recommendations shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that retained trees are protected during construction.

19 The development hereby approved shall not be occupied until confirmation has been provided that either:

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works may be required to accommodate the proposed development.

20 The development hereby approved shall not be occupied until confirmation has been provided that either:

1. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
2. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: Network reinforcement works may be required to accommodate the proposed development.

21 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment report dated 30 March 2026 (version 3) prepared by Ecology by Design, unless otherwise agreed as part of a subsequent reserved matters application(s) or via discharge of condition application by the Local Planning Authority.

REASON: To ensure the final BNG proposals are in accordance with details submitted and considered as part of the planning application.

22 Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements), particularly for badgers (including checks 3 months and at least 2 weeks before construction commences) and precautionary working methods for bats, hedgehogs, brown hares and nesting birds;
- iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- v. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period, particularly for retained trees, hedgerows and traditional orchard;
- vi. The times during construction when specialist ecologists need to be present on site to oversee works;
- vii. Responsible persons and lines of communication;
- viii. The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);
- ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works;
- x. The process for agreeing and implementing remedial measures; and
- xi. The submission of a verification report by the EcOW or similarly competent person(s) to the LPA at the end of the construction period.

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

REASON: in the interests of biodiversity protection and mitigation.

23 Notwithstanding the submitted details and prior to above ground works a scheme for hard and soft landscaping of the site and including the means of enclosure and the materials to be used for hard surfacing, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be based on the submitted Ecological Impact Assessment report dated 30 March 2026 (version 3) prepared by Ecology by Design and include, but not necessarily be limited to, the following:

- i. A plan showing existing vegetation and habitats to be retained and safeguarded during construction, which shall be consistent with the Construction Environmental Management Plan (CEMP);
- 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 relevant;
- iv. Detailed planting and sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and nonchemical methods of weed control; and

- v. Details of surfacing, boundary treatments and landscaping structures including design, location, hedgehog accessibility, size, colour, materials and openings.

The landscaping scheme shall demonstrate that the requirements for the on-site Biodiversity Net Gain habitat creation and enhancement works can be accommodated within the proposed development layout, for example, through submission of a draft Biodiversity Gain Plan and other relevant documentation. 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 mitigation and enhancement.

24 If at any time in the five years following planting any tree, shrub, hedge, plant, bulb, wildflower 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, bulbs, wildflowers and grassed areas shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

REASON: In the interests of landscape, biodiversity and public amenity.

25 Notice in writing shall be submitted to the Council within at least 10 working days of the commencement and within at least 10 working days of the completion of the habitat creation and enhancement works as set out in the approved Habitat Management and Monitoring Plan (HMMP). The completion notice shall include evidence of the completed habitat creation and enhancement works.

REASON: To ensure the development delivers the required onsite BNG.

26 The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to, and approved in writing by, the local planning authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and associated biodiversity metric, and include, but not necessarily be limited to the following:

- i. a non-technical summary;
- ii. the roles and responsibilities of the people or organisation(s) responsible for delivering the HMMP;
- iii. full details of the planned habitat creation and enhancement works to create or improve habitat(s) to achieve the Biodiversity Net Gain in accordance with the approved Biodiversity Gain Plan;
- iv. the management measures to maintain and enhance the habitat(s) for a period of at least 30 years from the completion of development, which shall be either first occupation of any building or any unit approved under this decision notice or practical completion of the development, including an adaptive management approach with regular reviews of the HMMP;
- v. a plan showing the detailed location(s) of all the created, enhanced and/or retained habitat(s);
- vi. a monitoring strategy, including the monitoring methodologies for all of the created, enhanced and/or retained habitat(s), the methodology and frequency of habitat monitoring report submission to the local planning authority for approval, the process for identifying and agreeing the implementation of remedial measures, and the submission of a final audit report no later than 12 months following the end of the agreed 30 year period with confirmation of ongoing maintenance requirements; and
- vii. full details of how the aims and objectives of the HMMP will be communicated to the occupiers and users of the development site and the subsequent person, organisation and/or body responsible for management (e.g. management company).

The created, enhanced and/or retained habitat specified in the approved HMMP shall be managed, maintained and monitored in accordance with the approved plan, including submission of monitoring reports for approval by the local planning authority in accordance with the methodology and frequency specified in the approved HMMP.

REASON: To secure the delivery of at least a 10% biodiversity net gain.

27 Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan (HMMP).

REASON: To ensure the delivery of biodiversity net gain on site is monitored.

28 Notwithstanding the submitted details, before above ground works commence, details of all 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 and other nocturnal wildlife using key corridors, foraging habitat features and accessing places of shelter (including bat roosts). 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
- iii. including shields, cowls or blinds, where relevant;
- iv. A description of the luminosity of lights and their light colour;
- v. A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;
- vi. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)); and
- vii. Lighting contour plans both horizontal and vertical where appropriate and taking into account hard landscaping, etc.

All 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.

29 Notwithstanding the submitted details, before above ground works commence, an Ecological Enhancement Scheme shall be submitted to, and approved in writing by, the Local Planning Authority, including but not necessarily limited to hedgehog highways, hibernacula, two no. integrated (built-in) bat boxes per building, two no. integrated (built-in) swift boxes per building and a pole-mounted barn owl box in a suitable location (as per section 5.8.2 of the Ecological Impact Assessment dated 30 March 2026 prepared by Ecology By Design).

The approved details thereafter shall be implemented and evidence submitted to the local planning authority via a "statement of good practice" for approval before the development hereby approved is first occupied, and thereafter, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;

- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

REASON: In the interest of biodiversity enhancement.

Notes to applicant

- 1 **IMPORTANT:** the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by West Oxfordshire District Council. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>
- 2 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. This is separate from any planning permission that may be granted.
- 3 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Piling has the potential to impact on local underground water utility infrastructure. Please read Thames Water's guide 'working near our assets' to ensure workings will be in line with the necessary processes when working above or near Thames Water's pipes or other structures. Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

- 4 Habitat creation and enhancement works are the initial capital works to establish the created and/or enhanced habitats (e.g. seeding and planting). Evidence could comprise an ecological consultant/landscape architect report with photographs.

The Habitat Management and Monitoring Plan (HMMP) required by condition 26 of planning

permission should use the standard template found here for consistency and to ensure all the relevant information is provided: <https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain> If this template is not used, the same information must be provided otherwise it will not be sufficient and your discharge of condition application may be refused.

The HMMP must provide details of all management and monitoring methodologies and timings as specified in the wording of the relevant condition for the statutory 30-year period. As this is a residential development, all public open spaces will continue to be managed after that period and therefore the HMMP must recognise the need for ongoing adaptive habitat management beyond the 30-year monitoring period.

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. If evidence of protected species is found, you must seek the advice of a competent ecologist on any required mitigation and compensation measures, and investigate the need for a licence from Natural England (especially with regard to bats, great crested newt, dormouse and otter) before continuing.

13cm x 13cm gaps/holes should be created in fences and walls to allow hedgehogs to travel between areas of public open space, gardens, roadside verges and other adjacent land. More information can be obtained here: <https://www.hedgehogstreet.org/help/hedgehogs/link-your-garden/>

There is an active monitoring scheme for barn owl nesting sites in Oxfordshire, which contributes towards the protection of local populations. The applicant is encouraged to sign up to this scheme by contacting the Oxfordshire Ornithological Society - email: ringing@oos.org.uk

Contact Officer: James Nelson

Date: 29th July 2026

Application Number	26/00946/FUL
Site Address	Hillside Station Road Kingham Chipping Norton Oxfordshire OX7 6UH
Date	29th July 2026
Officer	Stephanie Eldridge
Officer Recommendations	Approve subject to Legal Agreement
Parish	Kingham Parish Council
Grid Reference	425793 E 223441 N
Committee Date	10th August 2026

Location Map



Application Details:

Erection of two detached self build dwellings to replace existing dwelling, including landscaping and associated infrastructure

Applicant Details:

Mr Andrew Sapnik
C/O Agent

CONSULTATIONS

OCC Highways	Reconsultation: No objection, subject to conditions.
Flood Risk Management Team	Reconsultation: Further information required to approve surface water drainage scheme up front or the imposition of a pre-commencement drainage condition is acceptable.
Parish Council	The issues we would have is that increasing the plot to 2 properties may set a precedent and it is not in keeping with the village aesthetics. We would also be concerned about neighbouring properties and being over looked. Also the increase in the properties would also have a knock effect with the infrastructure which is not in place. This also would not be affordable housing.
OCC Highways	Initial Response: Further information required.
Env Health Contamination	No objections.
Conservation And Design Officer	No objections to the amended plans submitted.
District Ecologist	No objections, subject to conditions and an informative.

