

West Oxfordshire Local Plan 2031
Schedule of Further Additional Modifications

February 2018

West Oxfordshire Local Plan 2031 – Schedule of Further Additional Modifications (FAM) - February 2018

1. Introduction

- 1.1 Following the Local Plan examination hearing sessions held in May and July 2017 the District Council has prepared a number of further changes to the West Oxfordshire Local Plan 2031 as proposed to be modified in November 2016 (CD5¹). The further changes fall into two categories; Further Main Modifications (FMMs) which relate to more significant issues of soundness (e.g. changes to policies) and Further Additional Modifications (FAMs) which relate to minor issues such as consequential changes to ensure consistency with proposed further main modifications, factual updating, clarification and corrections to grammar and presentation. The FAMs do not materially affect the policies of the plan.
- 1.2 This document comprises the schedule of Further Additional Modifications (FAMs). A separate schedule of more significant Further Main Modifications (FMMs) has been made available alongside and is subject to statutory consultation for a period of 6 weeks. Whilst the primary focus of the consultation is the Further Main Modifications, comments can also be submitted on the Further Additional Modifications (FAMs) if you wish.
- 1.3 For ease of reference this schedule is set out in sequential plan order and each Further Additional Modification (FAM) has been given its own unique reference number (e.g. FAM1, FAM2, FAM3 etc.). Proposed amendments are shown as ‘tracked changes’ with new text underlined and deleted text ~~struck through~~.
- 1.4 It should be noted that the previous main modifications proposed in November 2016 are not shown in this schedule as tracked changes and have instead been incorporated as ‘clean’ text. This is for ease of reference only to avoid confusion between the two sets of proposed modifications. It does not mean that the earlier modifications have been accepted by the Inspector as he is yet to formally determine which modifications to the plan are necessary and appropriate.
- 1.5 It should also be noted that due to formatting restrictions, the reference numbers of any footnotes that appear in this schedule may be different to those shown in the Local Plan.

¹ <http://www.westoxon.gov.uk/media/1572550/CD5-Local-Plan-including-Proposed-Modifications.pdf>

SECTION 1 - INTRODUCTION

Reference Number	Paragraph/Policy	Further Additional Modification
FAM1	Paragraphs 1.6 and 1.7	<p>1.6 In this regard Local Plans help to provide certainty for local communities, service providers and those looking to invest or move into an area. Local Plans also provide an overarching framework for Neighbourhood Plans which can be prepared by local communities to guide development at the local level. Once made (adopted) neighbourhood plans form part of the statutory planning framework alongside Local Plans. This Local Plan also provides a context for the preparation of a future an Area Action Plan (AAP) at Eynsham for the planned <u>'Oxfordshire Cotswolds Garden Village' north of Eynsham</u> to address Oxford City's unmet housing needs.</p> <p>1.7 This Local Plan covers the 20-year period 1st April 2011 – 31st March 2031. It will however be reviewed on a regular basis to ensure it remains relevant and appropriate typically every 5 years or so, <u>unless circumstances dictate that this needs to happen sooner – see reviewing the Local Plan below.</u></p>
FAM2	Paragraph 1.11	<p>1.11 Other key influences include:</p> <ul style="list-style-type: none"> • National Planning Policy Framework (NPPF) • National Planning Practice Guidance (PPG) • Oxfordshire and West Oxfordshire Sustainable Community Strategies • District Council Strategies such as Housing and Tourism • Adopted and emerging Local Plans in neighbouring local authorities. • Oxfordshire Minerals and Waste Local Plan • Cotswolds AONB Management Plan and planning guidance • Local Plan consultation responses • Information, including site suggestions for development, provided by parish councils, landowners, developers and their agents • Oxfordshire Joint Strategic Needs Assessment (JSNA) • Oxfordshire Strategic Housing Market Assessment

		<ul style="list-style-type: none"> • Connecting Oxfordshire : Local Transport Plan 2015-31 • Oxfordshire Growth Board apportionment of Oxford City’s unmet housing needs • Other evidence base studies on issues such as housing and economic needs, development viability, transport and flood risk²
FAM3	Paragraphs 1.18 – 1.20	<p>1.18 This Local Plan includes a specific commitment to an early review of the plan in the event that, post-adoption of the plan, there is consistent under-delivery of new homes against the required supply (see Policy H2).</p> <p>1.18¹⁹ In addition to this Local Plan the Council will prepare an Area Action Plan (AAP) for the planned ‘Oxfordshire Cotswolds Garden Village’ at north of Eynsham to address the issue of unmet housing need arising from Oxford City.</p> <p>1.20 The Council will also continue to work jointly with the other Oxfordshire local authorities on matters of cross-boundary importance such as an updated assessment of housing need and will take that work into account in any decision to review the Local Plan.</p>

² See www.westoxon.gov.uk/ldfevidence

SECTION 2 – WEST OXFORDSHIRE IN 2016

Reference Number	Paragraph/Policy	Further Additional Modification
FAM4	Paragraphs 2.5 and 2.5a	<p>2.5 Currently supporting the three main towns are <u>six</u> rural service centres including Bampton (population 2,500) Burford (1,300) Charlbury (3,000) Eynsham (5,000) <u>Long Hanborough (2,400)</u> and Woodstock (3,000)³. These service centres generally offer a good range of services and facilities. <u>Long Hanborough and</u> Charlbury benefits from <u>a railway stations</u> serving the Cotswold rail line.</p> <p>2.5a A new rural service centre is proposed to be created through this Local Plan in the form of a new Garden Village on land to the north of the A40 near Eynsham and close to Hanborough Station on the Cotswold line. This will replace Long Hanborough as a rural service centre, could exceed a population of 4,000 by 2031 and will need to develop a critical mass of services and facilities.</p>
FAM5	Paragraph 2.37	<p>2.37 Generally speaking, the health of people in West Oxfordshire is better than the England average with life expectancy is around one year longer, for both men (1.5yr) and women (0.8yr). However, there is still room for improvement in some areas including obesity.</p>

SECTION 3 – WEST OXFORDSHIRE IN 2031 – OUR VISION

No Further Additional Modifications

³ 2011 Census

SECTION 4 – OVERALL STRATEGY

Reference Number	Paragraph/Policy	Further Additional Modification
FAM6	Paragraph 4.43	4.43 The first step to introducing CIL is to identify the infrastructure that is needed to support future growth and how much it is likely to cost. An Infrastructure Delivery Plan (IDP) has been prepared in partnership with a range of organisations including Oxfordshire County Council and will be refined and updated on an ongoing basis. The Council submitted its CIL draft charging schedule (DCS) for examination in 2015 and it is anticipated that CIL will be implemented during the second half of 2017. <u>The Council is aiming to adopt its CIL charging schedule in 2018.</u>

SECTION 5 – PROVIDING NEW HOMES

Reference Number	Paragraph/Policy	Further Additional Modification
FAM7	Paragraph 5.15	5.15 The total level of housing provision in West Oxfordshire in the period up to 2031 will therefore be <u>at least</u> 15,950 homes. This comprises 13,200 homes in the period 2011 – 2031 to meet West Oxfordshire’s own identified housing needs and a further 2,750 homes in the period 2021 – 2031 to assist with the unmet housing needs of Oxford City.
FAM8	Paragraph 5.25	5.25 Of the overall housing requirement (15,950) a number of these homes have already been built in the first five <u>six</u> years of the plan period (2011 – 2016 <u>2017</u>). However, a relatively flat housing market and a lack of urgency from the development sector in bringing forward strategic sites, has meant that despite a healthy supply of planning permissions and resolutions to grant planning permission, the number of actual completions has been relatively low totalling just 1,464 <u>1,982</u> from 2011 – 2016-2017 (an average of 293-330 per year) and creating an under-supply ‘backlog’ of 1,836 <u>1,978</u> homes <u>when assessed</u> against the <u>an</u> overall 660 per annum target from 2011 – 2017, which applies from 2011 onwards. This Local Plan therefore seeks to enable a significant increase in housing supply in order to meet identified needs although it strives to achieve this in a sustainable, controlled manner.
FAM9	Paragraph 5.27	5.27 As of 1 st April 2017-September 2016 , the number of homes expected to be delivered through existing commitments was 4,751 <u>5,859</u> comprising 4,107 <u>5,272</u> on larger sites of 10 or more dwellings and 644-587 on smaller sites of less than 10.

Reference Number	Paragraph/Policy	Further Additional Modification
FAM10	Paragraph 5.29	<p>5.29 It is anticipated that these sites will deliver around 6,450 <u>4,050</u> new homes by 2031 of which 2,750 <u>550</u> (on land west of Eynsham) are intended to address unmet housing need from Oxford City. The strategic sites include:</p> <ul style="list-style-type: none"> • Land to the east of Witney (450 homes) • Land to the north of Witney (1,400 homes) • Land to the east of Chipping Norton at Tank Farm (1,400 <u>1,200</u> homes) • Land west of Eynsham (1,000 homes) • West Oxfordshire Garden Village (2,200 homes)
FAM11	Paragraph 5.30a and 5.30b	<p>5.30a In addition to the strategic location for growth and strategic development areas sites outlined above, this plan allocates 15 <u>11</u> smaller, ‘non-strategic’ housing sites. These will help to ensure a deliverable housing supply in the short-term as smaller sites often have much shorter ‘lead-in’ times to development compared to larger strategic sites.</p> <p>5.30b The allocated housing sites are as follows:</p> <ul style="list-style-type: none"> • REEMA North and Central, Carterton (300 homes) • Milestone Road, Carterton (200 homes) • Land at Swinbrook Road, Carterton (70 homes) • Land north of Jefferson’s Piece, Charlbury (40 homes) • Land east of Woodstock (300 homes) • Land north of Hill Rise, Woodstock (120 homes) • Land north of Banbury Road, Woodstock (250 <u>180</u> homes) • Land north of Woodstock Road, Stonesfield (50 homes) • Land east of Burford (85 homes) • Land at Myrtle Farm, Long Hanborough (50 homes) • Oliver’s Garage, Long Hanborough (25 homes) • Former Airfield, Stanton Harcourt (50 homes) • Land south of Milton Road, Shipton under Wychwood (44 homes)

