



277_06 JA_SP_YG

30 January 2015

Ms H Wiseman
Senior Planner
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
OX28 1PB

Dear Ms Wiseman

Planning Application Ref: 14/1234/P/OP Land south of the A4095, Long Hanborough, Oxfordshire: Outline application for the erection of up to 169 dwellings; a new doctors' surgery, to be up to 740 sq metres in size, with around 27 parking spaces; with access from the Witney Road, plus open space, and associated works.

1. Introduction

1.1 A planning application was submitted on the 20th August 2014 to create a new neighbourhood for Long Hanborough, consisting of up to 169 dwellings with access from Witney Road, open space and associated works.

1.2 An Addendum to the Planning Statement was submitted to the Council on the 16 October 2014, which provided an update to the Council on issues brought up by third part consultees, members of the public, and other matters requiring consideration since the application was submitted, such as the Council's assessment of its 5-year housing land supply.

1.3 Since that time there has been further negotiation with regard to infrastructure provision and how the necessary improvements, particularly to health and education provision could be made. This addendum seeks to update the Council on the outcome of these negotiations and to provide an update on Pye Homes Ltd's view of the current five year housing land supply in West Oxfordshire.

2. New Doctors Surgery

2.1 The current doctors surgery at Long Hanborough has a floor area of 273.1 square metres, and serves a population of 5,480 residents. Both NHS Property Services and Long Hanborough Medical Centre have confirmed that there is no capacity at Long Hanborough Medical Centre to accommodate the increase in population that would result from the Pye Homes Ltd application. They have also stated that it would not be possible to extend the current medical centre as this would result in the loss of car parking spaces.

Partners

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2.2 Accordingly an amendment to the scheme is proposed and land has been allocated for a doctors' surgery on the frontage to Witney Road. This is shown on plans 13136 (B) 120 Revision A (Indicative Site Layout) and 13136 (B) Revision B (Indicative Site Layout Tenure), which are submitted with this letter and replace drawings 13136 (BV) 120 and 13136 (B) Revision A submitted with the original application. The surgery as shown on the plan would have a floorspace of approximately 740 square metres and 27 parking spaces are shown, which would include three for people with disabilities and a drop off for 1 - 2 cars. This compares with the current floorspace of 273.1 square metres and 12 parking spaces. The floorspace of the surgery is more than is currently required when measured against NHS standards, but has been future proofed to ensure that there is adequate provision available for future population increases.

2.3 The new surgery details have been submitted to the Long Hanborough Medical Centre, and the partners are agreeable to the principle of relocating the surgery and the particular location identified for it. The 27 parking spaces proposed are in line with the surgery's requirements. If further spaces are required there is scope for a limited number of extra spaces to be provided.

2.4 Infrastruct has confirmed that the doctors' surgery can be provided without an adverse impact on drainage and that the flood exceedance route could easily be accommodated within a swale to one side of the doctors' surgery; Lockhart Garratt have confirmed that it would not adversely impact on the existing hedgerow along Witney Road¹; while DTA has assessed the transport implications and concluded that there would not be a significant adverse impact.

2.5 Regarding delivery of the surgery, the intention is that the Vanbrugh Unit Trust and Pye Homes Ltd would gift the land to the Long Hanborough Medical Centre and construct a shell before the 40th private dwelling is sold. The NHS and doctors' surgery would take responsibility for the internal works and equipping the surgery. The details will need to be subject to further negotiation and an agreement, which would be concluded before a reserved matters application is made.

2.6 The proposals represent a really significant benefit to all residents of Long Hanborough. The current doctors' surgery has a floorspace of only 273.1 sq m while serving 5,480 patients, when according to NHS standards a surgery serving this number of patients should have a floorspace of 455 sq metres. As there is no opportunity to expand on the existing site, providing a replacement represents an opportunity to address this problem and also to provide capacity for future increases in population in the village. The opportunity to make this provision only arises because the site is of a sufficient scale to make this possible, and will not arise on smaller development proposals in the village which will still have a cumulative impact on the doctors' surgery.

