

Sustainability Appraisal of the West Oxfordshire Local Plan

Regulation 19 SA Report

Volume 3 of 3: Appendices

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LEPUS CONSULTING
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Sustainability Appraisal of the West Oxfordshire Local Plan 2043

Volume 3 of 3: Appendices to the Regulation 19 SA Report

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Front cover: [Footpath from Widford to Swinbrook, Oxfordshire](#)

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Appendix A: SA Framework

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
1	Climate change mitigation: Minimise West Oxfordshire District's contributions towards the causes of climate change	Climatic factors	• Help to reduce the per capita carbon footprint of West Oxfordshire? • Encourage renewable energy generation or the use of energy from renewable or low-carbon sources? • Promote sustainable construction principles? • Increase energy efficiency? • Support a low carbon economy?	• Carbon emissions from domestic, industrial and commercial sources in the district • Percentage of energy generated from renewable sources • Energy consumption
2	Climate change adaptation: Adapt to the anticipated levels of climate change	Climatic factors and water	• Avoid development in areas at high risk of flooding and seek to reduce flood risk? • Take into account the likely impacts of climate change and use sustainable drainage solutions? • Increase the coverage and connectivity of green infrastructure? • Promote the use of technologies and techniques to adapt to the impacts of climate change? • Ensure new development is resilient to the effects of extreme weather events?	• Number of properties at risk of flooding • Area and connectivity of green infrastructure • Implementation of adaptive techniques such as SuDS and passive heating/cooling systems • Number of developments given planning permission on floodplains contrary to EA advice

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
3	Biodiversity and geodiversity: Conserve, enhance and restore the district's biodiversity and geodiversity	Biodiversity, flora and fauna	- Conserve and enhance designated features and assets of European and national nature conservation value? - Support the positive management of locally important sites designated for their nature conservation and geodiversity value? - Contribute towards wider green infrastructure and/or nature recovery networks and promote habitat connectivity? - Deliver biodiversity net gain and seek to maximise wider environmental net gain? - Enable biodiversity to adapt to and be resilient to climate change? - Avoid damage and deterioration of habitats?	- Number and diversity of protected species present in the local area - Quality and extent of priority habitats (habitats of principal importance) - Area and condition of sites designated for biological or geological interest - Uplift in biodiversity units provided in new developments measured using the DEFRA BNG Metric - Nitrogen deposition levels and critical load exceedances at Oxford Meadows SAC - Hectares of biodiversity habitat delivered through strategic site allocations
4	Landscape: Conserve, enhance and manage the quality and character of landscapes and townscapes	Landscape	- Conserve and enhance local character and distinctiveness, and strengthen sense of place? - Protect and enhance visual amenity? - Conserve and enhance the special character of the Cotswolds National Landscape (CNL) and its setting, seeking opportunities to further the purpose of the landscape? - Align with the purposes of the Green Belt i.e. prevent coalescence of settlements and urban sprawl? - Safeguard local identity of settlements and preserve openness of the countryside?	- Number of planning applications granted within the CNL - Identified local landscape characteristics and sensitivities within the published Landscape Assessment for the district and for the main towns - Landscape sensitivity and capacity - Development within the Green Belt - Tranquility rating of the local area
5	Cultural heritage: Conserve and enhance the significance of heritage assets and support the effective management of the historic environment	Cultural heritage	- Conserve, enhance and where appropriate, restore and repair West Oxfordshire's internationally, nationally or locally designated heritage assets and their settings? - Respect, maintain and strengthen local historic character and distinctiveness? - Conserve features of archaeological, architectural, artistic or historic interest and, where necessary, encourage their conservation and restoration? - Improve the energy efficiency of historic buildings?	- Number of applications granted within conservation areas - Heritage assets on Historic England's Heritage at Risk Register - Statutory and non-statutory sites in the Historic Environment Record (HER) and identified in the Historic Landscape Characterisation (HLC)

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
6	Air quality: Protect and improve air quality, creating cleaner and healthier air	Air	- Improve air quality and avoid generating further air pollution? - Minimise exposure to poor air quality? - Protect and enhance the quantity and connectivity of green infrastructure assets that deliver air quality benefits?	- Development with potential to generate a significant increase in road traffic emissions or other air pollutants - Proximity to AQMAs and current AQMA status - Number of people living in areas of poor air quality e.g. within 200m of a main road - Areas of nitrogen dioxide (NO₂) annual mean objective exceedance
7	Water: Maintain and improve water quality and ensure efficient use of water resources	Water	- Protect and improve water quality of the district's rivers and inland waterbodies? - Ensure adequate capacity in water resources and wastewater infrastructure to serve new development? - Maximise water efficiency of buildings to reduce the demand on water resources? - Protect and enhance the quantity and connectivity of green and blue infrastructure assets that deliver water quality benefits? - Meet the requirements of the Water Framework Directive and River Basin Management Plan?	- Quality of water bodies (rivers and inland water) in or adjacent to sites. - Number of developments adopting the optional requirement for water efficiency of 110 litres per person per day. - Number of developments given planning permission contrary to EA advice relating to river water quality or the protection of groundwater. - Ecological and chemical status of waterbodies.