2 REPRESENTATIONS

2.1 Two letters of objection have been received. The key points raised relate to:

- Backland development that is out of keeping with the established pattern of development in this part of Kingham.
- Overdevelopment of the site
- Concerns that future occupiers would be heavily reliant on private vehicles
- Development would erode the area's character, including the prevailing pattern of detached dwellings within generous plots and large rear gardens.

- Concerns about the scale, massing and design of the proposed dwellings
- The proposed rear dwelling adopts an inappropriate contemporary design approach.
- Would harm the character and appearance of the Cotswolds National Landscape.
- Proposal would fail to preserve the setting of the Kingham Conservation Area and would result in heritage harm.
- Concerns regarding the landscape character of the site.
- Concerns regarding impacts on neighbouring residential amenity, including overlooking, loss of privacy, visual intrusion, enclosure and outlook.
- Additional vehicular movements would result in increased noise and disturbance to neighbouring occupiers.
- Increase traffic generation and parking pressure within the locality.
- Would set an undesirable precedent for similar backland or garden development elsewhere along Station Road.
- The site falls outside of the settlement boundary.

3 APPLICANT'S CASE

3.1 The Planning Statement is concluded as follows:

'The Proposed Development comprises the replacement of an existing bungalow of limited architectural merit with a high-quality, design-led scheme for two self-build dwellings, carefully designed to respond to the local character, settlement form and landscape context. The proposed layout has been deliberately structured around the established deep plots within Kingham, reflecting the village's characteristic pattern of layered development, particularly along Station Road and Field Road. Each dwelling occupies a well proportioned plot with adequate distances from both the boundaries of the Site and neighbouring properties.

The dwelling to the front of the Site, adjacent to Station Road, has been designed to reinforce the frontage of Station Road, and the dwelling to the rear of the Site set within the depth of the plot. This hierarchical arrangement of the Site mirrors the traditional layout of Kingham, where primary dwellings address the street and secondary dwellings occupy more discreet positions behind. This has allowed for the proposal to be a proportionate addition to Kingham rather than appear as an intensified or speculative site.

The principle of development has been established by the Case Officer in the overall positive preapplication feedback received in February 2026, prior to submitting this Full Planning Application. The pre-app confirmed that the existing bungalow holds limited merit and the Officer supported a more considered and design-led use of the Site.

Section 6 of this Planning Statement contains a detailed Planning Assessment, which considers the merits of the proposal. In applying the planning balance, the proposal would deliver a clear improvement to the existing Site. The replacement of a visually incongruous dwelling with two well designed, context-responsive self-build dwellings enhances the character of the Site and National Landscape and makes a positive contribution to the street scene of Station Road. The scheme reinforces Kingham's hierarchy of built form, strengthens the street frontage and restores a layered spatial sequence across the plot that is consistent with character of the village.

The proposal is in accordance with Policy H5 (Custom and Self-Build Housing) by delivering selfbuild homes within a sustainable village location. The policy primarily relates to larger housing developments

however, supports the delivery of well-designed self-build homes in suitable and sustainable locations, such as Kingham. This proposal for two self-build dwellings aligns with this policy by contributing to the local housing need and local demand for self-build housing and does so in a way that aligns with Kingham's historic pattern of development.

The proposal fully accords with design policies OS2 and OS4, through its appropriate siting within the built-up area and a high standard of design, and with Policy EH1, by conserving and enhancing the character of the Cotswolds National Landscape. The proposal makes efficient use of previously developed land, using vernacular materials and integrating landscape and built form to strengthen local distinctiveness.

The scheme has been developed in accordance with the West Oxfordshire Design Guide (2016), demonstrating a high standard of design through an appropriate scale, form, materials and landscape integration. It is recognised that there is a need for dwellings of this size and scale. The proposals have taken into consideration the heritage, arboriculture and local character to ensure a sensitively designed scheme.

Paragraph 69 of the NPPF highlights the vital role of small sites in contributing to the overall housing supply, noting that they can be built quickly and efficiently. This proposal for two additional dwellings would make a meaningful contribution to meeting local housing needs in a sustainable manner, Hillside, Station Road, Kingham making efficient use of land within an appropriate location, including existing village settlements, and supporting the wider NPPF requirements of delivering well-designed homes.

The presumption in favour of sustainable development, contained within Paragraph 11 of the NPPF is clear that, in decision making, proposals which accord with an up-to-date Development Plan should be approved without delay.

Overall, the proposal represents a sustainable form of development that delivers clear design, landscape and housing benefits, with no identified adverse impacts that would significantly or demonstrably outweigh those benefits when assessed against the policies of the Development Plan and the National Planning Policy Framework. The application submitted has demonstrated that the proposed development complies with adopted local and national planning policy, and it is respectfully requested that the application is approved without delay. '

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H2NEW Delivery of new homes

H6NEW Existing housing

EH1 Cotswolds AONB

EH3 Biodiversity and Geodiversity

EH7 Flood risk

EH8 Environmental protection

EH9 Historic environment

EH10 Conservation Areas

EH16 Non designated heritage assets

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2024

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

5 PLANNING ASSESSMENT

5.1 This application seeks consent for the erection of a replacement dwelling on the site and the erection of one additional dwelling at Hillside along Station Road in Kingham.

5.2 The site is located within the Cotswolds National Landscape. The boundary of the Kingham Conservation area is located approximately 65m to the north of the site and the Mill House Hotel sited on the opposite side of Station Road is considered to be a non-designated heritage asset. The Mill House hotel site is currently being redeveloped which includes the erection of two storey holiday cottages adjacent to Station Road.

5.3 The site is considered to fall within the built-up area of Kingham.

5.4 The proposed drawings have been amended during the course of the application following advice from your Conservation and Design Officer and to address comments from the Local Highway Authority.

5.5 The application is before Members of the Development Management committee for consideration as the views of the Parish Council are contrary to your officer's assessment.

Background Information

5.6 There is no relevant planning history, but the proposals have been subject to detailed pre-application advice discussions with your officers.

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

- Principle
- Siting, Design and Form
- Impact on the setting of Heritage Assets
- Impact of the Cotswolds National Landscape
- Residential Amenities
- Highways Safety
- Ecology/BNG
- Flood Risk
- CIL

Principle

5.8 Whilst the Council cannot currently demonstrate a five-year supply of deliverable housing land, it does not automatically follow that all relevant development plan policies should be afforded limited weight. The tilted balance of paragraph 11(d) of the NPPF is engaged; however, policies which seek to deliver sustainable patterns of development and guide the location of new housing continue to attract weight where they are consistent with the Framework.

5.9 Kingham is identified as a village within the settlement hierarchy set out in Policy OS2 of the West Oxfordshire Local Plan 2031. The application site is considered to lie within the built-up area of the village.

5.10 Policy H2 of the Local Plan states that within villages such as Kingham, new dwellings will be permitted on undeveloped land within the built-up area where the proposal accords with the other relevant policies of the development plan, including the general principles set out in Policy OS2. As the site is located within the built-up area of the settlement, the proposal accords with the locational strategy of the Local Plan.

5.11 In addition, Policy H6 states that the replacement of an existing permanent dwelling that is not of historic or architectural value will be permitted on a one-for-one basis, provided that the character and appearance of the area is not eroded, there is no unacceptable impact on ecology or protected species, and the replacement dwelling is of a reasonable scale relative to the original building. The proposed replacement dwelling is considered capable of complying with these requirements, subject to the detailed assessment below.

5.12 Accordingly, having regard to the site's location within the built-up area of Kingham, the principle of both the replacement dwelling and the additional dwelling is considered acceptable, subject to compliance with relevant development plan policies and the detailed considerations set out below.