2.7 Because of this amendment to the scheme the description of the proposed development has been amended to: **Outline application for the erection of up to 169 dwellings; with a new doctors' surgery, to be up to 740 sq metres in size, with around 27 parking spaces; with access from the Witney Road, plus open space, and associated works.**

¹ Lockhart Garratt state on the attached plan 3607/14/D14-2273 that the 'total root protection area (RPA) of the retained hedgerow (H1) is 330m². The approximate encroachment into the RPA of this hedgerow through the proposed construction of car parking spaces is 8.3 m². This equates to a total encroachment of 2.5% of the total RPA. It is considered that this will have no adverse impact on the long term sustainability of this hedgerow, providing protection measures are put in place to protect the remaining RPA.'

3. Education

3.1 Oxfordshire County Council has stated that expansion of the Long Hanborough primary school will be required as a consequence of the proposed development.

3.2 The applicant has met with Oxfordshire County Council; the head teachers at Long Hanborough and Freeland Primary Schools and the Head Teacher at Bartholomew School in Eynsham on 13 January 2015. This has resulted in Oxfordshire County Council revising its comments, which are now contained in the representations dated 15 January 2015 and summarised below.

3.3 Currently Long Hanborough Primary School has 1 form entry (admission number 30, total capacity 210). In order to meet the combined local need arising from new development in Long Hanborough it is envisaged that three additional classrooms would be needed, bringing total capacity up to 315 with a 1.5 form entry (equivalent to an admission number of 45).

3.4 Hanborough Manor Primary School's total site area currently just meets the minimum size recommended in the Department for Education's Building Bulletin 103 for a 1 form entry school; given that there is also a pre-school on site, the area used by the primary school is already below the recommended minimum. It would therefore be further below the recommended minimum total size for a larger school.

3.5 To enable the necessary expansion of the school to proceed, it will therefore be necessary to reach an agreement to secure an additional site area to allow the school to expand in line with the scale of the proposed development, while not compromising its ability to further expand should that become necessary as a result of further local population growth.

3.6 Pye Homes Ltd and the landowner, the Vanbrugh Unit Trust, have suggested as a solution that a detached playing field is provided on land under their control, with a linking pedestrian access route. At the meeting on the 13 January 2015 there was a consensus that this is a potential solution and that it would involve extending the existing Long Hanborough Primary School onto the existing play facilities on the western part of the site, while converting at least part of the existing grass playing field into an all weather play area and providing a replacement grass playing field south of the affordable housing being built adjacent to Reily Close (under planning permission 14/0684/P/FP) with a pedestrian link across the County Council owned part of the adjoining recreation ground.

3.7 The County Council have stated that to be acceptable the replacement pitch would need to meet Oxfordshire County Council's required standards for a primary school playing field; be secured for sole use by the school; be of close proximity to the school site (to avoid time being wasted in walking back and forth); and have a safe, surfaced, lit path linking to the main school site. The County Council state that while *'Further work needs to be completed to finalise the requirements for this provision, but the school, and the academy trust, has indicated that subject to the details, this would be a satisfactory method of adding to the school's operational site area.'* The preferred location for the route is over the Oxfordshire County Council land on the eastern part of the recreation ground, which would provide the most direct link to the replacement playing field.

3.8 It is proposed that an application to provide the playing field and pedestrian link is submitted as part of the reserved matters application, once necessary supporting studies including an arboricultural impact assessment and ecological assessment have been carried out. An option agreement would need to be concluded with Oxfordshire County Council regarding the land proposed for the playing field.

3.9 The contribution that the County Council are seeking towards expansion of the primary school is £625,428, which is based on the formula that the County Council use when considering all applications for development. Officers at West Oxfordshire District Council have queried whether this would be sufficient to fund the necessary expansion. Communication with the Education Officers at Oxfordshire County Council has indicated that they will not have the cost until there is a full feasibility study. However, should there be a funding gap this would be covered by the County Council, including from any other developments in the area. The County Council has confirmed that the contribution would not be sufficient to cover the replacement playing field and the pedestrian link to it, which would therefore be funded by the applicant in addition to the primary school contribution.

3.10 As with the provision of the replacement doctors' surgery this would enable a long term solution to the current problem that the school site is already below the Department for Education space standards, by providing additional land close by. However, it is also important to note that the Academy Partnership have stated that due to the Long Hanborough school currently being at capacity it would not be financially viable to meet the extra costs of the additional pupils arising from the Church Road proposed scheme on their own, as it would not be possible to make the business case for employing an extra teacher to instruct them, and adding them to existing classes would take the number of pupils in each class above the preferred maximum of 30 per class. Providing a 1.5 form entry with new classrooms, which would only occur if the Pye Homes Ltd scheme proceeds, is the best long term solution that would both be financially viable in terms of school running costs and would also provide the necessary improvement to school infrastructure.

