

WEST OXFORDSHIRE DISTRICT COUNCIL

DEVELOPMENT MANAGEMENT SUB-COMMITTEE

Date: 7TH August 2026

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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24/03100/OUT	Land (E) 438356 (N) 212268 Common Road
26/00946/FUL	Hillside, Station Road, Kingham

Report of Additional Representations

Application Number	24/03100/OUT
Site Address	Land (E) 438356 (N) 212268 Common Road North Leigh Oxfordshire
Date	7th August 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

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).

Conditions

Officers would like to draw members attention to the following proposed amendments to the Officer Committee Report and conditions.

Minor amendments to the drafting of conditions 6, 10, 11 and 12 as follows. The substantive elements of the conditions remain unchanged.

- 6) *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 prior to the commencement of development of that access 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.

- 10) *Prior to the first 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) *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.

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) *Prior to the commencement of each phase 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.

Planning Obligations and CIL

It has been brought to the attention of officers that some of the S106 contributions listed in the report are based on the figures required based on the scheme as submitted in Jan 2025 (up to 115no. dwellings and before the construction of the Shores Green Slip Road). In light of the scheme having been reduced to up to 80 units, the following corrections are made:

Highway Works Contribution of **£318,485** towards infrastructure and Local Cycling and Walking Infrastructure Plan (LCWIP) schemes serving the development site.

Public Transport Services Contribution of **£106,080** towards maintaining and enhancing the frequency of the bus service serving the site.

Otherwise, the figures in the committee report have been correctly adjusted.

Application Number	26/00946/FUL
Site Address	Hillside Station Road Kingham Chipping Norton Oxfordshire OX7 6UH
Date	7 th August 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

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

Additional Information:

Following publication of the Officer's Report, officers have reviewed and updated the wording of Conditions 3 (Schedule of Materials), 6 (Materials), 7 (Car Parking), 8 (Access), 9 (Surface Water Drainage Strategy), 10 (Ecological Enhancements), 11 (Landscaping Scheme) and 13 (Windows) to better reflect the intended delivery strategy for the development.

Members will note that the proposal comprises two self-build plots which, if planning permission is granted, are intended to be delivered independently of one another. The revised wording introduces appropriate flexibility in relation to the timing and phasing of the relevant conditions, enabling details to be submitted and discharged separately for each plot where appropriate, whilst continuing to ensure satisfactory control over the development as a whole.

Please see below the revised schedule of conditions in full:

- 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 on each plot, a schedule of materials (including samples) to be used in the elevations and roofs of that plot 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 relating to that plot 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 on each plot (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of that plot 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 for each plot 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 that plot hereby approved.

REASON: To ensure a safe and adequate access.

- 9 No development of an individual plot, other than demolition and site clearance, shall commence until a full surface water drainage scheme for that plot has been submitted 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 on each plot shall be implemented in full before the plot 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 on each plot, a soft landscaping scheme relating to that plot 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 Plot 1 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.