



North Leigh Parish Council
Serving North Leigh, East End, New Yatt and Wilcote

26 Eaton Village
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MINUTES of the Parish Council Meeting of North Leigh Parish Council (NLPC) held on Thursday 17th September 2024 at 7:30pm in the Memorial Hall

Councillors Present: Andy Clements (Chair), Councillors Carol Frost (CF), David Harris (DH), Kevin Swann (KS), Sarah Veasey (SV and District Councillor), Fran Jeffes (FJ), Julie Minch (JM), Malcolm Shead (MS) and Robert Gunn (RG)

In attendance: Allison Leigh, Clerk, Liam Walker (County Councillor)

123/24. Apologies for absence: None

124/24. Declarations of interest: None

The Chairman noted the following:

- The Parish Council cannot comment at this stage as the application for the land off Common Road has not been lodged with the District Council.
- NLPC did invite Lioncourt to attend, but they declined.
- West Oxfordshire cannot demonstrate that they have a 5-year housing supply which may mean that upcoming applications could be approved. Based on this, the Chairman asked attendees for any thoughts on how they might wish any s106 settlement monies to be spent should the development go ahead.

The Chairman turned over to DH. DH noted the following:

- West Oxfordshire District Council (WODC) cannot meet their housing supply target, so it tilts the balance in favour of approval of planning and this was the crucial factor in the Manor Oak planning appeal.
- He suggests residents contact the leader of the Council and ask him to sort the housing supply. He suggested contacting the MP as well.
- This development is currently a proposal - they have not made an application yet.

125/24. To hear views from members of the public with regards to the proposals from Lioncourt Strategic for new homes on land off Common Road, North Leigh:



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Approximately 40 people were in attendance.

<u>Resident Comments</u>	<u>NLPC response (when required)</u>
Would the Grampian Clause apply to this development should it go ahead?	DH noted that this would most likely apply. He noted that this means that the houses wouldn't be built exacerbating the issue of the housing target.
Who owns the land?	NLPC understands it is part of the Webb family trust.
How many houses have planning permission in the village which have not yet been built?	120
How many houses have been built/agreed in Long Hanborough/within a 3-mile radius? There is concern about infrastructure and traffic on the A4095.	NLPC does not have the data on the housing in and around the area.
Access to the proposed development was raised as an issue	NLPC confirmed this is a car-led development.
What is going to be done to stop major air pollution?	NLPC noted there is not a lot they can do, but noted the biggest pollutant this development would cause would be that from cars.
Could NLPC consider a judicial review?	NLPC noted they do not have funds for this.
We objected to Manor Oak and where did that get us?	NLPC noted that this is down to the housing target, but that it is always important for residents to send in their views.
What is the District Councillor doing to address the failure of WODC to maintain	SV stated that under the new Labour administration at Westminster, annual



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a 5 year housing land supply, given that the lack of a 5 year housing land supply leads to a tilted balance in favour of approving opportunistic planning in villages such as North Leigh ?

housing targets for West Oxon have nearly doubled from 549 to 889 houses per annum, and West Oxon are also being asked to take surplus housing capacity from Oxford City which will affect the housing requirements under WOLP 2041 which is now delayed. Failure to achieve a 5 year housing land supply is due to the lack of progress on the 4 key sites in WOLP 2031. This has resulted in multiple smaller opportunistic housing developments being approved in many of the villages of West Oxfordshire and North Leigh has already taken a disproportionate share of this development. She said that she is constantly lobbying officers and councillors at WODC to make them aware of the disproportionate burden of a 40% increase that has already been taken by North Leigh which is one of 36 villages in West Oxon and said that the other villages should catch up with a proportionate increase in their housing before North Leigh should take more. North Leigh also has very limited infrastructure (including TW sewage provisions) which should be address first. She has also has asked questions to the coalition at WODC regarding the delays on the key large sites as well as proposing updates to the Settlement Sustainability report which ranks North Leigh as a very sustainable village for new planning based on data that is



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	inaccurate and also 8 years out of date. She also said that she supports the progress of the NL Neighbourhood Plan which will enable the residents to earmark key green spaces around the Parish which will help to preserve these areas.
	DH noted that the Neighbourhood Plan Committee is progressing well and there will be a consultation on this for residents.
Where will people work/come from – who are the people who will live in these developments.	The Chairman noted that as a country the UK has not building enough houses for many years.
Do we know when sewage works will be upgraded?	The District Councillor noted that it may be 2027, but this is unknown.
What is next step in Manor Oak application?	
What is best thing residents can do to prevent Lioncourt from putting in application?	If an application is made, DH encourages everyone to comment, and all are welcome to attend any meetings held by NLPC.
	It was noted that NLPC will invite the MP to visit the village.
Agricultural land: It was noted that there isn't enough land to feed people and that we should not be taking away agricultural land if it is providing food for the nation.	DH noted that the new National Planning Policy Framework (NPPF) may talk about building on the green belt.
Shouldn't brownfield sites be used for solar farms? The question is to where the sites would be located. Another	RG noted it is cheaper for developer to build on pristine land rather than brownfield site.



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resident noted there are no brownfield sites in the village.	
Would Estelle Manor consider purchasing the land? Where will the new location for the football club be?	The Chairman noted that there is another piece of land which has been put forward for the football club.
How is the school coping? A resident is concerned about future children/residents.	The Chairman noted that the headmaster informed him that the school has capacity.
A resident asked about council houses.	DH noted that on any development 40% has to be affordable housing and that the current government would like to increase this to 50%. There are different levels of ownership such as shared ownership and rented accommodation.
Can affordable house be sold on?	DH noted that shared ownership could sometimes be sold on. There was a requirement for the ownership percentage to be staircased up to 100%
What the majority leadership of WODC?	<p>The District Councillor noted there are:</p> <ul style="list-style-type: none"> - 21 Lib Dem Councillors - 13 Conservative Councillors - 11 Labour Councillors - 4 Green Party Councillors <p>There is no overall majority by one party but there is a Lib Dem, Labour, Green</p>



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	coalition in place that together has the majority.
	DH noted there are bodies that would be interested in this and if an application goes in, the PC can get in touch with them.
Does developer have an obligation to test an application against organisation such as CPRE?	DH noted that they do not.

The Chairman thanked residents for attending and noted that NLPC will keep residents informed via the website, mailing list, Facebook and noticeboards, where possible.

He asked residents to please make notes on their way out of the meeting and/or email the Clerk with any suggestion for S106 monies.

The meeting closed at 8:40pm.