



The countryside charity
Oxfordshire

Campaigning to protect our rural county



planning.consultation@westoxon.gov.uk

14 November 2025

Dear Planning Team,

Re: Salt Cross Garden village : Main modifications Consultation : CPRE Oxfordshire response

CPRE Oxfordshire conditionally support the intent of these modifications: we welcome the retention of a net-zero operational aim but oppose wording which we feel weakens enforceability or allows indefinite flexibility. Wording should be altered to give stronger, binding safeguards on carbon, water, biodiversity, transport and landscape outcomes, with clear delivery, monitoring and redress mechanisms. Without wording alteration, we consider these Main Modifications **unsound**.

Key areas where we seek alteration and our suggested additional/ alternative wording (*in blue italics*) are:

1. Climate and net-zero integrity

Wording must deliver absolute, verifiable net-zero commitments (operational and embodied emissions), robust offsetting limits, and legally binding delivery mechanisms tied to planning consent and monitoring.

Wording included such as : *“Development must demonstrate, to the satisfaction of the local planning authority and as a condition of planning permission, quantified reductions in embodied and operational carbon relative to defined baselines; any residual emissions must be capped and met only by locally-verified offsetting within Oxfordshire subject to an independent audit.”*

2 Landscape, character and green belt / strategic open land

Wording must stress that design, density and green infrastructure must prioritise retention and restoration of key landscape features, ecological connectivity and public access, with clear offsets for any loss of high-value habitat.

Wording included such as : *“A landscape-led design code must be approved by the local planning authority; any loss of high-quality habitat must be compensated at a minimum of 10% above statutory biodiversity net gain requirements and delivered on-site or within the parish or adjoining parishes.”*



3 Transport and local roads

Wording must be clear that new development must not be permitted unless specific, funded, and enforceable transport interventions (demand management, bus rapid transit, safe active-travel corridors) are agreed and triggered before occupation.

Wording included such as : *“No dwellings may be occupied until Bus Rapid Transit / high-frequency bus services and safe segregated walking and cycling corridors are operational and secured via enforceable agreements.”*

4 Phasing, triggers and viability

Wording must require clear, non-speculative delivery triggers for essential infrastructure (schools, health, sewerage, highways, net-zero measures) and independent oversight of viability claims.

Wording included such as : *“Essential infrastructure (primary school, GP provision, foul sewer upgrades, key junction improvements, and active-travel routes) must be funded and delivered to agreed specifications before occupation; any phasing reliant on viability must be subject to independent review with time capped extensions.”*

5 Local plan tests, community consent and democratic oversight

CPRE Oxfordshire seek transparent governance of the Garden Village delivery , and formal agreements with parish and district councils on community facilities and protections.

Wording included such as : *“The delivery plan must publish annual accounts, decision logs and allow for parish council representation on governance bodies with defined veto rights over material departures from the approved Area Action Plan.”*

6 Monitoring, enforcement and review

Wording should include *“a statutory monitoring regime”* , specifically including:

- *“annual public reporting,*
- *binding remedial triggers,*
- *a timetable for formal review of the Area Action Plan if targets (carbon, biodiversity net gain, travel modal share) are not met.”*

Yours faithfully,

[Redacted signature block]