		<ul style="list-style-type: none"> • Land west of Minster Lovell (85-125 homes) • Woodford Way Car Park, Witney (50 homes)
FAM12	Paragraph 5.34b	<p>5.34b Whilst recognising that there is a need to significantly boost housing supply, the Council considers that a degree of realism is needed about what can actually be achieved by the development industry. Therefore with regard to 5-year housing land supply, the Council will apply the ‘Liverpool’ (residual) approach whereby the past backlog of housing ‘under-supply’ <u>since the start of the plan period (2011) which totals 1,836 homes in the period 2011 – 2016</u> is delivered over the whole of the remaining plan period (2016 – 2031) rather than in the immediate 5-year period (2016 – 2021) which would be required under the alternative ‘Sedgefield’ methodology.</p>
FAM13	Paragraph 5.38	<p>5.38 There are a number of different forms of affordable housing including social rented, affordable rented and intermediate housing. Social rented housing is owned by local authorities and private registered providers and has a guideline target rent market determined through the national rent regime. Affordable rented housing is let by local authorities or private registered providers to households who are eligible for social rented housing. It is subject to controls that require a rent of no more than 80% of the local market rent. Intermediate housing is for sale and rent provided at a cost above social rent, but below market levels. It includes shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent. <u>Other models of provision such as Build to Rent, Rent to Buy and Help to Buy are also being explored.</u></p>
FAM14	Paragraph 5.43	<p>5.43 Thus for example, a scheme of 6 market houses each with a floor area of 100m² would be required to make <u>a-an affordable housing</u> financial contribution of £60,000 (£10,000 per unit). This payment will be deferred until after the scheme has been completed.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM15	Paragraphs 5.70 – 5.71	<p data-bbox="768 288 1973 603">5.70 Importantly, future projections suggest that the number of older people in West Oxfordshire will continue to increase. In the period 2011 – 2031, the proportion aged 55+ is projected to increase by 54% with a particularly high increase in people aged 85+ (160%). This will be coupled with a significant increase in the number of people suffering from dementia and mobility problems. <u>By 2040, older people aged over 60 are expected to make up a third of the population. An assessment by Oxfordshire County Council of older people’s needs shows that while life expectancy is rising, more people are living into older age with disabilities - so for men in West Oxfordshire, disability free life expectancy at age 65 is 11.6 years, while for women it is 11.7 years.</u></p> <p data-bbox="768 644 1973 922"><u>5.70a However, not all older people will require specialist homes or provision for their needs; most of the rising number of older people will prefer to stay in the same home that they have lived in for many years. Indeed, many older people will not need, or necessarily seek, accommodation specifically for older people at any time in their lives. Generally, moves are made to a smaller home in order to reduce the costs associated with a larger family home or to move to a more accessible location closer to shops or services. Alternatively older people move to a house that is on one level or capable of a degree of adaption for mobility or health reasons, or simply to move to be closer to family members.</u></p> <p data-bbox="768 963 1973 1134">5.71 The Local Plan <u>therefore</u> has a key role to play in ensuring that suitable housing (and health care) is provided for older people. This is likely to be through a combination of specialist housing provision (e.g. retirement and extra-care housing) as well as ensuring that new homes are adaptable and allow people to stay in their own homes longer (e.g. provision of wider doorways, lower windows etc.).</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM16	Paragraph 5.77	5.77 We will also seek to ensure that new homes built in the District are able to be easily adapted to meet the changing needs of occupants as they get older and support people who require aids and adaptations in order to be able to stay in their own home. This will be achieved through the application of the optional building regulation standard M4 (2): Accessible and Adaptable dwellings on qualifying schemes as set out in Policy H4. <u>Viability testing has shown this to be viable and therefore all housing developments of over 50 dwellings will be required to provide 25% of new dwellings as accessible and adaptable homes.</u>
FAM17	Paragraph 5.79	5.79 The SHMA suggests that across Oxfordshire as a whole, demographic trends are expected to lead to a significant growth in the population and number of households with disabilities over the period to 2031. <u>The 2011 Census shows that around 15,000 people in West Oxfordshire (14.5%) currently suffer from a long-term health problem or disability. The most recent information from Oxfordshire County Council shows that in West Oxfordshire over 20% of people over aged 65 were affected by a long-term health problem that was either related to old age, or had lasted for at least 12 months. A higher number, 25% are affected a little.</u>
FAM18	Paragraph 5.121e	5.121e A field adjoining this established site has been identified as appropriate for expansion. The site has capacity for a further 6 plots, each of which will be large enough for both showpeople accommodation and storage of equipment and will be separated by hedgerow planting. Development will be phased in order to ensure a continual 5-year deliverable supply of plots with 3 plots to be provided in the period 2016 – 2021 and any further provision to be made beyond 2021. <u>Planning permission was given for the expansion of this site in 2017.</u>

SECTION 6 – SUSTAINABLE ECONOMIC GROWTH

Reference Number	Paragraph/Policy	Further Additional Modification
FAM19	Paragraph 6.5	<p>6.5 The District has a long history with military aerospace and today RAF Brize Norton is seeing continued investment as the UK’s main strategic military air transport base employing in the order of 4,000 <u>7,300</u> personnel <u>(comprising around 5,800 service personnel, 1,200 contractors and 300 civilian staff members)</u>. In addition, there are many small businesses established in the District which are involved in high value activities in service-based and professional sectors. In terms of future growth, it is predicted that future economic growth is expected to come mainly from the financial and business services sector.</p>
FAM20	Paragraph 6.39	<p>6.39 All proposals should be consistent in scale with a rural location and not result in the loss of amenity to other local businesses or residents, or spoil the enjoyment of other users of the countryside. New buildings will be preferably located within or adjacent to a group of existing farm buildings and be located and designed to integrate with the landscape having regard to local landscape appraisals, policy areas and guidance in the Cotswolds AONB management plan (see Policy EH1 <u>and EH1a</u>).</p>
FAM21	Paragraph 6.61 and 6.62	<p>6.61 Local services and community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. They include <u>town</u>, village and neighbourhood shops, post offices, pubs, community/youth centres and halls, theatres and museums, indoor and outdoor sports and leisure facilities, schools, education and training centres, libraries, doctor’s surgeries and health centres, public toilets, crèches and children’s nurseries, places of worship and other facilities which meet people day to day needs.</p> <p>6.62 These facilities continue to be important <u>Local facilities are essential</u> in meeting the day to day needs of residents, providing social meeting places, sports venues and essential local services. These also assist in maintaining healthy and inclusive communities, sustainable travel patterns and local employment opportunities. Surveys of parish facilities in our Settlement Sustainability reports have indicated that many settlements have seen the closure of shops, post offices, public houses and other facilities. This is in part due to changing social</p>

		<p>and economic circumstances including the ways we now access many services using the internet or telephone. Economies of scale and public service budget cuts are also leading to public services being concentrated in the larger centres of population. In other cases the high residential land values in the District make the closure and conversion of facilities such as shops and pubs attractive to investors. This is a threat to the sustainability of our communities particularly in the rural areas where such facilities can form the hub of social life.</p>
FAM22	Paragraph 6.77	<p>6.77 To support our town centres we will seek to direct significant proposals for new shopping and town centre development <u>including office space</u>, which provides for more than day to day needs, to our town centres wherever possible. Such proposals must follow the 'town centre first' approach established through national planning policy whereby the availability, suitability and viability of town centre sites to accommodate new town centre development should be fully explored, before edge of centre sites, and lastly out-of-centre sites are considered.</p>

SECTION 7 - TRANSPORT AND MOVEMENT

Reference Number	Paragraph/Policy	Further Additional Modification
FAM23	Paragraph 7.22	<p>7.22 Under this Local Plan the importance of the highway network will continue to be recognised with necessary improvements being identified and safeguarded as appropriate. This will include 'strategic' and 'non-strategic' highway schemes needed to support the level and distribution of growth set out in the plan. <u>These will need to be considered alongside the provision of other essential supporting infrastructure to mitigate the impact of the development. Many of these schemes are already included in Oxfordshire County Council's Local Transport Plan (LTP).</u></p>
FAM24	Paragraph 7.43e	<p>7.43e As the garden village proposal is at a very early stage, other potential strategic improvements have not yet been determined in detail but are likely to include a new road connection with the A40, potentially linking with the proposed western <u>bypass-spine road</u> and thereby allowing easy access to the B4449 to the south.</p>

SECTION 8 - ENVIRONMENTAL AND HERITAGE ASSETS

Reference Number	Paragraph/Policy	Further Additional Modification
FAM25	Paragraph 8.6	8.6 The NCA profiles and the West Oxfordshire Landscape Assessment together with guidance in the West Oxfordshire Design Guide SPD, the Cotswolds AONB Landscape Character Assessment, Strategy and Guidelines , detailed appraisals of the landscape setting of the main towns (undertaken to inform strategic site allocations), the Historic Landscape Character Assessment (HLC) for Oxfordshire and the Oxfordshire Wildlife and Landscape Study (OWLS), should be used to inform development proposals and to ensure they respect the distinctive landscape character areas.
FAM26	Paragraph 8.7	8.7 A fundamental influence upon the landscape is the underlying geology and soil which in turn affect biodiversity, agricultural land quality and productivity and water management. Protecting and enhancing our soil resources is particularly important in a predominantly rural area such as West Oxfordshire, is an essential element of sustainable development and is advocated by Government (for example, in its 'Safeguarding our Soils – A Strategy for England' and through the NPPF). See also Policy OS3 on the Prudent Use of Natural Resources and Policy EH6 on Environmental Protection.
FAM27	Paragraph 8.9	8.9 It is important that these existing natural features and their settings are protected, managed and, where appropriate, supplemented by new planting of local native species, at the individual site-scale through to the wider landscape-scale. As an example of an irreplaceable habitat, ancient woodland, in particular, needs special care with buffers of additional planting of native trees of at least 15 metres between woodland and development ⁴ . (Figure 8.6 shows the distribution of Ancient Woodlands in West Oxfordshire.)