3.11 The Education Team at Oxfordshire County Council have stated that their recommendation for this application is: *'Approval subject to the conditions,'* which are:

- i) *'satisfactory agreement to secure the resources required for the necessary expansion of education provision'*
- ii) *'agreement being reached to secure sufficient additional usable site area to support the expansion of Hanborough Manor Primary School.'*

3.12 It is therefore considered that it has now been demonstrated that a feasible solution is available and as the Education Authority is recommending approval there are no grounds for refusing the application on educational grounds.

4. Extension to Long Hanborough Station Car Park

4.1 Representations have been made indicating that despite the recent extension, the car park at Long Hanborough station is operating close to capacity. The Vanbrugh Unit Trust are prepared to make available some land for an extension to the car park and are in reasonably advanced negotiations with First Great Western and Network Rail. This is likely to lead to the provision of around 44 extra parking spaces, and will further enhance the sustainability of Long Hanborough as a service centre.

4.2 An application for this extension is expected to be submitted next year.

4.3 Long Hanborough is one of the few settlements in West Oxfordshire to have a station with regular train services. The presence of the rail link is of major significance in making Long Hanborough a sustainable settlement, which provides people with a real alternative to using the car. Stagecoach has also confirmed that the proposed development would materially assist in securing the longer term viability of bus services through the village.

5. Transport

5.1 Further information has been provided to Oxfordshire County Council as highway authority who have now formally confirmed that they have no objections to the scheme.

5.2 A further Transport Addendum (attached) has been prepared addressing additional transport issues that have arisen, including the comments made by Mode on behalf of Long Hanborough Parish Council and the transport implications of providing a doctors' surgery on the site. It supports the previous findings that the local road network would be able to accommodate the proposed development.

6. Five Year Housing Land Supply

6.1 In the Planning Addendum Statement dated 16 October 2015, it was explained why in the applicant's view West Oxfordshire District Council does not have a five year housing land supply. This argument has received further support from the recent appeal decision (18 December 2014) on land at West End Farm, off Churchill Road, Chipping Norton (Appeal Ref: APP/D3125/A/14/2213853).

6.2 In this decision the Inspector states in paragraphs 18 -19 that: *'It has been held that where, as in this instance, the housing supply policies of the development plan are not up to date the full objectively assessed needs (FOAN) or 'policy off' figure) for market and affordable housing should be identified. This is likely to be different to the housing requirement figure that may be adopted by the Local Planning Authority (LPA) following an Examination of the emerging Local Plan and where policy considerations, such as AONB constraints, have been taken into account to determine the actual housing target for the area ('policy on').*

6.3 *Following another ruling, the 'policy off' figure should be calculated using the Strategic Housing Market Assessment (SHMA). Although the LPA has a generally good record in the delivery of housing, in this instance, and having regard to the advice in the Planning Practice Guidance and the need to boost significantly the supply of housing, the 'Sedgefield approach' should be used to calculate housing land supply. Whether reliance is placed on the LPA's figures (just over three years supply) or the appellant's (just over two years supply) there is a considerable shortfall in the supply of housing land within the district. This weighs substantially in favour of granting permission.'*

6.4 From this it is evident that it is the Strategic Housing Market Assessment figures of 660 dwellings per year that should be used in calculating the five year supply, not the 541 dwellings per year used in the Council's Interim Position Statement on Housing Land Supply (September 2014). The current situation is the 'policy off' figure as there is no adopted Local Plan and therefore it is not appropriate to reduce the figure to reflect constraints and other considerations, which will be taken into consideration at the Local Plan Examination and could potentially lead to a reduction in the overall requirement. The Council's intention to publish a further iteration of its Local Plan will thus have no affect on the current calculation of the five year supply, whatever housing figure the Council chooses to adopt in this document. Considerable weight should also be placed on the Inspector's comments that there is a

considerable short fall and that even if reliance is put on the more favourable council figures there is only just over three years housing supply.

