

Salt Cross Garden Village Area Action Plan (AAP)

Schedule of Proposed Additional Modifications

Policy 2 – Net Zero Carbon Development

October 2025

1. Introduction

- 1.1 The future delivery of the proposed Garden Village – Salt Cross - north of the A40 near Eynsham (which was first identified in the West Oxfordshire Local Plan 2031) is to be guided by an Area Action Plan (AAP).
- 1.2 The AAP was formally submitted for examination on 10 February 2021 with hearing sessions held over a two-week period from 28 June – 8 July 2021.
- 1.3 Following public consultation on a number of proposed Main Modifications to the AAP in September 2022, the Inspector’s final report was received on 1 March 2023.
- 1.4 However, following a legal challenge, the Inspector’s report and proposed Main Modifications insofar as they relate to AAP Policy 2 – Net Zero Carbon Development, were formally quashed.
- 1.5 As a result, the examination was re-opened to re-consider Policy 2 in light of the legal challenge and the Government’s Local Energy Efficiency Standards Update in the Written Ministerial Statement (WMS) dated 13 December 2023.
- 1.6 The District Council submitted proposed Main Modifications to Policy 2 and updated supporting evidence in March 2025 and a hearing session was held virtually on 30 June 2025.
- 1.7 The Inspector’s [post-hearing letter](#) was received on 1 August 2025, concluding that the Council’s proposed approach is consistent with national policy but identifying a number of soundness concerns relating to specific aspects of the revised policy.
- 1.8 To address these concerns, the District Council has prepared new Main Modifications to Policy 2 and its supporting text. These are set out in a separate schedule and will be the subject of a statutory 6-week period of public consultation.
- 1.9 Alongside this, the Council has identified a small number of additional modifications which are intended to ensure factual accuracy and address minor formatting issues. These are set out in tabular form overleaf. It should be noted that these have been published for information only and representations are not being sought on them as they do not materially affect the soundness of Policy 2.
- 1.10 For ease of reference, new text proposed to be added is shown **in bold and underlined** and text which is proposed to be deleted is shown as ~~struck through~~.

Additional Modifications

Additional Modification Reference	Paragraph Reference	Additional Modification	Reason for Additional Modification
AM1	Paragraph 5.30	<p>Amend paragraph as follows:</p> <p>It is essential that we mitigate the impact of new development on climate change by addressing its ‘carbon footprint’. In 2019, the UK committed to a legally binding target of net zero emissions by 2050. Reducing carbon emissions <u>and supporting the transition to net zero</u>, forms a central tenet of the NPPF, the Government’s 25 Year Environment Plan and the Clean Growth Strategy.</p>	Minor factual update to reflect the content of the NPPF as updated in December 2024.
AM2	Paragraph 5.32	<p>Amend paragraph as follows:</p> <p>Given the significant weight of this issue, in support of the AAP, the District Council commissioned a consultant team led by <u>Etude Elementa</u> to clarify and assess the implications associated with meeting net-zero carbon for new buildings at the garden village.</p>	Minor factual update.
AM3	Figure 5.7 – Net Zero Operational Balance	Amend numbering to refer to Figure 5.4.	To ensure consistency of formatting.