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
8	Natural resources and waste: Ensure efficient use of the district's soil and mineral resources and reduce waste	Soil and material assets	• Maximise the use of previously developed or under-used land? • Minimise the loss of best and most versatile (BMV) agricultural land? • Seek to bring contaminated land back to beneficial use through remediation? • Protect and maintain natural capital assets, including soil resources? • Protect mineral resources from sterilisation? • Minimise waste disposal, and encourage recycling, re-use or composting of waste? • Promote the adoption of sustainable design and the use of locally and sustainably sourced, and recycled materials in construction?	• Re-use of previously developed or brownfield land • Re-use of contaminated land • Area of potential BMV agricultural land lost to development • Number of developments within Mineral Consultation Areas • Use of locally sourced materials • Percentage of the district's waste that is recycled or composted
9	Housing and equality: Provide affordable, high quality and environmentally sound housing for all, whilst reducing crime and social deprivation	Population, human health and material assets	• Provide a suitable mix of housing to meet the needs of the current and future populations, including those with specialist housing needs? • Seek to increase the provision of affordable housing and homes suitable for first-time buyers? • Provide high quality sustainably constructed housing? • Ensure that the best use is made of existing housing stock? • Create safe neighbourhoods and support community cohesion? • Reduce crime and the fear of crime?	• Varied housing mix • Percentage of dwellings delivered as affordable housing • Number of extra care homes, and accessible and adaptable homes to meet the needs of the population • Provision of pitches and plots for Gypsies, Travellers and Travelling Showpeople • Indices of Multiple Deprivation • Rates of crime

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
10	Health and wellbeing: Safeguard and improve health and wellbeing and reduce inequalities in health	Population and human health	• Improve access to healthcare and leisure facilities, particularly in rural areas? • Support healthy and active lifestyles? • Improve accessibility to the countryside and other recreational resources? • Improve the quality and extent of existing recreational assets and the green infrastructure network? • Consider the needs of the growing elderly population?	• Proximity and travel time to healthcare and leisure facilities • Provision and accessibility of open greenspace and green infrastructure • Accessibility to sports facilities • Hectares of accessible open space per 1,000 population • Percentage of the population having access to a natural greenspace within 400m of their home
11	Transport and accessibility: Improve accessibility, increase the proportion of travel by sustainable modes, and reduce the need to travel	Population and material assets	• Promote sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion? • Help to reduce reliance on private car use by providing good access via more sustainable transport modes including public transport, walking and cycling? • Improve the provision, connectivity and safety of active travel routes to encourage their use? • Tackle social exclusion?	• Distance and accessibility to public transport options • Proximity and connectivity of walking and cycling links • Frequency of bus services • Distance and travel times to key services and amenities • Sustainability of existing routes of access into sites, considering anticipated increases in usage • Local increases in road traffic congestion and journey times, particularly on the A40

#	SA Objective	Relevant SEA topic(s)	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
12	Education: Increase access to education and improve attainment to develop and maintain a skilled workforce	Population and material assets	• Seek to provide infrastructure to improve education and skills? • Provide or improve sustainable access to education and training opportunities? • Support opportunities for community enterprises and the voluntary sector? • Support the provision of an appropriately skilled workforce?	• CIL contributions for education from new development • Proximity and travel time to primary and secondary schools • Capacity of primary and secondary schools • Qualification levels e.g. National Vocational Qualifications • Access to higher education opportunities • Number of Adult Education Opportunities including apprenticeships likely to be generated through new development
13	Economy and employment: Ensure sufficient employment land and premises are available to develop and support innovative and sustainable economic growth	Population and material assets	• Provide or improve sustainable access to a range of employment opportunities? • Support vibrant market towns and a sustainable rural economy? • Support, develop and attract competitive business sectors? • Promote rural diversification? • Protect and enhance the vitality and viability of existing employment and retail areas?	• Proximity and travel time to employment opportunities • Unemployment rates • Number of vacant business units • Total area of new employment floorspace • Number of new business start-ups as a result of new development

