



26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



To all members of the Planning Committee: You are hereby summoned to attend the Meeting of the Planning Committee of North Leigh Parish Council (NLPC) on Thursday the 24th September 2026 at 7:30pm in the Turner Hall for the purpose of transacting the following business.

Allison Leigh, Parish Clerk
17th September 2026

20/26. Apologies for absence

21/26. Declarations of interest

22/26. Minutes: To consider the [minutes of the meeting of the meeting of the Planning Committee of the 25th August 2026](#)

23/26. Public Forum:

24/26: Planning Applications: Planning applications can be viewed on West Oxfordshire District Council's (WODC) website: [View and comment on planning applications - West Oxfordshire District Council](#)

i. To consider the following planning matters:

a. 26/02035/RES

Land South Of 1 New Yatt Road North Leigh

Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 27 dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure, and approval of details for conditions 6, 7, 9, 13 and 14, all pursuant to outline planning permission reference 23/00794/OUT (Appeal decision APP/D3125/W/23/3333133)

23/00794/OUT: Outline planning application (with all matters reserved except for means of access) for the erection of up to 43 residential dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from New Yatt Road (amended plans)

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



b. 26/01923/HHD

3 Perrott Close North Leigh

Alterations to include the application of coloured render to external walls

c. 26/02103/HHD

6 Bridewell Close North Leigh

Erection of a single storey rear extension, erection of a front porch, part conversion of the loft with formation of a front dormer, alterations to fenestration, and associated works.

d. MUGA, Akeman Road: To consider the proposed design for the MUGA to be provided by the developer of the Rectory Rise development as part of their S106 provision. See Attachment 1.

e. Removal of hedge for Thames Water works: To consider any comments on the following application:

Mott MacDonald Bentley have been commissioned by Thames Water to carry out upgrade works on the New Yatt Rising Main, New Yatt, Witney, OX29 6TG, hereafter referred to as the 'Site'. The works form part of a wider programme to replace ageing and deteriorating assets as well as improve network resilience, operational reliability, and compliance with Thames Water Asset Standards.

The proposed rising main route follows an alignment through agricultural land to the north of the existing rising mains route, broadly following an existing trunk water main corridor.

The new below ground rising main will start at the New Yatt Sewage Pumping Station (SPS) (NGR: SP37501325), after which it will travel across third party agricultural land ending at a manhole (MH1201) along Green Lane (NGR: SP38151321).

The majority of the route will be undertaken using a horizontal directional drilling (HDD) methodology, meaning that impacts to adjacent trees and hedgerows will be avoided. However, towards the end of the route, the rising main will need to cross the boundary between an agricultural field and Green Lane using an open-cut method due to congestion of services in Green Lane. This will require the



26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



removal of 8m of hedgerow along this boundary, hence requiring Hedgerow Removal Notice under the Hedgerow Regulations 1997.

Further information can be found on the Parish Council website: [Planning Committee meeting – 24th September – North Leigh Parish](#)

ii. To note the comments made following the recent meetings of the Planning Committee of NLPC:

26/01882/OUT (Elivia Homes)

Land To The West Of Common Road, North Leigh

Outline planning application for the demolition of a single dwelling (No.18 Common Road), the formation of a new vehicular access, and the erection of up to 75 dwellings, together with new public open space, a footpath connection to the PROW on Heath Farm Lane, a pumping station and all associated works. All matters reserved except for access (excluding internal roads).

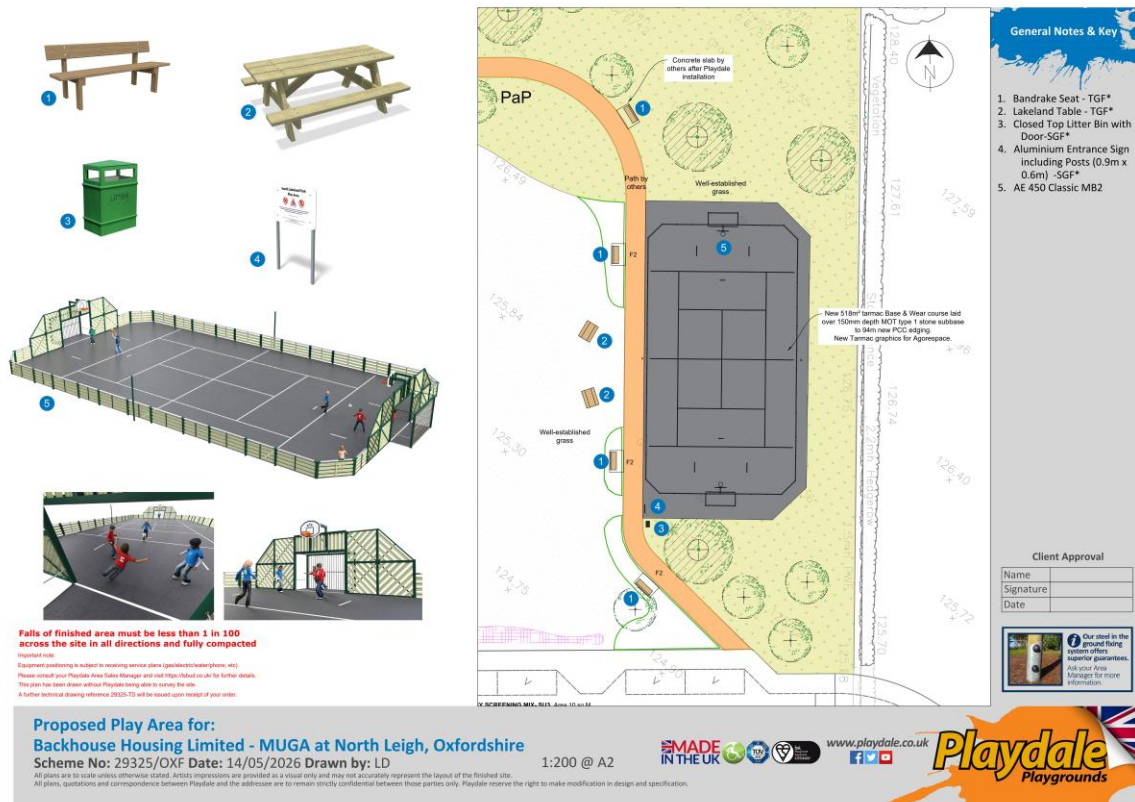
See Attachment 2.