⁴ Natural England Standing Advice on Ancient Woodland 2012

Reference Number	Paragraph/Policy	Further Additional Modification
FAM28	Paragraph 8.10	<p>8.10 It is not just physical features which affect landscape character; large parts of rural West Oxfordshire are noted for their peace and tranquillity. Pollution, especially noise and light, can undermine this ‘unspoilt’ character. Any development should maintain or improve the existing level of tranquillity. A more detailed assessment of tranquillity will be undertaken as part of the further work on West Oxfordshire’s Green Infrastructure resource and will feed into any subsequent review of this Local Plan. In the interim, the CPRE’s Tranquillity Map of Oxfordshire is a useful guide in assessing areas of tranquillity, as is the Cotswolds AONB Conservation Board’s Position Statement on Tranquillity and Dark Skies <u>which provides guidance that is also applicable to those parts of the District outside of the AONB</u>. The Rollright Stones in the north of the District are part of a network of places recognised as Dark Sky Discovery Sites.</p>
FAM29	Paragraph 8.11	<p>8.11 In addition to more general district-wide landscape considerations, there are three areas in West Oxfordshire that are given special policy attention: the Lower Windrush Valley Project Area (an area of major landscape change associated with mineral extraction and after-uses, especially for recreation, tourism and nature conservation); the Windrush in Witney Project Area (a fundamental component of the town’s attractive character); and the Wychwood Project Area (a project that aims to restore the landscape character and mix of habitats associated with the Royal Hunting Forest of Wychwood). These three areas, together with the Cotswolds AONB, will continue to be identified for special landscape protection, <u>conservation</u> and enhancement (see Figure 8.2).</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM30	Paragraph 8.12	<p>Biodiversity <u>and Geodiversity</u></p> <p>8.12 The landscape and biodiversity of an area are inter-related. In the same way as West Oxfordshire has a rich and diverse landscape, so too does it contain a rich variety of habitats, which support a wide range of legally protected species, priority species and other wildlife (including those listed in the NERC Act Section 41 list). Both reflect the underlying soils and geological diversity of the area. About 4% of the District’s countryside falls within sites identified for their biodiversity or geological importance, including 29 Sites of Special Scientific Interest and the internationally important Cassington Meadows Special Area of Conservation (SAC), part of the Oxford Meadows SAC⁵.</p>
FAM31	Paragraph 8.19	<p>8.19 The creation of coherent and resilient large scale ecological networks is being encouraged by the Government through the establishment of Nature Improvement Areas (NIAs), where the aim is to achieve significant and demonstrable enhancement through partnership working. <u>The Oxfordshire Local Nature Partnership will help to identify and establish It is intended that during the Plan period,</u> new, locally determined, NIAs <u>will be identified and established</u> in the county. The CTAs, Strategic Green Infrastructure and Natural Character Areas are likely to form the core of these NIAs. The Cotswolds Ecological Networks Partnership has already identified two Cotswolds NIAs; extensive parts of West Oxfordshire are covered by the Cotswolds Valleys NIA.</p>
FAM32	New Paragraph 8.20a	<p><u>8.20a A ‘State of Nature in Oxfordshire 2017’ report has been published which sets out the best information available on the state of the County’s natural habitats and species, including long-term trends and more recent losses and gains. This report identifies key actions and encourages a greater collective ambition for increasing the network of wild spaces, reducing pressures on the environment, halting the loss of biodiversity in the county and achieving a clear gain in nature. A more detailed action plan is to follow.</u></p>

⁵ The Oxford Meadows Special Area of Conservation (SAC), part of which is within West Oxfordshire’s boundary, is designated by the European Commission as being of European importance for its biodiversity interest. A Habitat Regulations Assessment (HRA) concluded that in order to ensure the Local Plan will have no likely significant adverse effect on the integrity of the SAC, a partnership approach should be adopted to monitor air quality and a framework of air quality measures be adopted. The HRA identified air quality and recreational pressure as key issues. Further assessment of these issues will need to be made if more detailed proposals (for example through neighbourhood plans or a planning application) are likely to have a significant impact, in particular to ensure that there will not be any localised adverse effects resultant from construction or increased road trips within 200m of the European sites.

Reference Number	Paragraph/Policy	Further Additional Modification
FAM33	Paragraphs 8.27 and 8.27a	<p>8.27 As a predominantly rural district, it is not surprising that West Oxfordshire has a wide variety of green space, albeit not all publicly accessible or only accessible along public rights of way. In order to achieve the widest range of linked environmental and social benefits, green infrastructure networks need to be planned and managed – More, Bigger, Better Managed and Joined. This will be particularly important for those areas of greatest potential change, e.g. the main towns <u>and villages</u> (where an accessible, green infrastructure network, close to where people live, needs to be treated as integral to the design and planning of new development); and where existing projects are already underway or emerging, e.g. the Lower Windrush Valley Project, the Cotswolds Save Our Magnificent Meadows Campaign, <u>BBOWT's Upper Thames Living Landscape Project</u>, <u>RSPB's Futurescapes Initiatives</u>, <u>the River Windrush and Evenlode Catchment Partnership Projects</u> and Conservation Target Areas. A Green Infrastructure Study (2011) has been undertaken for West Oxfordshire and further guidance on green infrastructure will be published, including identifying opportunities for partnership working, strengthening and reinforcing networks, enhancing connectivity <u>(for example through the creation, restoration and enhancement of linking habitats and 'stepping stones' through the landscape)</u> and achieving long term management. <u>The role street trees, gardens, waterways, public parks and open space can play as part of urban green infrastructure needs to be recognised.</u></p> <p>8.27a Given the valuable contribution trees and woodland make to the character of West Oxfordshire, tree planting and woodland creation should be an important component in protecting, reinforcing and expanding the green infrastructure network. Woodland can deliver multiple benefits, including for landscape and biodiversity, quality of life, climate change and for the local economy (timber and wood fuel markets). <u>Tree and woodland planting should be considered in locations where in keeping with the landscape character.</u></p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM34	Paragraph 8.30	8.30 Local assessments of recreation provision show some inconsistency in the quantity and quality of facilities within West Oxfordshire. Given the aim of raising recreation participation levels, especially amongst young people, combined with a growing population, there is likely to be greater demand and pressure on existing facilities, giving added emphasis to the need for their retention. The general principle of protecting existing facilities is especially relevant for open spaces with recreational value in built-up areas, where demand is greatest and replacement space can be difficult to provide (see Policy EH3a - Sport, Recreation and Children’s Play) Public Realm and Green Infrastructure and Policy OS5 - Supporting Infrastructure).
FAM35	Paragraph 8.59	8.59 While in general West Oxfordshire’s air quality is good, there are specific areas experiencing problems, mainly attributable to road transport. Addressing air quality issues is, therefore, complementary to the aim of reducing the need to travel, achieving a modal shift towards walking and cycling (with added physical and mental health benefits) , a reduction in transport emissions and addressing climate change. Poor air quality is linked to respiratory illness, heart disease and asthma.
FAM36	Paragraph 8.66	8.66 External lighting can perform a wide variety of functions ranging from floodlighting of sporting activities, to illuminating important buildings, to improving highway safety. These needs for lighting should be balanced, particularly in rural areas, against any adverse impact lights might have on the visual character of the area, the ‘night sky’, nature conservation or the reasonable living conditions of local residents. This is an important consideration for the Chipping Norton area due to the designation of the Rollright Stones as a Dark Sky Discovery Site. (See also Policy EH1)

SECTION 9 – STRATEGY AT THE LOCAL LEVEL

Reference Number	Paragraph/Policy	Further Additional Modification
FAM37	Paragraph 9.2.9	<p>9.2.9 Around 108 hectares of land remains on several sites within the large employment area to the west of the town. However, much of this is earmarked for the future expansion of existing businesses meaning it is not available to facilitate inward investment from outside of the District. An additional 10 hectares is proposed as part of the committed urban extension at West Witney (see Figure 9.6) and will meet a significant proportion of future business land requirements in the town, benefitting from improved access onto the A40 via a new junction at Down’s Road (see below). In the longer-term, the delivery of this new junction could also unlock further employment land potential to the west of Down’s Road. <u>This would need to be considered alongside other reasonable alternatives through a review of the Local Plan.</u></p>
FAM38	Paragraph 9.2.24	<p>9.2.24 Opportunities for major development within the built up area of the town are relatively limited. This means that development on the fringes of the town will be required to meet future needs. Land to the west of the town (north Curbridge) is already committed by way of a resolution to grant planning permission subject to Section 106. The outline application anticipates, incorporating 1,000 homes and 10 hectares of new business land but it is quite possible that a modest increase in the number of homes (e.g. to around 1,100) could be achieved as detailed planning applications are dealt with. The remaining strategic options considered through the Local Plan process are to the south, east, north-east north and further west of Witney. There are some further development opportunities within the rest of the sub-area although these are relatively modest in scale.</p>