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B.1 Air

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
EC Air Quality Directive (1996) ¹	Aims to improve air quality throughout Europe by controlling the level of certain pollutants and monitoring their concentrations. In particular, the Directive aims to establish levels for different air pollutants; draw up common methods for assessing air quality; methods to improve air quality; and make sure that information on air quality is easily accessible to Member States and the public.
Clean Air Strategy (2019) ²	This Clean Air Strategy sets out how the Government will tackle all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy. The strategy includes targets such as a commitment to reduce PM2.5 concentrations across the UK, so that the number of people living in locations above the World Health Organisation (WHO) guideline level of 10 µg/m ³ is reduced by 50% by 2025.
National Planning Policy Framework (2024) ³	The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution. Plans should consider the presence of Air Quality Management Areas and cumulative impacts on air quality from individual sites in local areas.
HM Government: The Road to Zero (2018) ⁴	This report outlines the transition to zero-emission road transport. This includes measures to reduce emissions from vehicles including specific targets for Heavy Goods Vehicles (HGVs), promoting low- and zero- emission cars and developing high quality electric vehicle infrastructure networks.
DEFRA and DfT (2018) Air Quality Plan for Nitrogen Dioxide (NO ₂) in UK ⁵	Plan for nitrogen dioxide (NO ₂) in UK and how emissions will be reduced.
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ⁶	The 25YEP sets out government actions to help the natural world regain and retain good health. The Plan seeks to achieve clean air by: Meeting legally binding targets to reduce emissions of five damaging air pollutants. This should halve the effects of air pollution on health by 2030

¹ EC Air Quality Directive (1996) Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31996L0062&from=ES> [Date accessed: 13/03/26]

² DEFRA et al. (2019) Clean Air Strategy 2019. Available at: <https://www.gov.uk/government/publications/clean-air-strategy-2019> [Date accessed: 13/03/26]

³ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

⁴ HM Government (2018) The Road to Zero: Next steps towards cleaner road transport and delivering out Industrial Strategy. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf [Date accessed: 13/03/26]

⁵ DEFRA and DfT (2018) Air quality plan for nitrogen dioxide (NO₂) in UK. Available at: <https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017> [Date accessed: 13/03/26]

⁶ DEFRA (2021) A Green Future: Our 25 Year Plan to Improve the Environment. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
	- Ending the sale of new conventional petrol and diesel cars and vans by 2040 - Maintaining the continuous improvement in industrial emissions by building on existing good practice and the successful regulatory framework. The 2021 Environment Act (9th November, 2021) embeds several of these aspects into legislation.
Environmental Improvement Plan 2025 ⁷	The Environmental Improvement Plan (EIP) 2025 builds on the 25YEP and the 2023 update, setting out how the government will work with regulators, local authorities, businesses and communities to achieve environmental targets through coordinated action and long-term monitoring. It continues to focus on reducing pollution, improving environmental quality and supporting economic growth, with stronger emphasis on delivery against existing commitments and legal targets. To achieve clean air, the EIP sets out to: - Reduce overall air pollution by targeting key emission sources, including emissions from domestic burning, transport and agriculture, and strengthening controls where needed, such as through standards in Smoke Control Areas; - Support local authorities to address air pollution hotspots through improved guidance, monitoring, funding and targeted interventions to meet air quality objectives more effectively; - Reduce ammonia emissions from agriculture, which contribute to ecological damage, through incentives within environmental land management schemes, improved farm practices, and investment in infrastructure such as slurry storage and improved nutrient management; - Continue action to meet existing air quality targets and legal limits for pollutants such as fine particulate matter and nitrogen dioxide, rather than introducing major new headline national concentration targets.
Oxfordshire County Council Air Quality Strategy 2023-2030 ⁸	The Air Quality Strategy sets out Oxfordshire County Council's vision and objectives to improve air quality across the county, working with district and city councils and other stakeholders. The Strategy focuses on three core areas: - Reduce emissions of indoor and outdoor air pollution; - Extend distance from pollution sources; and - Protect those most at risk.
West Oxfordshire Air Quality Annual Status Report (ASR) (2025) ⁹	WODC's latest ASR provides an overview of air quality in the district, considers the latest air quality monitoring data and updates progress on actions to improve air quality. The ASR reports that NO₂ levels are generally decreasing and remain below the national air quality objective in the district's two AQMAs, indicating improving air quality, although ongoing monitoring will be needed to confirm this. It is expected that both AQMAs will have met the criteria for revocation in 2026.

⁷ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

⁸ Oxfordshire County Council (2023) Air Quality Strategy 2023-2030. Available at <https://news.oxfordshire.gov.uk/download/e80d654a-8d0d-491f-bde4-b0871c83c527/oxfordshirecountycouncilcleanair2023to2030.pdf> [Date accessed: 13/03/26]

⁹ WODC (2025) Air Quality Annual Status Report (ASR), June 2025. Available at <https://www.westoxon.gov.uk/media/d1nbwdqn/air-quality-annual-report-2025.pdf> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to air
Witney and Chipping Norton Air Quality Action Plan (AQAP) ¹⁰	To address the elevated NO₂ concentrations in both Witney and Chipping Norton, WODC has prepared the Air Quality Action Plan (AQAP) to outline the actions to improve air quality in Witney, Chipping Norton, and the wider West Oxfordshire District between 2023 – 2028. In Witney and Chipping Norton, key priorities are: 1. Bringing the Witney AQMA and Chipping Norton AQMA into compliance with the NO₂ annual mean Air Quality Objective (AQO); 2. Managing PM_{2.5} exposure in Witney and Chipping Norton; and 3. Improving accessibility into and around Witney and Chipping Norton by alternatives to private car – i.e. walking, cycling and public transport.

