

**DRAFT MINUTES of the Meeting of the Planning Committee of North Leigh Parish Council (NLPC)
held on Tuesday the 25th August 2026 at 7:30pm in the Turner Hall**

Councillors Present: Temporary Chair of the Planning Committee Andy Clements, Councillor Kevin Swann (KS) and Robert Gunn (RG) (Chairman of the Parish Council)

In attendance: Allison Leigh, Clerk, District Councillor Sarah Veasey, County Councillor Liam Walker

The Chair noted that there are 2 vacancies for a Parish Councillor. He noted that the Parish Council represents the parishioners and becoming a councillor allows for being part of the voice of residents.

14/26. Apologies for absence: David Harris and Malcolm Shead

15/26. Declarations of interest: None.

16/26. Minutes: The minutes of the meeting of the meeting of the Planning Committee of the 21st July 2026 were agreed and duly signed.

17/26. Public Forum: Nearly 50 members of the public were in attendance.

- Residents thanked West Oxfordshire District Council (WODC)'s Development Management Sub-Committee for their decision on Lioncourt.
- The Chair of the NLPC Planning Committee noted that comments on Elivia Homes are due by 4th September. He noted that the volume of comments will be taken into account by WODC; 150 + would be good.
- It was noted that there is no known plan for an upgrade to the sewer system at this time.
- The issue of a tree being taken down by the developer without permission was discussed. It was noted that there will be compensation for tree taken down. The developer will face consequences should any further trees and/or hedges be removed. It was noted that a resident was told a Tree Preservation Order is unlikely due to the proximity to the development.
- There are natural springs in the area. This development will lead to further flooding.
- The width of access is not appropriate/sustainable.
- It was noted that the land behind Common Road is considered to be backland development.
- It was noted that the Local Plan is out of date new plan hasn't been approved. The emerging Neighbourhood Plan (NP) does not carry full weight until it is adopted.
- KS noted that the NP needs more volunteers to move the project through the next stages. The NP Committee is hoping to get it through to the next stage by the end of October.

18/26: Planning Applications:

i. The Committee considered the following planning matters:

a. 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).

The Committee resolved to object to this planning application. The Committee will object on similar grounds to those comments on the Lioncourt planning application.

The Committee will put wording on the NLPC website by 26/8 which lays out the WODC Local Plan 2031 principles and core objectives. The Committee will craft an objection for the Clerk to submit following this meeting in line with the Scheme of Delegation.

The regular Chair of the Planning Committee will write the objections.

Robert Gunn repeated the Chair's plea for Parish Councillors and NP Committee members.

b. Witney Infrastructure Neighbourhood Group (WING): To consider the following:

- i. The Committee resolved to support WING in the submission of a response to WODC planning application 24/00482/OUT that provides a detailed and evidence-based challenge to Oxfordshire County Council's consultation response dated 10 July 2026.
- ii. The Committee noted that a draft of WING's document has been circulated to the ten councils that make up the WING collaboration.
- iii. The Committee noted that the Planning Committee of NLPC has reviewed this draft and agrees fully with the contents of it.

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

a. 24/00482/OUT

North Witney Strategic Development Area New Yatt Road Witney Oxfordshire
Outline planning application for a residential-led mixed-use development (Use Class C3 / C2), a 2.2ha primary school (Use Class F1), and up to 400m2 community use and/or co-working hub and/or shop (Use Class E and F2) and Northern Distributor Road with creation of new vehicular access off Woodstock Road, New Yatt Road and Hailey Road and provision of public open space with associated infrastructure and earthworks. (All matters reserved except accessibility to the site, for vehicles in terms of the positioning and treatment of access to the site)

Response from the Planning Committee of NLPC: See Attachment 1.

19/26. Other planning updates:

- i. The Committee noted the refusal of 25/03100/OUT (Lioncourt) at the Development Sub-Committee meeting of West Oxfordshire District Council.

The meeting closed at 20:13.

Attachment 1

24/00482/OUT

Response from the Planning Committee of NLPC

The WODC Local Plan 2031 identifies Witney North as a housing development site and has been allocated 1,400 homes. The current application is for 1250 homes and from reviewing the application it would seem the reduced number is linked to a reduction in the required infrastructure.

The policy has several key considerations including flood risk and transport impact. In particular it states the West End Link Road could offer the dual role not only in terms of transport but also in terms of flood risk mitigation.

Traffic impact is regarded as a key consideration and states the West end link and Northern Distributor road along with other strategic highway measures proposed at Witney will have a number of tangible benefits as well as mitigating the impact of the proposed development.

The latest proposal does not include the West End Link Road and looks to class the Northern Distributor Road as a primary route as opposed to a Distributor Road. This is totally unacceptable. As demonstrated above the Link Road forms part of the current WODC Local Plan and is repeated in the current draft 2043 Local Plan. Furthermore, it is contrary to the requirements of the current draft NPPF 2026.

Policy TR3 requires any new development to be located where it can support sustainable patterns of movement. Paragraph 1b states "opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount of density of development which can be accommodated".

Policy TR6 states "Development proposals that are likely to generate significant amounts of movement should be supported by a Transport statement or assessment proportionate to the nature and scale of the development and the likely impact".

"all development proposals should be capable of proceeding without having a severe impact on the transport network (in terms of capacity and congestion...) or an unacceptable impact on highway safety.

It is clear in view of the scale of the development that the application cannot possibly comply with policy TR3 and therefore policy TR6 becomes very material. However, the application in view of the comments above the Applicants are not compliant with policy TR6 either.

There is also the significant impact the application will have on the surrounding villages.

We are concerned about the junction between the Northern Distributor Road and the New Yatt Road. The map shows it as a staggered junction but does not indicate how traffic would flow through this junction or the type of vehicles that would be permitted to use this junction.

OCC has carried out modelling of the flow of the traffic through Witney that might be generated by this development, but this work cannot be deemed to be sufficient until further modelling studies have been undertaken showing how this flow links into traffic flowing through the New Yatt Road junction and to and from the adjacent villages such as North Leigh, Ramsden, Poffley End and other neighbouring villages.

Education

The proposal currently only includes additional primary education facilities. In addition, to primary education facilities, the size of the development would also require additional secondary education facilities. North Leigh Parish Council would object on the grounds that the proposed additional education facilities are not sufficient to serve a development of this size.