Reference Number	Paragraph/Policy	Further Additional Modification						
FAM39	Paragraphs 9.2.27 and 9.2.28	<p>9.2.27 In terms of future housing provision the indicative requirement anticipated housing delivery for this sub-area is 4,400 <u>4,702</u> new homes in the period 2011 – 2031. In accordance with the overall strategy, the majority of these new homes will be located at Witney which is ranked as the District’s most sustainable settlement and offers a number of opportunities for further development.</p> <p>9.2.28 It is anticipated that the overall requirement will be met this will be provided through a combination of homes already completed (2011 – 2016 <u>2017</u>), existing commitments, windfall development, two allocated Strategic Development Areas (SDAs) and two ‘non-strategic’ housing allocations. This is summarised in the table below. Further sites will also be identified through any subsequent review of this Local Plan.</p>						
FAM40	Table 9.1 – Anticipated Housing Delivery in the Witney Sub-Area	<p>Replace as follows:</p> <table border="1"> <tbody> <tr> <td><u>Homes already completed (2011 – 2017)</u></td> <td><u>600</u></td> </tr> <tr> <td><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></td> <td><u>1,772</u></td> </tr> <tr> <td> <ul style="list-style-type: none"> • <u>North Curbridge (West Witney) (1,000)</u> • <u>Land at Downs Road, Curbridge (257)</u> • <u>Land off Well Lane, Curbridge (14)</u> • <u>Standlake Road, Ducklington (24)</u> • <u>Land West of Minster Lovell (85)</u> • <u>Land at Northfield Farm, Witney (4)*</u> • <u>Springfield Nursery, Witney (13)*</u> • <u>Dark Lane, Witney (14)</u> • <u>Land at Thorney Leys, Witney (26)</u> • <u>Land north of Springfield Oval, Witney (75)</u> • <u>Land north of Burford Road, Witney (260)</u> </td> <td></td> </tr> </tbody> </table>	<u>Homes already completed (2011 – 2017)</u>	<u>600</u>	<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>1,772</u>	<ul style="list-style-type: none"> • <u>North Curbridge (West Witney) (1,000)</u> • <u>Land at Downs Road, Curbridge (257)</u> • <u>Land off Well Lane, Curbridge (14)</u> • <u>Standlake Road, Ducklington (24)</u> • <u>Land West of Minster Lovell (85)</u> • <u>Land at Northfield Farm, Witney (4)*</u> • <u>Springfield Nursery, Witney (13)*</u> • <u>Dark Lane, Witney (14)</u> • <u>Land at Thorney Leys, Witney (26)</u> • <u>Land north of Springfield Oval, Witney (75)</u> • <u>Land north of Burford Road, Witney (260)</u> 	
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FAM41	Paragraphs 9.2.29 and 9.2.31	<p>9.2.29 In the first five-six years of the plan period (2011 – 2016 2017) a total of 422-600 homes were completed in the Witney sub-area. As of 1st April 2017-September 2016, a further 1,675<u>1,886</u> homes are already committed through the planning process. This includes 1,542 <u>1,772</u> homes on larger sites (i.e. 10 or more units) and 133-114 homes on smaller sites (i.e. less than 10 units). The largest committed site is the proposed West Witney (north Curbridge) urban extension which was allocated as a reserve site in the adopted Local Plan and is currently the subject to a resolution to grant outline consent subject to Section 106. The outline consent envisages the provision of 1,000 new homes plus 10 hectares of new employment land although it is possible that through detailed planning applications the number of new homes could increase to around 1,100.</p> <p>9.2.31 In addition to past completions and existing commitments it is reasonable to include a</p>																

		<p>'windfall' allowance to cater for unidentified sites expected to come forward for housing over the period of the Local Plan. Based on past evidence of historic rates of windfall delivery by sub-area, it is reasonable to expect delivery of at least 304-276 units from unidentified windfall sites in the period 2016-2017 - 2031.</p>
FAM42	Paragraph 9.2.37	<p>9.2.37 The remaining homes (c. 420) will be provided on the land known as Cogges Triangle, subject to consideration of the likely traffic impact on Witney in particular Bridge Street and an agreed strategy for the delivery of the Shores Green junction improvements. The precise quantum of development on both sites will depend on a number of issues including landscape and heritage impact, surface water run-off and traffic impact. A balanced mix of housing types including affordable housing will be sought together with the provision <u>of essential supporting necessary</u> infrastructure to mitigate the impact of the development.</p>
FAM43	Paragraphs 9.2.40 and 9.2.40a	<p>9.2.40 The proposed site allocation comprises three separate parcels of land, a larger area of land (c. 49ha) between Hailey Road and New Yatt Road a parcel between New Yatt Road and Woodstock Road (c. 7ha) and a smaller parcel of land west of Hailey Road (c. 4ha). It is anticipated that across the allocation as a whole, around 1,400 homes could be provided. but the quantum of development on each parcel will depend to an extent on the proposed primary education arrangements.</p> <p>9.2.40a The land west of Hailey Road <u>is capable of accommodating around 100 new homes, the land between Hailey Road and New Yatt Road, around 1,100 homes and the land between New Yatt Road and Woodstock Road around 200 homes.</u> could be used for new housing (around 100 homes) or alternatively could be used to expand Witney Community Primary School (as an alternative to a new school being provided within the North Witney SDA) thereby freeing up development capacity within the main site area.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM44	Paragraph 9.2.48	<p>9.2.48 As a large site, development of the North Witney SDA is likely to fall into a number of phases. There is already a current planning application on part of the site for 200 dwellings which is likely to form 'Phase 1' (subject to a comprehensive masterplan/delivery framework for the whole site). Because of the lead-in times associated with larger strategic sites, it is likely that the majority of the site will come forward later in the plan period after 2021 unless delivery can be accelerated. Delivery of the bulk of development in the medium to long-term would however offer the following advantages:</p> <ul style="list-style-type: none"> • help to ensure that housing delivery is provided evenly across the whole of the Local Plan period; • ensure the transport impact of the scheme is minimised by allowing for the new A40/Down's Road junction and A40/Shores Green improvements to come forward first; • allow time for the east and west Witney schemes to come forward in advance (and thereby avoid market saturation in the Witney area); and • allow for the West End Link element of the scheme to be phased in appropriately as an integral part of the development.
FAM45	Paragraph 9.2.49	<p>9.2.49 In terms of alternative strategic directions of growth at Witney, several other options have been considered including land to the south and land to the north east of the town as well as land to the west of Downs Road. Having regard to the overall housing requirement and evidence prepared in support of the Local Plan⁶ these sites have not been allocated at this point but will be re-considered <u>alongside any other reasonable alternatives</u> as part of any subsequent review of this Local Plan.</p>

⁶ West Oxfordshire Assessment of Strategic Site Options Update (February 2015); Sustainability Appraisal of Pre-Submission Draft West Oxfordshire Local Plan (Enfusion February 2015); SA Addendum Report (Enfusion 2016); SHELAA (2016)

Reference Number	Paragraph/Policy	Further Additional Modification
FAM46	Paragraphs 9.2.51a – 9.2.51c	<p>9.2.51a Land to the west of Downs Road is at present rather divorced and isolated from the existing built area of Witney. However, when the committed urban extension at West Witney (North Curbridge) is completed, the context of the site will change and it could potentially form a logical urban extension to the town. It would provide a good opportunity for additional business land capitalising on the existing employment focus along Downs Road as well as the improved access to be provided by new junction onto the A40. There may also be potential for new housing as part of a comprehensive mixed-use scheme.</p> <p>9.2.51b Any strategic development in this location would be likely to necessitate relocation of part of the Witney Lakes golf course. Potentially this could be re-provided to the north-west of the existing course, providing a permanent buffer to Minster Lovell. Land to the west of Downs Road is therefore identified as an ‘area of future development potential (employment and housing)’ – see Figure 9.6.</p> <p>9.2.51c The potential allocation of this area of land will be considered alongside other reasonable alternatives (including those outlined above) through any subsequent review of this Local Plan.</p>
FAM47	Paragraph 9.2.51g	<p style="text-align: center;">Land west of Minster Lovell (85 125 homes)</p> <p>9.2.51g This is a greenfield site currently in agricultural (arable) use on the western side of Minster Lovell near Witney. The site is just under 8 ha in size in total but the southern portion of the site would <u>primarily</u> be designated as public open space. The anticipated number of dwellings is around <u>85 125</u>. Minster Lovell is a sustainable settlement close to Witney and also offering its own range of service and facilities.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM48	Paragraph 9.2.53	9.2.53 In accordance with the overall strategy, Witney will be a key focus for additional business and employment opportunities over the period of the Local Plan. There is around 10.8 hectares of existing business land to the west of the town but much of this is unavailable having been set aside for the expansion of existing businesses. An additional 10 hectares of new business floorspace will be provided as part of the committed urban extension at West Witney (north Curbridge).
FAM49	Paragraph 9.2.70	9.2.70 In determining future development proposals, the Council will have significant regard to the potential impact on the environment, particularly where the proposed development would affect a designated area. In accordance with Policy EH1a and national policy, any proposed development within the AONB will be expected to conserve and enhance landscape and scenic beauty. and major Major developments will only be permitted in exceptional circumstances and where it can be demonstrated that they are in the public interest.
FAM50	Paragraph 9.2.75	9.2.75 Some of these will be provided directly as part of new developments (e.g. a new or expanded primary school as part of the north Witney SDA) whilst others will be provided indirectly through developer contributions and other potential sources of funding.

Reference Number	Paragraph/Policy	Further Additional Modification
FAM51	Paragraph 9.2.77	9.2.77 In accordance with Policy OS5, we will seek to ensure that all new development within the Witney sub-area is supported by appropriate and timely provision of essential <u>necessary</u> supporting infrastructure.
FAM52	Paragraph 9.3.9	9.3.9 The Carterton sub-area plays an important economic role within the District. The main sector of the local economy is Government services which accounts for 26% of total employment. This is largely a reflection of RAF Brize Norton which lies immediately to the south of the town and employs around 5,800 <u>service</u> personnel, 1,200 contractors and 300 civilian staff. The second largest sector is distribution (including retail) at 17%. Manufacturing is relatively poorly represented compared to West Oxfordshire as a whole comprising just 6.5% of employment in this area.
FAM53	Paragraph 9.3.13	9.3.13 In terms of undeveloped business land, there is a relatively -limited supply currently with around 1.5 <u>4.5 ha acres (0.6ha)</u> available at <u>across</u> Ventura Park, and 7.9 acres (3.2ha) <u>at</u> West Oxfordshire Business Park. The Town Council has expressed a desire to increase the supply of available business land in Carterton in order to attract additional inward investment, capitalising on the aviation linkages with RAF Brize Norton and <u>This</u> this is a key aim of the Carterton masterplan and is supported by the <u>The</u> Council's economic evidence ⁷ which suggests that Carterton should be identified as a priority location for <u>economic regeneration with attractive employment sites assembled to encourage additional business activity to the town. It suggests that around 3 ha of new employment land should be provided over the plan period. new employment land provision.</u>

⁷ West Oxfordshire Economic Snapshot and Outlook Report CAG (2015)