¹⁰ WODC (2024) Witney and Chipping Norton Air Quality Action Plan. Available at: <https://www.westoxon.gov.uk/environment/noise-pests-pollution-and-air-quality/air-quality/> [Date accessed: 13/03/26]

B.2 Biodiversity, flora and fauna

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
UN Convention on Biological Diversity (1992) ¹¹	The aims of the Convention include the conservation of biological diversity (including a commitment to significantly reduce the current rate of biodiversity loss), the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilisation of genetic resources.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) ¹²	The Convention seeks to conserve wild flora and fauna and their natural habitats, and to monitor and control endangered and vulnerable species.
Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (the Habitats Directive) ¹³	The Habitats Directive aims to maintain and restore biodiversity across Europe by requiring Member States to protect habitats and species of European importance and ensure they achieve or maintain favourable conservation status. It establishes a network of protected sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), collectively known as the Natura 2000 network, and requires the assessment of plans or projects that may affect these sites. The Directive also provides strict protection for certain species, requires monitoring of habitats and species, and obliges Member States to report on conservation status and implementation every six years, while taking account of economic, social and cultural considerations.
The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) ¹⁴	The Habitats Regulations transposes the Habitats Directive into national law and also consolidates all amendments that have been made to the previous 1994 Regulations. This means that competent authorities have a general duty in the exercise of any of their functions to have regard to the Directive.
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ¹⁵	The 25YEP document sets out government action to help the natural world regain and retain good health. The main goals of the Plan are to achieve: • Clean air • Clean and plentiful water • Thriving plants and wildlife

¹¹ UN Convention on Biological Diversity (1992) Available at: <https://www.cbd.int/doc/legal/cbd-en.pdf> [Date accessed: 13/03/26]

¹² Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) Available at: <https://rm.coe.int/1680078aff> [Date accessed: 13/03/26]

¹³ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043> [Date accessed: 13/03/26]

¹⁴ The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents/made> [Date accessed: 13/03/26]

¹⁵ A Green Future: Our 25 Year Plan to Improve the Environment Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	• A reduced risk of harm from environmental hazards such as flooding and drought • Using resources from nature more sustainably and efficiently • Enhanced beauty, heritage and engagement with the natural environment. The Environment Act (2021) embeds several of these aspects into legislation.
Environmental Improvement Plan 2025 ¹⁶	The Environmental Improvement Plan (EIP) 2025 builds on the 25YEP and the 2023 update, setting out how the government will work with partners to halt and reverse biodiversity loss and support thriving ecosystems. It aligns with international commitments such as the Global Biodiversity Framework, including the goal to protect and effectively manage 30% of land and sea for nature by 2030. The plan focuses on restoring habitats, improving species abundance, and embedding nature recovery into planning and land management through long-term frameworks and measurable outcomes. To achieve thriving biodiversity, the EIP sets out to: • Support the creation, restoration and enhancement of habitats through initiatives such as landscape-scale recovery projects, nature recovery funding and programmes that expand and connect wildlife-rich areas; • Strengthen and expand the Nature Recovery Network, including improving habitat connectivity and protecting key sites through designated landscapes such as National Nature Reserves and protected marine areas; • Implement the Environment Act 2021 tools, including Local Nature Recovery Strategies to identify priority areas for habitat creation and restoration, and Biodiversity Net Gain requirements to ensure new development leaves biodiversity in a measurably better state; • Continue progress towards protecting 30% of land and sea for nature, alongside improving the condition of existing protected sites and enhancing long-term monitoring of species and habitats.
National Planning Policy Framework (2024) ¹⁷	The NPPF includes guidance on promoting the conservation and enhancement of the natural environment. It requires the planning system to contribute to and enhance the natural and local environment by: • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