6.5 At Chipping Norton the Inspector stated that: *'The proposed development would assist in addressing both the shortfall in housing land supply, as well as contributing towards meeting the needs of those who are unable to access the local housing market. It would also add to the mix and choice of housing within the area. This further supports the appellant's arguments for approving the scheme.'* (para 20)

6.6 These same arguments therefore apply to the current application for development south of Witney Road at Long Hanborough.

6.7 These arguments are further reinforced by a more recent appeal decision relating to the provision of 16 dwellings at Kingham, where the hearing was held on 7 January 2015 and the decision issued on 15 January 2015 (Appeal Ref: APP/D3125/A/14/2227827). The Inspector states in paragraphs 3 and 4 of his decision letter that *'the Council accepted in the Statement of Common Ground that it could not demonstrate a five year supply of deliverable housing sites and this was confirmed during the Hearing. In such circumstances, paragraph 49 of the National Planning Policy Framework (the Framework) states that relevant policies for the supply of housing, such as Policy H5, should not be considered up-to-date. Furthermore, housing applications should be considered in the context of the presumption in favour of sustainable development.'*

6.8 *'Where relevant policies are out of date, paragraph 14 of the Framework confirms that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole; or specific policies in the Framework indicate that development should be restricted. Footnote 9 of the document confirms that such policies could include those relating to an AONB, amongst other things.'*

6.9 The Council and Planning Inspectorate have therefore accepted this month that it does not have a five year supply and that housing development proposals should therefore be considered in the context of the presumption in favour of sustainable development. The same approach should therefore be taken to the Pye Homes Ltd application relating to land south of Witney Road.

7. Strategic sites at North Curbridge & Carterton East

7.1 In addition subsequent events have confirmed the contention in the Planning Statement Addendum (16.10.14) that the council has been over optimistic in its calculation of housing supply at the two key strategic sites at North Curbridge and Carterton East.

7.2 At North Curbridge the Council is expecting to deliver 700 dwellings in the five year period 2015-2020. However, checking on the council's web site (26.1.15) has indicated that the decision notice has still not been issued, despite a resolution to approve in March 2013. In the scenario given in Table 1 of the Planning Statement Addendum (16.10.14), Pye Homes Ltd estimated that the decision notice was likely to be issued in February 2015. This is now the earliest date that this could occur. The scenario given in Table 1, which is produced below, and which indicates a likely provision of only 185 dwellings in the next five years, is therefore likely to apply.

ACTIVITY	TIMEFRAME	TIMELINE	NOTES
1. Resolution to grant permission	03/13		
2. S106 agreed and decision Notice issued		02/15	Earliest date possible
3. Discharge conditions 4. Reserved matters application 5. Agreement with Statutory agencies	16 months	08/16	
6. Mobilisation and on site infrastructure	6 months	01/17	
7. Delivery of housing		end of 17/18 end of 18/19 end of 19/20	35 dwellings delivered 75 dwellings delivered 75 dwellings delivered Total number of dwellings delivered 2015-20 = 185

7.3 If a similar exercise is undertaken for the East Carterton site, the following is the likely delivery of housing in the plan period 2015 – 2020:

ACTIVITY	TIMEFRAME	TIMELINE	NOTES
1. Resolution to grant permission	10/14		
2. S106 agreed and decision Notice issued	Say 8 months	06/15	
3. Discharge conditions 4. Reserved matters application 5. Agreement with Statutory agencies	16 months	12/16	
6. Mobilisation and on site infrastructure	6 months	06/17	
7. Delivery of housing		end of 17/18 end of 18/19 end of 19/20	35 dwellings delivered 75 dwellings delivered 75 dwellings delivered Total number of dwellings delivered 2015-20 = 185

7.4 It is highly unlikely that North Curbridge and East Carterton strategic sites will deliver anywhere near the 1,000 dwellings that WODC expect over the plan period 2015 – 2020. The more likely figure will be around 370.

7.5 Deliverable homes on sites with planning permission or with planning permission subject to legal agreements

7.6 An Examination of the Uplands and Lowlands Area Planning Committee minutes during the period October 2014 to January 2015 indicates that in addition to the 700 dwellings at East Carterton a total of only 102 dwellings have received planning permission during that period (excluding the Lowlands Area Committee on 19.1.15 which considered applications relating to a further 77 dwellings for which no minutes are currently available).

