

# Comments for Planning Application 25/02832/OUT

## Application Summary

**Application Number:** 25/02832/OUT

**Address:** The Paddock Shores Green Witney Oxfordshire OX29 6UU

**Proposal:** Outline application with some matters reserved (apart from access and scale) for the demolition of existing dwelling house and construction of 70 room motel and restaurant diner for 65 people with drive-thru, plus car parking and associated works.

**Case Officer:** Mike Cassidy

## Details

Name: Mrs S Groth

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On Behalf Of: Parish Council

## Comments:

Witney Town Council welcomes the opportunity to comment on this outline application lying in the parish of South Leigh due to the impacts on Witney as its nearest service centre. The Council recognises that increased accommodation capacity would encourage tourism and enable more visitors to explore Witney's attractions, shops, arts and local heritage, but is mindful of transport and environmental concerns.

## Active Travel and Sustainable Transport Contributions

The Town Council considers it essential that this development contributes meaningfully to sustainable transport infrastructure. In line with the Local Cycling and Walking Infrastructure Plan (LCWIP), the Council requests that developer funding (S106 or equivalent) be secured to:

- Improve active travel routes serving the site, such as a new shared use footway/cycleway on the southern side of Oxford Hill or the proposed new toucan crossing servicing Windrush Cemetery.
- Consideration should also be given to safe pedestrian and cycle links to Witney town centre and the wider network as well as the enhancement of wayfinding and accessibility for visitors arriving without private cars.
- In addition, the Council requests a financial contribution towards bus services so that both staff and guests have reliable access to the town centre, employment areas, and visitor destinations. This will help reduce car dependency, support local businesses, and integrate the development more effectively into the wider community.

## Traffic, Access and Highway Safety

The Council recognises that a motel, restaurant and drive-thru will generate significant vehicle movements and therefore has concerns regarding traffic generation, queuing associated with the drive-thru (as experienced at other drive-thru facilities across the town), junction capacity, parking provision, and pedestrian safety around the site.

While these matters are fundamental to the assessment of the proposal, the Council places reliance on Oxfordshire County Council as the local highway authority to undertake a full and robust review of the access arrangements, Transport Assessment, and any necessary highway works or mitigation. The Council requests that any highway improvements identified by Oxfordshire County Council be secured through condition or s106 agreement and that provision is made for safe movement of pedestrians and cyclists across and between the site and adjacent routes.

### **Tourism, Local Economy & Arts**

Witney Town Council welcomes the prospect that a modern motel could expand local accommodation options and increase footfall from tourists and business visitors. Appropriate connectivity and integration with existing transport and retail facilities will be essential to ensure that the economic benefits are realised within Witney rather than solely within the development itself.

For these reasons, the Town Council would also like to request a Section 106 contribution to public arts as patrons of the proposed establishment are highly likely to be attending events in the town, for example at Witney Corn Exchange (public Arts Centre) where additional funds would help secure a variety of entertainment.

### **Environmental Considerations and Rewilding Project**

The Council notes the proximity of the Wychwood Forest Trust Gibbet's Hill rewilding project at and emphasises the need to fully consider and protect this important environmental asset. The following should be secured by condition or obligation where appropriate:

- Protection of biodiversity and avoidance of harmful impacts on habitats adjoining or linked to the rewilding site;
- Measures to minimise light pollution, particularly from external lighting, signage and drive-thru operations, using low-spill and directional lighting design; and
- Opportunities for ecological enhancement and habitat creation within the site, consistent with local biodiversity priorities.