¹⁶ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

¹⁷ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
UK Biodiversity Framework (2024) ¹⁸	The UK Biodiversity Framework (2024) sets out the overarching approach for biodiversity conservation across the UK and provides the mechanism for coordinating action between the UK Government and the devolved administrations. It aligns the UK's biodiversity policies with international commitments under the Convention on Biological Diversity, including the Kunming-Montreal Global Biodiversity Framework, and establishes the structure for setting targets, monitoring progress and reporting on biodiversity outcomes. While it does not introduce specific planning policy requirements, the framework is relevant to local planning as it informs national environmental policy and legislation, including measures introduced through the Environment Act 2021 such as biodiversity net gain and Local Nature Recovery Strategies, which guide how biodiversity conservation and enhancement are delivered through the planning system.
Making Space for Nature: a Review of England's Wildlife Sites and Ecological Network (2010) ¹⁹	The Making Space for Nature report, which investigated the resilience of England's ecological network to multiple pressures, concluded that England's wildlife sites do not comprise of a coherent and resilient ecological network. The report advocates the need for a step change in conservation of England's wildlife sites to ensure they are able to adapt and become part of a strong and resilient network. The report summarises what needs to be done to improve England's wildlife sites to enhance the resilience and coherence of England's ecological network in four words; more, bigger, better, and joined. There are five key approaches which encompass these, which also take into account of the land around the ecological network: - Improve the quality of current sites by better habitat management - Increase the size of current wildlife sites. - Enhance connections between, or join up, sites, either through physical corridors, or through 'stepping stones' - Create new sites - Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites
The England Trees Action Plan 2021-2024 (2021) ²⁰	The Trees Action Plan sets out how the Government will tackle the challenges of biodiversity loss and climate change, in line with the goals of the 25 Year Environment Plan. The plan provides a strategic framework for implementing the Nature for Climate Fund and outlines over 80 policy actions the government is taking over this Parliament to help deliver this vision. Planting vastly more trees in England, and protecting and improving our existing woodlands, will be key to the government's plan to achieve net zero and to create a Nature Recovery Network across the length of England.
The Natural Choice: Securing the Value of Nature. The	Published in June 2011, the Natural Environment White paper sets out the government's plans to ensure the natural environment is protected and fully integrated into society and economic growth. The White Paper sets out four key aims: Protecting and improving our natural environment

¹⁸ JNCC (2024) UK Biodiversity Framework. Available at: <https://data.jncc.gov.uk/data/19a729f6-440e-4ac6-8894-cc72e84cc3bb/uk-biodiversity-framework.pdf> [Date accessed: 13/03/26]

¹⁹ DEFRA (2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Available at: <https://www.gov.uk/government/news/making-space-for-nature-a-review-of-englands-wildlife-sites-published-today> [Date accessed: 13/03/26]

²⁰ DEFRA (2021) England Trees Action Plan 2021 to 2024. Available at: <https://www.gov.uk/government/publications/england-trees-action-plan-2021-to-2024> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
Natural Environment White Paper (2011) ²¹	• Growing a green economy • Reconnecting people and nature • International and EU leadership
Biodiversity and Planning in Oxfordshire (2014) ²²	The Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), Oxfordshire County Council and the Thames Valley Environmental Records Centre (TVERC) have worked in partnership to produce a Biodiversity and Planning guidance document. The guidance uses maps to illustrate biodiversity in Oxfordshire and combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity.
Local Nature Recovery Strategy (LNRS) for Oxfordshire ²³	Oxfordshire's Local Nature Recovery Strategy (LNRS) provides a coordinated strategy to support nature recovery across the county, helping wildlife to flourish, improving air and water quality, and contributing to climate change mitigation and adaptation. The strategy includes a written statement of biodiversity priorities and a mapped network identifying areas that are particularly important for biodiversity, as well as locations where habitat creation and enhancement would deliver the greatest benefits for nature. These priorities have been informed by evidence and engagement with communities and stakeholders across the county, and are linked to potential actions that land managers, organisations and local communities can take to support nature recovery. The LNRS was adopted and published in November 2025 and is intended to guide future conservation action and inform decision-making, including within the planning system.
Interim guidance on delivering Biodiversity Net Gain in West Oxfordshire (2023) ²⁴	This document sets out interim guidance on WODC's current approach to BNG assessment, to ensure that planning applications within the district are accompanied by relevant and appropriate BNG information. The guidance document provides standard advice for the district, setting out the factors and key requirements that the Council will need take into consideration to ensure that all relevant new development achieves a minimum 10% BNG throughout the development management process.
West Oxfordshire Nature Recovery Plan 2024-2030 ²⁵	The West Oxfordshire Nature Recovery Plan 2024–2030 provides a strategic framework for reversing biodiversity decline through habitat creation, restoration and enhancement, improved ecological networks and integration of biodiversity considerations into development decisions. It supports the delivery of wider environmental benefits, including climate resilience, ecosystem services and sustainable land

²¹ DEFRA (2011) The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper. Available at: <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature> [Date accessed: 13/03/26]

²² BBOWT, TVERC and Oxfordshire County Council (2014) Biodiversity and Planning in Oxfordshire. Available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/countryside/natural-environment/environmental-policy-and-planning/biodiversity-and-planning> [Date accessed: 13/03/26]

²³ Oxfordshire County Council (2024) Oxfordshire's Local Nature Recovery Strategy. Available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/local-nature-recovery-strategy> [Date accessed: 13/03/26]

²⁴ WODC (2023) Interim guidance on delivering Biodiversity Net Gain in West Oxfordshire, November 2023. Available at: <https://www.westoxon.gov.uk/media/firmquau/interim-guidance-on-delivering-biodiversity-net-gain-in-west-oxfordshire.pdf> [Date accessed: 13/03/26]

²⁵ West Oxfordshire District Council (2024) Nature Recovery Plan. Available at: <https://www.westoxon.gov.uk/media/nvtbk0ob/nature-recovery-plan-2024-to-2030.pdf> [Date accessed: 17/07/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to biodiversity, flora and fauna
	management.