7.7 While it is not possible to give a precise indication of the current position on the five year supply as no information is available on completions since September 2014, the total five year supply requirement using the SHMA figure of 660 dwellings per annum is 3,300 plus 165 dwellings if a 5% buffer is applied (total 3,465) and 3,300 plus 660 dwellings if a 20% buffer is applied (total 3,960). The Council's latest housing update (September 2014) identified only 823 dwellings being completed during the period 2011 – 2014 and 307 predicted to be delivered during 2014/15. This means that only 1,130 of the target 1,825 (62%) dwellings were delivered and that a strong case can be made, in view of this low level of delivery, that a 20% buffer should apply.

7.8 In the Interim Position Statement on Housing Land Supply (September 2014), the Council stated that total deliverable dwellings over the next five years was 3,114, but this included the delivery of 700 dwellings at East Curbridge, but as outline planning permission has not yet been issued this scenario is considered unlikely, and delivery of about 185 dwellings is considered more likely. While outline permission has since been granted for 700 dwellings at East Carterton, issue of the permission is likely to be still several months away, and it is considered likely that only about 185 dwellings will have been delivered on this site by 2020 as outlined in Table 2 above.

7.9 Rather than 700 dwellings the total from these two sites is more likely to be around 370, which would reduce the total deliverable dwellings to 2,784. Even when the further 102 dwellings granted permission since September 2014 are added in the total is 2,886, which indicates that there is likely to be a substantial shortfall of several hundred dwellings.

8. Benefits of the scheme

8.1 In the Planning Statement Addendum issued in October 2014 it was stated that the benefits of the scheme include:

- Provision of much needed housing
- Provision of 83 affordable housing units for local people.
- Increasing the mix and choice of housing available for local people
- Enhancement of the biodiversity of the site.
- Increased open space for the community to enjoy
- Improvement to cycle and pedestrian routes through the village.
- Easy access to regular public transport, both by bus and train service located within Long Hanborough

- Easy dedicated pedestrian and cycle access to the local shops, bus stops and railway station.
- The location of the site close to one of WODC significant employment area – Long Hanborough Business Park

8.2 These benefits still apply but in addition there are now the additional benefits of significant improvements to infrastructure, including the provision of a new doctors' surgery; new playing field for the school enabling the existing school to expand and the landowner has confirmed that they are intending to extend Long Hanborough station car park. The highway authority have also withdrawn its holding objection and the Council's drainage engineer is also satisfied with the proposals from a drainage point of view, while the distinct identity of Long Hanborough and Freeland will be maintained by the retention of a 250 m gap between the settlements and extensive landscaping on the western boundary of the proposed development. When reviewing the representations submitted on the application, the three most significant areas of concern are traffic, Long Hanborough Primary School and the doctors' surgery. Through working with the County Council and the doctors' surgery satisfactory solutions to these issues are now proposed.

8.3 For all of these reasons it is considered that the benefits of the scheme significantly outweigh any adverse impacts and that therefore the principle of sustainable development as set out in paragraph 14 of the National Planning Policy Framework (NPPF) applies, which means that:

- *'Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.'*

8.4 In this case there are no specific policies in the Framework, which indicate that development should be restricted in this location. It is considered therefore that planning permission should be granted.

9. Conclusion

9.1 West Oxfordshire District Council are unable to demonstrate a 5 year supply of housing land. The Local Plan and planning policies contained within, are time expired; for decision making paragraph 14 of the NPPF requires planning permission to be granted unless, any adverse impacts of doing so, would significantly and demonstrably outweigh the benefits.

9.2 Long Hanborough is one of the most sustainable settlements in West Oxfordshire, with excellent access to a variety of modes of public transport, that operate throughout the day, evenings and weekends. Long Hanborough has a range of local facilities, shops, pubs and junior school that are within walking or cycling distance of the site. It is clearly therefore a sustainable location for new development.

9.3 The proposed development will enable the provision of significant new infrastructure, which will not only serve the new development, but also enable existing inadequacies in doctors' surgery and school space standards to be rectified, thus providing substantial benefit to existing residents. Such an opportunity to make the necessary provision for infrastructure improvements only arises because the development is of a sufficient scale to make this possible.

9.4 A sensitively designed illustrative Masterplan, underpinned by robust supporting information demonstrates that the development will not have adverse impacts, that would outweigh the benefits accrued in developing the site. The proposed development is located in a sustainable location, and consists of sustainable development. In accordance with paragraphs 14 and 15 of the NPPF the application should be approved without delay.

