

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification																																																												
MM1	MAIN14 FMM2	Table 4.1 – Settlement Hierarchy	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="965 341 1888 373">Main Service Centres</th> </tr> </thead> <tbody> <tr> <td data-bbox="965 373 1245 413">Witney</td> <td data-bbox="1245 373 1547 413">Carterton</td> <td data-bbox="1547 373 1888 413">Chipping Norton</td> </tr> <tr> <th colspan="3" data-bbox="965 413 1888 453">Rural Service Centres</th> </tr> <tr> <td data-bbox="965 453 1245 493">Bampton</td> <td data-bbox="1245 453 1547 493">Burford</td> <td data-bbox="1547 453 1888 493">Charlbury</td> </tr> <tr> <td data-bbox="965 493 1245 533">Eynsham</td> <td data-bbox="1245 493 1547 533">Long Hanborough</td> <td data-bbox="1547 493 1888 533">Woodstock</td> </tr> <tr> <td data-bbox="965 533 1245 668"><a href="#">Oxfordshire Cotswolds Garden Village</a></td> <td data-bbox="1245 533 1547 668"></td> <td data-bbox="1547 533 1888 668"></td> </tr> <tr> <th colspan="3" data-bbox="965 668 1888 708">Villages</th> </tr> <tr> <td data-bbox="965 708 1245 748">Alvescot</td> <td data-bbox="1245 708 1547 748">Aston</td> <td data-bbox="1547 708 1888 748">Bladon</td> </tr> <tr> <td data-bbox="965 748 1245 788">Brize Norton</td> <td data-bbox="1245 748 1547 788">Cassington</td> <td data-bbox="1547 748 1888 788">Chadlington</td> </tr> <tr> <td data-bbox="965 788 1245 828">Churchill</td> <td data-bbox="1245 788 1547 828">Clanfield</td> <td data-bbox="1547 788 1888 828">Combe</td> </tr> <tr> <td data-bbox="965 828 1245 868">Curbridge</td> <td data-bbox="1245 828 1547 868">Ducklington</td> <td data-bbox="1547 828 1888 868">Enstone</td> </tr> <tr> <td data-bbox="965 868 1245 924">Filkins &amp; Broughton Poggs</td> <td data-bbox="1245 868 1547 924">Finstock</td> <td data-bbox="1547 868 1888 924">Freeland</td> </tr> <tr> <td data-bbox="965 924 1245 963">Fulbrook</td> <td data-bbox="1245 924 1547 963">Great Rollright</td> <td data-bbox="1547 924 1888 963">Hailey</td> </tr> <tr> <td data-bbox="965 963 1245 1003">Kingham</td> <td data-bbox="1245 963 1547 1003">Langford</td> <td data-bbox="1547 963 1888 1003">Leafield</td> </tr> <tr> <td data-bbox="965 1003 1245 1075">Middle Barton</td> <td data-bbox="1245 1003 1547 1075">Milton-u-Wychwood</td> <td data-bbox="1547 1003 1888 1075">Minster Lovell (<a href="#">South of Burford Road</a>)</td> </tr> <tr> <td data-bbox="965 1075 1245 1115">North Leigh</td> <td data-bbox="1245 1075 1547 1115">Over Norton</td> <td data-bbox="1547 1075 1888 1115">Shipton-u-Wychwood</td> </tr> <tr> <td data-bbox="965 1115 1245 1155">Standlake</td> <td data-bbox="1245 1115 1547 1155">Stanton Harcourt</td> <td data-bbox="1547 1115 1888 1155">Stonesfield</td> </tr> <tr> <td data-bbox="965 1155 1245 1195">Tackley</td> <td data-bbox="1245 1155 1547 1195">Wootton</td> <td data-bbox="1547 1155 1888 1195"><a href="#">Ascott under Wychwood</a></td> </tr> <tr> <th colspan="3" data-bbox="965 1195 1888 1235">Small Villages, Hamlets and Open Countryside</th> </tr> <tr> <td colspan="3" data-bbox="965 1235 1888 1254">All other villages and settlements not listed above plus open countryside.</td> </tr> </tbody> </table>	Main Service Centres			Witney	Carterton	Chipping Norton	Rural Service Centres			Bampton	Burford	Charlbury	Eynsham	Long Hanborough	Woodstock	<a href="#">Oxfordshire Cotswolds Garden Village</a>			Villages			Alvescot	Aston	Bladon	Brize Norton	Cassington	Chadlington	Churchill	Clanfield	Combe	Curbridge	Ducklington	Enstone	Filkins & Broughton Poggs	Finstock	Freeland	Fulbrook	Great Rollright	Hailey	Kingham	Langford	Leafield	Middle Barton	Milton-u-Wychwood	Minster Lovell ( <a href="#">South of Burford Road</a> )	North Leigh	Over Norton	Shipton-u-Wychwood	Standlake	Stanton Harcourt	Stonesfield	Tackley	Wootton	<a href="#">Ascott under Wychwood</a>	Small Villages, Hamlets and Open Countryside			All other villages and settlements not listed above plus open countryside.		
Main Service Centres																																																															
Witney	Carterton	Chipping Norton																																																													
Rural Service Centres																																																															
Bampton	Burford	Charlbury																																																													
Eynsham	Long Hanborough	Woodstock																																																													
<a href="#">Oxfordshire Cotswolds Garden Village</a>																																																															
Villages																																																															
Alvescot	Aston	Bladon																																																													
Brize Norton	Cassington	Chadlington																																																													
Churchill	Clanfield	Combe																																																													
Curbridge	Ducklington	Enstone																																																													
Filkins & Broughton Poggs	Finstock	Freeland																																																													
Fulbrook	Great Rollright	Hailey																																																													
Kingham	Langford	Leafield																																																													
Middle Barton	Milton-u-Wychwood	Minster Lovell ( <a href="#">South of Burford Road</a> )																																																													
North Leigh	Over Norton	Shipton-u-Wychwood																																																													
Standlake	Stanton Harcourt	Stonesfield																																																													
Tackley	Wootton	<a href="#">Ascott under Wychwood</a>																																																													
Small Villages, Hamlets and Open Countryside																																																															
All other villages and settlements not listed above plus open countryside.																																																															

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM2	MAIN15 FMM3	Paragraphs 4.15 – 4.19	<p>4.15 Taking account of previous consultation responses and the results of several SA reports, the overall strategy of this Local Plan is to steer <u>most a significant proportion of</u> future development into the Witney, Carterton and Chipping Norton Sub-Areas, with a particular focus on the three main service centres of Witney, Carterton and Chipping Norton.</p> <p>4.16 These towns <u>currently</u> offer the widest range of services and facilities, have suitable and deliverable development sites available, are accessible by a choice of transport modes (other than rail) and offer a good range of job opportunities. <u>A number of</u> Strategic Development Areas (SDA) <u>and smaller ‘non-strategic’ allocations</u> are therefore proposed at Witney, Carterton and Chipping Norton (see Section 9 – Strategy at the Local Level).</p> <p>4.17 Not all growth can or indeed should go to Witney, Carterton and Chipping Norton however and there is a need for development elsewhere <u>to help meet the unmet housing needs of Oxford City</u>, to spread the potential benefits of growth and <u>to</u> help sustain the more rural parts of the District.</p> <p>4.18 <u>Outside of the three main towns of Witney, Carterton and Chipping Norton, the focus of development will be the six rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough and Woodstock. These contain a good range of services and facilities and are considered to be suitable for accommodating development of an appropriate scale and type that would help to reinforce their existing service centre roles and meet their development needs and those of their immediate hinterlands. Eynsham has a particularly important role to play with a strategic urban extension proposed to the west of the village which will help to meet both West Oxfordshire’s own identified housing needs and those of neighbouring Oxford City. It is anticipated that this development will be served by a new road link from the A40 to the south of Eynsham.</u></p>

			<p><u>4.18a To the north of Eynsham on the other side of the A40, a 'strategic location for growth (SLG)' has been identified at which a new rural service centre will be created in the form of a new village based on 'garden village' principles. Government funding has been secured to take this exciting concept forward and accelerate the delivery of housing to meet identified needs. The detailed planning of the scheme will be taken forward through a separate Area Action Plan (AAP).</u></p> <p><u>4.18b The historic town of Woodstock has a relatively good range of services and facilities and good accessibility to Oxford. It can accommodate a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace, in order to deliver affordable housing, enhance local services and reinforce its role as a service centre. Three medium scale allocations are proposed on different sides of the town in order to complement the structure and form of the town.</u></p> <p><u>4.18c Of the remaining service centres, Burford and Charlbury are located in the Cotswolds Area of Outstanding Natural Beauty and, thus whilst containing a good range of services and facilities are relatively constrained in terms of their capacity to accommodate further development. Whilst not within the AONB, Bampton and Long Hanborough have a more restricted range of services and facilities. As such, more modest levels of development are anticipated in these four rural service centres to help reinforce their existing roles. This includes two site allocations which are proposed at Long Hanborough.</u></p> <p>4.19 Beyond the rural service centres, some development will be supported in the villages but this will be limited to that which respects the village character and local distinctiveness and would help maintain the vitality of the local community. <u>A number of site allocations are proposed to ensure the delivery of new housing on suitable, available sites.</u></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM3	MAIN16 FMM4	Policy OS2 – Locating Development in the Right Places	<p><b><u>Policy OS2 – Locating Development in the Right Places</u></b></p> <p><i>Main Service Centres, Rural Service Centres and Villages</i></p> <p><del>New homes, jobs and supporting services</del> <b><u>A significant proportion of new homes, jobs and supporting services will be primarily focused within and on the edge of the main service centres of Witney, Carterton and Chipping Norton. A number of site allocations are proposed to ensure identified needs are met. The distribution of development is set out in Policy H1. This includes Strategic Development Areas (SDAs) at Witney, Carterton and Chipping Norton. Development elsewhere will be more limited and will focus on meeting locally identified community and business needs.</u></b></p> <p><del>Due to the size of the settlement and its proximity and connections to Oxford City, Eynsham will also make a significant contribution towards meeting the identified housing needs of the District and Oxford City with a strategic urban extension to be provided to the west of the village.</del></p> <p><del>A new rural service centre – Oxfordshire Cotswolds Garden Village - will be created to the north of Eynsham to contribute towards Oxford City’s needs. This will comprise a self-contained settlement based on ‘garden village’ principles and will play a complementary role to Eynsham.</del></p> <p><del>Woodstock is suitable for a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace, in order to deliver affordable housing, enhance local services and reinforce its role as a service centre.</del></p> <p><del>The rural service centres of Bampton, Burford, Charlbury, Eynsham, Long Hanborough and Woodstock are suitable for development of an appropriate scale and type that would help to reinforce their existing service centre role. Sites may be specifically identified by the Council</del></p>

			<p><del>within or on the edge of some of these service centres, including through Neighbourhood Plans.</del></p> <p><u>Burford and Charlbury are relatively constrained by their AONB location and Bampton and Long Hanborough have a more restricted range of services and facilities. Consequently, these rural service centres are suitable for a modest level of development to help reinforce their existing roles. Two site allocations are proposed at Long Hanborough.</u></p> <p>The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities. <u>A number of site allocations are proposed to ensure identified needs are met. Further allocations may be made through Neighbourhood Plans. Sites may be specifically identified by the Council within or on the edge of some of these villages to help meet local needs, including through Neighbourhood Plans.</u></p> <p>Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan.</p> <p><i>Small Villages, Hamlets and Open Countryside</i></p> <p>Development in the small villages, hamlets and open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area. <u>Proposals for residential development will be considered under policy H2.</u></p> <p><del>Appropriate development</del> <u>Proposals for non-residential development that is regarded as appropriate</u> will include:</p> <ul style="list-style-type: none"> <li>• <del>re</del> <u>Re</u>-use of appropriate existing buildings which would lead to an enhancement of their immediate setting, with preference given to employment, tourism and community uses;</li> <li>• <del>new accommodation proposed in accordance with policies specifically for travelling communities;</del></li> </ul>
--	--	--	---

			<ul style="list-style-type: none"> <li>• <del>p</del><b>P</b>roposals to support the effectiveness of existing businesses and sustainable tourism;</li> <li>• <del>d</del><b>D</b>evelopment which will make a positive contribution to farm and country estate diversification; and</li> <li>• <del>t</del><b>T</b>elecommunications development sited and designed to minimise impact upon the environment.</li> </ul> <p><del>Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan.</del></p> <p><i>General Principles</i></p> <p>All development <del>will be located where</del><u>should</u>:</p> <ul style="list-style-type: none"> <li>• <del>Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;</del></li> <li>• <del>it forms</del> <u>Form</u> a logical complement to the existing scale and pattern of development and/or the character of the area;</li> <li>• <u>Avoid the coalescence and loss of identity of separate settlements;</u></li> <li>• <del>it would</del><u>Be compatible with adjoining uses and</u> not have a harmful impact on the amenity of existing occupants;</li> <li>• <del>it</del> <u>As far as is reasonably possible</u> <del>protects</del> or <del>enhances</del> the local landscape and the setting of the settlement/s;</li> <li>• <del>it makes use of previously developed land where available, provided it is not of high environmental value (e.g. ecology) and the loss of any existing use would not conflict with other policies of this plan;</del></li> <li>• <del>it does</del> <u>n</u>Not involve the loss of an area of open space or any other feature that makes an</li> </ul>
--	--	--	---

			<p>important contribution to the character or appearance of the area;</p> <ul style="list-style-type: none"> <li>• <del>it can be</del> provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;</li> <li>• <del>it is not</del> be at risk of flooding or likely to increase the risk of flooding elsewhere;</li> <li>• <del>it complies with policies for the protection of the natural environment and heritage assets</del> <u>Conserve and enhance the natural, historic and built environment;</u></li> <li>• <del>it</del> <u>s</u>afeguards mineral resources;</li> <li>• <u>In the AONB, give great weight to conserving landscape and scenic beauty and comply with national policy concerning major development;</u></li> <li>• <del>i</del>n the Green Belt, it complies with national policies for the Green Belt; and</li> <li>• <u>Be supported by all necessary supporting infrastructure</u> <del>can be provided</del> <u>including that which is needed to enable access to superfast broadband.</u></li> </ul>
MM4	MAIN18	Policy OS3 – Prudent Use of Natural Resources	<p><u>Policy OS3 – Prudent Use of Natural Resources</u></p> <p>All development proposals (including new buildings, conversions and the refurbishment of existing building stock) will be required to show consideration of the efficient and prudent use and management of natural resources, including:</p> <ul style="list-style-type: none"> <li>• making the most efficient use of land and buildings, whilst having regard to the character of the locality</li> <li>• delivering development that seeks to minimise the need to travel</li> <li>• minimising use of non-renewable resources, including land and energy, and maximising opportunities for travel by sustainable means</li> <li>• minimising their impact on the soil resource*</li> </ul>

			<ul style="list-style-type: none"> <li>• minimising energy demands and energy loss through design, layout, orientation, landscaping, materials and the use of technology;</li> <li>• <b>Minimising summer solar gain</b>, maximising passive <b>winter</b> solar heating, lighting, natural ventilation, energy and water efficiency and reuse of materials;</li> <li>• maximising resource efficiency, including water. <b>All new residential development will be expected to achieve the optional building regulations requirement for water efficiency of 110 litres/person/day.</b></li> <li>• minimising risk of flooding;</li> <li>• making use of appropriate sustainable drainage systems;</li> <li>• using recycled and energy efficient materials;</li> <li>• minimising waste and making adequate provision for the re-use and recycling of waste; and causing no deterioration and, where possible, achieving improvements in water or air quality.</li> </ul> <p><del>All development proposals will be required to achieve high standards of sustainable design and construction including achieving low carbon development in line with Government policy.</del></p> <p><i>* Guidance includes the 2011 DEFRA publication: Construction Code of Practice for the Sustainable Use of Soils on Construction Sites</i></p>
MM5	MAIN19	Policy OS4 – High Quality Design	<p><b>Policy OS4 – High Quality Design</b></p> <p>High design quality is central to the strategy for West Oxfordshire. New development should respect <b>the historic, architectural and landscape character of the locality</b>, <del>and</del> contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:</p> <ul style="list-style-type: none"> <li>- demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and</li> <li>- not harm the use or enjoyment of land and buildings nearby including living conditions in</li> </ul>

			<p>residential properties; and</p> <ul style="list-style-type: none"> <li>- demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and</li> <li><del>- preserve or enhance areas, buildings and features of historic, architectural and environmental importance, including unlisted vernacular buildings and habitats of biodiversity value; and</del></li> <li><u>- Conserve or enhance areas, buildings and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and</u></li> <li>- enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</li> </ul> <p>Designers of new development will be expected to provide supporting evidence for their design approach. They should have regard to specific design advice contained in supplementary planning guidance covering the District. The West Oxfordshire Design Guide, <u>Oxfordshire Historic Landscape Appraisal</u>, Landscape Assessments, Conservation Area Appraisals and Cotswolds AONB guidance documents are key tools for interpreting local distinctiveness and informing high design quality.</p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM6	MAIN19 FMM6	Policy OS5 – Supporting Infrastructure	<p><b><u>Policy OS5 – Supporting Infrastructure</u></b></p> <p><del>Where necessary and viable, new-New</del> development will be required to deliver, or contribute towards the <b>timely</b> provision of <del>appropriate-essential</del> supporting infrastructure either directly as part of the development, or through an appropriate financial contribution <del>towards off-site provision.</del></p> <p><del>On larger development sites , phasing of development will be required and later phases may be contingent on essential infrastructure being in place.</del></p> <p>This will include, where applicable the strategic infrastructure items identified within the Council’s Infrastructure Delivery Plan (IDP) and CIL Regulation 123 list as well as non-strategic infrastructure requirements including those associated with individual development proposals.</p> <p>Such provision will be secured through appropriate mechanisms including the use of planning conditions, planning obligations and <del>/or</del> the Community Infrastructure Levy (CIL).</p> <p><del>Favourable consideration will be given to development proposals that make appropriate provision for supporting infrastructure in a timely manner. Conversely, development proposals that fail to make adequate or timely provision for necessary supporting infrastructure will be resisted.</del></p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM7	MAIN23 FMM7	Paragraphs 5.18 – 5.23a	<p>5.18 In accordance with the overall strategy (Policy OS2) <del>majority a significant proportion</del> of new housing <del>development will be provided</del> at the District’s three main towns of Witney, Carterton and Chipping Norton. This strategy has been tested extensively through consultation and sustainability appraisal (SA) and is considered to represent the most appropriate and sustainable strategy for West Oxfordshire.</p> <p>5.19 <del>It also ensures that in accordance with national policy, at least 10 years’ worth of specific, developable housing sites have been identified including allocated Strategic Development Areas (SDAs) at Witney, Carterton and Chipping Norton. Existing commitments at Witney, Carterton and Chipping Norton will be complemented by a number of site allocations to ensure a continual supply of deliverable housing sites over the plan period.</del></p> <p>5.20 <del>The remaining housing requirement will be met in the Eynsham – Woodstock and Burford – Charlbury sub-areas, with a particular focus on the main rural service centres and other larger settlements. Eynsham has a particularly important role to play because of its proximity and connections to Oxford City. A strategic urban extension of around 1,000 homes will be delivered to the west of Eynsham contributing in part to West Oxfordshire’s own housing needs (450 homes) as well as the unmet housing needs of Oxford City (550 homes).</del></p> <p>5.21 <del>The Council’s Strategic Housing Land Availability Assessment (SHLAA) provides an initial assessment of the suitability and deliverability of a number of sites. Additional site allocations will be made in these sub-areas as necessary through the anticipated early review of this Local Plan. The Council will work with the towns, parishes and local communities to identify suitable and deliverable sites including through Neighbourhood Plans. Further housing provision will be made near Eynsham on land to the north of the A40 which is identified as a ‘Strategic Location for Growth’ (SLG). Here a new settlement based on ‘garden village’ principles will be brought forward and form a new rural service centre for the District. The Council has secured Government backing for</del></p>

			<p><u>the scheme and there is a working assumption that it will provide around 2,200 new homes by 2031 with a strong emphasis on accelerated delivery. The detailed planning of the new village will be taken forward through a separate Area Action Plan (AAP). The Area Action Plan (AAP) will provide a more definitive figure for the number of dwellings the Garden Village is likely to deliver.</u></p> <p><u>5.21a Woodstock has a relatively good range of services and facilities, and relatively good accessibility to Oxford. It can accommodate a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace. Three medium scale allocations are proposed on different sides of the town in order to complement the structure and form of the town.</u></p> <p><u>5.21b The rural service centres of Bampton and Long Hanborough will be required to make provision for new housing with existing commitments being complemented by two site allocations at Long Hanborough.</u></p> <p>5.22 The proposed distribution of housing is summarised in Policy H1 below. It should be noted that the housing figures for each sub-area are <u>based on past completions and anticipated future supply as of 1<sup>st</sup> April 2017. They are therefore</u> indicative and should not be taken as absolute requirements or targets. It should also be noted that housing land supply will be calculated on a district-wide basis rather than individually for each sub-area.</p> <p>5.23 <del>A</del><u>With the exception of the Burford – Charlbury sub-area, an</u> allowance has been made for future ‘windfall’ sites yet to come forward, excluding ‘garden land’ development in line with the NPPF. <u>Within the Burford – Charlbury sub-area, to take account of the more restrictive approach to development that applies to the Cotswolds AONB, no reliance is placed on future windfall development and the amount and distribution of housing identified in Policy H1 is based on past completions and commitments only (as of 1st April 2017) – 774 homes.</u></p> <p><u>5.23a This does not mean that new housing cannot come forward in the Burford – Charlbury sub-area. Indeed, the 774 homes figure should not be treated as a ‘cap’ or ‘ceiling’ to development and planning permission may be granted for additional housing within the sub-area where the proposed development is shown to accord with national and local</u></p>
--	--	--	---