B.3 Climatic factors

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
UN Framework Convention on Climate Change (1992) ²⁶	Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.
IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997) ²⁷	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases.
EC Sixth Environmental Action Programme Community 2002-2012 ²⁸	Climate change has been identified as one of four priority areas for Europe. The EAP's main objective is a reduction in emissions of greenhouse gases without a reduction in levels of growth and prosperity, as well as adaptation and preparation for the effects of climate change.
National Planning Policy Framework (2024) ²⁹	The National Planning Policy Framework (NPPF) requires the planning system to support both climate change mitigation and adaptation, ensuring development is sustainable and resilient to future climatic conditions. Local plans and planning decisions must consider long-term climate change impacts, including flood risk, coastal change, water supply, biodiversity and landscape changes. Development should be located and designed to avoid increasing vulnerability to climate change, and where development occurs in vulnerable areas, appropriate adaptation measures—such as green infrastructure—should be incorporated. To support the transition to a low-carbon future, planning authorities should: • Direct development to locations and layouts that reduce greenhouse gas emissions. • Support improvements in energy efficiency, particularly within existing buildings. • Set local sustainability standards consistent with national zero-carbon policy and nationally described standards. The NPPF also promotes sustainable transport planning, requiring development plans to reduce emissions and congestion, minimise the need to travel, and support sustainable movement of people and goods. Transport considerations should be integrated early in plan-making and development design, including: • assessing impacts on transport networks,

²⁶ UN Framework Convention on Climate Change (1992) Available at: <https://unfccc.int/resource/docs/convkp/conveng.pdf> [Date accessed: 13/03/26]

²⁷ IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997) Available at: <https://unfccc.int/resource/docs/convkp/kpeng.pdf> [Date accessed: 13/03/26]

²⁸ EC Sixth Environmental Action Programme Community 2002-2012 Available at: https://ec.europa.eu/environment/archives/action-programme/strategies_en.htm [Date accessed: 13/03/26]

²⁹ MHCLG (2024) National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	• making effective use of existing or planned transport infrastructure, • promoting walking, cycling and public transport, and • ensuring movement patterns, streets and parking contribute to high-quality place-making while mitigating environmental impacts. In relation to flood risk, the NPPF requires a sequential, risk-based approach to locating development. This approach seeks to avoid flood risk where possible and manage residual risk by: • applying the Sequential Test, • applying the Exception Test where necessary, • safeguarding land required for current or future flood management, and • using development opportunities to reduce the causes and impacts of flooding.
Environmental Improvement Plan 2025 ³⁰	The Environmental Improvement Plan (EIP) 2025 builds on the 25YEP and the 2023 update, setting out how the government will work with partners to mitigate and adapt to climate change while improving the natural environment. It aligns environmental goals with wider net zero ambitions and emphasises coordinated action across sectors, including land use, infrastructure and natural resources, to reduce emissions and build resilience to climate impacts such as flooding, drought and extreme weather. To mitigate and adapt to climate change, the EIP 2025 sets out to: • Continue progress towards net zero greenhouse gas emissions, including through reducing emissions from energy, transport, agriculture and land use; • Implement and build on the Land Use Framework to guide how land is used in a way that balances competing demands such as food production, biodiversity, carbon storage and climate resilience; • Deliver and monitor the third National Adaptation Programme (NAP3), setting out actions to improve resilience to climate risks including flooding, heatwaves, water scarcity and coastal change; • Support nature-based solutions such as habitat restoration, tree planting and peatland restoration, which contribute to both carbon sequestration and climate adaptation, while maintaining a role in international climate and environmental leadership.
Clean Power 2030 Action Plan (2025) ³¹	The Clean Power 2030 Action Plan outlines how the UK will transition to a clean power system by 2030, with clean sources generating at least as much electricity as the country consumes and making up at least 95 % of total generation in a typical weather year. It sets out targets for rapid deployment of renewables (including wind, solar and storage), reforms to planning and grid connection processes, and measures to remove barriers to investment and delivery. It also emphasises the need for infrastructure reforms, workforce capacity building, and coordination between government, industry and regulators to achieve the plan's goals.