Siting, Design and Form

5.13 Turning first to the replacement dwelling, the existing dwelling is neither statutorily listed nor considered to be of particular historic or architectural significance. As such, its replacement is considered acceptable in principle and accords with the objectives of Policy H6. The proposed replacement dwelling takes a 1 ½ storey pitched roofed form with traditional dormer windows and will be constructed in natural Cotswold stone under a slate roof.

5.14 Whilst the proposed dwelling would occupy a larger footprint than the existing building, your officers are satisfied that its scale and massing remain reasonable relative to the original dwelling and are commensurate with the size of the plot. The proposed design adopts a form, proportions and palette of materials that reflect the local vernacular and are appropriate to its village setting.

5.15 The replacement dwelling would be positioned in a manner that maintains the established pattern of development along Station Road, preserving its relationship with neighbouring properties and the street scene. Given the rising land levels along Station Road to the north, the proposed dwelling would continue to sit comfortably within the varied roofscape of the locality. Although taller than the existing dwelling, it would remain lower than the ridge height of the dwelling to the north whilst retaining a higher position than the dwelling to the south, thereby reflecting the site's topographical context and avoiding any incongruous visual impact.

5.16 Turning to the proposed additional dwelling, whilst this would be sited within the rear garden area of the existing plot and would therefore represent a form of backland development, your officers consider that the particular circumstances of the site justify an exception in this case. Whilst backland development is not generally supported, the site does not exist in isolation and must be considered in the context of the surrounding pattern of development. In this regard, there is an established row of residential properties fronting Field Road immediately to the west, together with the relatively modern dwelling known as Field House located to the rear of The Hopper at the junction of Station Road and Field Road. As such, the proposed dwelling would not appear as an isolated or unrelated form of

development, but rather would read as a logical continuation of the established grain and pattern of built form in this part of the village.

5.17 The proposed additional dwelling adopts a more contemporary architectural approach, incorporating a palette of natural stone and metal cladding with a combination of pitched and flat roof elements. Whilst contrasting with the more traditional character of some nearby properties, the design has been carefully considered and the Council's Conservation and Design Officer raises no objection, recognising that the dwelling occupies a set-back location where a more contemporary form of development can be successfully accommodated without harming the character of the area. The proposed scale of the dwelling is comparable to that of the replacement dwelling positioned towards the front of the site and is considered appropriate to its context.

5.18 During the course of the application, amendments were secured in response to officers' concerns regarding the perceived width of the building and its relationship with the site boundaries. The revised plans reduce the overall width of the dwelling, resulting in a more comfortable fit within the plot and a greater sense of spacing around the building. Whilst the depth of the single storey projection has increased slightly to compensate for this change, this would be read as a subordinate element of the overall composition and would not give rise to any additional harm. On balance, the revised form and proportions of the dwelling are considered acceptable.

Impact on the Setting of the Heritage Assets

5.19 As the site lies within close proximity of the Kingham Conservation Area, the Council is required to have regard to the impact of the development on the character or appearance of the Conservation Area and its setting in accordance with policy EH10 of the West Oxfordshire Local Plan.

5.20 In addition, the original mill building within the Mill House Hotel complex on the opposite side of Station Road is considered to be a non-designated heritage asset by virtue of its historic and evidential interest. Paragraph 223 of the NPPF requires that, in determining applications that directly or indirectly affect non designated heritage assets, a balanced judgement should be made having regard to the scale of any harm or loss and the significance of the heritage asset. This approach is reflected in policies EH9 and EH16 of the Local Plan, which seeks to conserve and, where possible, enhance the significance of non-designated heritage assets and their settings.

5.21 In assessing the proposal, your officers have had particular regard to the contribution that the application site makes to the significance and setting of both the Kingham Conservation Area and the non-designated heritage asset. The site is located approximately 65 metres south of the Conservation Area boundary within an established residential context characterised by a mix of dwelling types, ages and architectural styles. As set out above, the replacement dwelling and the additional dwelling are considered to respond appropriately to the prevailing pattern of development and would sit comfortably within the street scene and wider settlement grain.

5.22 By virtue of their siting, scale, design and materiality, the proposed dwellings would not detract from the significance, appreciation or setting of either the Kingham Conservation Area or the former mill building. Your officers are therefore satisfied that the proposal would preserve the setting of these heritage assets and would accord with the statutory duty under Section 72(1) of the Act, the relevant provisions of the NPPF and policies OS2, OS4, EH9, EH10 and EH16 of the WOLP.

Impact on the Cotswolds National Landscape

5.23 Paragraph 189 of the NPPF and policy EH1 of the WOLP requires great weight to be given to conserving and enhancing landscape beauty in National Landscapes. In this case, given the nature and scale of the proposals and the residential context of the site, the proposed development will not have any visual impact beyond its immediate setting and will therefore conserve the landscape and scenic beauty of the Cotswolds National Landscape.

5.24 In exercising its duties under Section 85 of the Countryside and Rights of Way Act 2000 (as amended), the Council is required to seek to further the purpose of conserving and enhancing the natural beauty of the Cotswolds National Landscape. In this case, the proposal relates to an existing residential site located within the built-up area of Kingham and does not extend development into the surrounding countryside. The scheme would make efficient use of previously developed residential land within the settlement whilst respecting the established character of the area. When considered alongside the proposed landscaping and the absence of any identified adverse landscape effects, your officers are satisfied that the development would conserve the natural beauty of the National Landscape and would contribute towards the statutory purpose by directing development to an appropriate location within the existing settlement rather than creating pressure for development in more sensitive undeveloped areas.

Residential Amenities

5.25 Policy OS4 of the West Oxfordshire Local Plan seeks to ensure that new development does not have an unacceptable impact on the use and enjoyment of neighbouring land and buildings, including the living conditions of residential occupiers.

5.26 In respect of the replacement dwelling, the proposed building would broadly occupy the same position as the existing dwelling, albeit with a slightly larger footprint and an increased ridge height of approximately 1 metre. Whilst the dwelling would be taller than the existing property, the large outbuilding currently located along the northern boundary is proposed to be removed. Taking this into account, your officers are satisfied that the replacement dwelling would have a broadly comparable relationship with neighbouring properties to the north and would not result in an unacceptable sense of enclosure or overbearing impact.

5.27 A first-floor bedroom window is proposed within the northern-facing rear projection. Whilst this window would overlook part of the rear garden serving The Hopper, its outlook would primarily be towards the intervening car port structure and there are no habitable room windows within the east facing elevation of Field House. There are two other first floor windows facing neighbouring properties, but these serve bathrooms and your officers have imposed a condition to ensure these are obscurely glazed prior to occupation of the development. Given these circumstances, your officers are satisfied that the proposal would not give rise to a material loss of privacy.

5.28 With regard to Rosehaven to the south, the deepest element of the replacement dwelling would be positioned closest to this neighbouring property. However, a separation distance of approximately 7.6 metres would be retained between the side elevations, with the shared relationship further moderated by the intervening driveway. Furthermore, the rear projection would not extend beyond the existing rear building line of Rosehaven. Your officers are therefore satisfied that the proposal would not appear unduly overbearing and would not result in any significant loss of light or outlook to the detriment of the occupiers of that property.

5.29 Concerns have been raised in the representations regarding noise and disturbance associated with the proposed driveway. However, the access would serve a single dwelling only and the associated vehicle movements would be typical of a residential property. In the context of an established residential area, your officers do not consider that the proposal would result in an unacceptable level of noise or disturbance to neighbouring occupiers.

5.30 Turning to the proposed additional dwelling, this would be positioned broadly in line with the established pattern of development along Field Road. In relation to Clayton Cottage to the west, a side-to-side separation distance in excess of 10 metres would be maintained. Whilst a small first-floor bedroom window is proposed within the western elevation, this window would face the side elevation of Clayton Cottage and would be substantially screened by existing mature trees along the boundary. As such, your officers are satisfied that the proposal would not result in any material loss of privacy.