			<u>policy including Policies H1, H2, OS2 and EH1a (where relevant) of this Local Plan. Further explanation is set out in Section 9 – Strategy at the Local Level.</u>										
MM8	MAIN24 FMM8	Policy H1 – Amount and Distribution of Housing	<p><b>Policy H1 – Amount and Distribution of Housing</b></p> <p><del>West Oxfordshire will provide at least 10,500 new homes between 1st April 2011 and 31st March 2031 (525 per year).</del></p> <p><del>In accordance with the overall strategy, the majority of new homes will be provided in the Witney, Carterton and Chipping Norton sub-areas with a particular focus on Witney, Carterton and Chipping Norton.</del></p> <p><u>Provision will be made for at least 15,950 homes in the period 2011 – 2031.</u></p> <p><u>This will comprise 13,200 homes in the period 2011 – 2031 to meet West Oxfordshire’s identified housing needs and a further 2,750 homes in the period 2021 - 2031 to meet Oxford City’s identified housing needs.</u></p> <p><del>The proposed</del> <u>In accordance with the overall strategy set out in Policy OS2, the distribution of housing to meet West Oxfordshire’s identified housing needs taking account of past completions and anticipated future supply is will be</u> as follows:</p> <table> <tr> <td>Witney sub-area</td> <td><del>3,700</del> <u>4,702</u> homes</td> </tr> <tr> <td>Carterton sub-area</td> <td><del>2,600</del> <u>2,680</u> homes</td> </tr> <tr> <td>Chipping Norton sub-area</td> <td><del>1,800</del> <u>2,047</u> homes</td> </tr> <tr> <td>Eynsham – Woodstock sub-area</td> <td><del>1,600</del> <u>5,596</u> homes</td> </tr> <tr> <td>Burford – Charlbury sub-area</td> <td><del>800</del> <u>774</u> homes</td> </tr> </table> <p>This is an indicative distribution <u>based on past completions and anticipated future supply</u> and should not be taken as an absolute target for each sub-area or maximum ceiling to limit development. <u>A number of site allocations are proposed to ensure identified needs are met.</u></p> <p><u>The indicative distribution for the Eynsham – Woodstock sub-area includes 2,750 homes to provide for Oxford’s unmet housing need. This will be delivered through a strategic urban</u></p>	Witney sub-area	<del>3,700</del> <u>4,702</u> homes	Carterton sub-area	<del>2,600</del> <u>2,680</u> homes	Chipping Norton sub-area	<del>1,800</del> <u>2,047</u> homes	Eynsham – Woodstock sub-area	<del>1,600</del> <u>5,596</u> homes	Burford – Charlbury sub-area	<del>800</del> <u>774</u> homes
Witney sub-area	<del>3,700</del> <u>4,702</u> homes												
Carterton sub-area	<del>2,600</del> <u>2,680</u> homes												
Chipping Norton sub-area	<del>1,800</del> <u>2,047</u> homes												
Eynsham – Woodstock sub-area	<del>1,600</del> <u>5,596</u> homes												
Burford – Charlbury sub-area	<del>800</del> <u>774</u> homes												

			<p><u>extension to the west of Eynsham and a new Garden Village to the north of the A40 near Eynsham.</u></p> <p>Development will be monitored annually to ensure that the overall strategy is being delivered. Sites for new housing will be identified through partnership working with local communities, landowners and self-build groups including the use of parish or neighbourhood plans.</p> <p><u>Further allocations may be made through neighbourhood plans in accordance with the overall distribution of housing set out above and in accordance with other relevant plan policies, including in particular the general principles set out in Policy OS2.</u></p>
MM9	<p>MAIN25 MAIN26 MAIN27 MAIN28 MAIN29 FMM9 FMM10 FMM11 FMM12 FMM13 FAM8 FAM9 FAM10 FAM11 FAM12</p>	Paragraphs 5.25 – 5.35	<p><i>Homes already built</i></p> <p>5.25 <u>Of the overall housing requirement (10,500 homes) a number of these homes have already been built in the first few years of the plan period. However, a relatively flat housing market has meant that the number of completions has been relatively low totalling just 823 in the period 2011 – 2014. Of the overall housing requirement (15,950) a number of these homes have already been built in the first six years of the plan period (2011 – 2017). 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 1,982 from 2011 – 2017 (an average of 330 per year) and creating an under-supply ‘backlog’ of 1,318 homes when assessed against the annual requirement of 550 per year set out in Policy H2. 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.</u></p> <p><i>Existing Commitments</i></p> <p>5.26 It is also important to note that a large number of new homes are already in the development pipeline ranging from very small sites for just one house through to much larger sites for several hundred new homes. This includes sites that already benefit</p>

			<p>from planning permission as well as those sites that have a resolution to grant planning permission subject to a legal agreement being completed. <u>In accordance with the Government’s practice guidance the Council will include C2 uses (residential institutions) in its housing land supply assumptions and count them against the overall housing requirement. However this will only apply to ‘self-contained’ properties (e.g. flats/apartments) with their own front door, kitchen etc. and access to communal facilities. The Council will not count individual C2 ‘bedrooms’ e.g. in a nursing home, although, in reality, the provision of such uses is likely to free up a proportion of the existing housing stock within the District.</u></p> <p><u>5.26a</u> <u>There are existing commitments for a number of strategic scale housing and mixed use developments. The largest commitments are:</u></p> <ul style="list-style-type: none"> <li><u>• Land to the west of Witney (1,000 homes)</u></li> <li><u>• Land to the east of Carterton (700 homes)</u></li> </ul> <p>5.27 <u>As of 1<sup>st</sup> February 2015, the number of homes expected to be delivered through existing commitments was 4,333. As of 1<sup>st</sup> April 2017, the number of homes expected to be delivered through existing commitments was 5,859 comprising 5,272 on larger sites of 10 or more dwellings and 587 on smaller sites of less than 10.</u></p> <p><b><u>Strategic Location for Growth (SLG)</u></b></p> <p><u>5.27a</u> <u>Land to the north of Eynsham has been identified as a Strategic Location for Growth (SLG) – a broad area at which it is proposed that a new settlement is created in the form of a ‘Garden Village’. There is a working assumption that the ‘Oxfordshire Cotswolds Garden Village’ SLG will provide around 2,200 homes in the period 2021 – 2031 which will assist neighbouring Oxford City with its unmet housing need. At present, only a broad area has been defined and the details of the proposal are yet to be fully worked up. As such the Council will prepare a separate Area Action Plan (AAP) to guide the detailed planning of the scheme in consultation with key stakeholders. The Area Action Plan (AAP) will provide a more definitive figure for the number of dwellings the Garden Village is likely to deliver. Further information is set out in Section 9 – Strategy at the Local Level.</u></p>
--	--	--	---

			<p><i>Strategic Development Areas (SDAs)</i></p> <p>5.28 Through this Local Plan we have identified a number of <u>larger</u> housing allocations referred to as ‘Strategic Development Areas’ (SDAs). These are sites <u>of a ‘strategic’ scale</u> that after considerable scrutiny and detailed consideration of reasonable alternatives, are considered to represent the most sustainable locations for strategic-scale housing growth within the District.</p> <p>5.29 <del>In line with the overall strategy, these proposed allocations are focused on the District’s three main towns of Witney, Carterton and Chipping Norton and include: It is anticipated that these sites will deliver around 4,050 new homes by 2031 of which 550 (on land west of Eynsham) are intended to address unmet housing need from Oxford City. The strategic sites include:</del></p> <ul style="list-style-type: none"> <li>• Land to the east of Witney (<del>400-450</del> homes)</li> <li>• Land to the north of Witney (<del>1,000-1,400</del> homes)</li> <li>• <del>Land at REEMA Central, Carterton (200 homes)</del></li> <li>• Land to the east of Chipping Norton at Tank Farm (<del>600-1,200</del> homes)</li> <li>• <u>Land west of Eynsham (1,000 homes)</u></li> </ul> <p>5.30 Further information on these sites and the alternative options that have been considered is set out in Section 9 and in the Council’s supporting background evidence<sup>1</sup>.</p> <p><u><i>Non-Strategic Housing Allocations</i></u></p> <p><u>5.30a</u> <del>In addition to the strategic location for growth and strategic development areas outlined above, this plan allocates 11 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.</del></p> <p><u>5.30b</u> <u>The allocated housing sites are as follows:</u></p>
--	--	--	--

<sup>1</sup> Sustainability Appraisal, Strategic Housing and Employment Land Availability Assessment, LUC assessment of site options for the Oxfordshire Growth Board, and Site Assessment Matrix

			<ul style="list-style-type: none"> <li>• <u>REEMA North and Central, Carterton (300 homes)</u></li> <li>• <u>Milestone Road, Carterton (200 homes)</u></li> <li>• <u>Land at Swinbrook Road, Carterton (70 homes)</u></li> <li>• <u>Land east of Woodstock (300 homes)</u></li> <li>• <u>Land north of Hill Rise, Woodstock (120 homes)</u></li> <li>• <u>Land north of Banbury Road, Woodstock (180 homes)</u></li> <li>• <u>Land at Myrtle Farm, Long Hanborough (50 homes)</u></li> <li>• <u>Oliver’s Garage, Long Hanborough (25 homes)</u></li> <li>• <u>Former Airfield, Stanton Harcourt (50 homes)</u></li> <li>• <u>Land west of Minster Lovell (125 homes)</u></li> <li>• <u>Woodford Way Car Park, Witney (50 homes)</u></li> </ul> <p><u>5.30c Further information on these smaller site allocations is set out in Section 9. Subject to resources, the Council will seek to prepare site-specific planning briefs to guide the development of these allocated sites.</u></p> <p><u><i>SHLAA sites Neighbourhood Plans</i></u></p> <p><u>5.31 In line with national policy, the Council has prepared an assessment of potential land availability for new housing in the form of a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA seeks to identify suitable and deliverable housing sites at a range of settlements across the District. A number of these sites are highly likely to come forward for development, indeed a number already have or are in the process of being considered. A further potential delivery mechanism for new housing provision is neighbourhood development plans. These provide the opportunity for local communities to determine the most appropriate locations for development including housing. There are a number of neighbourhood plans underway in the District. Because there is some uncertainty about how many homes neighbourhood plans might deliver, a zero assumption has been factored into current anticipated housing supply figures. Any provision made by neighbourhood plans will therefore increase housing supply over and above that which has been identified in this Local Plan. Any housing allocations that are proposed through neighbourhood plans will need to be in accordance with the overall distribution of housing set out in Policy H1 as well as other</u></p>
--	--	--	--

			<p><u>relevant plan policies including in particular the general principles set out in Policy OS2.</u></p> <p><del>5.32 It is anticipated that the future delivery of these sites will make a significant contribution towards the overall housing target. Further information on those sites that have been identified as being potentially suitable within each sub-area is set out in Section 9.</del></p> <p><i>Windfall Development</i></p> <p>5.33 <del>'Windfall' developments are essentially speculative developments on sites that are not known to the Council and have therefore not been assessed through the SHLAA allocated for housing.</del> Such sites can be previously developed (brownfield) land where the current use may no longer be viable or undeveloped, Greenfield sites that the owner wishes to bring forward for development. <u>In some instances they may be 'rural exception sites' (RES) whereby affordable housing is provided in locations that would not normally be allowed for new housing.</u></p> <p>5.34 <del>Such windfall development has historically formed a large component of housing delivery in West Oxfordshire and it is reasonable to assume that this trend will continue. We consider that a reasonable estimate of likely windfall delivery over the remaining period of the Local Plan (2015 – 2031) is 125 homes per annum which equates to 2,000 homes overall (400 per sub-area).</del> <u>Such windfall development has historically formed a large component of housing delivery in West Oxfordshire and it is reasonable to assume that this trend will continue. Having regard to past trends and taking account of existing commitments, the number of homes expected to come forward through windfall development in the period 2017 – 2031 is set out below. No reliance is placed on windfall development within the Burford – Charlbury sub-area to take account of the fact that much of the sub-area falls within the environmentally sensitive Cotswolds Area of Outstanding Natural Beauty (AONB).</u></p> <table data-bbox="996 1193 1523 1337"> <tr> <td><u>Witney Sub-Area</u></td> <td><u>276</u></td> </tr> <tr> <td><u>Carterton Sub-Area</u></td> <td><u>238</u></td> </tr> <tr> <td><u>Chipping Norton Sub-Area</u></td> <td><u>188</u></td> </tr> </table>	<u>Witney Sub-Area</u>	<u>276</u>	<u>Carterton Sub-Area</u>	<u>238</u>	<u>Chipping Norton Sub-Area</u>	<u>188</u>
<u>Witney Sub-Area</u>	<u>276</u>								
<u>Carterton Sub-Area</u>	<u>238</u>								
<u>Chipping Norton Sub-Area</u>	<u>188</u>								



			<p><u>equates to 99% of the overall plan period requirement of 15,950 homes. Additional provision may also be made through Neighbourhood Plans. Housing delivery will be regularly monitored and should it become apparent that additional provision/measures are likely to be necessary to ensure the overall housing requirement to 2031 is met the Local Plan will be subject to review as appropriate.</u></p> <p><u><i>Five-Year Housing Land Supply</i></u></p> <p><u>5.34b With regard to 5-year housing land supply, the Council will apply the ‘Liverpool’ (residual) approach whereby the past backlog of housing ‘under-supply’ since the start of the plan period (2011) is delivered over the whole of the remaining plan period rather than in the immediate 5-year period which would be required under the alternative ‘Sedgefield’ methodology.</u></p> <p><u>5.34c Insufficient capacity has been identified through this Local Plan and the supporting assessment of housing land availability to deliver a 5-year supply under the Sedgefield approach and it could only be achieved by releasing a large number of sites that have been assessed by the Council as being unsuitable for new housing. The Council does not consider this to be an appropriate way forward. Addressing the shortfall in a more measured way over the remaining plan period using the Liverpool approach is considered to be entirely justified.</u></p> <p><u>5.34d In addition to the application of the Liverpool approach, the calculation of five year housing land supply will be based on a ‘staged’ housing requirement as set out in Policy H2 below. This approach applies a lower initial housing requirement of 550 dwellings per year from 2011/12 – 2020/2021, thereafter including an additional 275 homes per year for Oxford’s unmet need and gradually increasing up to a total combined annual requirement of 1,125 homes per year.</u></p> <p><u>5.34e The staged requirement is necessary in order to enable sufficient time for large strategic sites to start delivering. It should not be seen as a target and over-delivery against these targets, particularly in the early years, will be encouraged.</u></p> <p><u>5.34f Oxford’s unmet needs are set out separately in the phased requirement table for illustrative purposes only. As Policy H2 makes clear, housing supply and delivery will be</u></p>
--	--	--	--

			<p><u>assessed against the combined totals which will be derived from annual completions across the District. Thus, whilst it is anticipated that Oxford’s unmet needs will be largely accommodated through delivery of the Oxfordshire Cotswolds Garden Village, the housing requirement is not disaggregated so that under or over supply at this location will not be treated separately when calculating the five year housing land supply.</u></p> <p>5.35 The Council’s overall approach is summarised in Policy H2 below.</p>																				
MM10	MAIN30 FMM14	Policy H2 – Delivery of New Homes	<p><b><u>Policy H2 – Delivery of New Homes</u></b></p> <p><del>The Council will deliver at least 10,500 new homes in the period 2011 – 2031. This will be achieved through a combination of homes already completed, existing commitments, allocated Strategic Development Areas (SDAs) sites identified as suitable and deliverable/developable in the Council’s SHLAA and windfall development.</del></p> <p><u>Provision will be made for at least 15,950 new homes in the period 2011 – 2031.</u></p> <p><u>This will include 13,200 homes in the period 2011 – 2031 to meet West Oxfordshire’s housing needs and a further 2,750 homes in the period 2021 – 2031 to meet Oxford City’s housing needs.</u></p> <p><u>The housing requirement will be phased over the plan period in accordance with the following table:</u></p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>West Oxfordshire’s Needs</u></th> <th><u>Oxford City’s Needs</u></th> <th><u>Combined Annual Requirement</u></th> </tr> </thead> <tbody> <tr> <td><u>2011 - 2017</u></td> <td><u>550 per annum</u></td> <td></td> <td><u>550 per annum</u></td> </tr> <tr> <td><u>2017 – 2018</u></td> <td><u>550</u></td> <td></td> <td><u>550</u></td> </tr> <tr> <td><u>2018 – 2019</u></td> <td><u>550</u></td> <td></td> <td><u>550</u></td> </tr> <tr> <td><u>2019 – 2020</u></td> <td><u>550</u></td> <td></td> <td><u>550</u></td> </tr> </tbody> </table>	<u>Year</u>	<u>West Oxfordshire’s Needs</u>	<u>Oxford City’s Needs</u>	<u>Combined Annual Requirement</u>	<u>2011 - 2017</u>	<u>550 per annum</u>		<u>550 per annum</u>	<u>2017 – 2018</u>	<u>550</u>		<u>550</u>	<u>2018 – 2019</u>	<u>550</u>		<u>550</u>	<u>2019 – 2020</u>	<u>550</u>		<u>550</u>
<u>Year</u>	<u>West Oxfordshire’s Needs</u>	<u>Oxford City’s Needs</u>	<u>Combined Annual Requirement</u>																				
<u>2011 - 2017</u>	<u>550 per annum</u>		<u>550 per annum</u>																				
<u>2017 – 2018</u>	<u>550</u>		<u>550</u>																				
<u>2018 – 2019</u>	<u>550</u>		<u>550</u>																				
<u>2019 – 2020</u>	<u>550</u>		<u>550</u>																				

			<u>2020 – 2021</u>	<u>550</u>		<u>550</u>
			<u>2021 – 2022</u>	<u>525</u>	<u>275</u>	<u>800</u>
			<u>2022 - 2023</u>	<u>525</u>	<u>275</u>	<u>800</u>
			<u>2023 – 2024</u>	<u>700</u>	<u>275</u>	<u>975</u>
			<u>2024 - 2025</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2025 – 2026</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2026 – 2027</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2027 – 2028</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2028 - 2029</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2029 – 2030</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>2030 - 2031</u>	<u>850</u>	<u>275</u>	<u>1125</u>
			<u>TOTALS</u>	<u>13,200</u>	<u>2750</u>	<u>15,950</u>
<p><u>The 5 year housing land supply is to be calculated on the basis of the phased requirement set out in this table. The additional requirement of 2,750 dwellings to meet Oxford City’s housing needs is set out separately for illustrative purposes but delivery and supply will be assessed against the combined annual requirement.</u></p> <p><u>When assessing the 5-year housing land supply the Council will apply the residual (Liverpool) approach with any under-supply (backlog) of housing to be delivered over the remaining plan period to 2031.</u></p> <p><u>The required level of housing delivery of at least 15,950 homes will be achieved through a combination of homes already completed, existing commitments, site allocations (strategic</u></p>						

			<p><u>and non-strategic sites) windfall development and any additional provision in Neighbourhood Plans.</u></p> <p><u>If, post adoption of the Local Plan, the phased housing requirement is consistently not delivered, or it becomes clear that this is likely to be the case during the remainder of the plan period, then the Council will undertake an early review of the plan. Such a review will consider up to date evidence on housing needs (including unmet needs from neighbouring authorities) and, if necessary, will allocate additional sites for housing.</u></p> <p><del>In determining future proposals for housing the Council will apply the following criteria depending on location.</del></p> <p><u>Proposals for housing will be determined as set out below:</u></p> <p><u>Main Service Centres, Rural Service Centres and Villages</u></p> <p>1. New dwellings will be permitted at the main service centres, rural service centres and villages in the following circumstances:</p> <ul style="list-style-type: none"> <li>- On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan;</li> <li>- On previously developed land within <u>or adjoining</u> the built up area provided <del>it is not of high environmental value (e.g. ecology) and</del> the loss of any existing use would not conflict with other plan policies <u>and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan;</u></li> <li>- <u>On undeveloped land within the built up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles in Policy OS2.</u></li> <li>- On undeveloped land <del>within or</del> adjoining the built up area where <u>convincing evidence is presented to demonstrate that it the proposed development</u> is necessary to meet identified housing needs, <del>and it is</del> <u>in accordance with the distribution of housing set out in Policy H1 and is in accordance with consistent with the criteria in 2) below and</u> other policies in <del>this the</del> <u>the plan in particular the general principles in Policy OS2.</u></li> </ul> <p><u>Small Villages, Hamlets and Open Countryside</u></p>
--	--	--	---