³⁰ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

³¹ Department for Energy Security & Net Zero (2025) Clean Power 2030 Action Plan: A new era of clean electricity. Available at: <https://www.gov.uk/government/publications/clean-power-2030-action-plan/clean-power-2030-action-plan-a-new-era-of-clean-electricity-main-report> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
UK Net Zero Strategy (2021) ³²	The UK Net Zero Strategy (2021) sets out the government's legally binding plan to achieve net zero greenhouse gas emissions by 2050. It outlines actions across all sectors, including energy, transport, buildings, industry, and land use, to reduce emissions while supporting economic growth. The strategy emphasizes the deployment of renewable energy, low-carbon electricity generation, energy efficiency improvements, carbon capture and storage, and nature-based solutions. For local planning, the strategy provides the national policy context for promoting low-carbon development, sustainable transport, renewable energy infrastructure, and climate resilience, aligning with NPPF policies on climate change mitigation and adaptation.
The Climate Crisis: A Guide for Local Authorities on Planning for Climate Change (2021) ³³	This guide is intended as an introduction to some of the key issues associated with the climate crisis, to ensure that LPAs: 1. Ensure that tackling the climate crisis is at the heart of the vision for the future of our communities; 2. Recognise how vital planning is to securing that vision – both directly, through facilitating the extension of renewable energy generation, and strategically, through practical nature-based solutions and design actions that can promote sustainable travel, urban cooling, or natural flood defence; and 3. Finally, recognise how many of the actions necessary to tackle the climate crisis are also key in creating healthy, ecologically rich, prosperous and beautiful places for us and for future generations. The guide is intended as a starting point on the vital journey to put in place practical solutions which will halt the rise in temperatures and begin to reverse the climate crisis.
Transport Decarbonisation Plan (2021) ³⁴	The UK Transport Decarbonisation Plan sets out the government's strategy for reducing greenhouse gas emissions from the transport sector, which is the largest emitting sector in the UK. It provides a pathway for decarbonising all modes of transport and aligns with the UK's legally binding net zero target for 2050, outlining commitments, actions and principles for reducing emissions from road vehicles, rail, aviation, shipping, freight and domestic transport, and encouraging cleaner technologies, modal shift and more sustainable travel patterns. The plan emphasises collaboration between national and local government, industry and communities to support the transition to low-carbon transport and contribute to broader climate and air quality objectives.
Climate Adaptation Strategy for Transport (2025) ³⁵	The Climate Adaptation Strategy for Transport (2025) provides the strategic direction for ensuring that the UK's transport system is resilient to the impacts of climate change. It recognises that extreme weather events such as flooding, heatwaves and storms are already disrupting transport infrastructure and services and sets out actions to integrate climate adaptation planning across the sector, build the evidence base on climate risks, and support transport operators in mainstreaming resilience. The strategy aims to ensure that people and goods can continue to travel reliably and safely in the face of a changing climate by strengthening adaptation standards, improving risk

³² DESNZ & DBEIS (2021) Net Zero Strategy: Build Back Greener. Available at: <https://www.gov.uk/government/publications/net-zero-strategy> [Date accessed: 13/03/26]

³³ TCPA & RTPI (2025) Planning for the Climate Crisis: A Guide for Local Authorities. Available at: <https://www.tcpa.org.uk/collection/planning-for-the-climate-crisis/> [Date accessed: 25/03/26]

³⁴ Department for Transport (2021) Decarbonising Transport: a better, greener Britain. Available at: <https://www.gov.uk/government/publications/transport-decarbonisation-plan> [Date accessed: 13/03/26]

³⁵ Department for Transport (2025) Climate Adaptation Strategy for Transport. Available at: <https://www.gov.uk/government/publications/climate-adaptation-strategy-for-transport> [Date accessed: 13/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	understanding and fostering collaboration between authorities, infrastructure operators and regulators.
Oxfordshire County Council Climate Action Framework 2026-2030 ³⁶	The Climate Action Framework sets out an evidence-led, countywide approach to advance mitigation, adaptation, nature recovery and a circular economy. It builds on and replaces the 2020 Climate Action Framework, and aligns with county and district targets, and national policy direction.
Oxfordshire County Council Carbon Management Plan 2022-2030 ³⁷	The Carbon Management Plan 2022-30 sets out the approach to reducing the emissions from the County Council's buildings, highway assets (streetlighting, traffic signals and signage) and vehicle fleet. The Plan is part of a wider Climate Action Programme that also includes actions to enable Oxfordshire's transition to net-zero across transport and connectivity, buildings, schools, energy systems, waste and consumption, and the natural environment.
Oxfordshire County Council Local Transport and Connectivity Plan (LTCP) 2022-2050 ³⁸	The LTCP outlines a clear vision to deliver a net-zero Oxfordshire transport and travel system that enables the county to thrive whilst protecting the environment and making Oxfordshire a better place to live for all residents. The LTCP seeks to achieve this by reducing the need to travel, discouraging individual private vehicle journeys and making walking, cycling, public and shared transport the natural first choice. The LTCP contains 54 policies to influence and inform the management of transport schemes and outline the measures to be taken to make the vision and targets achievable. The LTCP will also be supported by area and corridor travel plans, bus strategy, rail strategy, and digital infrastructure strategy as 'part 2' of the LTCP.
Oxfordshire County Council Mobility Hub Strategy (2023) ³⁹	The Oxfordshire County Council Mobility Hub Strategy links with the LTCP to outline how mobility hubs will be developed to improve multi-modal travel. This strategy discusses how policy proposals for a mobility hub strategy will be implemented.
Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire (2016) ⁴⁰	This report sets out the potential for further renewable and low carbon energy development in West Oxfordshire and recommends a renewable and low carbon energy strategy and revised planning policy for the district. Recommendations for wind power and solar farms are informed by an assessment of the district's landscape capacity for wind power and solar farms. Finally, the report includes planning guidance for each technology that has potential for deployment in the district for use by the planning authority, developers, community