5.31 To the north, the single-storey projection would be located adjacent to the boundary shared with Field House. During the course of the application, the plans were amended to increase the separation distance between the new dwelling and the boundary by approximately 2 metres in response to your officers concerns. Given its single-storey form and flat roof design, this element is not considered to appear unduly overbearing, nor would it result in any unacceptable loss of light, outlook or privacy to the occupiers of Field House.

5.32 The southern elevation of the proposed new dwelling would face towards the rear section of the extensive L-shaped garden serving the dwelling known as Mon Reve. Given the size and configuration of that garden, together with the separation distances involved, your officers are satisfied that the development would not appear overbearing when viewed from the neighbouring property and would not give rise to any material loss of privacy or amenity.

5.33 Taking the above into account, your officers are satisfied that the proposed additional dwelling would provide an acceptable standard of amenity for neighbouring occupiers and would accord with the requirements of Policy OS4 of the West Oxfordshire Local Plan 2031.

5.34 Furthermore, your officers are satisfied that both proposed dwellings would provide a high standard of accommodation for future occupiers, benefiting from adequate internal floorspace and private outdoor amenity areas. The proposed dwellings meet the relevant minimum space standards set out within the Government's Technical Housing Standards and would therefore provide an acceptable living environment for future residents.

Highways

5.35 Following a request from the Local Highway Authority a revised plan was submitted relating to the access and driveway arrangements. The LHA has now confirmed that the proposals are acceptable and no objections are raised, subject to the imposition of conditions.

Ecology

5.36 The application has been submitted on the basis that the proposed dwellings constitute self-build development and are therefore exempt from the mandatory Biodiversity Net Gain (BNG) requirements. To ensure that the development qualifies for this exemption, officers have requested the completion of a Unilateral Undertaking to secure the delivery of the dwellings as self-build units.

5.37 Notwithstanding this, Policy EH3 sets out that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity. This includes protecting and mitigating for impacts on priority habitats, protected species and priority species, both for their importance individually and as part of a wider network. In this case, the Council's Ecologist is satisfied that the proposals are acceptable, subject to conditions to secure the appropriate ecological mitigation and enhancement measures that are required.

Flood Risk

5.38 The site lies within Flood Zone 1 and is therefore at low risk of flooding. A drainage strategy has been submitted in support of the application and reviewed by the Council's Drainage Engineer. Whilst further details have been requested, it has been confirmed that these can be secured through the imposition of a standard pre-commencement drainage condition. The applicant has agreed to this approach. Subject to the recommended condition, your officers are satisfied that an appropriate drainage solution can be secured and that the proposal would not result in an increased risk of flooding on or off the site. Consequently, the development is considered acceptable in flood risk and drainage terms.

CIL

5.39 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

5.40 As this is a self-build development, the applicant may apply for relief.

Conclusion

5.41 In light of the above assessment, the application is considered to be acceptable, subject to the conditions outlined and a legal agreement to secure the self-build element, and would comply with policies OS2, OS4, H2, H6, EH1, EH3, EH7, EH8, EH9, EH10, EH16 and T4 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide and the relevant provisions of the NPPF.

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 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.

4 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, 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.

5 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, AA, B and E shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect living conditions of the neighbouring properties and in the interests of visual amenity.

6 No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.

REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.

7 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.

8 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.

9 That, 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 details of the size, position and construction of the drainage scheme, details of the proposed water treatment measures and results of soakage tests carried out at the site to demonstrate the infiltration rate. The lowest infiltration rate (expressed in m/s) should be used for design.

The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance

flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

10 The development shall be carried out in accordance with the following measures and enhancement features. All the measures and features 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. Recommendations of section 4.10 and 4.12 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Sam Watson Ecology, dated March 2026;
- ii. Site clearance and construction shall be carried out in accordance with West Oxfordshire District Council's Biodiversity Specification #1 Precautionary Working Methods;
- iii. At least 1 no. swift bricks to be integrated / built-in to the north or eastern elevation wall of the new building at 1 metre intervals and in accordance with the council's Biodiversity Specification #3; and
- iv. At least 1 no. integrated / externally mounted bat box (e.g. tube, brick or access panel) to be installed into the southern or western elevation wall of the new building in accordance with the council's Biodiversity Specification #4.

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: To secure mitigation and enhancement in the interest of biodiversity.

11 Notwithstanding the submitted details and prior to above ground works, a soft landscaping scheme incorporating the planting of native shrubs and five new 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:

- A plan showing existing vegetation to be retained and safeguarded during construction;
- A plan showing the areas to be managed for biodiversity; and
- 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 secure enhancement in the interest of biodiversity.

12 In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.

REASON: To safeguard the character and landscape of the area and in the interests of biodiversity.

13 Before first occupation of the dwellings hereby permitted, the first floor window on the south elevation of Plot 1 (as identified on dwg no:PL-103) and the first floor window on the east elevation of Plot 1 (as identified on dwg no: PL-104) shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent property.

Notes to applicant

- 1 Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, separately. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.westoxon.gov.uk.
- 2 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Oxfordshire County Council's Local standards and guidance for surface water drainage on major development in Oxfordshire (V1.2 December 2021)
 - The local flood risk management strategy published by Oxfordshire County Council 2015 - 2020 as per the Flood and
 - Water Management Act 2010 (Part 1 - Clause 9 (1))
 - CIRIA C753 SuDS Manual 2015
 - The National Flood and Coastal Erosion Risk Management Strategy for England, produced by the Environment Agency
 - in July 2020, pursuant to paragraph 9 of Section 7 of the Flood and Water Management Act 2010.
 - Updated Planning Practice Guidance on Flood Risk and Coastal Change, published on 25th August 2022 by the
 - Environment Agency - <https://www.gov.uk/guidance/flood-risk-and-coastal-change>.
 - Non-statutory National standards for sustainable drainage systems (SuDS), published 19th June 2025.
- 3 **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 that mean that the biodiversity gain condition does not always apply. Based on the information available, this permission is considered to be one that will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development which is exempt.

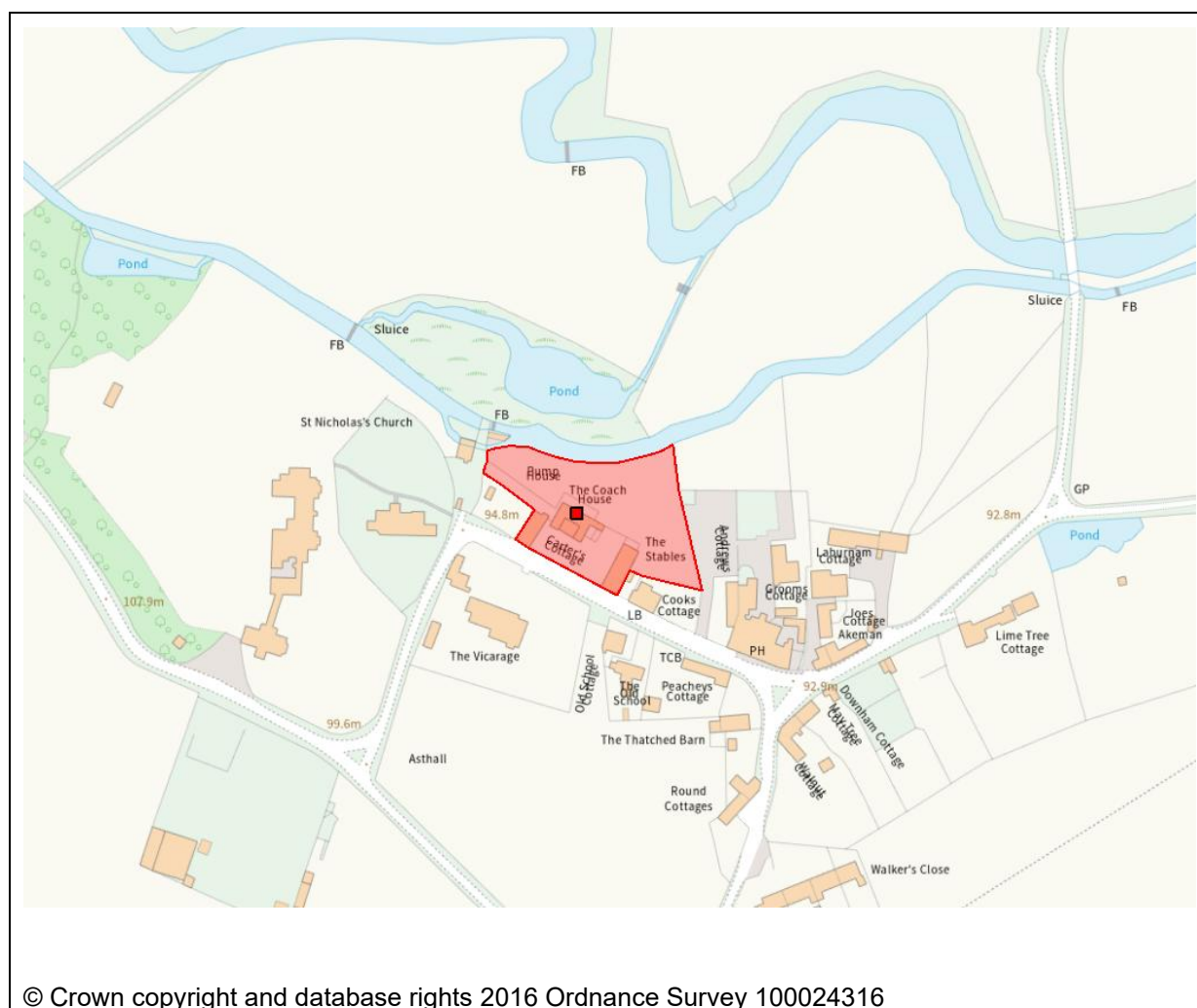
If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works, all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority, then these should be implemented. Otherwise, a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Contact Officer: Stephanie Eldridge