			<p>2. New dwellings will <b>only</b> be permitted in the small villages, hamlets and open countryside <b>where they comply with the general principles set out in Policy OS2 and</b> in the following circumstances:</p> <ul style="list-style-type: none"> <li>- where there is an essential operational or other specific local need that cannot be met in any other way, including the use of existing buildings. Where appropriate, new homes provided (other than replacement dwellings) will be controlled by an occupancy condition linked to the operational need and/or to the 'rural exception site' approach for permanent affordable dwellings;</li> <li>- where residential development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset;</li> <li>- residential development of exceptional quality or innovative design;</li> <li>- new accommodation proposed in accordance with policies specifically for travelling communities;</li> <li>- accommodation which will remain ancillary to existing dwellings*;</li> <li>- replacement dwellings on a one for one basis; <b>and</b></li> <li>- re-use of appropriate existing buildings which would lead to an enhancement of their immediate setting and where it has been demonstrated that the building is not capable of re-use for business, recreational or community uses, tourist accommodation or visitor facilities or where the proposal will address a specific local housing need which would otherwise not be met-: <b>and</b></li> <li>- <b><u>on sites that have been allocated for housing development within an adopted (made) neighbourhood plan.</u></b></li> </ul> <p><b><u>General Principles</u></b></p> <p><b><del>3. Where acceptable in principle, all residential development will be expected to:</del></b></p> <p><b><del>Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;</del></b></p> <p><b><del>Be of demonstrable benefit to the local community in which it is proposed;</del></b></p>
--	--	--	---

			<p><del>Avoid the coalescence and loss of identity of separate settlements</del></p> <p><del>Not have a harmful impact on the amenity of adjoining occupants;</del></p> <p><del>Where applicable, form a logical complement to the existing scale and pattern of development and/or the character of the area;</del></p> <p><del>Protect and where possible enhance the local landscape and setting of the settlement;</del></p> <p><del>Make use of previously developed land where available, provided it is not of high environmental value and the loss of any existing use would not conflict with other policies of this plan;</del></p> <p><del>Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;</del></p> <p><del>Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;</del></p> <p><del>Not be at risk of flooding or be likely to increase the risk of flooding elsewhere;</del></p> <p><del>Comply with policies for the protection of the natural environment and heritage assets;</del></p> <p><del>Ensure it does not lead to the sterilisation of a mineral resource;</del></p> <p><del>Comply with national policies for Green Belt and AONB where applicable; and</del></p> <p><del>Provide all necessary supporting infrastructure including access to superfast broadband.</del></p> <p><i>* Proposals for extensions or alterations to an existing dwelling to create a self-contained unit of accommodation may be subject to a condition ensuring the accommodation remains ancillary to the main dwelling.</i></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM11	MAIN33 FMM18	Policy H3 – Affordable Housing	<p><b><u>Policy H3 – Affordable Housing</u></b></p> <p>In order to address identified affordable housing needs, the Council will require ‘qualifying’ market housing schemes to make an appropriate contribution towards the provision of affordable housing within the District.</p> <p><del>Small scale developments of 1 – 5 units will not be required to contribute.</del></p> <p>Within the Cotswolds AONB, <del>medium-scale</del> housing schemes of 6-10 units and <del>with which have</del> a maximum <del>combined</del> gross floorspace of <del>no more than</del> 1,000m<sup>2</sup> <del>or less</del> will be required to make a financial contribution towards the provision of affordable housing off-site within the District. This commuted sum will be deferred until completion of the development to assist with viability.</p> <p><del>Outside of the Cotswolds AONB, medium-scale housing schemes of 6-10 units and with a maximum gross floorspace of 1,000m<sup>2</sup> or less will not be required to make a financial contribution towards affordable housing.</del></p> <p>Across the District as a whole, <del>larger-scale</del> housing schemes of 11 or more units <del>and/or with or which have</del> a <del>maximum combined</del> gross floorspace of more than 1,000m<sup>2</sup> will be required to provide affordable housing on-site as a proportion of the market homes proposed as follows:</p> <ul style="list-style-type: none"> <li>- High value zone (50%)</li> <li>- Medium value zone (40%)</li> <li>- Low value zone (35%)</li> </ul> <p><del>The following levels of affordable housing provision will be applied in relation to sheltered housing and extra-care housing:</del></p> <p><u>Sheltered Housing</u></p>

			<p><u>- High value zone (50%)</u></p> <p><u>- Medium value zone (40%)</u></p> <p><u>- Low value zone (35%)</u></p> <p><u>Extra-Care Housing</u></p> <p><u>- High value zone (45%)</u></p> <p><u>- Medium value zone (35%)</u></p> <p><u>- Low value zone (10%)</u></p> <p>In circumstances where it can be demonstrated that the level of affordable housing being sought would make a scheme unviable, a revised mix and type of housing will be considered before a lower level of affordable housing provision is accepted. Where external funding is available it may be applied to schemes to ensure affordability of rental levels or to increase the number or to change tenure or type of homes to meet priority needs.</p> <p>Affordable housing mix and tenure will be responsive to identified local needs and site specific opportunities. A financial contribution for the provision of affordable housing on other sites in West Oxfordshire in lieu of on-site provision may be appropriate if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>- It is not physically possible or feasible to provide affordable housing on the application site; or</li> <li>- There is evidence that a separate site would more satisfactorily meet local housing need and contribute to the creation of mixed communities.</li> </ul> <p>In some instances, a combination of on-site provision and a financial contribution may be appropriate.</p> <p>West Oxfordshire District Council and its partners will work with Parish Councils, Registered Providers of affordable housing and local housing, community land and self-build trusts to identify additional suitable rural sites for small scale affordable housing schemes to meet specific local housing needs which cannot be met in any other way. All new homes on these sites will remain affordable in perpetuity to people in housing need who have a local</p>
--	--	--	---

			<p>connection with the parish or appropriate adjoining parishes. Sites will be well-related to the existing built-up areas of towns and villages. Where family homes are proposed priority will be given to locations within a reasonable walking distance of a primary school.</p> <p><u>The Council will consider the inclusion of an element of market housing in rural exception sites (RES) provided it is demonstrated to be necessary to delivery (e.g. by subsidising the affordable element). In such cases, any market housing would be expected to be a subsidiary element of a predominantly affordable housing scheme.</u></p>
MM12	MAIN39 FMM21	Policy H4 – Type and Mix of New Homes	<p><b><u>Policy H4 – Type and Mix of New Homes</u></b></p> <p>All residential developments will be required to provide or contribute towards the provision of a good, balanced mix of property types and sizes.</p> <p>Developers will be required to demonstrate how their proposal would help create a more balanced housing stock within the District and meet the needs of a range of different groups having regard to specific local needs.</p> <p>Particular support will be given to proposals for specialist housing for older people including but not restricted to, extra-care housing. Opportunities for extra care will be sought in <u>the main and rural</u> service centres and other locations with good access to services and facilities for older people.</p> <p>In recognition of the ageing population the Council will also require larger housing developments of <u>11-50</u> or more units to provide a percentage of <u>market-new</u> homes as accessible and adaptable housing <u>designed to meet Building Regulations Requirement M4(2) (formerly lifetime homes)</u>. This will be a matter for negotiation but as a minimum the Council will seek the provision of at least 25% of market and affordable homes to this standard.</p> <p>To support the anticipated increase in the number of people with disabilities (linked to the ageing population) the Council will require larger housing developments of <u>11-50</u> or more homes to provide a percentage of market and affordable homes as wheelchair <u>user-adaptable</u> dwellings <u>designed to meet Building Regulation Requirement M4(3). (formerly wheelchair accessible homes)</u> <del>Again this</del> <u>This</u> will be a matter for negotiation but as a minimum the Council will seek the provision of at least 5% of homes to this standard. <del>(with a minimum of 1 unit)</del> <u>Where wheelchair adaptable homes are provided they will be counted as contributing</u></p>

			<p><u>towards the 25% accessible and adaptable homes requirement.</u></p> <p>The provision of specialist housing for those with a disability will be supported in principle in accessible, sustainable locations subject to other policies in this plan. The District Council will work with the County Council and other relevant partners to identify suitable sites and opportunities.</p> <p><u>In recognition of the needs of households from the travelling communities who are no longer travelling, the Council will seek to ensure the provision of up to 24 additional pitches for non-travelling Gypsies and Travellers and up to 3 plots for Travelling Showpeople in the period to 2031. This will include consideration of all opportunities including within the strategic location for growth (SLG) and strategic development areas (SDAs) identified in the Local Plan.</u></p>
MM13	MAIN43 FMM24	Policy H7 – Travelling Communities	<p><b><u>Policy H7 – Travelling Communities</u></b></p> <p><del>New pitches/plots/sites for Gypsies, Travellers and Travelling Showpeople will be provided in accordance with identified needs by:</del></p> <p><u>West Oxfordshire will provide at least 5 pitches and 5 plots to meet the needs of Gypsies and Travellers and Travelling Showpeople respectively from 2016 – 2031.</u></p> <p><u>To help achieve a five-year housing land supply, additional provision will be made through:</u></p> <ul style="list-style-type: none"> <li>- <u>Expansion and/or intensification of the existing Gypsy and Traveller sites for the provision of 1 -2 pitches.</u></li> <li>- <u>Allocation of land at Cuckoowood Farm, Freeland for an expanded showpeople’s site to provide up to 6 plots (with 3 plots provided by 2021 and any remaining provision made beyond 2021).</u></li> </ul> <p><u>To further ensure the availability of adequate accommodation for travelling communities we will also:</u></p> <ul style="list-style-type: none"> <li>- safeguarding existing sites</li> <li>- extending existing sites where appropriate</li> </ul> <p><u>- consider the scope to include specific provision as part of the larger strategic development</u></p>

			<p><u>areas including in particular the Oxfordshire Cotswolds Garden Village.</u></p> <ul style="list-style-type: none"> <li>- bringing forward new sites if required, either through planning permission or through the development plan process <u>including allocations in neighbourhood plans.</u></li> </ul> <p>New sites should meet the following criteria:</p> <ul style="list-style-type: none"> <li><del>- be in or near existing settlements with safe and convenient access to local services and facilities, especially schools, shops and healthcare;</del></li> <li>- be well located to the highway and public transport network, as well as having safe and convenient vehicular, cycle and pedestrian access <u>to local services and facilities, especially schools, shops and healthcare;</u></li> <li>- be of an appropriate <u>location and</u> scale not to have an adverse impact on environmental or heritage assets and the character and appearance of the surrounding area;</li> <li>- not conflict with the objectives of Green Belt or AONB designation;</li> <li>- not be located in areas at flood risk; and</li> <li>- be designed in accordance with Government’s Good Practice guidance</li> </ul>
MM14	MAIN44	Policy H8 – Land at Cuckoowood Farm, Freeland	<p><u>Policy H8 - Land at Cuckoowood Farm, Freeland</u></p> <p><u>Land at Cuckoowood Farm, Freeland to accommodate up to 6 plots for showpeople as an extension to the existing showpeople’s site.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <ul style="list-style-type: none"> <li><u>a) provision of structural landscaping to comprise substantial boundary hedgerows and bunding on the western, northern and southern boundaries and a woodland/copse within the northern section of the site.</u></li> <li><u>b) provision of satisfactory vehicular access.</u></li> <li><u>c) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be</u></li> </ul>

			<p><u>designed to provide a biodiversity enhancement.</u></p> <p><u>d) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>e) provision of an area of open space, to include for children’s play.</u></p>
MM15	MAIN50 FMM26	Policy E1 – Land for Employment	<p><b>Policy E1 – Land for Employment</b></p> <p><i>Provision of New Employment Land</i></p> <p>Employment Development Land and Employment Sites are those which include predominantly office-based, industrial or storage and distribution activities (B class uses) or related sui generis uses. Including existing commitments, the following Employment Development Land provision is identified to meet employment needs:</p> <ul style="list-style-type: none"> <li>- Witney <u>Sub-Area - <del>20ha</del>18ha</u> to the west of Witney <u>including 10ha to be provided as part of the West Witney (North Curbridge) urban extension and 8ha within the existing employment area around Downs Road through existing commitments and previous Local Plan allocations.</u></li> <li>- Carterton <u>Sub-Area – <del>5ha-6ha</del> including land</u> at West Oxon Business Park, <del>and</del> Land at Ventura Park <u>(4.5ha) and land east of Monahan Way (1.5ha)</u> with further consideration to be given to additional sites for employment use in appropriate locations. <del>as required with the overall objective of securing an additional 10 hectares of employment land in a suitable, sustainable location or locations.</del></li> <li>- Chipping Norton <u>Sub-Area - at least 4.5 hectares and up to 7.3 hectares of employment land located on the eastern side of the town 5 hectares of employment land to be provided as part of the Land East of Chipping Norton Strategic Development Area (SDA).</u></li> <li>- <u>Oxfordshire Cotswolds Garden Village – around 40 hectares of employment land in the form of a campus-style ‘science park’ to be taken forward through an Area Action Plan (AAP).</u></li> <li>- Other Towns Villages and Rural Areas – At least 5ha within existing commitments with 2ha at Lakeside Standlake (previous Local Plan allocation).</li> </ul> <p>The take up of land for employment will continue to be monitored and the need for further</p>

			<p>provision considered through Neighbourhood Plans and any future Local Plan review.</p> <p>Where justified, new employment allocations may be subject to an Article 4 Direction in the interests of safeguarding local employment opportunities. Proposals for new employment premises and sites may be subject to a condition limiting permitted development rights to protect the employment use.</p> <p><i>Existing Employment Sites</i></p> <p>Proposals to improve the effectiveness of employment operations on existing employment sites will be supported where commensurate with the scale of the town or village and the character of the area. This may include redevelopment, replacement buildings or the expansion of existing employment uses.</p> <p>Non-employment uses on employment sites will be <del>resisted-refused</del> except in the following circumstances:</p> <ul style="list-style-type: none"> <li>- where it can be demonstrated that the site or premises are not reasonably capable of being used or redeveloped for employment purposes; or</li> <li>- where the site or premises are considered unsuitable on amenity, environmental or highway safety grounds for employment uses; or</li> <li>- where the proposed use includes community, leisure, or retail uses which are complementary and compatible to the functioning of the employment site and the local community, and conform with Policy E6 – Town Centres; or</li> <li>- where substantial community benefits would be achieved by allowing alternative forms of development.</li> </ul>
MM16	MAIN52	Policy E2 – Supporting the Rural Economy	<p><u>Policy E2 - Supporting the Rural Economy</u></p> <p>New small employment sites in or adjacent to Service Centres and <del>the</del> Villages as listed in Table 4.1 will be supported where they are commensurate with the scale of the <del>centre-of</del> <u>village settlement</u> and the character of the area.</p> <p>Elsewhere new and replacement buildings will be allowed where required for diversification</p>

			<p>proposals which are fully integrated with an existing farm business or where they meet a specific business need which cannot otherwise be met in a more sustainable location.</p> <p>Development proposals which are necessary for agricultural production or which make a positive contribution to farm or country estate diversification will be supported where they:</p> <ul style="list-style-type: none"> <li>- are supported by or operate as part of and will continue to add value to a viable core farm/estate business; and</li> <li>- remain compatible and consistent in scale with the farm/estate operation and a countryside location; and</li> <li>- re-use existing buildings where feasible in accordance with Policy E3.</li> </ul> <p><u>Any new building(s) must be suitably located for the scale and type of the proposed use and have regard to the level of accessibility to settlements, facilities and services and impact on the character and amenity of the area.</u></p> <p>Farm shops will be permitted where they form part of a diversification scheme to sell produce from the farm or farms in the immediate vicinity and do not demonstrably undermine the viability and vitality of shopping provision in existing villages. Conditions will be imposed to limit the proportion of goods from other sources.</p> <p>Development proposals for new or replacement buildings may be subject to a condition to safeguard their use in the interests of the local economy.</p> <p>The Council will seek to secure access to superfast broadband and improved mobile telecommunications in rural areas and subject to compliance with other relevant policies, will adopt a positive approach to well-designed proposals to facilitate homeworking and flexible working practices (such as live-work units) which maintain the amenity of existing residents. All new development will be required to demonstrate that the necessary infrastructure is in place or will be provided to enable access to superfast broadband.</p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM17	MAIN54	Policy E3 – Re-Use of Non-Residential Buildings	<p><b><u>Policy E3 - Re-use of Non-Residential Buildings</u></b></p> <p>The Council supports the re-use of traditional buildings for employment, tourism and community uses to support the rural economy where the following criteria are met:</p> <p>a) the existing form and design of the building(s) positively contribute to the character of the area, and;</p> <p>b) the building(s) are capable of conversion to the proposed use without necessitating alteration(s) or extension (s) which would harm the form of the original building and without removing features of <b>historic</b>, architectural or nature conservation interest, and;</p> <p>c) the building(s) are suitably located for the scale and type of the proposed use, having regard to the level of accessibility to settlements, facilities and services and impact on the character and amenity of the area.</p> <p>The re-use of non-traditional buildings including modern farm buildings, for employment, tourism and community uses will be supported within or adjoining Service Centres or Villages, or where it forms part of an agricultural holding and the proposal is part of a farm diversification scheme under Policy E2 or where re-use would address a specific local need which cannot be met in an alternative way. This is provided that the following criteria are met:</p> <p><b>a d)</b> the general character and form of the building(s) are not harmful to the surroundings; and</p> <p><b>b e)</b> the scale and type of use is suitable to its location and will not result in excessive alteration(s) or extension(s) to the host building.</p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM18	MAIN55 FMM27	Policy E4 – Sustainable Tourism	<p><b><u>Policy E4 – Sustainable Tourism</u></b></p> <p>Tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities will be supported.</p> <p>New tourist and visitor facilities should be located within or close to Service Centres and Villages and reuse appropriate existing buildings wherever possible. In small villages, hamlets and the open countryside, new tourism and visitor facilities may be justified in the following circumstances:</p> <ul style="list-style-type: none"> <li>• where there is a functional linkage with a particular countryside attraction; or</li> <li>• <b><u>the nature of the tourist and visitor facility is such that it could not reasonably be located within or close to Service Centres and Villages; or</u></b></li> <li>• to secure the diversification of a farm enterprise or country estate in accordance with Policy E2; or</li> <li>• the proposal will re-use an appropriate building in accordance with Policy E3</li> </ul> <p>Subject to specific locational or functional requirements, the town centre first approach will be applied to tourism and leisure development, including hotels.</p> <p>Proposals in the Cotswolds AONB should conserve <b><u>and enhance</u></b> the landscape quality and biodiversity of the area and support the objectives of the Cotswolds AONB Management Plan and Sustainable Tourism Strategy.</p> <p>In the Lower Windrush Valley the Council will continue to work with the Lower Windrush Valley Project and <b><u>the</u></b> County <b><u>Council as</u></b> Minerals <b><u>Planning</u></b> Authority to identify appropriate opportunities for tourism and leisure development. Proposals which complement the rural character of the area and deliver comprehensive long term recreational access, community or</p>

			<p>nature conservation benefits will be supported.</p> <p>The Council, working in partnership with other organisations, will support tourism and leisure proposals which are sensitive to and where <del>appropriate</del> <b>possible</b> enhance the ecological, landscape and heritage value of the River Thames. The provision or extension of permanent base moorings and associated facilities will be allowed in suitable locations off the main river channel, provided these do not harm the ecological, landscape or heritage value of the river and provide an enhancement where possible.</p>
MM19	FMM29	Policy E5 – Local Services and Community Facilities	<p><b><u>Policy E5 - Local Services and Community Facilities</u></b></p> <p>The Council will support the development and retention of local services and community facilities to meet local needs and to promote social wellbeing, interests, interaction and healthy inclusive communities.</p> <p><del>Proposals</del> <b><u>Development proposals</u></b> that would result in the loss of community facilities and services will only be supported where it can be clearly shown that:</p> <ul style="list-style-type: none"> <li>• appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, <del>and</del> <b>or</b>;</li> <li>• in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be required to demonstrate that the use or premises is unviable in accordance with separate guidance published by the Council.</li> </ul> <p>In considering <b><u>development proposals for</u></b> the loss of local services and community facilities, the Council will have regard to whether a site or facility is registered as an Asset of Community Value.</p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM20	FMM30	Paragraphs 6.71 – 6.72a	<p>6.71 The main centres are supported by a number of smaller town, village and neighbourhood shopping centres. The historic market towns of Burford and Woodstock <u>are designated rural service centres and</u> have a relatively large number of shops and facilities for their size reflecting their historic and tourist roles. <u>Like the three main service centres, Burford and Woodstock therefore have defined Town Centre boundaries.</u></p> <p>6.72 All of these centres are potentially vulnerable to out of centre proposals and changing consumer habits. Our objective is to <u>protect their vitality and viability in line with national policy and to</u> ensure continued investment in the town centres to enhance their shopping and leisure offer to meet residents’ and visitor needs. <u>This will be achieved primarily through the application of Policy E6 below.</u></p> <p><u>6.72a The other rural services within the District including Eynsham, Charlbury, Long Hanborough and Bampton whilst playing an important role in serving the day to day needs of local communities are more modest in nature, sporadic in form and less well-defined. This is also likely to be the case for the proposed Garden Village which will form a new rural service centre once established. The services and facilities within these centres are therefore protected through Policy E5 in recognition of their local role and the importance of retaining the existing level and variety of services and facilities. Attempts to define boundaries more precisely may result in peripheral sections affording no protection and therefore this is not an appropriate approach.</u></p>
MM21	MAIN56 FMM31 FMM32	Paragraphs 6.80 – 6.84	<p>6.80 Primary and secondary shopping frontages have been defined in Witney, Carterton and Chipping Norton <u>which form the Primary Shopping Area</u>. Primary shopping frontages have a high proportion of shops and are core frontages to protect <del>to</del> <u>and</u> maintain the attractiveness and coherence of the centres. Where permission is required we will <u>resist refuse</u> the <u>loss change of use</u> of shops in these areas <u>unless the criteria listed in Policy E6 can be met in full.</u></p>

