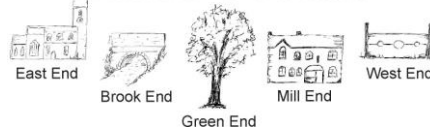


# Chadlington Parish Council



6 Manor Court  
Chadlington  
Oxon  
OX7 3LW

05 April 2022

Ms Joan Desmond  
Planning and Strategic Housing  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
Witney  
Oxon  
OX28 1PB

Dear Ms Desmond

**Re: Application 22/00613/FUL**

Proposal Extension to existing parking area to formalise temporary parking and provision of new access arrangements. Form new storage compound and associated landscaping.  
Diddly Squat Farm Shop, Chipping Norton Road, Chadlington

Chadlington Parish Council wish to object to this planning application.

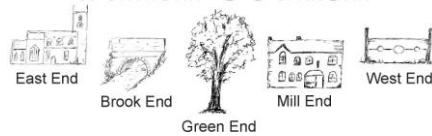
The council is concerned that this development would have a harmful impact on the environment and the local area. This application would remove some, but not all, vehicles from the road given the visitor numbers experienced, and would not reduce the current number of vehicle movements in the area which is a safety concern. The site would be visible from the other side of the valley, and could cause light pollution. It would remove land from agricultural use.

The council believes that the planning application is contrary to WODC Local Plan 2031 policies including:

- OS2 – Locating development in the right places, *“development in the small villages, hamlets and open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area”*.
- E2 – Support the rural economy, *“development proposals ... remain compatible and consistent in scale with the farm/estate operation and a countryside location”*.
- EH1 – Cotswolds Area of Outstanding Natural Beauty, *“In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife and heritage”*.
- EH2 – Landscape character, *“The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced. .. Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.”*

Cont’d (page 1 of 2)

# Chadlington Parish Council



Ms Desmond

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Extension to existing parking area to formalise temporary parking and provision of new access arrangements.  
Form new storage compound and associated landscaping.  
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The councils also believes that the planning application is contrary to Cotswolds AONB Management Plan 2018-2023 policies including:

- CE1 Landscape, *“Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB should have regard to, and be compatible with, and reinforce the landscape character of the location .... Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting ...”*.
- CE5 – Dark skies. *“Proposals that are likely to impact on the dark skies of the Cotswolds AONB should have regard to these dark skies, by seeking to (i) avoid and (ii) minimise light pollution.”*
- CE8 – Rural land management, *“Rural land management in the Cotswolds AONB and in the setting of the AONB should have regard to – and help deliver – the purpose of conserving and enhancing the natural beauty of the AONB and increasing the understanding and enjoyment of the AONB’s special qualities.”*

The council feels that a reasonable alternative would be for the applicant to use the former RAF Chipping Norton airfield site as a carpark, removing the need for extra carparking by the Farm Shop and removing a large amount of traffic from Chipping Norton Road, which could be enforced with a TRO preventing parking near the site.

The Council request, if the LPA is minded to approve the application, that the following planning conditions are included in the approval:

- that hours of operation on the site are limited to daylight hours only, to prevent possible light pollution;
- that the operator implements a method to manage visitor numbers to prevent vehicles overflowing from the carpark to the highway; and
- that the approved landscaping is implemented and properly maintained in line with the agreed design.

Finally, the parish council request that this planning application is heard by the Uplands Planning Committee, and not be delegated to an officer.

Yours sincerely

*Anne Ogilvie*

Anne Ogilvie PSLCC

Parish Clerk

On behalf of Chadlington Parish Council