Date: 29th July 2026

Application Number	26/01276/HHD
Site Address	The Coach House Asthall Burford Oxfordshire OX18 4HW
Date	29th July 2026
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Asthal Parish Council
Grid Reference	428784 E 211392 N
Committee Date	10th August 2026

Location Map



Application Details:

Alterations and extensions to the Grade II listed Coach House and Stables, including internal and external alterations, a modest extension to the former stables, and a lightweight open sided link structure.

Applicant Details:

Mr Adam Bandeen
Asthall Coach House
Asthall
Burford
OX1 5BD

CONSULTATIONS

Parish Council

Asthall Parish Council object to the application.

The current application is an update of the 2018 planning permission which was granted but not carried out.

We understand the owner's wish to upgrade their accommodation but have the following concerns:

1. This application proposes to completely alter the stable area to provide bedrooms and bathrooms. The 'Arts and Crafts' influenced timber loose-boxes and associated furniture are original to the building. They have a high level of architectural interest and contribute to the evidential significance of the building. The loss of original and unique historic fabric is generally considered to result in a loss of significance that would adversely affect the historic character of the building. Stallage influenced by the Arts and Crafts movement are valued for their specific design, materials, and craftsmanship. Although the application talks about referencing the original layout in the creation of bedroom space, due to the loss of historic fabric and reorganisation of the stalls from their original plan form the proposals will inevitably result in a level of harm to the heritage significance of the building.

2. The proposed link connects the coach house, in reality Motor House, to the stables but does not appear to facilitate access. This calls into question the need for the link. At present the buildings sit together within the yard area and, despite their close association, clearly stand separate. This separation allows for views between the two towards the countryside beyond, highlighting their rural setting and providing aesthetic value. We feel that the link structure adversely impacts the setting of the listed buildings and the views beyond.

3. The view of the Motor House (Coach House) and Stables from both the fields, high road and the lane to Kitesbridge will be considerably changed by the proposed works again damaging the setting of the listed building within the conservation area.

4. In the Heritage Statement there is a photograph of Cooks Cottage which has recently been restored and updated. Previous stone extensions were removed and replaced with a contemporary flat roof extension which is visually intrusive. The proposed flat roof extension to the stable block, the link building and the proposed decking with pergola in this proposal will have a similar adverse impact. The pergola will hide the beauty and simplicity of the Motor House and will add an element of domesticity into the rural setting of these non-domestic buildings.

In summary we feel that the plans are inappropriate in such a central location in the village and therefore we wish to object to the plans as submitted.. The architect of these buildings was Charles Bateman and they provide a rare and outstanding example of Arts and Craft design on which this application would have an adverse impact.

2 REPRESENTATIONS

2.1 None received at the time of writing.

3 APPLICANT'S CASE

3.1 The applicant's agent has submitted the following statement:

'The applicant respectfully submits that these applications present a carefully considered, heritage-led scheme which will secure the long-term conservation and optimum viable use of the Grade II listed Asthall Coach House and Stables.

The proposals have not been developed as a departure from previous permissions but as a refinement of a scheme that was previously granted planning permission and listed building consent by West Oxfordshire District Council in 2018. The earlier approvals established the acceptability of alterations and extensions to the buildings, including the principle of physically linking the Coach House and Stables. The current scheme retains that overall concept while reducing intervention in the historic fabric and adopting a more restrained architectural approach.

The revised design removes a number of elements that were considered more intrusive within the earlier approved scheme and replaces the previously approved sunken glazed link with a lightweight, open-sided timber canopy. This significantly reduces visual presence, preserves the historic separation and hierarchy of the buildings, and ensures that the intervention remains clearly subordinate to the listed structures. The design has been guided by the principle that the historic buildings should remain the dominant architectural elements within the site.

Particular care has also been taken to minimise the loss of historic fabric. Within the former stables, historic loose-box partitions are retained and incorporated into the internal layout, helping to preserve the legibility of the building's original function and historic plan form. Existing stonework is retained

wherever possible and, where alteration is necessary, materials are carefully reused to maintain continuity and authenticity. Internal alterations to the Coach House have similarly been limited to those necessary to support modern residential occupation while preserving the character of the principal spaces.

The applications have been informed by a formal pre-application planning and heritage process with West Oxfordshire District Council. During that process, planning and conservation officers reviewed the proposals in detail and confirmed that the scheme was supportable in principle. Officer discussions focused on the design of the link structure, the stables extension and the treatment of historic fabric. Following those discussions, officers concluded that the lightweight link successfully preserved the identity and separation of the historic buildings and that the overall proposals represented an acceptable balance between conservation and adaptation.

The applicant notes that the applications have attracted no technical objections and that the Council's specialist conservation advice supports the proposals. This reflects the extensive care that has been taken to ensure that the scheme responds positively to the significance of the heritage assets and to the character and appearance of the Asthall Conservation Area. The proposals also include biodiversity enhancements through habitat creation, meadow management and opportunities for birds and bats, providing environmental benefits alongside the heritage benefits of the scheme.

The accompanying Heritage Impact Assessment concludes that the proposals would give rise to, at most, a very limited degree of less-than-substantial harm at the lowest end of the statutory spectrum. The applicant considers that any such harm is clearly outweighed by the substantial public benefits arising from the development, including securing the continued conservation, maintenance and viable long-term use of the listed buildings; retaining and revealing historic features; improving upon the previously approved design solution; and delivering biodiversity enhancements.

In summary, the proposals represent a sensitive and proportionate approach to the adaptation of an important listed building group. They preserve the special architectural and historic interest of the Grade II listed Coach House and Stables, preserve the character and appearance of the Asthall Conservation Area, and secure the long-term future of the heritage assets through a carefully considered conservation-led scheme.

For those reasons, the applicant respectfully invites Members to support the recommendations of the planning and conservation officers and grant planning permission and listed building consent.'

4 PLANNING POLICIES

OS2NEW Locating development in the right places

OS4NEW High quality design

H6NEW Existing housing

EH1 Cotswolds AONB

EH7 Flood Risk

EH8 Environmental protection

EH9 Historic environment

EH10 Conservation Areas

EH11 Listed Buildings

T4NEW Parking provision

DESGUI West Oxfordshire Design Guide

NPPF 2024

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

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

5 PLANNING ASSESSMENT

5.1 This application seeks consent for alterations and extensions, including internal and external alterations, an extension to the former stables, and a lightweight open sided link structure at the Coach House in Asthall.