			<p>6.81 As the trend in ‘remote working’ is predicted to increase, there is an opportunity for the town centres of Witney, Carterton and Chipping Norton to cater for those working remotely by providing spaces such as cafes, coffee houses, libraries and more flexible shared spaces. This will help ensure the town centres are more resilient to changing work practices.</p> <p>6.82 In recognition of the importance of complementary uses in town centres, secondary shopping frontages have been designated to support shops and other uses which complement the shopping and leisure role of town centres including cafes, restaurants and other leisure and cultural uses including those that support the evening economy in appropriate locations. However, care will be taken to avoid excessive concentrations of single uses <del>that could cause amenity issues and affect the vitality of the area. Together these frontages form the primary shopping area. Together these frontages form the primary shopping area which reduce variety and could cause amenity issues and affect the vitality of the area.</del> <u>In assessing whether proposals result in an excessive concentration of uses, these will be considered on a case by case basis by evaluating the context of the area, including the current mix of uses in the locality, the character and sensitivities of the street scene and built environment and the relationship between the buildings. Proposals should be considered against the relevant policies within this plan, with particular reference to Policy OS4 (High Quality Design) and Policy EH7 (Historic Environment).</u></p> <p>6.83 Burford and Woodstock are smaller centres where the defined town centres encapsulate the primary shopping area and the definition of primary and secondary frontages is not appropriate. The <del>change of use loss</del> of shops and other town centre uses will be <del>refused resisted</del> throughout these town centres where permission is required, <u>unless the criteria listed within Policy E6 can be met in full. Care should also be taken to avoid excessive concentrations of single uses within these centres.</u></p> <p>6.84 The Council will continue to work with communities to promote and enhance the attractiveness of all town centres addressing, where possible, issues of publicity, security, parking and accessibility, and improvements to the public realm. <u>Enhancing</u></p>
--	--	--	---

			<p><u>the character and improving the environment of town centres is an important part of strengthening their role. The older town centres in West Oxfordshire have distinct and historic characters, strongly influenced by Cotswold building designs and materials, and by their roles as market towns. The conservation, enjoyment and enhancement of their historic environment is a significant consideration.</u></p>
MM22	FMM33	Policy E6 – Town Centres	<p><b><u>Policy E6 - Town Centres</u></b></p> <p>Town centres will be supported as the focus for shopping, leisure, community facilities and services. The Council will work with local businesses, residents, parish and town councils to ensure town, village and neighbourhood centres remain vibrant, accessible and meet local needs.</p> <p>The following town centres are defined on the proposals map:</p> <p>Principal town centre – Witney  Primary town centres – Carterton, Chipping Norton  Town centres with a significant tourist role – Burford, Woodstock</p> <p>The Council will apply the sequential and impact tests set out in the National Planning Policy Framework to new shopping and other town centre development proposals, <u>including office development</u>. Impact assessments will be required for significant proposals (over 500m2 net sales floorspace) where they are not in a centre or in accordance with a local or neighbourhood development plan.</p> <p>Primary and secondary shopping frontages are defined on the proposals map in Witney, Carterton and Chipping Norton.</p> <p>Within primary shopping frontages <del>the change of use development resulting in the loss of</del> shops (A1 use) will be <u>refused unless the criteria set out in this policy can be met in full.</u>  <del>resisted.</del></p> <p>Within secondary shopping frontages, <u>development proposals for</u> shops and other town</p>

			<p>centre uses, such as restaurants or cafes, will be allowed where they would complement and enhance the shopping offer of the defined shopping frontage. <del>The Development resulting in the</del> <u>loss of town centre uses in these frontages will be refused unless the criteria set out in this policy can be met in full.</u> <del>resisted and excessive concentrations</del> <u>Concentrations</u> of single uses will not be allowed where this would be likely to cause issues of amenity or affect the vitality of the area.</p> <p>In the town centres of Burford and Woodstock <u>development resulting in the</u> loss of shops and other town centre uses will be <del>resisted</del> <u>refused unless the criteria set out in this policy can be met in full.</u> <u>Concentrations of single uses will not be allowed where this would be likely to cause issues of amenity or affect the vitality of the area.</u></p> <p>Where <u>development resulting in</u> the loss of shops or <u>other</u> town centre uses is proposed contrary to this policy it will need to be <u>satisfactorily</u> demonstrated <u>that</u>:</p> <ul style="list-style-type: none"> <li>• <u>through following</u> a robust marketing exercise <del>that</del> the site or premises are not reasonably capable of being used or redeveloped for these uses; or</li> <li>• <del>that</del> the alternative use will positively contribute to the function, vitality and viability of the town centre.</li> </ul> <p>The Council will work in partnership to promote and enhance the attractiveness of all town centres addressing where possible issues of publicity, security, parking and accessibility. Improvements to the public realm will be sought through high design standards which will apply to all town centre development.</p> <p>Development proposals which significantly increase car parking demand in our town centres will be expected to make appropriate public car parking provision or equivalent financial contributions <u>in accordance with Policy T4 (Parking Provision) of this plan.</u></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM23	MAIN59	Policy T1 – Sustainable Transport	<p><b><u>Policy T1 – Sustainable Transport</u></b></p> <p>Priority will be given to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised, <b>due to opportunities for walking, cycling and the use of public transport</b>, particularly where this would help to reduce traffic congestion on the routes around Oxford and the Air Quality Management Areas at Witney and Chipping Norton.</p> <p>In addition to this;</p> <ul style="list-style-type: none"> <li>- All new development will be designed to maximise opportunities for walking, cycling and the use of public transport, ensure the safe movement of vehicles and minimise the impact of parked and moving vehicles on local residents, business and the environment</li> <li>- To promote increased home working and telecommuting, all new residential and commercial developments will be required to make provision for superfast broadband.</li> <li>- Mixed-use developments will be supported in principle in accessible, sustainable locations subject to compliance with other relevant local plan policies.</li> </ul> <p>Proposals for new developments that have significant transport implications either in themselves or in combination with other proposals will be required to include a Transport Assessment (TA), and <del>where necessary</del> a travel plan, in accordance with County Council requirements.</p>
MM24	MAIN64 FMM38	Policy T2 – Highway Improvement Schemes	<p><b><u>Policy T2 – Highway Improvement Schemes</u></b></p> <p>All development will be required to demonstrate safe access and an acceptable degree of impact on the local highway network.</p> <p>Development proposals that are likely to generate significant amounts of traffic, shall be supported by a Transport Assessment (TA) and <del>where appropriate,</del> a Travel Plan.</p>

			<p>Where necessary to mitigate the impact of development and support planned growth, contributions will be sought from new development towards new and/or enhanced highway infrastructure either directly as part of the development or in the form of an appropriate financial contribution.</p> <p>The following strategic highway infrastructure schemes are proposed to be safeguarded and delivered as part of the committed and allocated urban extensions identified in this Local Plan:</p> <ul style="list-style-type: none"> <li>- Downs Road junction, Witney</li> <li>- Shores Green Slip Roads, Witney</li> <li>- West End Link Road, Witney</li> <li>- Northern Distributor Road, Witney</li> <li>- <u>Eastern Link Road, Chipping Norton</u></li> <li>- <u>Western Spine Road, Eynsham</u></li> </ul> <p><u>The Council will identify and safeguard necessary strategic highway improvements associated with the Oxfordshire Cotswolds Garden Village through the Area Action Plan (AAP) process.</u></p> <p>The Council will continue to support the provision of A-road access to Carterton via the B4477 together with the provision of west facing slip roads at the junction of the A40 and B4477. Contributions will be sought from new development as appropriate.</p> <p><del>The Council will continue to work in partnership with Oxfordshire County Council in relation to securing improvements to the A40 between Eynsham and Oxford including the potential provision of a new park and ride site at Eynsham and associated bus priority measures.</del></p> <p><u>The Council will continue to work in partnership with Oxfordshire County Council in relation to securing improvements to the A40 between Witney and Oxford. This will include the provision of an eastbound bus lane in conjunction with the proposed park and ride at Eynsham to help address congestion in the short to medium term, together with longer term improvements including the provision of a westbound bus lane from Oxford to Eynsham and dualling of the A40 between Witney and Eynsham.</u></p>
--	--	--	--

			<p>Contributions will be sought from new development and other potential sources of funding as appropriate.</p> <p>In addition, the Council will work in partnership with the County Council to deliver other ‘non-strategic’ highway improvements necessary to support the quantum and distribution of growth identified in the Local Plan with contributions to be sought from new development as appropriate.</p>
MM25	MIN51	Policy T3 – Public Transport, Walking and Cycling	<p><b>Policy T3 – Public Transport, Walking and Cycling</b></p> <p>All new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport.</p> <p>Where opportunities for walking, cycling and using public transport are more limited, other measures will be sought to help reduce car use as appropriate (e.g. measures to promote home working or the opportunity for linked trips e.g. through mixed-use development). New development will be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help encourage modal shift and promote healthier lifestyles <b>with particular regard to be given to safe and convenient routes to school.</b></p> <p>Development that fails to make adequate provision of measures to encourage the use of non-car modes of transport will not be favourably considered.</p> <p>West Oxfordshire District Council will continue to work in partnership with the highway authority, developers, local councils, bus and rail operators and other voluntary and community sector organisations, to:</p> <ul style="list-style-type: none"> <li>- Increase the use of bus, rail and community transport through the provision of improved services, facilities and information including specific schemes identified in the Local Transport Plan <b>(Connecting Oxfordshire), the and IDP and the draft Rail and Bus Strategies for Oxfordshire;</b> and</li> <li>- Provide safe and convenient travel within and between the network of towns and villages in West Oxfordshire, particularly for pedestrians, cyclists and other vulnerable road users, users</li> </ul>

			of public and community transport including specific schemes identified in the Local Transport Plan and IDP
MM26	FMM40	Policy EH1a – Cotswolds Area of Outstanding Natural Beauty	<p><u>Policy EH1a - Cotswolds Area of Outstanding Natural Beauty</u></p> <p><u>In determining development proposals within the Cotswolds Area of Outstanding Natural Beauty (AONB) and proposals which would affect its setting, great weight will be given to conserving and enhancing the area’s natural beauty, landscape and countryside, including its wildlife and heritage. This will include consideration of any harm to the contribution that the settlement makes to the scenic beauty of the AONB. The Cotswolds Conservation Board’s Management Plan and guidance documents are material considerations in decision making relevant to the AONB.</u></p> <p><u>Major development will not be permitted within the AONB other than in exceptional circumstances, as required by national policy and guidance.</u></p> <p><u>Proposals that support the economy and social wellbeing of communities located in the AONB, including affordable housing schemes and small scale renewable energy development, will be supported, provided they are consistent with the great weight that must be given to conserving and enhancing the landscape and natural scenic beauty of the area.</u></p>
MM27	FMM41	Policy EH1 - Landscape Character	<p><u>Policy EH1 - Landscape Character</u></p> <p>The quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced.</p> <p>New development should <u>conserve respect</u> and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including individual or groups of features and their settings, such as stone walls, trees, hedges, woodlands, rivers, streams and ponds. Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p>

			<p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p><del>When determining development proposals within or impacting upon the Cotswolds Area of Outstanding Natural Beauty, great weight will be given to the conservation of the area's landscape and scenic beauty.</del></p> <p><u>Proposed development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.</u></p> <p>Special attention and protection will be given to the landscape and biodiversity of the Lower Windrush Valley Project, the Windrush in Witney Project Area and the Wychwood Project Area.</p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM28	MAIN69 FMM42	Paragraphs 8.21 – 8.23	<p>8.21 <del>Development proposals affecting or related to these and other ecologically important areas will be expected to ensure that any potential harm is avoided. However in exceptional cases when harm cannot be avoided then the proposed works will need to be fully mitigated and compensated in order to include enhancements. Some potential areas of improvement are identified in the Infrastructure Delivery Plan (IDP). In order to ensure there is no net loss to biodiversity, the incorporation of biodiversity in and around developments will be a requirement. Development proposals directly or indirectly affecting these and other ecologically important areas will need to be appropriately assessed and follow the mitigation hierarchy of avoidance, mitigation and compensation. As such, developments will be expected to ensure that any potential harm is avoided. However in exceptional cases when harm cannot be avoided, then the impact on biodiversity will need to be fully mitigated, and only as a last resort, compensated. Some potential areas of improvement are identified in the Infrastructure Delivery Plan (IDP). In order to ensure there is a net gain in biodiversity, the enhancement of biodiversity within developments will be a requirement, for example, habitat creation and provision of features for species.</del></p> <p>8.22 Only when all methods of avoidance and on-site mitigation have been fully explored and proven to the LPA that they cannot be satisfactorily achieved on site will biodiversity offsetting be considered for an exceptional development case. Biodiversity offsetting is a mechanism used to secure compensation for <u>the impacts of a development by creating or restoring for the creation or restoration of important</u> habitats elsewhere. Not all habitats, however, can be re-created; ancient woodland, for example, is irreplaceable, having evolved over centuries, with a complex interdependency of geology, soils, hydrology, flora and fauna. <u>Development proposals must clearly demonstrate that an overall net gain in biodiversity is being achieved. The established method for measuring this is through the use of a metric (or Biodiversity Impact Assessment calculator) based on that described in DEFRA Biodiversity Offsetting guidance or a suitably amended and recognised version.</u></p>

			<p>8.23 <u>In addition to the more strategic approach to habitat enhancement and creation, there are relatively small measures that can be undertaken through the development process that cumulatively will bring benefits for biodiversity, including incorporating integral bird and bat boxes, such as planting of native trees, shrubs and wildflowers and providing wildlife friendly landscaping such as green walls, roofs and balconies. In addition to the more strategic approach to habitat enhancement and creation, there are relatively small measures that can be undertaken through the development process that cumulatively will bring benefits for biodiversity, including incorporating integral bird and bat boxes into buildings, such as planting native trees, shrubs and wildflowers, planting ornamental plants with recognised wildlife value and providing wildlife friendly landscaping such as green walls, roofs and balconies. 'Biodiversity and Planning in Oxfordshire' (2014) provides valuable information, guidance and best practice for developers on a range of biodiversity issues.</u></p>
MM29	MAIN70 FMM43	Policy EH2 – Biodiversity and Geodiversity	<p><b><u>Policy EH2 - Biodiversity and Geodiversity</u></b></p> <p><b>The biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity <u>and minimise impacts on geodiversity</u>, including by:</b></p> <ul style="list-style-type: none"> <li>- giving sites and species of international nature conservation importance and nationally important sites of special scientific interest the highest level of protection from any development that will have an adverse impact;</li> <li>- requiring a Habitats Regulation Assessment to be undertaken of any development proposal that is likely to have a significant adverse effect, either alone or in combination, on the Oxford Meadows SAC, particularly in relation to air quality and nitrogen oxide emissions and deposition;</li> <li>- protecting and mitigating for impacts on priority habitats, <del>and</del> protected species and <u>priority species, both for</u> their importance individually and as part of a wider network;</li> <li>- avoiding loss, deterioration or harm to locally important wildlife and geological sites and sites supporting irreplaceable habitats (including ancient woodland, <u>Plantations on Ancient Woodland Sites</u> and aged or veteran trees), UK priority habitats and priority species, except in exceptional circumstances where the importance of the development significantly and</li> </ul>

			<p>demonstrably outweighs the harm and the harm can be mitigated through appropriate measures and a net gain in biodiversity is secured;</p> <ul style="list-style-type: none"> <li>- ensuring development <del>does not prevent the achievement of works towards achieving the aims and objectives</del> of the Conservation Target Areas (CTAs) <u>and Nature Improvement Areas (NIAs)</u>;</li> <li>- promoting the <del>preservation</del> <u>conservation</u>, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, particularly within the CTAs <u>and NIAs</u>;</li> <li>- taking all opportunities to enhance the biodiversity of the site or the locality, especially where this will help deliver networks of biodiversity and green infrastructure and UK priority habitats and species targets and meet the aims of <del>Conservation Target Areas</del> <u>CTAs</u>;</li> <li>- <u>ensuring that all applications that might adversely affect biodiversity are accompanied by adequate ecological survey information in accordance with BS 42020:2013 unless alternative approaches are agreed as being appropriate with the District Council's ecologist;</u></li> <li>- <u>all major and minor applications demonstrating a net gain in biodiversity where possible. For major applications this should be demonstrated in a quantifiable way through the use of a Biodiversity Impact Assessment Calculator (BIAC) based on that described in the DEFRA Biodiversity Offsetting guidance or a suitably amended version. For minor applications a BIAC will not usually be required but might be requested at the Council's discretion;</u></li> <li>- <u>all development incorporating biodiversity enhancement features.</u></li> </ul> <p>All developments will be expected to provide towards the provision of necessary enhancements in areas of biodiversity importance.</p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM30	FMM44	Policy EH3 – Public Realm and Green Infrastructure	<p><b><u>Policy EH3 – Public Realm and Green Infrastructure</u></b></p> <p>The existing areas of public space and green infrastructure <del>assets</del> of West Oxfordshire will be protected and enhanced <b><u>for their multi-functional role, including their biodiversity, recreational, accessibility, health and landscape value and for the contribution they make towards combating climate change.</u></b></p> <p><del>and new multi-functional areas of space will be created to achieve improvements to the network (through extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging.</del></p> <p>Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new development.</p> <p>New development should:</p> <ol style="list-style-type: none"> <li>I. <del>not result in avoid</del> the loss, <del>fragmentation loss of functionality</del> of <del>the</del> existing green infrastructure <del>network, including within the built environment, such as access to waterways,</del> unless it can be demonstrated that replacement provision can be provided which will improve the green infrastructure network in terms of its quantity, quality, accessibility and management arrangements.</li> <li>II. <del>Development proposals will be expected provide opportunities for necessary</del> improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, <del>(through for example extending spaces and connections and/or better management), particularly in areas of new development and/or where stakeholder/partnership projects already exist or are emerging, in accordance with the Council’s Green Infrastructure Plan, its Open Spaces Strategy, Playing Pitch Strategy, Living</del></li> </ol>

			<p><u>Landscape Schemes, locally identified Nature Improvement Areas and any future relevant plans (such as Neighbourhood Plans) and programmes as appropriate,</u></p> <p>III. <del>providing</del><b>provide</b> opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes</p> <p><u>IV. maximise opportunities for urban greening such as through appropriate landscaping schemes and the planting of street trees</u></p> <p><u>V. consider the integration of green infrastructure into proposals as an alternative or to complement 'grey infrastructure' (such as manmade ditches and detention ponds and new roads)</u></p> <p><u>VI. demonstrate how lighting will not adversely impact on green infrastructure that functions as nocturnal wildlife movement and foraging corridors.</u></p> <p><u>Contributions towards local green infrastructure projects will be sought where appropriate. If providing green infrastructure as part of a development, applicants should demonstrate how it will be maintained in the long term.</u></p> <p><del>New development should not result in the loss of open space, sports and recreational buildings and land unless up to date assessment shows the asset is surplus to requirements or the need for and benefits of the alternative land use clearly outweigh the loss and equivalent replacement provision is made. Where appropriate, development will be expected to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land*.</del></p> <p><del>* Regard will be had to the Open Space Study (2013) and Playing Pitch Strategy (2014) for West Oxfordshire</del></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM31	FMM45	Policy EH3a – Sport, Recreation and Children’s Play	<p><b><u>Policy EH3a – Sport, Recreation and Children’s Play</u></b></p> <p><b><u>New development should not result in the loss of open space, sports and recreational buildings and land unless up to date assessment shows the asset is surplus to requirements or the need for and benefits of the alternative land use clearly outweigh the loss and equivalent replacement provision is made. Where appropriate, development will be expected to provide, or contribute towards the provision of necessary improvements to, open space, sports and recreational buildings and land*.</u></b></p> <p><b><u>* Regard will be had to the Open Space Study (2013) and Playing Pitch Strategy (2014) for West Oxfordshire</u></b></p>
MM32	MAIN73 FMM48	Policy EH4 - Decentralised and renewable or low carbon energy development	<p><b><u>Policy EH4 - Decentralised and renewable or low carbon energy development (excepting wind turbines)</u></b></p> <p><b><u>In principle, renewable and low carbon energy developments, especially small scale community led initiatives for wind schemes, solar clubs and the use of biomass will be supported. In principle, renewable and low-carbon energy developments, especially run-of-river hydropower and the use of biomass will be supported. Battery energy storage developments that aid the deployment of renewable and low carbon development across the wider electricity network will generally also be supported.</u></b></p> <p><b>Renewable or low-carbon energy development should be located and designed to minimise any adverse impacts, with particular regard to conserving the District’s high valued landscape and historic environment. In assessing proposals, the following local issues will need to be considered and satisfactorily addressed:</b></p> <p><b>- impacts on landscape, biodiversity, historic environment, <u>agricultural land</u>, residential amenity, aviation activities, highway safety and fuel/energy security, including their</b></p>