25/26. Other planning updates: To have updates on any further planning matters

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



Attachment 1





26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



Attachment 2

At the present time WODC cannot meet its 5 year Housing supply. As a result the NPPF tilts the balance in favour of development. However the harms caused if this application is granted far outweigh any possible benefits. Furthermore the NPPF is not a Pick N Mix; the applicants cannot rely on one part and argue this overrides the other NPPF policies nor WODC policies and the emerging North Leigh Neighbourhood Plan as well as the clear opposition to this application. Great emphasis is placed on achieving Sustainable Development-paras 7-14-and what is quite clear is that this application cannot come anywhere near meeting these requirements. Furthermore this is a purely speculative application in no way is it Market Led. The development is not high quality and as can be easily demonstrated, lip service only is paid to energy , water and drainage management and environmental considerations. This would be a backland development encroaching into green areas of the village and has a significant impact on the Linear setting of the village. Furthermore it would set a very dangerous precedent for development not only in North leigh but every village in the WODC area.

For the avoidance of doubt the NPPF 2026 was in a draft format when this application was submitted but came into force in the middle of August 2026. However it is clear the NPPF 2026 applies to ALL applications made before it came into force if undecided

The Applicants have submitted a report on the need for Affordable Housing. However the focus in the report is on the requirement for Affordable Housing in the WODC area as a whole and pays great attention to the NPPF 2024 which has of course now been replaced by the NPPF 2026. No mention is made of the 122 dwellings where permission has been granted but development has yet to start. This would of course provide around 48 Affordable Homes. A survey of the requirements of North leigh for affordable housing has not been provided which is significant. The report says affordable housing is needed but this relates to both the WODC area and nationally. very limited weight should therefore be given to this aspect.

North leigh is classed as a Tier 3 Village which means limited development. In recent years 181 New Homes have been built and 122 Consented but not yet started. this is a significant increase, around 40%. Contrary to what the Applicants state North leigh has very limited facilities. A Memorial Hall within which is a small shop and Post Office the size of an average living room and a small library open 11 hours a week . There is one Pub and a Primary School. Hardly an indication of Sustainable Development. Furthermore in the recent Statutory Consultation on the Neighbourhood Plan, Witney Town Council in their response stated "The plan presents a clear and ambitious vision for the area. However the Town Council does have concerns about the potential impact of future development on



26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



Witney particularly in terms of infrastructure. As North Leigh's principal service centre it is therefore important that any additional development considers the cumulative impact on transport health, education and other essential services relied upon by residents of both communities". We are struggling to see how this has been addressed in this application and is yet another example this development being unsustainable.

The consented developments referred to above all have a Grampian Clause in the permission related to sewage disposal to the effect that no new houses can be occupied until Thames Water have upgraded the system. From the current information available any upgrade is unlikely to take place before 2030 and this may only be an upgrade to cover existing capacity. No date has been provided by Thames Water for improvements required to handle the increased sewage capacity of this development, or indeed any additional housing developments. It is therefore clear that if permission is granted there could be no occupation until at least 2030 if not later. The applicants have devoted a very limited comment on this subject, in fact only four paragraphs 6.132-6.135 in the Ridge report and around a third of an A4 page.

The PC also has considerable concerns as to the proposed Access. Common Road is already a busy road at peak times and this new Access is virtually opposite the entrance to Windmill Road so in effect a Crossroads. It will be an accident waiting to happen.

It should be noted that this site is not allocated in the current WODC Plan nor in the current draft WODC 2043 Plan. It is also noted there was a Pre-application but in July 2023, some 3 years before this application was submitted and where many adverse comments were made.

The proposal is for housing development on a predominantly greenfield site on the edge 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. Minor 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



26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496



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. Consequently, we ask WODC to reject this application.