5.2 The Coach House and its associated stables are both Grade II listed. These buildings were originally constructed in association with Asthall Manor House C.1920 and were granted consent to be converted to residential use in 1997. The site also falls within the Asthall Conservation Area and the Cotswolds National Landscape. The site is located in Flood Zone 1, but is in close proximity to the boundary of Flood Zone 2.

5.3 There is a corresponding listed building consent application (Ref: 26/01277/LBC) for the proposed works. The application is before Members of the Development Management committee as the views of the Parish Council are contrary to your officer's assessment. While in the case of a householder application this would still be a delegated matter in accordance with the Council's scheme of delegation, the associated Listed Building Consent would not, so your officers have brought both applications to the committee to be considered together.

Background Information

5.4 This proposal is an alternative scheme to that approved under references 18/01314/HHD and 18/01315/LBC which permitted 'Alterations to existing residential coach house, conversion and rear extension to the existing ground floor stables, and sunken glazed link extension'. These consents have now lapsed and are no longer extant.

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

- Siting, Design and Impact on the Heritage Assets
- Impact on the Cotswolds National Landscape
- Residential Amenities
- Highways Safety

Siting, Design and Impact on the Heritage Assets

5.6 As the property is a Grade II listed building, the LPA are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that considering development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses. Paragraph 212 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

5.7 Further, within a Conservation Area, the LPA are required to consider 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.

5.8 The proposal comprises three key elements:

- Internal and external alterations to include a small extension to the Stables to form new bedrooms;
- A new link extension; and,
- Internal and external alterations to the Coach House to include raising the roof of the attached kennel building.

5.9 The proposals have been subject to pre-application advice and your officers have worked closely with the Council's Conservation Officer to consider the design and heritage impacts.

Works to the Stables

5.9 The existing stable building currently comprises a mix of two storey residential living accommodation with the remainder of the former stables on the ground floor being used for ancillary storage purposes. The former loose box partitions and block stable flooring remain in situ. The previously approved applications (refs: 18/01314/HHD and 18/01315/LBC) permitted the enclosure of the existing loose box partitions with new stud work to form new bedroom walls. This application seeks instead to retain the partitions to form the primary bedroom walls but to flip them to the other side of the building so that the rooms benefit from natural light.

5.10 There is also an extension to the stables building proposed. The previous approval included a pitched roof extension and new fireplace with an associated chimney stack. The revised proposal is now designed with a flat roofed form and the chimney stack has been omitted. The glazed corner is to now be set back within a deep reveal. The multi-pane windows and doors will be retained with new openings designed to be simple, single paned units to avoid competing with the established fenestration.

5.11 Your officers are of the view that the overall rhythm of the internal layout will closely follow the original arrangement (albeit flipped to the other side of the building) and the majority of the original joinery would be retained. Further, the proposed extension will also retain as much of the historic fabric as possible and represents a less bulky addition compared with that previously approved ensuring that it is visually subservient to the main listed building. The new staircase will also be located comfortably within the historic footprint of the building.

5.12 While the works would result in some harm through the relocation of the partitions, the Conservation Officer is of the view that this has been approached sensitively and the fact that the partitions will remain exposed (rather than enclosed by stud walling as previously approved) is preferred.

5.13 Your officers consider that the proposed works to the stables would result in a low level of less than substantial harm to the character, appearance and significance of the heritage asset. This will be weighed in the planning balance required by the NPPF and Local Plan later in this report.

Link Extension

5.14 The previously approved 2018 scheme included a sunken, solid link extension with a flat roof. This has been significantly re-designed to propose a lightweight, open-sided timber canopy to provide a covered space between the Coach House and the Stables.

5.15 Your officers are satisfied that the open sided nature of the structure and its slim roof profile will ensure that the form and legibility of the separate buildings will be preserved - and this is considered to be less impactful on the setting of the listed building and wider Conservation Area than that previously approved.

Works to the Coach House

5.16 The main changes proposed to the Coach House include re-positioning the new fireplace and bathroom spaces, the introduction of an exposed roof pitch with a bed platform, and, most significantly, the raising of the roof of the attached kennel building. This is to be raised slightly to allow the use of the historic kennel doors (which are currently too low for practical use) and to enable the new link to tuck in beneath the eaves.

5.17 The Conservation Officer is satisfied that the internal alterations will not result in any loss or harm to the existing historic fabric. It is acknowledged that it would be preferable for the roof of the kennels addition to not be raised, but it does allow for the new link canopy to work and it also enables the historic kennel doors to be usable features. As such, this element is considered to result in a low level of less than substantial harm to the heritage asset which will be considered in the balance below.

Impact on the Asthall Conservation Area

5.18 In light of the above assessment, and having regard to the scale, form and nature of the proposed external alterations, Officers are satisfied that the character and appearance of the Asthall Conservation Area would be preserved. The concerns raised by Asthall Parish Council regarding views of the site from surrounding roads and fields, and views through the site towards the open countryside beyond, are acknowledged. However, both the Conservation Officer and Planning Officers consider that the proposed lightweight, open-sided link structure has been carefully designed to minimise its visual impact. Unlike the previously approved scheme, which proposed a more substantial enclosed form, the revised design maintains visual permeability and allows continued appreciation of views into, through and out of the site. Furthermore, the open-sided nature of the structure ensures that the Coach House and Stables remain clearly legible as separate historic buildings, thereby preserving their established relationship and contribution to the character of the Conservation Area.

Heritage Balance

5.19 Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.20 In this case, whilst the proposed works would result in some harm to the significance of the listed building, including the loss and alteration of a limited amount of historic fabric, your Conservation and Planning Officers are satisfied that this harm falls at the lower end of the less than substantial harm spectrum. The principal source of harm arises from the relocation of the original loose box partitions within the stables. However, it is recognised that conversions of this nature often result in the complete

removal or enclosure of such features. In this instance, the partitions are to be retained, remain legible within the building, and continue to express the historic function and layout of the former stables. Furthermore, the works will facilitate the continued and optimum viable residential use of the building by providing accommodation that better meets modern living requirements, including improved access to natural light. Officers therefore conclude that the long term heritage benefits associated with securing the sustainable use and conservation of the listed building outweigh the identified low level of less than substantial harm. As such, the proposal is considered compliant with the requirements of the NPPF and policies EH9, EH10 and EH11 of the West Oxfordshire Local Plan 2031.

Impact on the Cotswolds National Landscape

5.21 Paragraph 189 of the NPPF and policy EH1 of the WOLP requires great weight to be given to conserving and enhancing landscape beauty in National Landscapes. In this case, given the nature of the proposals and the residential context of the site, the proposed development will not have any visual impact beyond its immediate setting and will therefore conserve the landscape and scenic beauty of the Cotswolds National Landscape.

Residential Amenities

5.22 Given the nature, siting and scale of the proposed works, and the relationship of the dwelling with existing surrounding properties, your officers are of the view that the proposed works will not result in any detrimental impacts on the amenity of neighbours.

Highways Safety

5.23 Given the nature of the works proposed and the extent of off-street parking available on the site, your officers are satisfied that the works will not have any significant or harmful impact on highways safety or parking provision in the vicinity.

CIL

5.24 The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100sqm of new build that does not result in the creation of a dwelling and therefore benefits from Minor Development Exemption under CIL Regulation 42.

BNG

5.25 The proposal is exempt from delivering statutory biodiversity net gain as it is householder development.

Flood Risk

5.26 As the site is located within Flood Zone 1, and due to the modest nature of the works proposed, your officers are satisfied that the application is acceptable in these terms.

Conclusion

5.27 In light of the above assessment, your officers are of the opinion that, on balance, the proposals are acceptable and compliant with policies OS2, OS4, H6, EH1, EH7, EH9, EH10 and EH11 of the West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide and the relevant provisions of the NPPF.

6 CONDITIONS

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

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

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

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

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

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

Notes to applicant

- 1 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 and Protection of Badgers Act 1992.

All British bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, 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. A derogation licence from Natural England would be required before any works affecting bats or their roosts are carried out.

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between August and February, or only after the chicks have fledged from the nest.

In the event that your proposals could potentially affect a protected species, or if evidence of protected species is found during works, then you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works (with regard to bats).