			<p>cumulative and visual impacts.</p> <ul style="list-style-type: none"> <li>- opportunities for environmental enhancement. <u>Environmental enhancements, in addition to those required to mitigate and compensate any adverse impacts, will be sought, especially where they will contribute to Conservation Target Areas and Nature Improvement Areas;</u></li> <li>- potential benefits to host communities (including job creation and income generation).</li> </ul> <p><u>Any proposals for a solar farm involving best and most versatile agricultural land would need to be justified by the most compelling evidence which demonstrates why poorer quality land has not been used in preference to best and most versatile agricultural land.</u></p> <p><u>Developments that are led by or meet the needs of local communities will receive particular support when considering the merits of renewable energy developments. Applicants should submit a written agreement between the applicant and a community energy enterprise demonstrating that the benefits of all or part of the project will flow to the community for the lifetime of the project.</u></p> <p>The use of decentralised energy systems, including Combined Heat and Power (CHP) and District Heating (DH), especially woody biomass fuelled, will be encouraged in all developments.</p> <p>An energy <u>feasibility</u> assessment or strategy which assesses viability <u>and practicability</u> for decentralised energy systems, including consideration of the use of local wood fuel biomass and other renewable energy initiatives will be required for:</p> <ul style="list-style-type: none"> <li>- proposals on strategic development areas (SDAs)</li> <li>- <u>all residential development for 100 dwellings or more</u></li> <li>- all residential developments in off-gas areas for 50 dwellings or more.</li> <li>- all non-domestic developments above 1000m<sup>2</sup> floorspace</li> </ul> <p><u>Where feasibility assessments demonstrate that decentralised energy systems are practicable and viable, such systems will be required as part of the development, unless an alternative solution would deliver the same or increased energy benefits.</u></p>
--	--	--	---

			<p><u>Detailed guidance on renewable and low carbon energy technologies in West Oxfordshire, which includes information on submission requirements, national policy considerations and good practice, is published in a West Oxfordshire Renewable and Low Carbon Energy Guidance and Landscape Capacity Study.</u></p>
MM33	MAIN75	Policy EH5 – Flood Risk	<p><b><u>Policy EH5 – Flood Risk</u></b></p> <p>Flood risk will be managed using the sequential, risk-based approach, set out in the National Planning Policy Framework, of avoiding flood risk to people and property where possible and managing any residual risk (taking account of the impacts of climate change).</p> <p>In assessing proposals for development:</p> <ul style="list-style-type: none"> <li>- the Sequential Test and, if necessary, the Exception Test will be applied;</li> <li>- all sources of flooding (including sewer flooding and surface water flooding) will need to be addressed and measures to manage or reduce their impacts, onsite and elsewhere, incorporated into the development proposal;</li> <li>- appropriate flood resilient and resistant measures should be used;</li> <li>- sustainable drainage systems to manage run-off <u>and support improvements in water quality and pressures on sewer infrastructure</u> will be integrated into the site design, maximising their habitat value and ensuring their long term maintenance;</li> <li>- a site-specific flood risk assessment will be required for all proposals of 1ha or more and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas;</li> <li>- only water compatible uses and essential infrastructure will be allowed in a functional flood plain (Flood Zone 3b);</li> <li>- land required for flood management will be safeguarded from development and, where applicable, managed as part of the green infrastructure network, including maximising its biodiversity value.</li> </ul>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM34	MAIN77 FMM49	Policy EH6 – Environmental Protection	<p><b><u>Policy EH6 - Environmental Protection</u></b></p> <p>Proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity. The following issues require particular attention:</p> <p><b><u>Air quality</u></b></p> <p>The air quality within West Oxfordshire will be managed and improved in line with National Air Quality Standards, the principles of best practice and the Air Quality Management Area Action Plans for Witney and Chipping Norton. <b><u>Where appropriate, developments will need to be supported by an air quality assessment.</u></b></p> <p><b><u>Contaminated land</u></b></p> <p>Proposals for development of land which may be contaminated must incorporate appropriate investigation into the quality of the land. Where there is evidence of contamination, remedial measures must be identified and satisfactorily implemented.</p> <p><b><u>Hazardous substances, installations and airfields</u></b></p> <p>Development should not adversely affect safety near notifiable installations and safeguarded airfields.</p> <p><b><u>Artificial light</u></b></p> <p>The installation of external lighting and <b><u>lighting</u></b> proposals for <b><u>new remote rural</u></b> buildings, <b><u>particularly those in remote rural locations</u></b>, will only be permitted where:</p> <p>i) the means of lighting is appropriate, unobtrusively sited and would not result in excessive levels of light;</p>

			<p>ii) the elevations of buildings, particularly roofs, are designed to limit light spill;</p> <p>ii) the proposal would not have a detrimental effect on local amenity, character of a settlement or wider countryside, intrinsically dark landscapes or nature conservation.</p> <p><u>Noise</u></p> <p>Housing and other noise sensitive development should not take place in areas where the occupants would experience significant noise disturbance from existing or proposed development.</p> <p>New development should not take place in areas where it would cause unacceptable nuisance to the occupants of nearby land and buildings from noise or disturbance.</p> <p><u>Water resources</u></p> <p>Proposals for development will only be acceptable provided there is no adverse impact on water bodies and groundwater resources, in terms of their quantity, quality and important ecological features.</p> <p><u>Waste</u></p> <p><del>Planning permission will be granted for appropriately located Proposals for development that makes provision for the management and treatment of waste and recycling will need to be, in accordance with the Oxfordshire Joint Municipal Waste Strategy Minerals and Waste Local Plan. and local waste management strategy.</del></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM35	MAIN78 MAIN79 MAIN80 MAIN81 MAIN82 FMM50	Paragraphs 8.76 – 8.93	<p data-bbox="994 352 1189 379"><u>Heritage Assets</u></p> <p data-bbox="898 405 2058 831">8.76 Features of heritage <del>significance-interest</del> including buildings, monuments, sites, places, areas and landscapes and their settings are referred to as ‘heritage assets’. <u>The heritage assets of West Oxfordshire are highly distinctive, possessing characteristics deriving from the history, geology and landform of the District, and together contributing to a strong and tangible sense of place. The assets take many forms: buildings and areas of built development, constructed of local limestone or ironstone and following local vernacular traditions; Conservation Areas, from well-preserved ‘wool’ market towns to small, dispersed villages; historic parks and gardens including nationally important 18th-century landscapes; and both above and below ground archaeological remains. The West Oxfordshire Design Guide, Landscape Assessment, Conservation Area Appraisals and Historic Landscape Characterisation studies provide further analysis of the District’s character.</u></p> <p data-bbox="898 874 2058 1230"><del>8.77—The heritage assets of West Oxfordshire are highly distinctive, possessing characteristics deriving from the history, geology and landform of the District, and together contributing to a strong and tangible sense of place. The assets take many forms: buildings and areas of built development, constructed of local limestone or ironstone and following local vernacular traditions; Conservation Areas, from well-preserved ‘wool’ market towns to small, dispersed villages; historic parks and gardens including nationally important 18th-century landscapes; and both above and below ground archaeological remains. The West Oxfordshire Design Guide, Landscape Assessment, Conservation Area Appraisals and existing and emerging Historic Landscape Characterisation studies provide further analysis of the District’s character.</del></p> <p data-bbox="898 1273 2058 1372"><del>8.78—Designated heritage assets in West Oxfordshire include the Blenheim World Heritage Site, almost 3,200 Listed Buildings (2934 of Grades II interest, 211 Grade II* and 43 Grade I), 50 Conservation Areas, 149 Scheduled Monuments and 12 Registered Historic</del></p>

			<p><del>Parks and Gardens (see Figure 8.5). The significance of these assets is inherent in their designation, and some features of the assets form part of the designation record. Figure 8.6 shows the distribution of heritage assets within West Oxfordshire.</del></p> <p><del>8.77</del> <u>Heritage assets may be classed as ‘designated’ or ‘non-designated’.</u> Designated heritage assets have statutory protection <u>and/or are a material planning consideration when determining planning applications.</u> <del>These and</del> include Conservation Areas, Scheduled Monuments, <del>and</del> Listed Buildings <u>and World Heritage Sites.</u> <del>Non-designated heritage assets, such as locally listed buildings, do not have statutory protection, but nonetheless represent a crucially important aspect of the District’s heritage, and play a defining role in the local character of an area.</del></p> <p><del>8.78</del> <u>Designated heritage assets in West Oxfordshire include the Blenheim World Heritage Site, almost 3,200 Listed Buildings (2934 of Grades II interest, 211 Grade II* and 43 Grade I), 50 Conservation Areas, 149 Scheduled Monuments and 12 Registered Historic Parks and Gardens (see Figure 8.5). The importance of these assets is inherent in their designation, and some features of the assets form part of the designation record. Figure 8.6 shows the distribution of designated heritage assets within West Oxfordshire (but excludes listed buildings). These are all listed in the Oxfordshire Historic Environment Record (HER).</u></p> <p><del>8.79</del> <u>Non-designated heritage assets do not have statutory protection, but nonetheless represent a crucially important aspect of the District’s heritage, and play a defining role in the local character of an area. Those non-designated heritage assets of particular local importance, e.g. those that make a fundamental contribution, both individually and collectively, to the distinctive and special character and appearance of the area in which they are located (in terms of their siting, design and use of materials) are known as ‘locally listed buildings’.</u> Many of these buildings have been identified within <u>conservation areas as part of Conservation Area Appraisals, taking account of a range of criteria, such as age, historic interest, building materials, architectural quality, original features of note and the contribution they make to their immediate and wider setting.</u> <del>are features of the historic environment that make a fundamental contribution to the distinctive character and appearance of the area in which they are located (in terms of</del></p>
--	--	--	---

			<p><del>their siting, design and use of materials). Non-designated heritage assets contribute both individually and collectively to the special character and appearance of West Oxfordshire. Some will have been identified as locally listed buildings within conservation areas as part of Conservation Area Appraisals, taking account of a range of criteria, such as age, historic interest, building materials, architectural quality, original features of note and the contribution they make to their immediate and wider setting.</del></p> <p><u>8.79a</u> <u>The Council’s rolling programme of undertaking further appraisals, along with for example those that come to light through planning applications, is likely to increase the number of locally listed buildings in the District. Details of non-designated assets, including non-scheduled archaeological sites, non-nationally important archaeological remains, non-listed buildings and non-Registered Historic Parks and Gardens, are held on the Oxfordshire Historic Environment Record (HER).</u></p> <p><u>Conserving and Enhancing the Historic Environment in West Oxfordshire</u></p> <p>8.80 Conserving and enhancing the historic environment is a critically important part of sustainable development <u>and a key element of this Local Plan</u>. Heritage assets - whether designated or non-designated - are irreplaceable features of the historic environment, whose effective conservation <u>and enhancement</u> delivers a wide range of social, cultural, economic and environmental benefits. At the national level there is a presumption that heritage assets will be <del>protected</del> <u>conserved</u> and enhanced in a manner that is appropriate to their significance and also enjoyed for the quality of life they bring to current and future generations<sup>2</sup>.</p> <p>8.81 This general principle of <del>protection</del> <u>conservation</u> and enhancement will apply in West Oxfordshire. When considering development proposals there will therefore be a strong presumption in favour of protecting, sustaining and enhancing <u>the significance of</u> our heritage assets and their settings. The weight to be attached to that presumption, when assessed against meeting other needs, will be dependent on <u>a variety of factors, including:</u></p>
--	--	--	---

<sup>2</sup> Section 12 of the NPPF and national guidance, for example, from Historic England, Natural England and the Commission for Architecture and the Built Environment, are particularly relevant.

			<ul style="list-style-type: none"> <li>• The significance of the heritage asset: whether it is a designated heritage asset (and its position in the hierarchy of designated assets) or a non-designated heritage asset; <u>and</u></li> <li>• <del>Its value in terms of its historic and architectural interest and appearance; and</del></li> <li>• The contribution of that part of the asset to be affected by the proposed development to the significance of the heritage interest, appearance and setting of the asset as a whole.</li> </ul> <p>8.82 <del>If the heritage asset is designated and has statutory protection, planning judgements will be set against the requirements of the relevant national legislation. If the heritage asset is non-designated, planning judgements will/ should be made on the basis of a thorough assessment of the historical and architectural interest, appearance and setting of the heritage asset.</del></p> <p><u>The Importance of Setting</u></p> <p>8.83 The setting of a heritage asset, i.e. the surroundings within which it is experienced, can be an important element of its significance. Views of and from an asset will contribute to this but setting is also influenced by other environmental factors such as noise, vibration, smell and lighting from other nearby land uses. The historic relationship between places can also influence the setting. For example, the buildings in Witney associated with the blanket industry and wool trade are not all visible from each other yet nonetheless have a historic connection that affects the significance of each. When assessing development proposals within the setting of a heritage asset, careful consideration must be given to the <u>effect on the significance of the asset(s), including the</u> implications of cumulative change.</p> <p><u>Determination of Planning Applications involving Heritage Assets</u></p> <p>8.84 In order to enable the Council to positively manage change by determining the appropriate balance between the need for any proposed development and the need to</p>
--	--	--	--

			<p>safeguard the heritage asset and its setting, developers will be required to analyse the significance of the asset, and of that part to be affected, and to provide detailed evidence to show that:</p> <ul style="list-style-type: none"> <li>▪ The proposals have been formulated and any works designed with a full and proper understanding of the significance of the heritage asset and its setting <u>and the effect of the proposals on that significance</u>;</li> <li>▪ The heritage asset is being put to the optimum viable use consistent with its physical conservation, and the conservation of its character and setting;</li> <li>▪ Opportunities to sustain, enhance, to better reveal or avoid or minimise harm to the significance of the asset have been taken; and</li> <li>▪ The need to be met by the development could not be met in a more beneficial or less harmful way.</li> </ul> <p>8.85 As a general principle, in assessing the impact of a proposed development on the significance of a heritage asset, the more important the asset, the greater the weight given to its conservation. <u>The optimum situation is for proposed development not to cause any harm to the significance of a heritage asset.</u> For designated heritage assets, all levels of harm, including total destruction, minor physical harm, and harm through change to setting should be avoided. Harm to designated heritage assets <del>will</del> should <u>only</u> be permitted <del>only in exceptional circumstances, and would require a where there is</del> clear and convincing justification <u>for that harm</u> on the grounds of public benefits that outweigh that harm. <del>taking account of the great weight that must be given to conservation.</del> <u>Planning judgements related to designated and non-designated assets will be made in accordance with national planning policy as set out in paragraphs 128 - 140 of the NPPF. In the event of an unavoidable conflict between development and harm, there will need to be a balancing exercise, assessing public benefits against harm. Even in these circumstances, the presumption is in favour of avoidance of harm to the asset.</u></p> <p>8.86 <u>In line with the NPPF, only in 'exceptional' circumstances should there be substantial</u></p>
--	--	--	---

			<p><del>harm to or loss of Grade II listed buildings and registered parks and gardens; and only in 'wholly exceptional' circumstances in the case of assets of the highest significance, including Grade I or II* listed buildings and registered parks and gardens, and Blenheim World Heritage Site. A separate policy on the Blenheim Palace World Heritage Site is set out in Section 9 (Policy EW1 applies).</del></p> <p>8.87 Substantial harm to, or total loss of, the significance of a designated asset <del>should be avoided, and</del> would only be approved in exceptional circumstances <u>(or wholly exceptional circumstances in the case of higher grade assets)</u>, and if substantial public benefits can be demonstrated that outweigh the harm or loss or all four tests set out in <del>paragraph 133 of</del> the NPPF can be met, <u>namely: (see footnote to Policy EH7):</u></p> <ul style="list-style-type: none"> <li>• <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u></li> <li>• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></li> <li>• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u></li> <li>• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p>A key factor in determining what constitutes substantial harm is if the adverse impact goes to the heart of why an asset is worthy of designation and, thus, special protection.</p> <p>8.88 <del>New development in Conservation Areas and within the setting of heritage assets should preserve or enhance their setting, particularly those features which make a positive contribution to the character of the area and better reveal the significance of an asset.</del></p> <p>8.89 Information submitted in support of development proposals affecting heritage assets in West Oxfordshire should include reference, where available, to the 'historic environment record' including: <del>statutory designations</del> <u>National Lists of designated assets and their descriptions</u>; the Council's Conservation Area Appraisals and the West Oxfordshire Design Guide; <u>the County Historic Landscape Character Area Assessment</u>; known archaeological sites and monuments kept by the Oxfordshire County Council; local consultations, and detailed exploratory and survey work, including archaeological</p>
--	--	--	--

			<p>field evaluations and building recording, as appropriate. The amount of information to be provided should be proportionate to the significance of the asset and the degree of impact of the proposed development on that significance.</p> <p>8.90 Where permission is granted for development that would affect a heritage asset, conditions may be imposed to require a record to be made of the part of the asset to be affected, and of any archaeology or historic fabric revealed in the course of development. The record and any recovered archaeological artefacts will need to be maintained to contribute to knowledge and understanding of the asset.</p> <p><u>Stewardship of Heritage Assets – Securing their Upkeep</u></p> <p><u>8.90a In 2016 there were 12 higher grade heritage assets (2 place of worship and 10 archaeology entries) within the District identified on the Historic England Heritage at Risk Register as being at risk of being lost through neglect, decay or other threats (a reduction from 23 on the register in 2014). The Council will monitor buildings or other heritage assets at risk and proactively seek solutions.</u></p> <p>8.91 <del>Policy EH7 summarises the Council’s overall approach to the District’s historic environment. (Policies OS2 and OS4 address the historic environment within the context of the Plan’s overall strategy.)</del> Sustainable development means safeguarding and seeking improvements to the quality of this historic environment and its heritage assets for this and future generations. One of the best ways to secure the upkeep of many heritage assets is to keep them in active, viable and appropriate use, where this can be achieved without causing harm to the character, fabric or setting of the heritage asset, and where a positive contribution to local character and distinctiveness can be successfully maintained. This ‘constructive conservation approach’ requires a thorough understanding of what makes a site important, and collaborative working between the local authority, owners, local community, developers, architects and other specialists (such as Historic England), in order to manage change in the most appropriate way.</p> <p>8.92 <del>The Council’s aim to conserve and enhance our historic environment and local distinctiveness, and to positively manage change, will be informed by a series of measures which will help to improve the understanding of the District’s historic environment. These include the review of the West Oxfordshire Design Guide, a</del></p>
--	--	--	---

			<p><del>programme of conservation area reviews, appraisals and management plans, the designation of new conservation areas where appropriate, and the identification of further non-designated heritage assets and the publication of local lists. Article 4 Directions will be used to protect areas where there is clear justification to introduce stricter controls.</del></p> <p><u>8.92a</u> Given the District’s rich historic environment, the Council has had many years of experience working positively and constructively with key partners, ranging from integrating major new development into environmentally sensitive sites (such as The Woolgate and Marriott’s Walk in Witney), through to guiding homeowners on alterations to their historic buildings. Early discussions at pre-application stage or in site allocation are an important component of this constructive approach and also help in identifying any information likely to be required in support of a proposal, including the preparation of a heritage statement.</p> <p><i>IN TEXT BOX:</i></p> <p><u>The Council’s aim to conserve and enhance the historic environment and local distinctiveness, and to positively manage change, will be delivered through a range of proactive measures to improve the understanding of the District’s historic environment, including:</u></p> <ul style="list-style-type: none"> <li>• <u>a programme of Conservation Area Appraisals, reviews and management plans</u></li> <li>• <u>designating new Conservation Areas where appropriate</u></li> <li>• <u>finding solutions for those heritage assets at risk and reducing the number on the ‘Heritage at Risk’ Register</u></li> <li>• <u>identifying further non-designated heritage assets, publishing local lists and keeping them under review</u></li> <li>• <u>making information about the significance of the historic environment more publicly accessible</u></li> <li>• <u>monitoring and updating the West Oxfordshire Design Guide SPD</u></li> <li>• <u>making use of Article 4 Directions to protect areas where there is clear justification to introduce stricter controls</u></li> <li>• <u>assisting in the implementation and monitoring of the Blenheim Palace World</u></li> </ul>
--	--	--	---