Reference Number	Paragraph/Policy	Further Additional Modification						
FAM54	Paragraph 9.3.36	9.3.36 There are good opportunities for further development within the built up area of Carterton and this is a key priority for the Local Plan. It is anticipated that the redevelopment of the two MOD sites, REEMA North and REEMA Central will deliver a net <u>total</u> gain of around 500 new homes across the two sites (300 <u>net</u> on REEMA north and 200 <u>net</u> on REEMA central). Subject to the requirements of the MOD and viability considerations, there may also be some potential to redevelop other areas of MOD housing in Carterton over the period of the Local Plan. This would present the opportunity to increase densities and raise environmental and design standards. The Council will therefore work pro-actively with the MOD, Defence Infrastructure Organisation (DIO) and Annington Homes in order to further investigate the possibility of other areas of old military housing stock being made available for redevelopment.						
FAM55	Paragraph 9.3.44	9.3.44 It is anticipated that the overall housing <u>requirement-delivery</u> for this area (2,600 <u>2,680</u> homes) will be met through a combination of homes already completed, existing commitments, allocated sites and windfall development. This is summarised in the table below. Further sites will also be identified through any subsequent review of this Local Plan.						
FAM56	Table 9.2 – Anticipated Housing Delivery in the Carterton Sub-Area	<p>Replace as follows:</p> <table border="1"> <tbody> <tr> <td><u>Homes already completed (2011 – 2017)</u></td> <td><u>362</u></td> </tr> <tr> <td><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></td> <td><u>1,506</u></td> </tr> <tr> <td> <ul style="list-style-type: none"> • <u>Saxel Close, Aston (38)</u> • <u>Land north of Cote Road, Aston (41)</u> • <u>New Road, Bampton (121)*</u> • <u>Land east of Mount Owen Road, Bampton (160)</u> • <u>Land east of Carterton, Brize Norton (700)</u> • <u>REEMA North, Carterton (200)</u> </td> <td></td> </tr> </tbody> </table>	<u>Homes already completed (2011 – 2017)</u>	<u>362</u>	<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>1,506</u>	<ul style="list-style-type: none"> • <u>Saxel Close, Aston (38)</u> • <u>Land north of Cote Road, Aston (41)</u> • <u>New Road, Bampton (121)*</u> • <u>Land east of Mount Owen Road, Bampton (160)</u> • <u>Land east of Carterton, Brize Norton (700)</u> • <u>REEMA North, Carterton (200)</u> 	
<u>Homes already completed (2011 – 2017)</u>	<u>362</u>							
<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>1,506</u>							
<ul style="list-style-type: none"> • <u>Saxel Close, Aston (38)</u> • <u>Land north of Cote Road, Aston (41)</u> • <u>New Road, Bampton (121)*</u> • <u>Land east of Mount Owen Road, Bampton (160)</u> • <u>Land east of Carterton, Brize Norton (700)</u> • <u>REEMA North, Carterton (200)</u> 								

		<ul style="list-style-type: none"> • <u>REEMA Central, Carterton (81)</u> • <u>North west Carterton (138)*</u> • <u>Linden House, Kilkenny Lane, Carterton (10)</u> • <u>Brooklands Nurseries, Carterton (15)</u> • <u>63 Burford Road, Carterton (2)*</u> 		
		<u>Existing small planning commitments at 1st April 2017 (less than 10 units)</u>	<u>85</u>	
		<u>Local plan allocations</u>		
		<u>CA1 REEMA North and Central Strategic Development Area (SDA)**</u>	<u>300 (net gain of 219 units as 81 units already listed in commitments above at REEMA Central).</u>	
		<u>CA1a Land at Milestone Road, Carterton</u>	<u>200</u>	
		<u>CA1b Land at Swinbrook Road, Carterton</u>	<u>70</u>	
		<u>Anticipated windfall (2017 – 2031)</u>	<u>238</u>	
		<u>TOTAL ANTICIPATED HOUSING DELIVERY</u>	<u>2,680</u>	
		<p><u>*Remaining units forming part of a larger scheme</u></p> <p><u>**Total site capacity is 500 units. Of this 200 units are already committed at REEMA North and 81 units are already committed at REEMA Central leaving a residual total of 219 units.</u></p>		

Reference Number	Paragraph/Policy	Further Additional Modification
FAM57	Paragraph 9.3.45	9.3.45 In the first five <u>six</u> years of the plan period (2011 – 2016 <u>2017</u>) a total of 231 <u>362</u> homes have already been completed in the Carterton sub-area. As 1st September <u>April</u> 2016 <u>2017</u> , a further 1,489 <u>1,591</u> homes already benefit from planning permission or resolution to grant permission subject to Section 106. This comprises 1,414 <u>1,506</u> on larger sites of 10 or more dwellings and 75 <u>85</u> on smaller sites of less than 10.
FAM58	Paragraph 9.3.48	9.3.48 It is also considered appropriate to include a ‘windfall’ allowance to cater for unidentified sites that are likely to come forward for housing over the period of the Local Plan. Based on past evidence of historic rates of windfall delivery by sub-area, it is reasonable to expect delivery of at least 262 <u>238</u> units from unidentified windfall sites in the period 2016 <u>2017</u> – 2031.
FAM59	Paragraphs 9.3.50 and 9.3.50a	<p>9.3.50 The REEMA North and REEMA Central sites are located close to the centre of Carterton, either side of Upavon Way. The REEMA North Central site had a number of existing properties on it but has now been cleared with a view to providing 200 new homes for service personnel. That scheme had been intended to be completed in 2016 but has been delayed for funding reasons. The delay is considered to offer an opportunity to revisit the mix, design and layout of the permitted 200 home scheme with a view to potentially increasing the number of new homes to around 300.</p> <p>9.3.50a Part of the REEMA Central site has already been made available to Annington Homes who are progressing a market housing scheme of 135 dwellings through a planning application (although 54 dwellings will be demolished meaning a net gain of 81 units). The remainder of the site is likely to be made available for redevelopment/infill within the period of the Local Plan.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM60	Paragraph 9.3.53	<p>9.3.53 In the longer term there -is potential for further redevelopment of MOD housing in Carterton. There are several existing areas where the density of development is relatively low and the quality of the housing stock and surrounding environs relatively poor. These are illustrated on the plan at Figure 9.10. We will work proactively with the MOD, DIO and Annington Homes to consider the potential for new housing on these sites to help support Carterton in particular the Town Centre and surrounding environs. At this stage however, none of those properties have been declared surplus to requirements so they cannot be relied upon to deliver additional housing to meet the indicative target for this area <u>within the plan period</u>.</p>
FAM61	Paragraph 9.3.53b	<p>9.3.53b With the principle of residential development having been accepted, it is considered appropriate to allocate the site for housing development as part of this Local Plan. <u>The land assembly issues previously affecting the site have now been resolved and the delivery of around 100 homes is anticipated by 2020 possibly more.</u> Because of the current problems of land assembly no reliance is placed on the site in terms of the short-term 5-year housing land supply but it is quite reasonable to expect the site to come forward within the period of the Local Plan. The proposed site allocation is shown in Figure 9.8a below.</p>
FAM62	Paragraph 9.3.53e	<p>9.3.53e With the principle of residential development having been previously accepted, it is considered appropriate to allocate the site for housing development as part of this Local Plan. Because of the current problems of land assembly no <u>limited</u> reliance is placed on the site in terms of the short-term 5-year housing land supply but it is quite reasonable to expect the <u>remainder of the</u> site to come forward within the period of the Local Plan. The proposed site allocation is shown in Figure 9.8b below.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM63	Paragraph 9.3.58	9.3.58 There is a clear need to increase the supply of business land in Carterton. At present there is a relatively limited supply with around 1.5 <u>4.5 ha</u> acres available <u>in total</u> at Ventura Park, and 7.9 acres at West Oxfordshire Business Park. This could be quickly filled if one or two large employers were to move to the area.
FAM64	Paragraphs 9.3.97 and 9.3.98	<p>9.3.97 The Council has prepared an Infrastructure Delivery Plan (IDP) which seeks to quantify the infrastructure improvements that will <u>be</u> needed to support the planned level and distribution of growth set out in the Local Plan. This will form the basis upon which future decisions regarding the provision of new or improved infrastructure will be made along with the Council's CIL regulation 123 list once introduced.</p> <p>9.3.98 In accordance with Policy OS5, we will seek to ensure that all new development within the Carterton sub-area is supported by appropriate and timely provision of <u>essential</u> necessary supporting infrastructure.</p>
FAM65	Paragraph 9.4.9	9.4.9 There is very limited land available for new business development in Chipping Norton – an issue highlighted in the District Council's latest economic evidence ⁸ . There is <u>currently only around 0.5 ha available which is split between two sites (former highway depot and Cromwell Park, a small undeveloped plot of 0.1ha remaining at Cromwell Park, 0.4ha allocated in the 2006 Local Plan but unavailable at the highway depot off the Banbury Road just south of the new Aldi store and 2ha of previously permitted business land on the former Parker Knoll site also unavailable insofar as it is not being promoted by the landowner for employment use.</u> There remains demand for additional business units, including good quality small industrial units and office space.