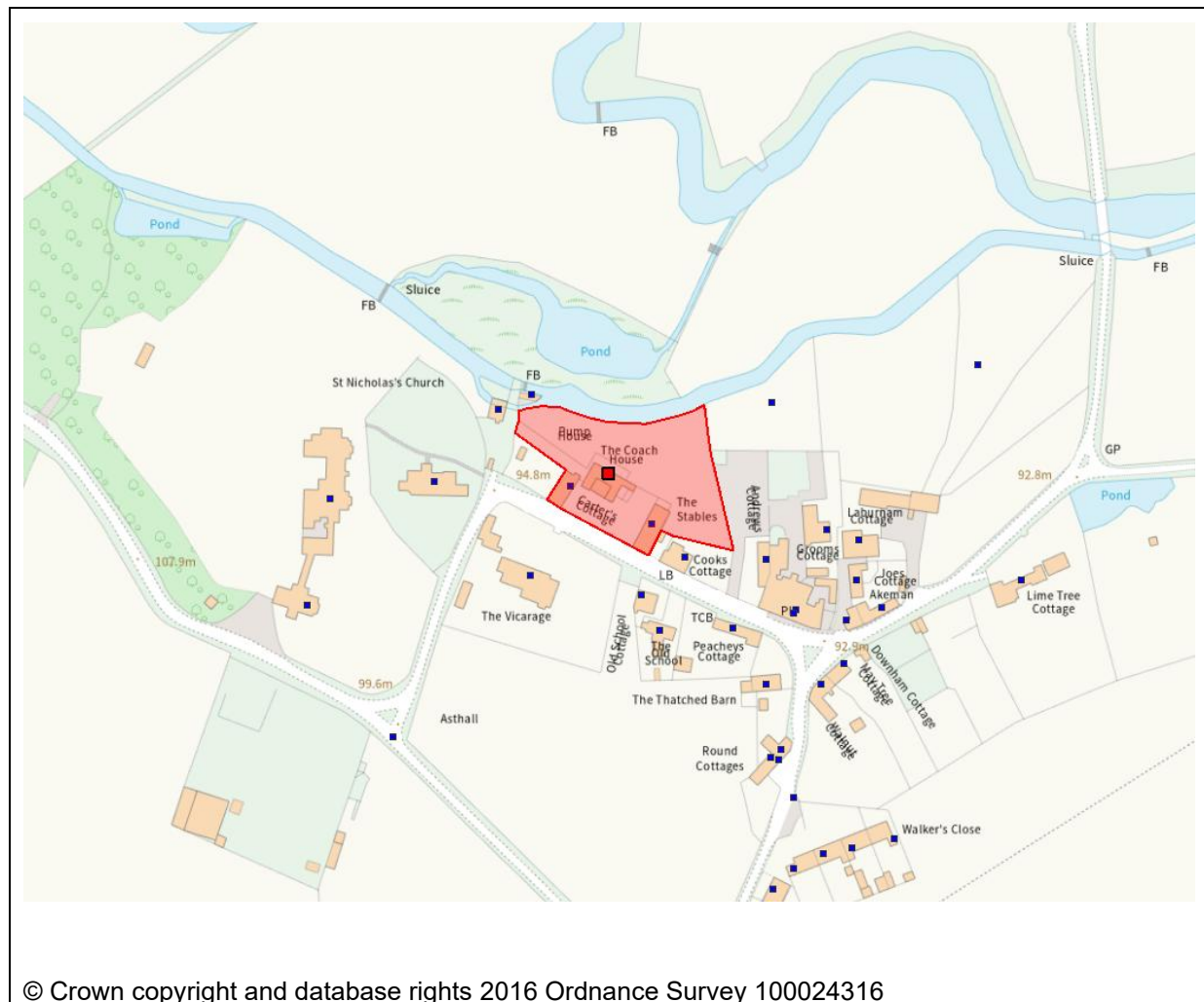
- 2 Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100sqm of new build that does not result in the creation of a dwelling and therefore benefits from Minor Development Exemption under CIL Regulation 42.

Contact Officer: Stephanie Eldridge

Date: 29th July 2026

Application Number	26/01277/LBC
Site Address	The Coach House Asthall Burford Oxfordshire OX18 4HW
Date	29th July 2026
Officer	Stephanie Eldridge
Officer Recommendations	Approve
Parish	Asthal Parish Council
Grid Reference	428784 E 211392 N
Committee Date	10th August 2026

Location Map



Application Details:

Alterations and extensions to the Grade II listed Coach House and Stables, including internal and external alterations, a modest extension to the former stables, and a lightweight open sided link structure.

Applicant Details:

Mr Adam Bandeen
Asthall Coach House
Asthall
Burford
OX1 5BD

CONSULTATIONS

Conservation And Design
Officer

No objections. The application is in accordance with what we agreed at pre-app. In summary:

The link: This is just about sufficiently ethereal to preserve the form of the separate buildings.

The kennels: It would be preferable for the roof not to be raised - but it does allow the new link to work. And it isn't a huge increase in volume - with the resultant form tending to preserve the essential character.

The stables: They would be relocating the former loose box partitions. But the majority of the original joinery would be retained - which is more than we usually see retained, as the form isn't easily suited to conversion.

So, on balance, this remains supportable from our point of view.

Parish Council

Asthall Parish Council object to the application.

The current application is an update of the 2018 planning permission which was granted but not carried out.

We understand the owner's wish to upgrade their accommodation but have the following concerns:

I. This application proposes to completely alter the stable area to provide bedrooms and bathrooms. The 'Arts and Crafts' influenced timber loose-boxes and associated furniture are original to the building. They have a high level of architectural interest and contribute to the evidential significance of the building. The loss of original and unique historic fabric is generally considered to result in a loss of significance that would adversely affect the historic character of the building. Stallage influenced by the Arts and Crafts

movement are valued for their specific design, materials, and craftsmanship. Although the application talks about referencing the original layout in the creation of bedroom space, due to the loss of historic fabric and reorganisation of the stalls from their original plan form the proposals will inevitably result in a level of harm to the heritage significance of the building.

2. The proposed link connects the coach house, in reality Motor House, to the stables but does not appear to facilitate access. This calls into question the need for the link. At present the buildings sit together within the yard area and, despite their close association, clearly stand separate. This separation allows for views between the two towards the countryside beyond, highlighting their rural setting and providing aesthetic value. We feel that the link structure adversely impacts the setting of the listed buildings and the views beyond.

3. The view of the Motor House (Coach House) and Stables from both the fields, high road and the lane to Kitesbridge will be considerably changed by the proposed works again damaging the setting of the listed building within the conservation area.

4. In the Heritage Statement there is a photograph of Cooks Cottage which has recently been restored and updated. Previous stone extensions were removed and replaced with a contemporary flat roof extension which is visually intrusive. The proposed flat roof extension to the stable block, the link building and the proposed decking with pergola in this proposal will have a similar adverse impact. The pergola will hide the beauty and simplicity of the Motor House and will add an element of domesticity into the rural setting of these non-domestic buildings.

In summary we feel that the plans are inappropriate in such a central location in the village and therefore we wish to object to the plans as submitted.. The architect of these buildings was Charles Bateman and they provide a rare and outstanding example of Arts and Craft design on which this application would have an adverse impact.

Historic England

No comments. Please refer to the Council's Conservation Officer.

2 REPRESENTATIONS

2.1 None received at the time of writing.

3 APPLICANT'S CASE

3.1 The applicant's agent has submitted the following statement:

'The applicant respectfully submits that these applications present a carefully considered, heritage-led scheme which will secure the long-term conservation and optimum viable use of the Grade II listed Asthall Coach House and Stables.

The proposals have not been developed as a departure from previous permissions but as a refinement of a scheme that was previously granted planning permission and listed building consent by West Oxfordshire District Council in 2018. The earlier approvals established the acceptability of alterations and extensions to the buildings, including the principle of physically linking the Coach House and Stables. The current scheme retains that overall concept while reducing intervention in the historic fabric and adopting a more restrained architectural approach.