			<p style="text-align: center;"><u><b>Heritage Site Management Plan</b></u></p> <p><u>8.93 Policy EH7 sets out the Council’s overall approach to the District’s historic environment. Policies EH8-EH14 relate to specific aspects and/or heritage assets of this environment. For each of these aspects or assets, development proposals will need to be considered against Policy EH7 as well as the relevant specific policy. (Policies for the sub-areas also identify relevant heritage consideration where appropriate.)</u></p>
MM36	MAIN83 FMM51	Policy EH7 – Historic Environment	<p><u><b>Policy EH7 – Historic Environment</b></u></p> <p><del>All development proposals should conserve or enhance the special character and distinctiveness of West Oxfordshire’s historic environment, and preserve or enhance the District’s heritage assets, and their significance and settings.</del></p> <p><del>Proposals affecting non-designated heritage assets, such as locally listed buildings, will be assessed on the basis of the significance of the heritage asset and the scale of harm or loss to that heritage asset. The Council’s Conservation Area Appraisals should be used as a guide when assessing the significance of a heritage asset.</del></p> <p><del>Proposals that will lead to harm to the significance of a designated or non-designated heritage asset or its setting will be resisted, unless a clear and convincing justification can be made to outweigh that harm.</del></p> <p><del>Proposals that will lead to substantial harm to or total loss of the significance of a heritage asset or its setting, will be refused, unless the harm is outweighed by substantial, demonstrable public benefits or all the four tests set out in the NPPF are met*.</del></p> <p><del>* Paragraph 133 of the NPPF:</del></p> <p><del>1. There is no viable use of the heritage asset that can be found in the medium term, including through marketing to find alternative owners</del></p> <p><del>2. The heritage asset is preventing all reasonable uses of the site</del></p> <p><del>3. Public support for or ownership of the asset is demonstrably not possible; and</del></p>

			<p><del>4. The harm or loss is outweighed by the benefits of bringing the site back into use</del></p> <p><u>Policy EH7 – Historic Environment</u></p> <p><u>All development proposals should conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.</u></p> <p><u>In determining applications, great weight and importance will be given to conserving and/or enhancing the significance of designated heritage assets, including:</u></p> <ul style="list-style-type: none"> <li><u>- the outstanding universal values for which Blenheim Palace and Park is inscribed as a World Heritage Site (WHS), as guided by its WHS Management Plan (see also Policy EW1);</u></li> <li><u>- the special architectural and historic interest of Listed Buildings, with regard to their character, fabric and their settings;</u></li> <li><u>- the special architectural and historic interest, character and/or appearance of the District’s Conservation Areas and their settings, including the contribution their surroundings make to their physical, visual and historic significance;</u></li> <li><u>- the special archaeological and historic interest of nationally important monuments (whether Scheduled or not), both with regard to their fabric and their settings;</u></li> <li><u>- the special cultural, architectural and historic interest of Registered Parks and Gardens, including the contribution their surroundings make to their physical, visual and historical significance.</u></li> </ul> <p><u>Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with archaeological monuments that make a significant contribution to the District’s historic environment.</u></p> <p><u>All applications which affect, or have the potential to affect, heritage assets will be expected to:</u></p>
--	--	--	--

			<p><u>i) use appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significance of the asset or area, using recognised methodologies and, if necessary, original survey. This shall be sufficient to understand the potential impact of the proposal on the asset’s historic, architectural and archaeological features, significance and character;</u></p> <p><u>ii) demonstrate that the proposal would, in order of preference:</u></p> <p><u>a) avoid adverse impacts on the significance of the asset(s) (including those arising from changes to their settings) and, wherever possible, enhance or better reveal the significance of the asset(s);</u></p> <p><u>b) minimise any unavoidable and justified (by the public benefits that would accrue from the proposed development – see below) adverse impacts and mitigate those impacts in a manner proportionate to the significance of the asset(s) and the nature and level of the impact, investigate and record changes to or loss of physical fabric, features, objects or other remains and make the results publicly available.</u></p> <p><u>iii) demonstrate that any new development that would result in the unavoidable and justified loss of all or part of a heritage asset would proceed within a reasonable and agreed timetable that makes allowance for all necessary safeguarding and recording of fabric and other remains, including contingencies for unexpected discoveries.</u></p> <p><u><i>Designated assets</i></u></p> <p><u>Proposals which would harm the significance of a designated asset will not be approved, unless there is a clear and convincing justification in the form of substantive tangible public benefits that clearly and convincingly outweigh that the harm, using the balancing principles set out in national policy and guidance.</u></p> <p><u><i>Non-designated heritage assets</i></u></p> <p><u>When considering proposals that affect, directly or indirectly, the significance of non-</u></p>
--	--	--	---

			<p><u>designated heritage assets, a balanced judgement will be made having regard to:</u></p> <p><u>i. the scale of any harm or loss;</u>  <u>ii. the significance of the heritage asset; and</u>  <u>iii. the public benefits of the development.</u></p> <p><u>If it is determined through the relevant evidence that currently non-designated buildings, structures, historic landscapes or archaeology are of national significance, those elements of this policy for designated heritage assets will apply.</u></p> <p><i><u>Record and advance understanding</u></i></p> <p><u>Where development that would result in substantial harm to or loss of the significance of a heritage asset is permitted, developers will be required to record and advance understanding of the significance of that asset, in a manner appropriate to the nature of the asset, its importance and the impact, and publish that evidence and make it publicly accessible *.</u></p> <p><u>*(For the avoidance of doubt, the ability to mitigate loss of significance through investigation and recording will not contribute to the balancing judgement of whether such a loss is justifiable under this policy.)</u></p>
MM37	FMM52	Policy EH8 - Conservation Areas	<p><u>Policy EH8 - Conservation Areas</u></p> <p><u>Proposals for development in a Conservation Area or affecting the setting of a Conservation Area will be permitted where it can be shown to conserve or enhance the special interest, character, appearance and setting, specifically provided that:</u></p> <p><u>I. the location, form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic or architectural interest, character and appearance of the Conservation Area;</u>  <u>II. the development conserves or enhances the setting of the Conservation Area and is not detrimental to views within, into or out of the Area;</u>  <u>III. the proposals are sympathetic to the original curtilage and pattern of development and to important green spaces, such as paddocks, greens and gardens, and other gaps</u></p>

			<p><u>or spaces between buildings and the historic street pattern which make a positive contribution to the character in the Conservation Area;</u></p> <p><u>IV. the wider social and environmental effects generated by the development are compatible with the existing character and appearance of the Conservation Area; and</u></p> <p><u>V. there would be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area, unless the development would make an equal or greater contribution.</u></p> <p><u>Applications for the demolition of a building in a Conservation Area will only be permitted where it has been demonstrated that:</u></p> <p><u>a) the building detracts from or does not make a positive contribution to the special interest, character or appearance of the Conservation Area; or</u></p> <p><u>b) the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and</u></p> <p><u>c) any proposed replacement building makes an equal or greater contribution to the special interest, character or appearance of the Conservation Area.</u></p> <p><u>Wherever possible the sympathetic restoration and re-use of buildings that make a positive contribution to the special interest, character and appearance of a Conservation Area will be encouraged, thereby preventing harm through the cumulative loss of features which are an asset to the Conservation Area.</u></p>
MM38	FMM53	Policy EH9 – Listed Buildings	<p><u>Policy EH9 – Listed Buildings</u></p> <p><u>Proposals for additions or alterations to, or change of use of, a Listed Building (including partial demolition) or for development within the curtilage of, or affecting the setting of, a Listed Building, will be permitted where it can be shown to:</u></p> <p><u>i. conserve or enhance the special architectural or historic interest of the building’s fabric, detailed features, appearance or character and setting;</u></p> <p><u>ii. respect the building’s historic curtilage or context or its value within a group and/or</u></p>

			<p><u>its setting, including its historic landscape or townscape context; and</u></p> <p><u>iii retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form.</u></p>
MM39	FMM54	Policy EH10 – Traditional Buildings	<p><u>Policy EH10 – Traditional Buildings</u></p> <p><u>In determining applications that involve the conversion, extension or alteration of traditional buildings, proposals will not normally be permitted where this would:</u></p> <p><u>I. extensively alter the existing structure or remove features of interest;</u>  <u>II. include extensions or alterations which would obscure or compromise the form or character of the original building.</u></p>
MM40	FMM55	Policy EH11 – Historic Landscape Character	<p><u>Policy EH11 – Historic Landscape Character</u></p> <p><u>In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following:</u></p> <p><u>i) the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected</u>  <u>ii) the extent to which key historic features resonant of the area’s character, such as hedgerows, watercourses and woodland, will be retained or replicated</u></p> <p><u>iii) the degree to which the form and layout of the development will respect and build on the pre-existing historic character (including e.g. street and building layouts)</u></p> <p><u>iv) the degree to which the form, scale, massing, density, height, layout, landscaping, use, alignment and external appearance of the development conserves or enhances the special historic character of its surroundings.</u></p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM41	FMM56	Policy EH12 - Registered Historic Parks and Gardens	<p><b><u>Policy EH12 - Registered Historic Parks and Gardens</u></b></p> <p><b><u>Proposals for development that would affect, directly or indirectly, the significance of a Historic Park or Garden on Historic England’s Register of Historic Parks and Gardens will be permitted where the proposals:</u></b></p> <p><b><u>I. conserve or enhance those features which form an integral part of the special character, design or appearance of the Historic Park or Garden; and</u></b></p> <p><b><u>II. ensure that development does not detract from the special historic interest, enjoyment, layout, design, character, appearance or setting of the Historic Park or Garden, key views within, into and out from the Historic Park or Garden, or does not result in the loss of, or damage to, their form or features nor prejudice its future restoration.</u></b></p> <p><b><u>Proposals that would enable the restoration of original layout and features where this is appropriate, based upon thorough research and understanding of the historical form and development, will be supported.</u></b></p>
MM42	FMM57	Policy EH13 - Scheduled Monuments and Other Nationally Important Archaeological Remains	<p><b><u>Policy EH13 - Scheduled Monuments and Other Nationally Important Archaeological Remains</u></b></p> <p><b><u>Proposals for development that would affect, directly or indirectly, the significance of Scheduled Monuments or non-scheduled archaeological remains of demonstrably equal significance will be permitted where the proposals would conserve or enhance the significance of the Monument or remains, including the contribution to that significance of the setting of the Monument or remains.</u></b></p> <p><b><u>Nationally important archaeological remains (whether scheduled or demonstrably of equivalent significance) should be preserved in situ.</u></b></p>

			<p><u>Any unavoidable harm to or loss of Scheduled Monuments or nationally important archaeological remains (justified in accordance with the principles set out in national planning policy and Policy EH7), should be:</u></p> <p><u>I _____ minimised through: careful design, including modifying building footprints; the use of appropriate construction methods and temporary works; avoiding damaging landscaping proposals; seeking engineering design solutions; and</u></p> <p><u>II _____ mitigated by a programme of archaeological investigation, recording and analysis.</u></p>
MM43	FMM58	Policy EH14 - Non-designated heritage assets	<p><u>Policy EH14 – Non-designated heritage assets</u></p> <p><u>When considering proposals that would affect, directly or indirectly, non-listed buildings, non-scheduled, non-nationally important archaeological remains or non-Registered Historic Parks and Gardens, as such assets are also irreplaceable, the presumption will be in favour of the avoidance of harm or loss. A balanced judgement will be made having regard to this presumption, the significance of the heritage asset, the scale of any harm or loss, and the benefits of the development. Proposals will be assessed using the principles set out for listed buildings, scheduled monuments and Registered Historic Parks and Gardens in Policies EH9, EH13 and EH12.</u></p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM44	MAIN96 FMM59	Policy WIT1 – East Witney Strategic Development Area	<p><b><u>Policy WIT1 – East Witney Strategic Development Area (400 450 homes)</u></b></p> <p>Land to the east of Witney to accommodate a sustainable, integrated community that forms a positive addition to Witney, including:</p> <p>a) about <del>400-450</del> homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing. This will include c.30 homes on land adjacent to Stanton Harcourt Road (subject to landscape impact and flood risk) and c.<del>370</del> <u>420</u> homes on land at Cogges Triangle (subject to landscape impact and surface water run-off).</p> <p><u>ai) comprehensive development to be led by an agreed masterplan.</u></p> <p>b) development to be phased in accordance with the timing of provision of supporting infrastructure and facilities <del>with the including the essential necessary</del> improvements to the Shore’s Green junction onto the A40 and related highway measures. <del>to be delivered prior to the completion of any housing on the Cogges Triangle part of the site.</del></p> <p>c) the provision of other supporting transport infrastructure, including <del>mitigating proposals to mitigate</del> the impact of traffic associated with the <del>development</del> <u>development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of ,and incorporating</u> a comprehensive network for pedestrians <u>and ,cyclists and public transport with links-good connectivity provided</u> to adjoining areas, including a particular emphasis on improving the linkages across the Windrush Valley into the town centre consistent with the aims and objectives of the Windrush in Witney Project <u>and to Hanborough Station.</u></p> <p>d) the provision of appropriate landscaping measures to mitigate the potential impact of development and associated infrastructure.</p> <p>e) the provision of appropriate financial contributions towards primary and secondary education capacity enhancements.</p>

			<p>f) biodiversity, <u>landscape and public access</u> enhancements <u>within the Lower Windrush Valley</u> including arrangements for future maintenance.</p> <p>g) provision of appropriate green infrastructure including allotments.</p> <p>h) appropriate measures to mitigate traffic noise.</p> <p><u>hi) the conservation, and enhancement where possible, of the setting of the Cogges Scheduled Monument and the Witney and Cogges Conservation Area.</u></p> <p><u>hii) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and be deposited in a public archive.</u></p> <p>i) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</p> <p>j) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>k) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p>l) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM45	MAIN103 FMM60	Policy WIT2 – North Witney Strategic Development Area	<p><b>Policy WIT2 – North Witney Strategic Development Area (<del>1,000</del> 1,400 homes)</b></p> <p>Land to the north of Witney to accommodate a sustainable, integrated community that forms a positive addition to Witney, including:</p> <p>a) about <del>1,000</del> 1,400 homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing; <del>This will include c.200 homes on land between New Yatt Road and Woodstock Road and c.800 homes on land between Hailey Road and New Yatt Road</del></p> <p><del>ai) comprehensive development to be led by an agreed masterplan;</del></p> <p>b) development <del>on the larger part of the site between New Yatt Road and Woodstock Road to be phased to come forward in the period post 2021</del> in accordance with the timing of <u>provision of</u> supporting infrastructure and facilities including <u>the essential</u> delivery of the West End Link and Northern Distributor Road;</p> <p>c) the provision of other supporting transport infrastructure, including <del>mitigating proposals to mitigate</del> the impact of traffic associated with the development; <u>the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of –and incorporating– a comprehensive network for pedestrians and –cyclists and public transport with links good connectivity provided</u> to adjoining areas including the town centre and other key destinations;</p> <p><del>d) the provision of a new primary school on-site (1.5FE (including foundation stage) with 2FE core facilities to enable future expansion of the school together with financial contributions towards secondary school capacity as appropriate;</del></p> <p><u>d) the provision of a new primary school on-site (2FE including nursery) on a 2.2ha site</u></p>

			<p><u>together with financial contributions towards secondary school capacity as appropriate.</u></p> <p><u>di) the conservation and where possible enhancement of the setting of the grade II listed Middlefield Farmhouse and dovecote and the Witney and Cogges and Hailey Conservation Areas;</u></p> <p><u>dii) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and should be deposited in a public archive;</u></p> <p>e) the provision of appropriate landscaping measures to mitigate the potential impact of development including a positive landscape framework to create a new town edge;</p> <p>f) retention of important on-site hedgerows and plantation woodland;</p> <p>g) biodiversity enhancements including arrangements for future maintenance;</p> <p>h) provision of appropriate green infrastructure including allotments;</p> <p>i) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. <u>This may include consideration of 'off-site' solutions.</u> The sustainable drainage systems should be designed to provide a biodiversity enhancement.</p> <p>j) all development should be steered to areas at least flood risk within Flood Zone 1 and flood alleviation measures to reduce flood risk associated with the Hailey Road Drain should be incorporated where appropriate.</p> <p>k) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>l) ensuring that the <u>design and</u> construction of the West End Link has no <u>harmful-undue</u> impact on <u>heritage assets and</u> biodiversity and provides for <u>mitigation and</u> enhancements <del>to</del> <u>biodiversity</u> where feasible;</p> <p>m) demonstrate the use of renewable energy, sustainable design and construction methods,</p>
--	--	--	--

			<p>with a high level of energy efficiency in new buildings.</p> <p>n) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p>
MM46	MAIN108 FMM61	Policy WIT2a – Woodford Way Car Park, Witney	<p><b><u>Policy WIT2a – Woodford Way Car Park, Witney</u></b></p> <p><b><u>Land at Woodford Way Car Park to accommodate around 50 new homes either as part of a residential or mixed-use scheme with other compatible town centre uses whilst retaining an appropriate amount of public car parking.</u></b></p> <p><b><u>Key issues to be addressed as part of any development proposal will include:</u></b></p> <p><b><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing;</u></b></p> <p><b><u>b) making efficient use of the site in terms of density and layout recognising the irregular site boundary and the need to provide passive supervision of the footpath along the southern boundary;</u></b></p> <p><b><u>c) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas including the town centre and other key destinations.</u></b></p> <p><b><u>d) consideration of appropriate flood risk avoidance/mitigation;</u></b></p> <p><b><u>e) appropriate provision of and contributions towards supporting infrastructure;</u></b></p> <p><b><u>f) the need to provide a strong frontage to Woodford Way whilst ensuring that the height and design of any proposed buildings has regard to the topography of the site and the potential impact on adjoining occupants including in particular the single storey bungalows to the west of the site;</u></b></p> <p><b><u>g) connection to the mains sewerage network which includes infrastructure upgrades where</u></b></p>

			<p><u>required including any necessary phasing arrangements;</u></p> <p><u>h) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p>
MM47	MAIN111 FMM62	Policy WIT2b – Land West of Minster Lovell	<p><u>Policy WIT2b – Land West of Minster Lovell</u></p> <p><u>Land to the west of Minster Lovell to accommodate around 125 new homes as part of a sustainable, integrated extension of the existing village.</u></p> <p><u>Key issues to be addressed as part of any development proposal will include:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing;</u></p> <p><u>b) the provision of primary vehicular access from the B4047;</u></p> <p><u>c) giving great weight to conserving the setting of the Cotswolds AONB to the north of the site including key views southwards towards the site;</u></p> <p><u>d) effective integration with the existing village including consideration of any pedestrian and cycle linkages;</u></p> <p><u>e) a positive enhancement of the western edge of Minster Lovell including the approach from the west along the B4047;</u></p> <p><u>f) development layout that respects the existing built form to the east of the site;</u></p> <p><u>g) appropriate provision of and contributions towards supporting infrastructure including the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas including the town centre and other key destinations;</u></p> <p><u>h) provision of open space on the south of the site to take account of the existing public open space on Ripley Avenue;</u></p>

			<p><u>i) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements;</u></p> <p><u>j) the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement;</u></p> <p><u>k) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p>
MM48	MAIN114 FMM64	Policy WIT3 – Witney Town Centre Strategy	<p><b><u>Policy WIT3 – Witney Town Centre Strategy</u></b></p> <p>The overall objective is to maintain and enhance Witney Town Centre providing an accessible, attractive and diverse shopping, visitor and evening economy offer and the principal shopping and leisure destination for West Oxfordshire and the surrounding area. This will be achieved by:</p> <ul style="list-style-type: none"> <li>- Maintaining a strong and diverse shopping core with a good mix of retailers, focused on the High Street as the main pedestrian route and connector between the Woolgate and Marriotts Walk shopping centres. A primary shopping frontage is defined between these shopping centres and along the High Street where <u>development resulting in the loss of shops will be resisted unless the criteria listed in Policy E6 (Town Centres) can be met in full.</u></li> <li>- Promoting the Market Square and Corn Street areas as shopping, leisure and cultural quarters, whilst <del>avoiding excessive resisting</del> concentrations of <u>single uses where this would be likely to cause issues of amenity or affect the vitality of the area. that could impact on amenity or vitality.</u> Secondary shopping frontages are defined in these and other areas <u>where development proposals resulting in the loss of town centre uses will be refused unless the criteria listed in Policy E6 – Town Centres, can be met in full. The loss of town centre uses from secondary shopping frontages will be resisted.</u></li> <li>- Investigating opportunities for phased, organic extension of the Woolgate shopping centre and at Welch Way to meet retailer needs, well connected to and strengthening the High Street.</li> <li>- Maintaining and enhancing the Market Square as an attractive public space which can be</li> </ul>