⁸ West Oxfordshire Economic Snapshot and Outlook (2015) - CAG

Reference Number	Paragraph/Policy	Further Additional Modification																
FAM66	Paragraph 9.4.33	9.4.33 It is anticipated that the overall housing requirement <u>delivery for this sub-area (2,400 2,047</u> homes) will be met through a combination of homes already completed, existing commitments, windfall development and an allocated Strategic Development Area (SDA). This is summarised in the table below. Further sites will also be identified through any subsequent review of this Local Plan.																
FAM67	Table 9.3 – Anticipated Housing Delivery in the Chipping Norton Sub-Area	<p>Replace as follows:</p> <table border="1"> <tbody> <tr> <td><u>Homes already completed (2011 – 2017)</u></td> <td><u>240</u></td> </tr> <tr> <td><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></td> <td><u>315</u></td> </tr> <tr> <td> <ul style="list-style-type: none"> • <u>Walterbush Road, Chipping Norton (201)*</u> • <u>Land at Rockhill Farm, Chipping Norton (96)</u> • <u>Land west of Quarhill Close, Over Norton (18)</u> </td> <td></td> </tr> <tr> <td><u>Existing small planning commitments at 1st April 2017 (less than 10 units)</u></td> <td><u>104</u></td> </tr> <tr> <td><u>Local plan allocations</u></td> <td></td> </tr> <tr> <td><u>CN1 East Chipping Norton Strategic Development Area (SDA)</u></td> <td><u>1,200</u></td> </tr> <tr> <td><u>Anticipated windfall (2017 – 2031)</u></td> <td><u>188</u></td> </tr> <tr> <td>TOTAL ANTICIPATED HOUSING DELIVERY</td> <td>2,047</td> </tr> </tbody> </table> <p><u>*Remaining units forming part of a larger scheme</u></p>	<u>Homes already completed (2011 – 2017)</u>	<u>240</u>	<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>315</u>	<ul style="list-style-type: none"> • <u>Walterbush Road, Chipping Norton (201)*</u> • <u>Land at Rockhill Farm, Chipping Norton (96)</u> • <u>Land west of Quarhill Close, Over Norton (18)</u> 		<u>Existing small planning commitments at 1st April 2017 (less than 10 units)</u>	<u>104</u>	<u>Local plan allocations</u>		<u>CN1 East Chipping Norton Strategic Development Area (SDA)</u>	<u>1,200</u>	<u>Anticipated windfall (2017 – 2031)</u>	<u>188</u>	TOTAL ANTICIPATED HOUSING DELIVERY	2,047
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TOTAL ANTICIPATED HOUSING DELIVERY	2,047																	

Reference Number	Paragraph/Policy	Further Additional Modification
FAM68	Paragraphs 9.4.34 and 9.4.37	<p>9.4.34 In the first fivesix years of the plan period (2011 – 20162017) a total of 165240 homes have already been completed in the Chipping Norton sub-area. As of 1st SeptemberApril 20162017, a further 554419 homes already benefit from planning permission or resolution to grant permission subject to Section 106. This comprises 431315 units on larger sites of 10 or more dwellings and 123104 on smaller sites of less than 10. The largest of these sites at Walterbush Road, Chipping Norton (228201 units remaining) is currently under construction.</p> <p>9.4.37 It is also considered appropriate to include a ‘windfall’ allowance to cater for unidentified sites that are likely to come forward for housing over the period of the Local Plan. Based on past evidence of historic rates of windfall delivery by sub-area, it is reasonable to expect delivery of at least 207188 units from unidentified windfall sites in the period 20162017 – 2031.</p>
FAM69	Paragraph 9.4.40	<p>Land East of Chipping Norton Strategic Development Area (SDA) - 1,4001,200 homes (Chipping Norton Parish)</p> <p>9.4.40 Land to the east of Chipping Norton which falls within Chipping Norton Parish has been identified as a potential option for growth throughout the preparation of this Local Plan. In response to the increased housing requirement suggested by the Oxfordshire SHMA (2014) the Council consulted on the inclusion of the site in a local plan consultation paper published in August 2014.</p>
FAM70	Paragraph 9.4.52	<p>9.4.52 As part of the East Chipping Norton SDA provision will be made for around 95 hectares of business land (B-class uses) on land to the north of London Road. The provision of a small business park in this location would be attractive to potential developers and occupants and would be adequate in size to meet currently identified needs. Further land exists to the east of the SDA boundary which could provide potential for further expansion for business use in the longer-term.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM71	Paragraph 9.4.56	<p>9.4.56 In terms of HGV movements, Oxfordshire County Council have commissioned a feasibility study for the implementation of the lorry management measures identified in the Chipping Norton Air Quality Action Plan. They also propose to conduct a review of the environmental weight restrictions across the County paying particular attention to those areas which are subject to high and significant levels of HGV traffic. This will focus on places which currently do not have any restrictions in force including Chipping Norton. More recently on behalf of the District Council, Oxfordshire County Council have commissioned additional transport evidence for Chipping Norton to help inform the Local Plan. The report concludes that the provision of an eastern link road for Chipping Norton could have a beneficial impact on HGV movements through the town centre, potentially diverting a large percentage of HGV movements and thereby <u>possibly</u> having a beneficial impact on air quality. The provision of this link road is therefore an integral element of the proposed East Chipping Norton Strategic Development Area (SDA).</p>
FAM72	Paragraph 9.4.66	<p>9.4.66 In accordance with Policy EH1-EH1a and national policy, any proposed development within the AONB will be expected to conserve landscape and scenic beauty and major developments will only be permitted in exceptional circumstances and where it can be demonstrated that they are in the public interest.</p>
FAM73	Paragraph 9.4.71	<p>9.4.71 In accordance with Policy OS5, we will seek to ensure that all new development within the Chipping Norton sub-area is supported by appropriate and timely provision of necessary <u>essential</u> supporting infrastructure.</p>
FAM74	Paragraph 9.5.3a	<p>9.5.3a Long Hanborough developed as a linear village along the now A4095 and has a population of approximately 2,400. The village has a small number of shops and a reasonable range of other services and facilities. Given the residential schemes of 169 homes, <u>120 homes</u> and 50 homes recently approved, the limited role of the settlement and its landscape setting, it is only suitable for very modest levels of further <u>modest levels of</u> development <u>to help reinforce its existing role</u>.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM75	Paragraphs 9.5.7 and 9.5.7a	<p>9.5.7 At Woodstock, residential estates have been added to the historic core of the town since the 1930s, and particularly in the 50s and 60s. More recently the number of new houses built within the town has been relatively low although permission has been granted for new residential development to the east of the town adjacent to Marlborough school which is now under construction. There is also significant developer interest on other sites including land to the south east of the town which is the subject of a current application <u>benefits from a resolution to grant outline planning permission</u> for 300 homes and is allocated for housing in this Local Plan (see Policy EW1a).</p> <p>9.5.7a In Long Hanborough, areas of Council housing were built during the 1920s and 1930s lessening the linear form. Further estate style housing was built in the 1940s, 50s and 60s. More recently, limited new housing has been added to the village although there are now committed residential schemes of 169 homes, <u>120 homes</u> and 50 homes respectively. There is a good level of public transport accessibility with a Cotswold line railway station just to the east of the village.</p>
FAM76	Paragraph 9.5.16	<p>9.5.16 Public transport availability in this area is good with railway stations at <u>Combe and Finstock (with very limited services)</u>, Tackley, Combe and Hanborough <u>(with a higher frequency of services)</u> the latter being one of the District's largest and most well-used stations. Car parking facilities have recently been expanded at Hanborough to improve capacity and there are aspirations for further station improvements including additional parking, a footbridge and new platform so that any trains extended from Oxford can terminate and turnaround. To fully realise the potential of the Cotswold line, further redoubling will be required at the eastern and western ends of the line, between Wolvercote Junction and Hanborough, and from west of Evesham towards Pershore. This would allow up to three trains per hour to Hanborough and/or Charlbury and two trains per hour between London and Worcester, with a journey time under two hours.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM77	Paragraph 9.5.18	9.5.18 Public transport in the south of the sub area is more limited however, due to the relative isolation of settlements from the rail network and the lack of bus service provision between <u>some</u> villages and key destinations.
FAM78	Paragraph 9.5.32	9.5.32 The greatest potential for further development in this sub-area is considered to be at Eynsham. Here, there is scope for a new strategic urban extension to the west of the village of around 1,000 homes. To the north of the A40 near Eynsham, land has also been identified as a <u>'Strategic Location for Growth (SLG) having the potential to create a new Garden Village based on a working assumption</u> of around 2,200 homes (with further scope for expansion in the longer term). The new village is to be designated as a rural service centre alongside Eynsham, and Woodstock <u>and Long Hanborough and its detailed planning will be taken forward through a separate Area Action Plan (AAP) including a more definitive figure for the number of dwellings to be delivered.</u> The Council's evidence ⁹ suggests that there is scope for additional business land provision to support the current economic role of Eynsham and the Garden Village provides an excellent opportunity to deliver this alongside the provision of a large number of new homes.
FAM79	Paragraph 9.5.33	9.5.33 Opportunities for development elsewhere in the sub-area are relatively limited and in accordance with the overall strategy, will be focused on the larger villages. There is some scope for very modest levels of further development at Long Hanborough in addition to existing commitments <u>in order to reinforce its role.</u> Long Hanborough offers fewer local services and facilities than Eynsham and Woodstock other than the railway station.

⁹ Economic snapshot and outlook report (CAG)

Reference Number	Paragraph/Policy	Further Additional Modification
FAM80	Paragraph 9.5.34	<p>9.5.34 Drawing on the brief profile outlined above we can identify a number of key issues and challenges to be addressed in relation to the Eynsham - Woodstock sub-area. These include:</p> <ul style="list-style-type: none"> • This is the third largest sub-area and is well populated with most people living at the three main settlements of Eynsham, Woodstock and Long Hanborough. • House prices in this sub-area are amongst the highest in the District. • This area is an important source of employment providing around 25% of the District’s total number of job opportunities. Eynsham in particular is an important location for business. • There are very strong linkages with Oxford, with a high proportion of residents working in the city and much of the economic activity forming part of the wider Oxford city region economy. • The area can play an important role in helping meet Oxford City’s unmet housing needs alongside major infrastructure enhancements. • Tourism plays an important role in terms of the economy in particular at Woodstock. • Parking Car parking capacity is an important consideration in some locations including Woodstock. • Extensive sand and gravel resources in the southern part of the sub-area mean this is a major area of mineral working much of which is designated as a mineral consultation area. Appropriate after-use of mineral sites is an important issue and opportunity. • There is severe traffic congestion on the A40 between Eynsham and Oxford at peak times and on other key routes including the A4095 and A44. • The area has good rail service availability with railway stations at Tackley, Combe and Long Hanborough. • There is potential to develop Hanborough Station as a stronger transport interchange, with additional parking, and improved access from the south. • There are also some good bus services available although less so in the southern part of the sub-area where access to key bus routes is less proximate and convenient. • This is an environmentally sensitive area including AONB, Green Belt, mineral consultation area and part of a special area of conservation (SAC). • The area is also important in terms of heritage with Conservation Areas and a number of listed buildings in Long Hanborough, Eynsham and Woodstock and the Blenheim World