Yours sincerely



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For West Waddy ADP LLP

Appendix 1 Housing Applications approved since 30 September 2014

Application nos	Site	No of dwellings	C'ttee date
13/1453/P/FP	27 Burwell Drive, Witney	1	Appeal allowed – reported to 20.10.14 Lowlands C'ttee
14/0091/P/OP	East Carterton, Carterton	Up to 700	Development Control committee 9.10.14
14/0343/P/FP	5 Akeman rise, Ramsden	1	Appeal allowed – reported to 20.10.14 Lowlands C'ttee
14/0450/P/FP	Northfield Farm, Woodstock Road, Witney	1	Delegated- reported to Lowlands C'ttee 15.12.14 as granted subject to a legal agreement

14/0875/P/CLE	The Court Barn, Holwell Manor, Holwell	1	Delegated- reported to Lowlands C'ttee15.12.14
14/1046/P/FP	Land south of Church St, Kingham	16	Granted on appeal 15.1.15
14/1054/P/FP	1 Market St Woodstock	1	6.10.14
14/1075/P/FP	The Mill, Station Rd, Chipping Norton	9	6.10.14
14/1105/P/FP	St John's Drive, Carterton	1	22.9.14 (delegated)
14/1115/P/FP	Cow Shed, Upper End, Fulbrook	1	6.10.14
14/1143/P/FP	Fardon House, Frog Lane, Milton under Wychwood	1 (net)	6.10.14
14/1170/FP	58A High St, Witney	1	Delegated- reported to Lowlands C'ttee15.12.14
14/1171/P/FP	24 Common Road, North Leigh	1	20.10.14
14/1172/P/FP	Land at Abbey St, Eynsham	2	20.10.14
14/1173/P/FP	The Black Head, Church St, Stonesfield	1	15.9.14 (delegated)
14/1202/P/FP	Wootton Down House, Wootton	1	8.10.14 (delegated)
14/1223/P/FP	10 High St, Woodstock	1	6.10.14
14/1243/P/FP	Woodstock House, Rectory Lane, Woodstock	1	15.12.14 (delegated)

14/1260/P/FP	Home Farm, Grove Rd, Bladon	27	5.1.15 subject to contribution to World Heritage Site
14/1288/P/FP	Land adj Tyte Court, Tyte End, Great Rollright	1	20.12.14 (delegated)
14/1300/P/FP	Alberteen Pond Hill, Stonesfield	1	20.12.14 (delegated)
14/1307/P/OP	Dutton's courtyard, Cheyne Lane, Bampton	1	17.11.14
14/1339/P/OP	Linden House, Kilkenny Lane, Brize Norton	10	15.12.14 – to be approved subject to affordable housing contribution
14/1352/F/FP	Rylands, Cheltenham Rd, Burford	1	12.12.14 (delegated)
14/1361/P/FP	Thornfield House, The green, Cassington	1	15.12.14 (delegated)
14/1374/P/FP	66 Hollow Road, Witney	1	15.12.14 (delegated)
14/1405/P/FP	West Surgery, 12 West St, Chipping Norton	4	12.12.14 (delegated)
14/1428/P/FP	44 Elmhurst Way, Carterton	1	15.12.14 (delegated)
14/1431/P/FP	Barley Hill Farm, Chipping Norton	1	12.12.14 (delegated)
14/1442/FUL	Foxholes House, Fosart	1	12.12.14 (delegated)
14/1496/FUL	Thistle Cottage,	7	Delegated to be approved subject

	Ham Lane, Aston		to affordable housing contribution
14/1508/FUL	90 Burford Rd, Carterton	1	6.1.15 (delegated)
14/1511/FUL	9 Clover Place, Eynsham	1	15.12.14 (delegated)
14/01553/FUL	Unit 3, The Walk, Alvescot	1	6.1.15 (delegated)
14/1766/FUL	The Old Stonemasons, Barclay	-1 (change of use from dwelling to ancillary hotel accommodation)	12.12.14
14/01825/FUL	60 Burford Road, Witney	1	6.1.15 (delegated)
14/01892/FUL	28 Falstaff Close, Eynsham	1	6.1.15 (delegated)
Total		802	