			<p>used for other purposes at other times.</p> <ul style="list-style-type: none"> <li>- Seeking to raise the profile of Witney as a visitor destination, investigating opportunities for additional accommodation and improved visitor facilities such as coach drop off/waiting areas.</li> <li>- <u>Conserving and enhancing the special interest of the Witney Conservation Area and the significance of the other heritage assets in the town.</u></li> <li>- Enhancing the historic market town character and public realm by seeking to ensure investment in paved areas, street furniture, signage and shop fronts and through the provision of appropriate servicing and waste collection arrangements.</li> <li>- Ensuring the town centre, as a key destination, remains accessible, through the provision and management of car parking and through enhancing public transport, pedestrian and cycle routes and infrastructure.</li> <li>- In the Buttercross/Church Green area south of Corn Street and Langdale Gate, the further intensification of shopping or commercial development will be resisted except where the proposed use would be incidental to the primary permitted use of the building (e.g. working at home).</li> </ul> <p>Development proposals which significantly increase car parking demand will be expected to make appropriate public car parking provision or provide equivalent financial contributions.</p>
MM49	MAIN115 FMM65	Policy WIT4 – Witney Sub-Area Strategy	<p><u>Policy WIT4 – Witney Sub-Area Strategy</u></p> <p>The focus of new housing, supporting facilities and additional employment opportunities will be Witney. New development in the rest of the sub-area will be limited to meeting local community and business needs and will be steered towards the larger villages.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes:</p> <ul style="list-style-type: none"> <li>- delivery of around <b>3,700 4,702</b> new homes* to be focused on Witney and to include affordable housing and homes designed to meet a range of different needs including older</li> </ul>

			<p>people.</p> <ul style="list-style-type: none"> <li>- a Strategic Development Area of around <del>400</del> <u>450</u> dwellings on the eastern side of Witney (see Policy WIT1)</li> <li>- a Strategic Development Area of around <del>1,000</del> <u>1,400</u> dwellings to the north of Witney (see Policy WIT2)</li> <li>- <u>a non-strategic housing allocation of 50 dwellings on Woodford Way Car Park, Witney (see Policy WIT2a)</u></li> <li>- <u>a non-strategic housing allocation of 125 dwellings on land west of Minster Lovell (see Policy WIT2b)</u></li> <li>- expansion of employment opportunities in the town through the retention and modernisation of existing sites, development of remaining available employment land (<del>10ha</del> <u>8ha</u>) and the provision of further employment land (at least 10ha) on the western edge of Witney to provide sufficient space for business expansion, relocation and inward investment</li> <li>- continuing to work with Oxfordshire County Council and landowners/developers to deliver improvements to key highway infrastructure to reduce traffic and pollution in the historic core and to improve the general flow of traffic and access to primary transport routes, with priority on delivering the A40/Downs Road junction (all traffic movements), Shore's Green junction (west facing slip roads) the West End Link and Northern Distributor Road and other supporting highway improvement measures</li> <li>- enhancing public transport, and pedestrian and cycle routes and infrastructure together with managing car parking to reduce car use for short journeys</li> <li>- avoiding development which will be at risk of or increase the risk of flooding and working with landowners/developers and partners such as the Environment Agency to deliver flood mitigation measures</li> <li>- protection and enhancement of the market town character and setting of Witney, neighbouring villages and the Windrush Valley, <del>including the particularly vulnerable gap between Witney and Ducklington</del></li> <li>- development on land within or where it would be visible from the Windrush in Witney</li> </ul>
--	--	--	--

			<p>Policy Area will be required to protect and enhance the intrinsic landscape, character, ecology and cultural value of the valley</p> <ul style="list-style-type: none"> <li>- <del>protection</del> <u>conservation and enhancement</u> of the Cotswolds Area of Outstanding Natural Beauty (AONB)</li> <li>- <u>Conservation and enhancement of the historic environment</u></li> <li>- ensuring that new development makes appropriate and timely provision for <u>essential necessary</u>-supporting infrastructure, including new <u>transport</u>, education, health, green infrastructure and other community facilities in accordance with the IDP.</li> <li>- <u>maximising opportunities for enhancements within the Conservation Target Areas (CTAs).</u></li> <li>- <u>masterplanning of strategic development areas that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).</u></li> </ul> <p><u>* Note: In accordance with Policy H1, the figure of 4,702 homes is not an absolute target or a maximum ceiling to development.</u></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM50	MAIN125 FMM66	Policy CA1 – REEMA Central	<p><b>Policy CA1 – REEMA <u>North and Central Strategic Development Area (SDA)</u></b></p> <p>Land at REEMA <u>North and Central</u> to accommodate a sustainable, integrated community that forms a positive addition to Carterton. Proposals for development should be consistent with the following:</p> <p>a) a net increase of about <b>200-300</b> homes with a range of residential accommodation to meet identified needs including affordable housing.</p> <p><del>b) provision of high quality pedestrian and cycle links to the Town Centre and other key destinations.</del></p> <p>c) contribution towards education and indoor and outdoor leisure provision in the local area.</p> <p>d) appropriate provision for green infrastructure.</p> <p>e) <del>necessary supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development.</del> <u>the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas including the town centre and other key destinations.</u></p> <p>f) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>g) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p>h) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p>

MM51	MAIN128 FMM67	Policy CA1a Land at Milestone Road, Carterton	<p><b><u>Policy CA1a Land at Milestone Road, Carterton</u></b></p> <p><b><u>Land to the south of Milestone Road, Carterton to accommodate around 200 dwellings as a well-integrated and logical extension of the existing built form of the town.</u></b></p> <p><b><u>Proposals for development should be consistent with the following:</u></b></p> <p><b><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing;</u></b></p> <p><b><u>b) provision of satisfactory vehicular accesses from Milestone Road via a through road and appropriate pedestrian and cycle connections;</u></b></p> <p><b><u>c) appropriate provision of and contributions towards essential supporting infrastructure, including the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations;</u></b></p> <p><b><u>d) development to take account of the height, scale and density of surrounding buildings;</u></b></p> <p><b><u>e) where necessary, provision of noise mitigation measures to take account of potential noise from RAF Brize Norton</u></b></p> <p><b><u>f) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></b></p> <p><b><u>g) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></b></p> <p><b><u>h) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></b></p>
------	------------------	---	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM52	MAIN131 FMM68	Policy CA1b Land at Swinbrook Road, Carterton	<p><u><b>Policy CA1b Land at Swinbrook Road, Carterton</b></u></p> <p><u><b>Land to the east of Swinbrook Road, Carterton to accommodate around 70 dwellings as a well-integrated and logical extension of the existing built form of the town.</b></u></p> <p><u><b>Proposals for development should be consistent with the following:</b></u></p> <p><u><b>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing</b></u></p> <p><u><b>b) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations;</b></u></p> <p><u><b>c) density, layout and form of development that integrates effectively with the adjoining residential scheme to the south of the site;</b></u></p> <p><u><b>d) appropriate provision of and contributions towards essential supporting infrastructure including extension/enhancement of Kilkenny Country Park and/or provision or improvement of other sports/recreation facilities;</b></u></p> <p><u><b>e) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</b></u></p> <p><u><b>f) the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</b></u></p> <p><u><b>g) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</b></u></p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM53	FMM71	Policy CA2 – Carterton Town Centre Strategy	<p><b><u>Policy CA2 – Carterton Town Centre Strategy</u></b></p> <p><b>Carterton Town Centre will become the local retail centre of choice for those living and working in the town and surrounding villages:</b></p> <ul style="list-style-type: none"> <li>• <b>Provide a wider range of well integrated shops, eating and drinking establishments, leisure opportunities, public spaces and ancillary town centre facilities including ancillary residential development.</b></li> <li>• <b>Create distinctive and attractive shopping frontages through high quality traditional and contemporary design and landscaping, utilising high quality materials with some local references, and retaining and enhancing existing trees and planted areas where appropriate.</b></li> <li>• <b>Retain and provide adequate car parking and provide for improved access, particularly for pedestrians, cyclists and public transport users, whilst not precluding the potential for pedestrianisation.</b></li> <li>• <b>A primary shopping frontage is defined to the south side of Alvescot Road and Brize Norton Road to provide a focal point for shopping within the <u>town</u> centre. <u>Development proposals resulting in the loss of shops within this defined frontage will be resisted-refused unless the criteria listed in Policy E6 (Town Centres) can be met in full.</u></b></li> <li>• <b>Secondary shopping frontages are defined along the northern side of Alvescot Road, Burford Road and the western side of Black Bourton Road. <u>Development resulting in the loss of town centre uses from these shopping frontages will be resisted-refused unless the criteria listed in Policy E6 (Town Centres) can be met in full. and excessive concentrations of uses that could affect amenity or vitality will be avoided. The concentrations of single uses will not be allowed where this would be likely to cause issues of amenity or affect the vitality of the area.</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>• Potential redevelopment of a number of opportunity sites including land on the western side of Burford Road, the southern side of Alvescot Road and the western side of Black Bourton Road. To provide more active and vibrant frontages and efficient use of available space potentially through mixed-use development of complementary uses.</li> <li>• The main streets will be promoted as a distinctive tree-lined 'green avenue' with gateway features used to demarcate arrival into the Town Centre.</li> <li>• Improvements to the main crossroads to facilitate vehicular, pedestrian and cycle movement and improve the quality of the surrounding environs.</li> <li>• Improvements to the quality of the public realm including the provision of public art and street furniture.</li> </ul> <p>Developer contributions and funding from other potential sources will be sought towards these and other Town Centre improvements as appropriate.</p>
MM54	MAIN134 FMM72	Policy CA3 – Carterton Sub-Area Strategy	<p><b><u>Policy CA3 – Carterton Sub-Area Strategy</u></b></p> <p>The focus of new housing, supporting facilities and additional employment opportunities will be Carterton. New development in the rest of the sub-area will be limited to meeting local community and business needs and will be steered towards the rural service centre and larger villages.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes:</p> <ul style="list-style-type: none"> <li>- delivery of around <b>2,6002,680</b> new homes* to be focused on Carterton and to include affordable housing and homes designed to meet a range of different needs including older people.</li> <li>- <del>redevelopment of existing sub-standard MOD housing including a Strategic Development Area of about 200 dwellings (net) at REEMA Central (see Policy CA1)</del></li> <li>- <del>redevelopment of existing sub-standard MOD housing including a non-strategic housing</del></li> </ul>

			<p><u>allocation of around 300 dwellings (net) at REEMA North and Central (see Policy CA1)</u></p> <p><u>- a non-strategic housing allocation of around 200 dwellings at Milestone Road, Carterton (see Policy CA1a)</u></p> <p><u>- a non-strategic housing allocation of around 70 dwellings at Swinbrook Road, Carterton (see Policy CA1b)</u></p> <p>- satisfactorily accommodating the needs of RAF Brize Norton and of local communities and visitors and working with RAF Brize Norton to meet their needs and ensure their impacts are mitigated wherever possible</p> <p>- <u>provision of around 6 ha of business land including</u> retention of remaining land for businesses (<del>5ha</del><u>4.5ha</u>) at West Oxfordshire Business Park and Ventura Park <u>in addition to the provision of an additional 1.5ha of employment land as part of the committed mixed-use urban extension east of Monahan Way</u>. Working in partnership with the Town Council and landowners to identify further opportunities for business land provision within and adjoining Carterton. <del>with the aim of delivering at least 10 hectares of high quality business land over the period of the Local Plan.</del></p> <p>- a stronger and more attractive and well-connected town centre in accordance with the Carterton Town Centre development strategy (Policy CA2)</p> <p>- working with the highway authority, the Town Council and other partners to improve connections between Carterton and the primary road network and deliver <u>essential necessary</u> strategic transport improvements including the upgrading of the B4477 Minster Lovell Road to A-road standard and supporting complementary measures plus the <del>provision-promotion</del> of west facing slip roads at the junction of the B4477 and A40. Developer contributions and other potential sources of funding will be sought as appropriate.</p> <p>- Enhancing the frequency and coverage of bus services to key destinations as well as the quality of waiting facilities and improving conditions throughout the town for pedestrians and cyclists.</p> <p>- maintaining, enhancing and extending the green buffer on the northern edge of Carterton including between Carterton and Brize Norton village</p>
--	--	--	--

			<ul style="list-style-type: none"> <li>- protection and enhancement of the biodiversity and leisure value of the Shill Brook Valley</li> <li>- <u>maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</u></li> <li>- protection and enhancement of the character and setting of Carterton and the identity of neighbouring villages</li> <li>- <u>Conservation and enhancement of the historic environment and heritage assets</u></li> <li>- avoiding development which will be at risk of or increase the risk of flooding and working with landowners/developers and partners such as the Environment Agency to deliver flood mitigation measures</li> <li>- ensuring that new development makes appropriate and timely provision for <u>essential necessary</u>-supporting infrastructure, including <u>new transport, education, health, green infrastructure, and other community facilities such as new cemetery space in accordance with the Council's Infrastructure Delivery Plan</u> <del>provision of new green infrastructure, community and leisure facilities</del></li> <li>- working with the River Thames Alliance, support tourism and leisure proposals which are sensitive to and where appropriate enhance the ecological, landscape and heritage value of the River Thames.</li> </ul> <p><u>* Note: In accordance with Policy H1, the figure of 2,680 homes is not an absolute target or a maximum ceiling to development.</u></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM55	MAIN140 FMM74	Policy CN1 – East Chipping Norton Strategic Development Area	<p><b><u>Policy CN1 – East Chipping Norton Strategic Development Area (<del>600</del>1,200 homes)</u></b></p> <p>Land to the east of Chipping Norton to accommodate a sustainable, integrated community that forms a positive addition to the town, including:</p> <p>a) about <del>600</del>1,200 homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing;</p> <p><del>a) comprehensive development for the whole site including land north and south of London Road to be led by an agreed masterplan;</del></p> <p><del>b) provision for additional business floorspace of around 1.5 ha as part of the overall quantum and mix of development;</del></p> <p><del>b) provision for additional business floorspace of around 5 ha on land to the north of London Road;</del></p> <p>c) the provision of appropriate landscaping measures to mitigate the potential impact of development;</p> <p>d) <del>the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations. In particular, satisfactory vehicular access arrangements should to be agreed in principle with the highway authority and demonstrated through a robust Transport Assessment (TA) to include the provision of an eastern link road connecting the Banbury Road to the B4026/A361 via London Road. This will be provided as an integral part of the proposed SDA;</del></p> <p><del>e) the provision of a new primary school on site (1.5FE (including foundation stage) with 2FE core facilities to enable future expansion of the school);</del></p>

			<p><b><u>e) the provision of a new primary school on-site ( 2FE (including nursery ) on a 2.22ha site;</u></b></p> <p>g) provision of local convenience shopping, community and leisure facilities through the creation of a local centre, with due consideration given to any potential impact on the vitality and viability of the town centre;</p> <p>h) green space and biodiversity enhancements including arrangements for future maintenance <b><u>recognising that part of the sites falls within the Glyme and Dorn Conservation Target Area (CTA);</u></b></p> <p><b><u>hi) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to the commencement of development. The results of the investigation and recording should inform the development and be deposited in a public archive;</u></b></p> <p>i) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</p> <p>j) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>k) mitigation measures to ensure there is no detrimental impact on groundwater quality</p> <p>l) supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development <b><u>including on the air quality management area (AQMA)</u></b> and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas;</p> <p>m) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings; and</p> <p>n) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p> <p><b><u>o) Lighting proposals relating to the site will need to have due regard to the potential impact</u></b></p>
--	--	--	---

			<p><u>on the AONB, in particular the Rollright Stones Dark Skies Discovery Site.</u></p> <p><u>p) The issue of health care provision and capacity of the Chipping Norton Health Centre to absorb additional patient numbers to be taken into account as part of any masterplan for the site.</u></p> <p><u>g) Where necessary, replacement/re-provision of any allotments that are lost as a result of the proposed development, in an appropriate, accessible location.</u></p>
MM56	MAIN143 FMM75	Policy CN2 – Chipping Norton Sub-Area Strategy	<p><b><u>Policy CN2 – Chipping Norton Sub-Area Strategy</u></b></p> <p>The focus of new housing, supporting facilities and additional employment opportunities will be Chipping Norton. New development in the rest of the sub-area will be limited to meeting local community and business needs and will be steered towards the larger villages.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes:</p> <ul style="list-style-type: none"> <li>- Delivery of around <del>1,800</del> <u>2,047</u> new homes* to be focused on Chipping Norton to include affordable housing and homes designed to meet a range of different needs including older people.</li> <li>- A strategic mixed-use development area of around <del>600-1,200</del> dwellings on the eastern side of Chipping Norton (see Policy CN1)</li> <li><del>- Retention and where appropriate modernisation of existing business premises together with the provision of additional business land of at least 4.5 hectares and up to 7.3 hectares located on the eastern side of the town.</del></li> <li><u>- Retention and where appropriate modernisation of existing business premises together with the provision of additional business land of 5 hectares to be provided as part of the East Chipping Norton SDA on land to the north of London Road.</u></li> <li>- conservation and enhancement of the town’s landscape setting and heritage assets.</li> <li><del>- protection</del> <u>conservation and enhancement</u> of the Cotswolds Area of Outstanding Natural Beauty (AONB).</li> </ul>

			<ul style="list-style-type: none"> <li>- working with the highway authority, the town council and other partners to reduce the impact of through traffic, especially lorries, upon the town centre and its air quality. <u>This will include the provision of a new eastern link road to be delivered as an integral part of the East Chipping Norton Strategic Development Area (SDA).</u></li> <li>- improving the range, frequency and speed of bus services to key destinations.</li> <li>- improving conditions throughout the town and surrounding areas for pedestrians and cyclists, including accessibility to bus and rail services.</li> <li>- a stronger town centre with new opportunities for retail and community facilities on land between High Street and Albion Street A primary shopping frontage is defined at the High Street and Market Place.</li> <li>- management of public car parking areas and the provision of adequate public car parking capacity to help support the town centre.</li> <li>- ensuring that new development makes appropriate and timely provision for <u>essential necessary</u>-supporting infrastructure <u>including new transport, education, health , green infrastructure and other community facilities in accordance with the IDP.</u></li> <li>- <u>maximising opportunities for enhancements within the Conservation Target Areas (CTAs).</u></li> <li>- <u>masterplanning of strategic development areas that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).</u></li> <li>- provision of new education and community facilities.</li> <li>- <u>R</u>edevelopment of suitable previously developed sites within the town provided they are not of high environmental value and the loss any existing use would not conflict with other relevant plan policies.</li> </ul> <p><u>* Note: In accordance with Policy H1, the figure of 2,047 homes is not an absolute target or a maximum ceiling to development.</u></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM57	MAIN155 FMM78	Policy EW1a – West Oxfordshire Garden Village Strategic Development Area	<p><u><b>Policy EW1a – Oxfordshire Cotswolds Garden Village Strategic Location for Growth (2,200 homes)</b></u></p> <p><u><b>Land to the north of the A40, near Eynsham to accommodate a free-standing exemplar Garden Village, the comprehensive development of which will be led by an Area Action Plan (AAP) including:</b></u></p> <p><u><b>a) a working assumption of about 2,200 homes with a balanced and appropriate mix of house types and tenures to meet identified needs including affordable housing.</b></u></p> <p><u><b>b) development taken forward in accordance with key Garden Village principles.</b></u></p> <p><u><b>c) about 40 hectares of business land (B-class) in the form of a ‘campus-style’ science park.</b></u></p> <p><u><b>d) provision of a new park and ride site (1,000 spaces) with associated bus priority lane along the A40.</b></u></p> <p><u><b>e) the provision of up to two primary schools on site (2FE including nursery) on 2.22ha sites together with financial contributions towards secondary school capacity as appropriate.</b></u></p> <p><u><b>f) The provision of essential supporting transport infrastructure the detail of which will be identified through the AAP process, including mitigating the impact of traffic associated with the development; appropriate consideration of the proposed park and ride, wider A40 improvements and access arrangements for the West Eynsham Strategic Development Area (SDA); the provision of appropriate financial contributions towards LTP4 transport schemes such as the A40 Strategy; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas, including a particular emphasis on improving linkages to Hanborough Station, to the proposed Park and Ride and to Eynsham and on enhancing Hanborough Station as a transport interchange.</b></u></p> <p><u><b>g) development to be phased in accordance with the timing of provision of essential</b></u></p>