		<p>Heritage Site (WHS) at Woodstock. The historic environment needs to be conserved and enhanced.</p> <ul style="list-style-type: none"> • There is an identified requirement for additional leisure provision in this area. • Availability of adequate school capacity to accommodate future development is an issue in some locations. • There is potential for further development primarily at the rural service centres of Eynsham Woodstock and the West-Oxfordshire <u>Cotswolds</u> Garden Village.
FAM81	Paragraphs 9.5.36 and 9.5.37	<p>9.5.36 In accordance with the overall strategy additional housing development in this sub-area will be focused primarily at Eynsham, Woodstock and the West-Oxfordshire <u>Cotswolds</u> Garden Village and Long Hanborough as designated rural service centres, with any additional development steered mainly towards the larger villages.</p> <p>9.5.37 The total indicative housing requirement anticipated housing delivery for this sub-area is 5,550 <u>5,596</u> homes. This comprises 2,800 homes to meet West Oxfordshire's identified housing needs and a further <u>This includes</u> 2,750 homes to assist neighbouring Oxford City in meeting their needs which will be provided in the period 2021 - 2031. The additional requirement for Oxford City will apply in the period 2021 – 2031 (and will be treated separately for the purposes of 5-year housing land supply). It is anticipated that this overall sub-area requirement level of provision will be met through a combination of homes already completed, existing commitments, <u>a Strategic Location for Growth (SLG)</u> a Strategic Development Areas (SDA), non-strategic housing allocations and windfall development. This is summarised in the table below. Further sites will also be identified through any subsequent review of this Local Plan.</p>

Reference Number	Paragraph/Policy	Further Additional Modification					
FAM82	Table 9.4 – Anticipated Housing Delivery in the Eynsham - Woodstock Sub-Area	<p>Replace as follows:</p> <table border="1" data-bbox="775 352 1924 1377"> <tr> <td data-bbox="775 352 1509 424"><u>Homes already completed (2011 – 2017)</u></td> <td data-bbox="1516 352 1924 424"><u>547</u></td> </tr> <tr> <td data-bbox="775 429 1509 1377"> <p><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></p> <ul style="list-style-type: none"> • <u>Home Farm, Grove Road, Bladon (21)*</u> • <u>Pink Hill House, Southfield Road, Eynsham (16)</u> • <u>Land adjacent to Newland Street, Eynsham (13)</u> • <u>Eynsham Nursery and Garden Centre, Eynsham (77)</u> • <u>Land west of Thornbury Road, Eynsham (160)</u> • <u>Land between Wychwood House and Malvern Villas Witney Road, Freeland (41)</u> • <u>East of Church Road, Long Hanborough (50)</u> • <u>Land south of the A4095 west of Long Hanborough (169)</u> • <u>Land south east of Pinsley Farm, Long Hanborough (120)</u> • <u>Land south of New Yatt Road, North Leigh (76)</u> • <u>Land north of New Yatt Road, North Leigh (40)</u> • <u>Park Farm, Standlake Road, Northmoor (15)</u> • <u>Land at former Stanton Harcourt Airfield, Stanton Harcourt (50)</u> • <u>Street Farm, Tackley (26)</u> • <u>Land east of Nethercote Road, Tackley (70)</u> • <u>Land north of Marlborough School, Woodstock (14)*</u> • <u>Land east of Woodstock, Oxford Road, Woodstock</u> </td> <td data-bbox="1516 429 1924 1377"><u>1,258</u></td> </tr> </table>		<u>Homes already completed (2011 – 2017)</u>	<u>547</u>	<p><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></p> <ul style="list-style-type: none"> • <u>Home Farm, Grove Road, Bladon (21)*</u> • <u>Pink Hill House, Southfield Road, Eynsham (16)</u> • <u>Land adjacent to Newland Street, Eynsham (13)</u> • <u>Eynsham Nursery and Garden Centre, Eynsham (77)</u> • <u>Land west of Thornbury Road, Eynsham (160)</u> • <u>Land between Wychwood House and Malvern Villas Witney Road, Freeland (41)</u> • <u>East of Church Road, Long Hanborough (50)</u> • <u>Land south of the A4095 west of Long Hanborough (169)</u> • <u>Land south east of Pinsley Farm, Long Hanborough (120)</u> • <u>Land south of New Yatt Road, North Leigh (76)</u> • <u>Land north of New Yatt Road, North Leigh (40)</u> • <u>Park Farm, Standlake Road, Northmoor (15)</u> • <u>Land at former Stanton Harcourt Airfield, Stanton Harcourt (50)</u> • <u>Street Farm, Tackley (26)</u> • <u>Land east of Nethercote Road, Tackley (70)</u> • <u>Land north of Marlborough School, Woodstock (14)*</u> • <u>Land east of Woodstock, Oxford Road, Woodstock</u> 	<u>1,258</u>
<u>Homes already completed (2011 – 2017)</u>	<u>547</u>						
<p><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></p> <ul style="list-style-type: none"> • <u>Home Farm, Grove Road, Bladon (21)*</u> • <u>Pink Hill House, Southfield Road, Eynsham (16)</u> • <u>Land adjacent to Newland Street, Eynsham (13)</u> • <u>Eynsham Nursery and Garden Centre, Eynsham (77)</u> • <u>Land west of Thornbury Road, Eynsham (160)</u> • <u>Land between Wychwood House and Malvern Villas Witney Road, Freeland (41)</u> • <u>East of Church Road, Long Hanborough (50)</u> • <u>Land south of the A4095 west of Long Hanborough (169)</u> • <u>Land south east of Pinsley Farm, Long Hanborough (120)</u> • <u>Land south of New Yatt Road, North Leigh (76)</u> • <u>Land north of New Yatt Road, North Leigh (40)</u> • <u>Park Farm, Standlake Road, Northmoor (15)</u> • <u>Land at former Stanton Harcourt Airfield, Stanton Harcourt (50)</u> • <u>Street Farm, Tackley (26)</u> • <u>Land east of Nethercote Road, Tackley (70)</u> • <u>Land north of Marlborough School, Woodstock (14)*</u> • <u>Land east of Woodstock, Oxford Road, Woodstock</u> 	<u>1,258</u>						

		<u>(300)</u>	
		<u>Existing small planning commitments at 1st April 2017 (less than 10 units)</u>	<u>164</u>
		<u>Local Plan Allocations</u>	
		<u>EW1a Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG)</u>	<u>2,200</u>
		<u>EW1b West Eynsham Strategic Development Area (SDA)</u>	<u>1,000 (net gain of 763 units as this includes two existing commitments listed above, Eynsham Nursery and Garden Centre (77 units) and Land west of Thornbury Road, Eynsham (160 units)).</u>
		<u>EW1c Land east of Woodstock</u>	<u>300 (note: already included in existing commitments above).</u>
		<u>EW1d Land north of Hill Rise, Woodstock</u>	<u>120</u>
		<u>EW1e Land north of Banbury Road, Woodstock</u>	<u>180</u>
		<u>EW1f Myrtle Farm, Long Hanborough</u>	<u>50</u>
		<u>EW1g Oliver's Garage, Long Hanborough</u>	<u>25</u>
		<u>EW1h Former Stanton Harcourt Airfield, Main Road, Stanton Harcourt</u>	<u>50 (note: already included in existing commitments above).</u>
		<u>Anticipated windfall (2017 – 2031)</u>	<u>289</u>
		<u>TOTAL ANTICIPATED HOUSING DELIVERY</u>	<u>5,596</u>
		<u>*remaining units forming part of a larger scheme</u>	

Reference Number	Paragraph/Policy	Further Additional Modification
FAM83	Paragraphs 9.5.38 and 9.5.40	<p>9.5.38 In the first five-six years of the plan period (2011 – 2016-2017) a total of 439-547 homes have already been completed in the Eynsham - Woodstock sub-area. As of 1st April 2017 September 2016, a further 716-1,422 homes already benefit from planning permission or resolution to grant permission subject to Section 106. This comprises 525-1,258 units on larger sites of 10 or more dwellings and 191-164 on smaller sites of less than 10.</p> <p>9.5.40 It is also considered appropriate to include a ‘windfall’ allowance to cater for unidentified sites that are likely to come forward for housing over the period of the Local Plan. Based on past evidence of historic rates of windfall delivery by sub-area, it is reasonable to expect delivery of at least 324-289 units from unidentified windfall sites in the period 2016-2017 – 2031.</p>
FAM84	Paragraph 9.5.40t	<p>9.5.40t The former Eynsham Nursery and Garden Centre to the west of Eynsham has already secured planning permission for residential development of 77 new homes. There is also a current planning application pending determination <u>A resolution to grant outline planning permission has also been secured</u> for a further 160 homes on land immediately west of Willows Edge/Thornbury Road. <u>Both sites fall within the SDA boundary</u>, demonstrating clear developer interest.</p>
FAM85	Paragraph 9.5.40z	<p>9.5.40z A further key consideration for the site is the provision of effective pedestrian and cycle links to encourage sustainable travel into Eynsham and beyond including the West Oxfordshire <u>Cotswolds</u> Garden Village to the north of the A40. Any development in this area will need to be supported by a detailed Transport Assessment (TA) and Travel Plan.</p>
FAM86	Paragraph 9.5.41b	<p>9.5.41b In terms of deliverability, whilst the site is in multiple ownerships, the majority is being actively promoted for development and can therefore be considered to be available. In terms of viability, the Council’s evidence suggests that a scheme of 1,000 homes in this area would be viable taking account of the likely infrastructure costs including those associated with the western link-spine road and a new on-site primary school.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM87	Paragraph 9.5.41e	9.5.41e Land to the east of Woodstock lies partly within West Oxfordshire and primarily within Cherwell District. Whilst the joint work on unmet need concluded that the site had some merit it also had a number of important sensitivities not least the potential impact on the Blenheim Palace World Heritage Site (WHS). The District Council considers that a smaller development on the portion of the site which is within West Oxfordshire is appropriate and this plan identifies an allocation of 300 homes. There is also a current planning application on the site. The site also benefits from a resolution to grant planning permission for 300 homes.
FAM88	Paragraph 9.5.41f	9.5.41f In order to help meet identified housing needs in addition to the two strategic location for growth and strategic development areas, six smaller site allocations are also proposed in the Eynsham – Woodstock sub-area. These include: <ul style="list-style-type: none"> • Land East of Woodstock (300 homes) • Land north of Hill Rise, Woodstock (120 homes) • Land north of Banbury Road, Woodstock (250-180 homes) • Land at Myrtle Farm, Long Hanborough (50 homes) • Oliver’s Garage, Long Hanborough (25 homes) • Former Stanton Harcourt Airfield (50 homes)
FAM89	Paragraph 9.5.41h	9.5.41h The site is in a single ownership (the Blenheim Estate) and has previously been promoted through the Council’s housing land availability assessment which has concluded that it is suitable in principle for residential development. The District Council previously allocated the site for mixed-use development during the preparation of the 2011 Local Plan but the site was removed at the request of the Inspector who felt at that time that the scale of the proposed development was excessive. The site is the subject of a current hybrid planning application submitted by the Vanbrugh Unit Trust and Pye Homes on behalf of the estate.