The revised design removes a number of elements that were considered more intrusive within the earlier approved scheme and replaces the previously approved sunken glazed link with a lightweight, open-sided timber canopy. This significantly reduces visual presence, preserves the historic separation and hierarchy of the buildings, and ensures that the intervention remains clearly subordinate to the listed structures. The design has been guided by the principle that the historic buildings should remain the dominant architectural elements within the site.

Particular care has also been taken to minimise the loss of historic fabric. Within the former stables, historic loose-box partitions are retained and incorporated into the internal layout, helping to preserve the legibility of the building's original function and historic plan form. Existing stonework is retained wherever possible and, where alteration is necessary, materials are carefully reused to maintain continuity and authenticity. Internal alterations to the Coach House have similarly been limited to those necessary to support modern residential occupation while preserving the character of the principal spaces.

The applications have been informed by a formal pre-application planning and heritage process with West Oxfordshire District Council. During that process, planning and conservation officers reviewed the proposals in detail and confirmed that the scheme was supportable in principle. Officer discussions focused on the design of the link structure, the stables extension and the treatment of historic fabric. Following those discussions, officers concluded that the lightweight link successfully preserved the identity and separation of the historic buildings and that the overall proposals represented an acceptable balance between conservation and adaptation.

The applicant notes that the applications have attracted no technical objections and that the Council's specialist conservation advice supports the proposals. This reflects the extensive care that has been taken to ensure that the scheme responds positively to the significance of the heritage assets and to the character and appearance of the Asthall Conservation Area. The proposals also include biodiversity enhancements through habitat creation, meadow management and opportunities for birds and bats, providing environmental benefits alongside the heritage benefits of the scheme.

The accompanying Heritage Impact Assessment concludes that the proposals would give rise to, at most, a very limited degree of less-than-substantial harm at the lowest end of the statutory spectrum. The applicant considers that any such harm is clearly outweighed by the substantial public benefits arising from the development, including securing the continued conservation, maintenance and viable

long-term use of the listed buildings; retaining and revealing historic features; improving upon the previously approved design solution; and delivering biodiversity enhancements.

In summary, the proposals represent a sensitive and proportionate approach to the adaptation of an important listed building group. They preserve the special architectural and historic interest of the Grade II listed Coach House and Stables, preserve the character and appearance of the Asthall Conservation Area, and secure the long-term future of the heritage assets through a carefully considered conservation-led scheme.

For those reasons, the applicant respectfully invites Members to support the recommendations of the planning and conservation officers and grant planning permission and listed building consent.'

4 PLANNING POLICIES

OS2 Overall Strategy
EH9 Historic Environment
EH11 Listed Buildings

WODG West Oxfordshire Design Guide 2016

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

5 PLANNING ASSESSMENT

5.1 This application seeks listed building consent for alterations and extensions, including internal and external alterations, an extension to the former stables, and a lightweight open sided link structure at the Coach House in Asthall.

5.2 The Coach House and its associated stables are both Grade II listed. These buildings were originally constructed in association with Asthall Manor House C.1920 and were granted consent to be converted to residential use in 1997.

5.3 There is a corresponding householder planning application (Ref: 26/01276/HHD) for the proposed works. This application is before Members of the Development Management committee for consideration in accordance with the Council's scheme of delegation as the Parish Council's views are contrary to your officers assessment.

Background Information

5.4 This proposal is an alternative scheme to that approved under references 18/01314/HHD and 18/01315/LBC which permitted 'Alterations to existing residential coach house, conversion and rear extension to the existing ground floor stables, and sunken glazed link extension'. These consents have now lapsed and are no longer extant.

Impact on the Listed Building

5.5 As the property is grade II listed, the Local Planning Authority are statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

5.6 Section 16 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset - such as a Listed Building, or Conservation Area - great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213).

5.7 The proposal comprises three key elements:

- Internal and external alterations to include a small extension to the Stables to form new bedrooms;
- A new link extension; and,
- Internal and external alterations to the Coach House to include raising the roof of the attached kennel building.

5.8 The proposals have been subject to pre-application advice and your officers have worked closely with the Council's Conservation Officer to consider the design and heritage impacts.

Works to the Stables

5.9 The existing stable building currently comprises a mix of two storey residential living accommodation with the remainder of the former stables on the ground floor being used for ancillary storage purposes. The former loose box partitions and block stable flooring remain in situ. The previously approved applications (refs: 18/01314/HHD and 18/01315/LBC) permitted the enclosure of the existing loose box partitions with new stud work to form new bedroom walls. This application seeks instead to retain the partitions to form the primary bedroom walls but to flip them to the other side of the building so that the rooms benefit from natural light.

5.10 There is also an extension to the stables building proposed. The previous approval included a pitched roof extension and new fireplace with an associated chimney stack. The revised proposal is now designed with a flat roofed form and the chimney stack has been omitted. The glazed corner is to now be set back within a deep reveal. The multi-pane windows and doors will be retained with new openings designed to be simple, single paned units to avoid competing with the established fenestration.

5.11 Your officers are of the view that the overall rhythm of the internal layout will closely follow the original arrangement (albeit flipped to the other side of the building) and the majority of the original joinery would be retained. Further, the proposed extension will also retain as much of the historic fabric as possible and represents a less bulky addition compared with that previously approved ensuring that it is visually subservient to the main listed building. The new staircase will also be located comfortably within the historic footprint of the building.

5.12 While the works would result in some harm through the relocation of the partitions, the Conservation Officer is of the view that this has been approached sensitively and the fact that the partitions will remain exposed (rather than enclosed by stud walling as previously approved) is preferred.

5.13 Your officers consider that the proposed works to the stables would result in a low level of less than substantial harm to the character, appearance and significance of the heritage asset. This will be weighed in the planning balance required by the NPPF and Local Plan later in this report.

Link Extension

5.14 The previously approved 2018 scheme included a sunken, solid link extension with a flat roof. This has been significantly re-designed to propose a lightweight, open-sided timber canopy to provide a covered space between the Coach House and the Stables.

5.15 Your officers are satisfied that the open sided nature of the structure and its slim roof profile will ensure that the form and legibility of the separate buildings will be preserved - and this is considered to be less impactful on the setting of the listed building than that previously approved.

Works to the Coach House

5.16 The main changes proposed to the Coach House include re-positioning the new fireplace and bathroom spaces, the introduction of an exposed roof pitch with a bed platform, and, most significantly, the raising of the roof of the attached kennel building. This is to be raised slightly to allow the use of the historic kennel doors (which are currently too low for practical use) and to enable the new link to tuck in beneath the eaves.

5.17 The Conservation Officer is satisfied that the internal alterations will not result in any loss or harm to the existing historic fabric. It is acknowledged that it would be preferable for the roof of the kennels addition to not be raised, but it does allow for the new link canopy to work and it also enables the historic kennel doors to be usable features. As such, this element is considered to result in a low level of less than substantial harm to the heritage asset which will be considered in the balance below.

Heritage Balance

5.18 Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.19 In this case, whilst the proposed works would result in some harm to the significance of the listed building, including the loss and alteration of a limited amount of historic fabric, your Conservation and Planning Officers are satisfied that this harm falls at the lower end of the less than substantial harm spectrum. The principal source of harm arises from the relocation of the original loose box partitions within the stables. However, it is recognised that conversions of this nature often result in the complete removal or enclosure of such features. In this instance, the partitions are to be retained, remain legible within the building, and continue to express the historic function and layout of the former stables. Furthermore, the works will facilitate the continued and optimum viable residential use of the building by providing accommodation that better meets modern living requirements, including improved access to natural light. Officers therefore conclude that the long term heritage benefits associated with securing the sustainable use and conservation of the listed building outweigh the identified low level of less than substantial harm.

Conclusion

Therefore, your officers are satisfied that the works proposed will preserve the essential special architectural and historic interest of the listed building in accordance with Section 16(2) of the 1990 Act. The significance of the designated heritage asset will be sustained, in accordance with Section 16 of the NPPF.

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

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

3 No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

REASON: To preserve internal features of the Listed Building.

4 All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.

REASON: To preserve the architectural integrity of the Listed Building.

Contact Officer: Stephanie Eldridge

Date: 29th July 2026