			<p><u>supporting infrastructure and facilities.</u></p> <p><u>h) the provision of appropriate landscaping measures to mitigate the potential impact of development and associated infrastructure.</u></p> <p><u>i) biodiversity enhancements including arrangements for future maintenance.</u></p> <p><u>j) masterplanning that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).</u></p> <p><u>k) appropriate measures to mitigate traffic noise.</u></p> <p><u>l) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and be deposited in a public archive.</u></p> <p><u>m) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>n) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>o) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>p) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></p> <p><u>q) appropriate measures to safeguard and take account of the operational requirements of the existing aggregate recycling facility within the site and also to safeguard sand and gravel deposits where appropriate having regard to the policies of the Minerals and Waste Local Plan.</u></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM58	MAIN158 FMM80	Policy EW1b – West Eynsham Strategic Development Area	<p><b><u>Policy EW1b – West Eynsham Strategic Development Area (1,000 homes)</u></b></p> <p><b><u>Land to the west of Eynsham to accommodate a sustainable integrated community that forms a positive addition to Eynsham, including:</u></b></p> <p><b><u>a) about 1,000 homes with a balanced and appropriate mix of house types and tenures to meet identified needs including affordable housing.</u></b></p> <p><b><u>b) comprehensive development to be led by an agreed masterplan.</u></b></p> <p><b><u>c) provision of a new western spine road funded by and provided as an integral part of the development and taking the opportunity to link effectively with the existing road network on the western edge of the village.</u></b></p> <p><b><u>d) the provision of a new primary school on-site (1.5FE including nursery) on a 2.22 ha site to enable future expansion together with financial contributions towards secondary school capacity as appropriate.</u></b></p> <p><b><u>e) the provision of other supporting transport infrastructure, including mitigating the impact of traffic associated with the development; appropriate consideration of the proposed park and ride, wider A40 improvements and the Oxfordshire Cotswolds Garden Village SLG; the provision of appropriate financial contributions towards LTP4 transport schemes such as the A40 Strategy; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas, including the Proposed Park and Ride, Eynsham Village, the Oxfordshire Cotswolds Garden Village, Hanborough Station and into the surrounding countryside.</u></b></p> <p><b><u>f) development to be phased in accordance with the timing of provision of essential supporting infrastructure and facilities.</u></b></p> <p><b><u>g) the provision of appropriate landscaping measures to mitigate the potential impact of</u></b></p>

			<p><u>development and associated infrastructure.</u></p> <p><u>h) biodiversity enhancements including arrangements for future maintenance.</u></p> <p><u>i) masterplanning that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).</u></p> <p><u>j) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and be deposited in a public archive. Particular consideration will need to be given to the scheduled monument adjacent to the B4449 including when determining the most appropriate alignment/access arrangements for the western spine road. All feasible route options and junction arrangements must be explored to ensure that any harm to or loss of significance of the scheduled monument by crossing of or encroachment upon the monument or its setting should be avoided if at all possible, and that any unavoidable harm or loss of significance is minimised, as far as possible mitigated and justified in accordance with Policy EH13.</u></p> <p><u>k) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>l) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>m) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>n) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM59	MAIN163 FMM82	Policy EW1c – Land East of Woodstock	<p><b><u>Policy EW1c – Land East of Woodstock (300 homes)</u></b></p> <p><b><u>Land to the east of Woodstock, north of the A44 Oxford Road to accommodate around 300 dwellings as a well-integrated and logical extension of the existing built form of the town.</u></b></p> <p><b><u>Proposals for development should be consistent with the following:</u></b></p> <p><b><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></b></p> <p><b><u>b) ensuring that development is consistent with Policy EW1 in respect of the protection, promotion and conservation of the Blenheim Palace World Heritage Site (WHS) and its setting.</u></b></p> <p><b><u>c) landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials and the provision of structural planting and semi-natural green space to protect the rural setting of the WHS and to achieve a positive enhancement of the approach to Woodstock from the south east.</u></b></p> <p><b><u>d) provision of satisfactory vehicular access and supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists, with good connectivity provided to key destinations including integrating with Woodstock, Hanborough Station and Oxford Parkway Station.</u></b></p> <p><b><u>e) appropriate provision of and contributions towards supporting infrastructure;</u></b></p> <p><b><u>f) the developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site</u></b></p>

			<p><u>and the cumulative impact of the three allocated sites in Woodstock.</u></p> <p><u>g) biodiversity enhancements including arrangements for future maintenance.</u></p> <p><u>h) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement and not cause harm to the Blenheim Park SSSI.</u></p> <p><u>i) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>j) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>k) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM60	MAIN166 FMM84	Policy EW1d – Land north of Hill Rise, Woodstock	<p><u>Policy EW1d – Land north of Hill Rise, Woodstock (120 homes)</u></p> <p><u>Land to the north of Hill Rise, Woodstock to accommodate around 120 dwellings as a well-integrated and logical extension of the existing built form of the town.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></p> <p><u>b) ensuring that development is consistent with Policy EW1 in respect of the protection, promotion and conservation of the Blenheim Palace World Heritage Site (WHS) and its setting.</u></p> <p><u>c) landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi-natural green space, with built development kept away from the eastern and northern parts of the site including where it adjoins the A44.</u></p> <p><u>d) provision of satisfactory vehicular accesses and appropriate pedestrian and cycle connections including appropriate accommodation of the existing public right of way through the site and provision of a safe and efficient means for bus services to terminate and turn at the site in forward gear.</u></p> <p><u>e) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians</u></p>

			<p><u>and cyclists with good connectivity provided to adjoining areas and other key destinations.</u></p> <p><u>f) appropriate provision of and contributions towards supporting infrastructure;</u></p> <p><u>g) replacement/enhancement of the existing children’s play area and public open space adjacent to Rosamund Drive.</u></p> <p><u>h) the developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock.</u></p> <p><u>i) biodiversity enhancements including arrangements for future maintenance.</u></p> <p><u>j) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>k) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>l) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>m) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM61	MAIN169 FMM86	Policy EW1e – Land north Banbury Road, Woodstock	<p><u>Policy EW1e – Land north Banbury Road, Woodstock (180 homes)</u></p> <p><u>Land to the north of Banbury Road, Woodstock to accommodate around 180 dwellings as a well-integrated and logical extension of the existing built form of the town.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></p> <p><u>b) provision of satisfactory vehicular access from Banbury Road and appropriate pedestrian and cycle connections including incorporation of the existing public right of way across the site.</u></p> <p><u>c) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations.</u></p> <p><u>d) appropriate provision of and contributions towards supporting infrastructure;</u></p> <p><u>e) ensuring that development is consistent with Policy EW1 in respect of the protection, promotion and conservation of the Blenheim Palace World Heritage Site (WHS) and its setting, including key views.</u></p> <p><u>f) landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi-natural green space, with built development kept away from the western parts of the site. Particular regard must be had to the setting of the listed buildings on Banbury Road including</u></p>

			<p><u>the provision of a substantial landscape buffer.</u></p> <p><u>g) biodiversity enhancements including arrangements for future maintenance. Development will be required to make a positive contribution towards the adjoining Conservation Target Area (CTA).</u></p> <p><u>h) The developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock.</u></p> <p><u>i) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>j) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>k) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>l) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</u></p>
MM62	MAIN172 FMM87	Policy EW1f – Land at Myrtle Farm, Long Hanborough	<p><u>Policy EW1f – Land at Myrtle Farm, Long Hanborough (50 homes)</u></p> <p><u>Land at Myrtle Farm to the east of Corn Hyde, Long Hanborough to accommodate around 50 dwellings as a well-integrated and logical extension of the existing built form of the village.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></p> <p><u>b) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and</u></p>

			<p><u>infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations including integrating with Long Hanborough village, Hanborough Station and interurban cycle routes.</u></p> <p><u>c) appropriate provision of and contributions towards supporting infrastructure;</u></p> <p><u>d) retention and enhancement of the existing vegetation along the northern site boundary to ensure effective screening of the development from wider views.</u></p> <p><u>e) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>f) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>g) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>h) conserve and enhance the special interest, character and appearance of the Millwood End Conservation Area.</u></p>
MM63	MAIN175 FMM88	Policy EW1g – Land at Oliver’s Garage, Long Hanborough	<p><u>Policy EW1g – Land at Oliver’s Garage, Long Hanborough (25 homes)</u></p> <p><u>Land at Oliver’s Garage, Long Hanborough to accommodate a small high quality development of around 25 dwellings as a well-integrated and logical redevelopment of an existing use within the built area of the village.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></p> <p><u>b) making efficient use of the site through an appropriate density of development and innovative, high-quality design.</u></p>

			<p><u>c) appropriate provision of and contributions towards supporting infrastructure.</u></p> <p><u>d) consideration of any potential decontamination mitigation measures necessary as a result of the existing garage use of the site.</u></p> <p><u>e) provision of satisfactory vehicular access and supporting transport infrastructure, including mitigating the impact associated with the development; the provision provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists, with good connectivity provided to key destinations including integrating with Long Hanborough village, Hanborough Station and interurban cycle routes.</u></p> <p><u>f) connection to the mains sewerage network which includes infrastructure upgrades where required.</u></p> <p><u>g) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p>
MM64	MAIN178 FMM89	Policy EW1h – Former Stanton Harcourt Airfield	<p><u>Policy EW1h – Former Stanton Harcourt Airfield (50 homes)</u></p> <p><u>Land at the former Stanton Harcourt Airfield, Stanton Harcourt to accommodate a high quality development of around 50 dwellings as a well-integrated and logical redevelopment of an existing previously developed site adjacent to the existing settlement edge.</u></p> <p><u>Proposals for development should be consistent with the following:</u></p> <p><u>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</u></p> <p><u>b) provision of satisfactory vehicular access and supporting transport infrastructure, including mitigating the impact associated with the development; the provision provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists, with good connectivity provided to key destinations including integrating with Long Hanborough village, Hanborough Station and</u></p>

			<p><u>interurban cycle routes.</u></p> <p><u>c) appropriate provision of and contributions towards supporting infrastructure;</u></p> <p><u>d) positive incorporation of any defining site characteristics and features of historic significance to the former role of the site as an airfield.</u></p> <p><u>e) appropriate measures to ensure there are no potential issues arising from land contamination associated with the site and the adjoining landfill.</u></p> <p><u>f) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</u></p> <p><u>g) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</u></p> <p><u>h) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</u></p> <p><u>i) conservation or enhancement of the special interest, character and appearance of the Conservation Area and significance of the adjoining Devil's Quoits scheduled monument and undertaking of an archaeological investigation of the site.</u></p>
--	--	--	---

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM65	MAIN182 FMM91	Policy EW1 – Blenheim World Heritage Site	<p><b><u>Policy EW1 – Blenheim World Heritage Site</u></b></p> <p>The exceptional cultural significance (Outstanding Universal Value) of the Blenheim World Heritage Site will be protected, promoted and conserved for current and future generations.</p> <p>Accordingly, proposals which conserve and enhance the attributes and components that comprise the Outstanding Universal Value of the Site, as identified in the Statement of Outstanding Universal Value Statement and in line with the Blenheim Palace World Heritage Site Management Plan, will be supported.</p> <p>In accordance with the National Planning Policy Framework, <b><u>great weight will be given to the conservation of the Outstanding Universal Value of the World Heritage Site and any harm or loss to its significance will require clear and convincing justification.</u></b> <del>development</del> <b><u>Development</u></b> proposals that would lead to substantial harm to or loss of those attributes and components of the Site will be unacceptable, unless it can be demonstrated that any such harm or loss is necessary to achieve substantial public benefit that outweigh that harm or loss. Such harm will be wholly exceptional. Where development proposals would lead to less than substantial harm to those attributes and components, that harm will be weighed against the public benefits of the proposals.</p> <p>When assessing the impact of a proposed development on the Outstanding Universal Value, great weight will be given to the conservation and enhancement of the Outstanding Universal Value and to the integrity and authenticity of the World Heritage Site.</p> <p>Consideration of impact will be made of proposals within, or potentially affecting, the World Heritage Site and its setting, including areas identified as being of special importance for the preservation of long distance views to and/or from the Site (as shown on the Blenheim Palace Management Plan). Particular regard will be given to the design quality of the proposal (including scale, form and massing), its relationship to context (including topography, built form, views, vistas and effect on the skyline) and the implications of the cumulative effect of changes.</p>

			By helping to sustain and enhance the significance of the World Heritage Site, the Blenheim Palace Management Plan is a material consideration in assessing development proposals. Proposals relating to the World Heritage Site should seek to support the aims and objectives of the Management Plan.
MM66	MAIN183 FMM92	Policy EW2 – Eynsham – Woodstock Sub-Area Strategy	<p><b><u>Policy EW2 – Eynsham – Woodstock Sub-Area Strategy</u></b></p> <p><del>The focus of new development will be Eynsham, Long Hanborough and Woodstock.</del></p> <p><u>The focus of new development will be Eynsham, Woodstock the Oxfordshire Cotswolds Garden Village and Long Hanborough.</u></p> <p>Development in these rural service centres will be of an appropriate scale and type that would help to reinforce/<u>create</u> the <del>existing</del> service centre role. Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages.</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes:</p> <ul style="list-style-type: none"> <li>- delivery of about <del>1,600</del> <u>5,596</u> new homes* to include affordable housing and homes designed to meet a range of different needs including older people. <u>This includes the provision of 2,750 (from 2021 – 2031) to meet the needs of Oxford City.</u></li> <li>- <u>a Strategic Location for Growth (SLG) with a working assumption of around 2,200 homes to the north of the A40 near Eynsham to be delivered in the form of a new Garden Village (see Policy EW1a) and taken forward through an Area Action Plan (AAP).</u></li> <li>- <u>a Strategic Development Area (SDA) of around 1,000 homes to the west of Eynsham (see Policy EW1b)</u></li> <li>- <u>a non-strategic housing allocation of 300 homes on land east of Woodstock (see Policy EW1c)</u></li> <li>- <u>a non-strategic housing allocation of 120 homes on land north of Hill Rise, Woodstock (see Policy EW1d)</u></li> <li>- <u>a non-strategic housing allocation of 180 homes on land north of Banbury Road, Woodstock</u></li> </ul>

			<p><u>(see Policy EW1e)</u></p> <p><u>- a non-strategic housing allocation of 50 homes on land at Myrtle Farm, Long Hanborough (see Policy EW1f)</u></p> <p><u>- a non-strategic housing allocation of 25 homes on land at Oliver’s Garage, Long Hanborough (see Policy EW1g)</u></p> <p><u>- a non-strategic housing allocation of 50 homes on the former Stanton Harcourt Airfield (see Policy EW1h)</u></p> <p>- provision of additional business land focused primarily on the rural service centres with a particular focus on Eynsham to help meet future requirements and capitalise on the proximity of this sub-area to Oxford and the Oxfordshire ‘knowledge spine’. <u>This will include the provision of a new campus-style science park of around 40 ha to be delivered as an integral part of the Oxfordshire Cotswolds Garden Village.</u></p> <p>- support for rural employment opportunities including sustainable tourism and rural diversification.</p> <p>- seeking to alleviate traffic congestion issues on the A40 including through the provision of a new park and ride site at Eynsham and associated bus priority measures along the A40 as part of the Oxford Science Transit project.</p> <p>- enhancing public transport and pedestrian and cycle routes and infrastructure together with managing car parking to reduce car use for short journeys. <u>This will include a particular focus on facilitating the delivery of improvements to Hanborough Station and appropriate vehicular, pedestrian and cycle connections to the station including from the Garden Village.</u></p> <p>- ensuring that new development makes appropriate and timely provision for <u>essential necessary</u>-supporting infrastructure, including <u>new transport</u>, education, leisure, <u>health</u>, green infrastructure and other community facilities <u>in accordance with the IDP</u>.</p> <p><u>- maximising opportunities for enhancements within the Conservation Target Areas (CTAs).</u></p> <p><u>- masterplanning of strategic development areas/locations that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to</u></p>
--	--	--	--

			<p><b><u>create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).</u></b></p> <ul style="list-style-type: none"> <li>- protection of the Oxford Green Belt and <b><u>conservation and enhancement of the</u></b> Cotswolds Area of Outstanding Natural Beauty (AONB).</li> <li>-<del>protection</del> <b><u>conservation and enhancement</u></b> of historic and community assets including in particular the safeguarding of the Blenheim World Heritage Site and its setting (see Policy EW1).</li> <li>- working with the highway authority, the town council and other partners to reduce the impact of through traffic in local settlements including HGV movements through Woodstock.</li> <li>- seeking the retention and development of local services and community facilities throughout the sub-area including consideration of a new GP surgery for Woodstock on the site of the police station in Hensington Road.</li> <li>- ensuring Woodstock Town Centre remains vibrant through resisting the loss of shops and other town centre uses, and promoting an increase in the availability and efficient use of car parking provision in appropriate locations.</li> <li>- avoiding development which will increase the risk of flooding and working with partners such as the Environment Agency to deliver flood mitigation measures.</li> <li>- working with the River Thames Alliance, support tourism and leisure proposals which are sensitive to and where appropriate enhance the ecological, landscape and heritage value of the River Thames.</li> </ul> <p>In the Lower Windrush Valley the Council will continue to work with the Lower Windrush Valley Project and County <b><u>Council as the</u></b> Minerals <b><u>Planning</u></b> Authority to identify appropriate opportunities for tourism and leisure development. Proposals which complement the rural character of the area will be supported and where possible deliver comprehensive long term recreational access, community or nature conservation benefits.</p> <p><b><u>* Note: In accordance with Policy H1, the figure of 5,596 homes is not an absolute target or a maximum ceiling to development.</u></b></p>
--	--	--	--

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM67	MAIN185 FMM94	Paragraphs 9.6.29a - 9.6.30	<p data-bbox="994 352 1099 379"><u>Housing</u></p> <p data-bbox="902 405 2040 651"><u>9.6.29a In recognition of the fact that the Burford - Charlbury sub-area is covered largely by the Cotswolds AONB, a more restrictive approach to new housing development will be applied than in the other four sub-areas. As set out in Policy H1, the amount of housing proposed for this sub-area in the plan period to 2031 (774 homes) is based on past completions and existing commitments only. No allowance is made for future speculative ‘windfall’ development (an allowance for which has been made in the other sub-areas).</u></p> <p data-bbox="902 691 2040 1007"><u>9.6.29b This does not mean that no further housing development will be permitted within the Burford – Charlbury sub-area but proposals will be considered on a case by case basis. It will need to be convincingly demonstrated that a scheme would give rise to benefits to the specific settlement or the sub-area (eg meeting identified local housing needs) and which would clearly outweigh any likely harms (eg heritage, landscape, impact on local services). Proposals will also need to accord with other relevant plan policies, in particular OS2, H1, H2 and EH1a. Housing proposals which constitute ‘major development’ will only be permitted in exceptional circumstances and where it can be demonstrated that they are in the public interest.</u></p> <p data-bbox="902 1046 2018 1182">9.6.30 In accordance with the overall strategy, <del>additional</del> housing development <del>is likely to in this sub-area will</del> be focused primarily at Burford and Charlbury as designated rural service centres, <del>although given the relatively limited capacity of these settlements, some development is likely to be necessary in the larger villages.</del></p>

Main Modification Reference Number	Previous Reference Number/s	Paragraph/Policy	Main Modification
MM68	MAIN186 FMM95	Paragraph 9.6.34	9.6.34 <del>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, a reasonable estimate is that such schemes would provide 25 homes per year within the Burford – Charlbury sub-area over the remaining period of the Local Plan (2015 – 2031) thereby providing an additional 400 new homes.</del>
MM69	MAIN200 FMM106	Policy BC1 – Burford – Charlbury Sub-Area Strategy	<p><b><u>Policy BC1 – Burford – Charlbury Sub-Area Strategy</u></b></p> <p><b>The focus of new development will be Burford and Charlbury.</b></p> <p><b><u>Burford and Charlbury are relatively constrained by their AONB location and are suitable for a modest level of development in accordance with Policy OS2.</u></b> Development in these rural service centres will <b>therefore</b> be of an appropriate scale and type that would help to reinforce the existing service centre role.</p> <p>Development elsewhere will be limited to meeting local housing, community and business needs and will be steered towards the larger villages</p> <p>Proposals for development in the sub-area should be consistent with the strategy which includes:</p> <ul style="list-style-type: none"> <li>- delivery of about <del>800-774</del> <b>new homes*</b> to include affordable housing and homes designed to meet a range of different needs including older people.</li> <li>- <del>protection</del> <b><u>conservation and enhancement</u></b> of the Cotswolds Area of Outstanding Natural Beauty (AONB)</li> <li>- <del>protection</del> <b><u>conservation</u></b> and enhancement of the historic environment and heritage assets</li> <li>- protection and enhancement of the Upper Windrush Valley and Wychwood Project Area</li> <li>- <b><u>maximising opportunities for enhancements within the Conservation Target Areas (CTAs)</u></b></li> </ul>

			<ul style="list-style-type: none"> <li>- enhancing public transport and pedestrian and cycle routes and infrastructure together with managing car parking to reduce car use for short journeys</li> <li>- avoiding development which will increase the risk of flooding and working with partners such as the Environment Agency to deliver flood mitigation measures</li> <li>- support for additional small-scale employment opportunities including sustainable tourism and rural diversification</li> <li>- <del>E</del>nsuring development has access to superfast broadband to facilitate home-working</li> <li>- seeking the retention and development of local services and community facilities throughout the sub-area and ensuring Burford Town Centre remains vibrant through resisting the loss of shops and other town centre uses, and promoting an increase in the availability and efficient use of parking provision in appropriate locations</li> <li>- ensuring that new development makes appropriate and timely provision for <del>necessary</del> <u>essential</u> supporting infrastructure, including <u>new transport</u>, education, <del>leisure</del><u>health</u>, green infrastructure and other community facilities <u>in accordance with the IDP</u>.</li> </ul> <p>The Council will work in partnership with Oxfordshire County Council to consider appropriate measures to mitigate the impact of HGV traffic on Burford.</p> <p><u>* Note: In accordance with Policy H1, the figure of 774 homes is not an absolute target or a maximum ceiling to development.</u></p>
--	--	--	--