Reference Number	Paragraph/Policy	Further Additional Modification
FAM90	Paragraph 9.5.41s	<p style="text-align: center;">Land North of Banbury Road, Woodstock (250-180 homes)</p> <p>9.5.41s This is a greenfield site located on the northern edge of Woodstock between Green Lane and Banbury Road. <u>It falls into three main land 'parcels', a western parcel, a central parcel and an eastern parcel.</u> The site is in agricultural use and has been put forward for potential development by the landowner, the Blenheim Estate. To the west of the site is an employment site occupied by Owen Mumford an important local employer. To the south of the site is the existing, primarily residential edge of Woodstock which runs in an irregular form along Green Lane and Banbury Road which subsequently forms the eastern edge of the site with open countryside beyond. To the north of the site is open countryside.</p>
FAM91	Paragraph 9.5.41w	<p>9.5.41w In light of the lack of physical and policy constraints to development the site is allocated for the provision of around 250-180 homes.</p>
FAM92	Paragraph 9.5.41	<p>9.5.41 The Council's economic evidence highlights the importance of the Eynsham – Woodstock sub-area for employment and business. This area has a skilled resident workforce a number of whom are employed in managerial positions and has a strong functional relationship with Oxford City and the Oxford City Region. It is anticipated that as part of the West Oxfordshire <u>Cotswolds</u> Garden Village to the north of the A40, near Eynsham, a new 'campus-style' science park of around 40 hectares in size will be created as part of a comprehensive mixed-use development. This will create a large number of new jobs and a business opportunity that does not currently exist in West Oxfordshire. It will help to ensure that the District is able to play a complementary role to the Oxfordshire knowledge spine, presenting the opportunity for high-technology university spin-outs and development and research opportunities.</p>

Reference Number	Paragraph/Policy	Further Additional Modification
FAM93	Paragraph 9.5.46	<p>9.5.46 In terms of the highway network, we will work in partnership with the County Council to take forward necessary improvements with the A40 being the top priority. The award of £35m through the Local Growth Fund offers the potential to make a significant improvement to the current situation which would have benefits for other areas if traffic using those could be encouraged to remain on the A40 instead of seeking alternative quicker routes. We will work with the County Council and other relevant partners to deliver a new park and ride site of around 1,000 spaces is delivered to the north of Eynsham as part of the West Oxfordshire <u>Cotswolds</u> Garden Village proposal. This will be coupled with the provision of a new eastbound bus lane towards Oxford. We will also work with the County Council to help identify an appropriate strategy for delivering the longer-term improvements to the A40 that have been identified including additional dualling between Witney and Eynsham and a westbound bus lane between Eynsham park and ride and the edge of Oxford.</p>
FAM94	Paragraph 9.5.48	<p>9.5.48 In terms of public transport we will work with rail providers and other relevant parties to consider any necessary enhancements to stations and station facilities including car parking availability. A key priority is Hanborough Station as this is expected to play a key, supporting role in relation to the development of the Garden Village with the potential for excellent bus, pedestrian and cycle connectivity between the two. We anticipate Hanborough Station developing into a highly effective transport hub, coupled with improved vehicular access, parking capacity and station facilities and will work with relevant partners to help deliver this aspiration. With regard to bus services we will seek to ensure that the coverage, frequency and speed of bus services within this sub-area is maximised. The County Council has aspirations to upgrade existing bus stops, enhance frequencies, improve journey times and where appropriate, we will seek public transport improvements from new development either directly or through a financial contribution. The bus route from Woodstock to Burford through Long Hanborough and Witney will be promoted, to provide better access to key tourist destinations and the national rail network.</p>

Reference Number	Paragraph/Policy	Further Additional Modification						
FAM95	Paragraph 9.5.55	9.5.55 Proposals affecting the Green Belt will be determined in accordance with national policy. Proposals within or affecting the AONB will be determined in accordance with Policy EH1, <u>EH1a</u> and the NPPF. Any proposed development within the AONB will be expected to conserve <u>and enhance</u> landscape and scenic beauty and major developments will only be permitted in exceptional circumstances and where it can be demonstrated that they are in the public interest.						
FAM96	Paragraph 9.5.71	9.5.71 In accordance with Policy OS5, we will seek to ensure that all new development within the Eynsham - Woodstock sub-area is supported by appropriate and timely provision of <u>necessary essential</u> supporting infrastructure.						
FAM97	Paragraph 9.6.31	9.6.31 <u>The anticipated housing delivery</u> The indicative housing requirement for this sub-area is <u>1,000 774</u> homes in the period 2011 – 2031. It is anticipated that this will be met through a combination of homes already completed, <u>and</u> existing commitments, allocated sites and windfall development. This is as summarised in the table below.						
FAM98	Table 9.5 – Anticipated Housing Delivery in the Burford - Charlbury Sub-Area	<p>Replace as follows:</p> <table border="1"> <tbody> <tr> <td><u>Homes already completed (2011 – 2017)</u></td> <td><u>233</u></td> </tr> <tr> <td><u>Existing large planning commitments at 1st April 2017 (10 or more units):</u></td> <td><u>421</u></td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • <u>The Old Brewery, Priory Lane, Burford (10)</u> • <u>Land west of Shilton Road, Burford (169)</u> • <u>Land south of Forest Road, Charlbury (37)</u> • <u>Land north of Little Lees, Charlbury (22)</u> • <u>Land at rear of 15 and 16 Woodstock Road, Charlbury (11)</u> </td> </tr> </tbody> </table>	<u>Homes already completed (2011 – 2017)</u>	<u>233</u>	<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>421</u>	<ul style="list-style-type: none"> • <u>The Old Brewery, Priory Lane, Burford (10)</u> • <u>Land west of Shilton Road, Burford (169)</u> • <u>Land south of Forest Road, Charlbury (37)</u> • <u>Land north of Little Lees, Charlbury (22)</u> • <u>Land at rear of 15 and 16 Woodstock Road, Charlbury (11)</u> 	
<u>Homes already completed (2011 – 2017)</u>	<u>233</u>							
<u>Existing large planning commitments at 1st April 2017 (10 or more units):</u>	<u>421</u>							
<ul style="list-style-type: none"> • <u>The Old Brewery, Priory Lane, Burford (10)</u> • <u>Land west of Shilton Road, Burford (169)</u> • <u>Land south of Forest Road, Charlbury (37)</u> • <u>Land north of Little Lees, Charlbury (22)</u> • <u>Land at rear of 15 and 16 Woodstock Road, Charlbury (11)</u> 								

		<ul style="list-style-type: none"> • Land south of Church Street, Kingham (16) • New Road, Kingham (10) • Land south of High Street, Milton under Wychwood (62) • Land south of Milton Road, Shipton under Wychwood (44) • Charity Farm, Woodstock Road, Stonesfield (27) • Land east of Farley Corner, Farley Lane, Stonesfield (13) 		
		Existing small planning commitments at 1st April 2017 (less than 10 units)	120	
		TOTAL ANTICIPATED HOUSING DELIVERY	774	
FAM99	Paragraph 9.6.32	<p style="text-align: center;">Past completions, and existing commitments and windfall</p> <p>9.6.32 In the first five-six years of the plan period (2011 – 2016 2017) a total of 207-233 homes have already been completed in the Burford - Charlbury sub-area. As of 1st September 2016 1st April 2017 a further 317-541 homes already benefit from planning permission or resolution to grant permission subject to Section 106. This comprises 195-421 units on larger sites of 10 or more dwellings and 122-120 on smaller sites of less than 10. Total anticipated housing delivery within this sub-area in the period 2011 – 2031 is therefore 774 homes.</p>		
FAM100	Paragraph 9.6.41	<p>9.6.41 In this regard, the County Council intends to conduct a review of environmental weight restrictions across the County with a particular focus on those locations which are subject to high and significant levels of HGV traffic and do not have any current restrictions in place including Burford. We will therefore work with the County Council, Town and Parish Council and other partners to further investigate measures that may be necessary to alleviate the impact of HGV traffic through Burford.</p>		

Reference Number	Paragraph/Policy	Further Additional Modification
FAM101	Paragraph 9.6.49	9.6.49 Proposals within or affecting the AONB will be determined in accordance with Policy EH1a and the NPPF. Any proposed development within the AONB will be expected to conserve <u>and enhance</u> landscape and scenic beauty and major developments will only be permitted in exceptional circumstances and where it can be demonstrated that they are in the public interest.
FAM102	Paragraph 9.6.55	9.6.55 In accordance with Policy OS5, we will seek to ensure that all new development within the Burford - Charlbury sub-area is supported by appropriate and timely provision of <u>necessary essential</u> supporting infrastructure.

SECTION 10 – DELIVERY AND MONITORING

No Further Additional Modifications

APPENDICES

No Further Additional Modifications