³⁶ Oxfordshire County Council (2026) Oxfordshire Climate Action Framework: For a greener, fairer, healthier Oxfordshire. 2026-2030. Available at: https://www.oxfordshire.gov.uk/sites/default/files/file/about-council/OCC_Climate_Action_Framework2020.pdf [Date accessed: 25/03/26]

³⁷ Oxfordshire County Council (2023) Carbon Management Plan 2022-2030, June 2023. Available at: <https://www.oxfordshire.gov.uk/sites/default/files/file/environment-and-planning/CarbonManagementPlan.pdf> [Date accessed: 25/03/26]

³⁸ Oxfordshire County Council (2022) Local Transport and Connectivity Plan 2022 – 2050, July 2022. Available at: <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/ltcp> [Date accessed: 25/03/26]

³⁹ Oxfordshire County Council (2023) Mobility Hub Strategy. Available at: <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/MobilityHubStrategy.pdf> [Date accessed: 25/03/26]

⁴⁰ LDA Design (2016) Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire, October 2016. Available at: <https://www.westoxon.gov.uk/media/ys2okqht/renewable-energy-and-low-carbon-energy-assessment-2016.pdf> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to climatic factors
	energy groups and neighbourhood planning.
Climate Change Strategy for West Oxfordshire 2025-2030 ⁴¹	The Climate Change Strategy (2025–2030) sets out the Council's approach to reducing carbon emissions and responding to the climate and ecological emergency, supporting a pathway to district-wide net zero by 2050. The strategy identifies five themes including energy planning, decarbonisation, planning, carbon sequestration and climate resilience. Each theme is supported by a vision and a set of priority actions to guide delivery across the district, alongside related initiatives such as the Carbon Action Plan and Nature Recovery Plan. Progress against the strategy is monitored and reported annually.
West Oxfordshire Level 1 Strategic Flood Risk Assessment (2025) ⁴²	The West Oxfordshire Level 1 Strategic Flood Risk Assessment (SFRA) (2025) is a technical study prepared for WODC to identify and map flood risk from all sources across the district and inform the Local Plan review and site allocation decisions up to 2041; it finds that flood risk in the district is primarily associated with fluvial flooding from major rivers and tributaries, surface water flooding, and future climate change impacts, and provides guidance to direct development away from high-risk areas and manage residual risk through measures such as SuDS and site-specific flood risk assessments.
West Oxfordshire Level 2 Strategic Flood Risk Assessment (2026) ⁴³	The WHS Level 2 Strategic Flood Risk Assessment provides detailed evidence on flood risk within strategic development areas, assessing the extent and characteristics of flooding from multiple sources and the impacts of climate change. Its findings inform the suitability of development locations, application of the Sequential and Exception Tests, and measures required to manage and reduce flood risk.

⁴¹ WODC (2025) Climate Change Strategy for West Oxfordshire 2025-2030. Available at: <https://www.westoxon.gov.uk/environment/climate-action/climate-change-strategy/> [Date accessed: 13/03/26]

⁴² WHS (2025) West Oxfordshire Level 1 Strategic Flood Risk Assessment. Available at: https://www.westoxon.gov.uk/media/rv1hg0sh/west-oxfordshire-district-council-level-1-sfra_v2-0.pdf [Date accessed: 13/03/26]

⁴³ WHS (2026) West Oxfordshire Level 2 Strategic Flood Risk Assessment

B.4 Cultural heritage

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985) ⁴⁴	Aims for signatories to protect their architectural heritage by means of identifying monuments, buildings and sites to be protected; preventing the disfigurement, dilapidation or demolition of protected properties; providing financial support by the public authorities for maintaining and restoring the architectural heritage on its territory; and supporting scientific research for identifying and analysing the harmful effects of pollution and for defining ways and means to reduce or eradicate these effects.
Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised) (Valetta Convention) (1992) ⁴⁵	The convention defines archaeological heritage and identifies measures for its protection. Aims include integrated conservation of the archaeological heritage and financing of archaeological research and conservation.
National Planning Policy Framework (2024) ⁴⁶	The NPPF includes guidance on conserving and enhancing the historic environment. It seeks to ensure local authorities plan recognise heritage assets as an irreplaceable resource and conserve them in a manner that reflects their significance. Planning authorities should take into account: • The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and • The desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.
Historic England: Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008) ⁴⁷	This Historic England document sets out the framework for the sustainable management of the historic environment. This is presented under the following six headline 'principles': Principle 1: The historic environment is a shared resource. Principle 2: Everyone should be able to participate in sustaining the historic environment.

⁴⁴ Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985). Available at: <https://www.coe.int/en/web/herein-system/council-of-europe> [Date accessed: 13/03/26]

⁴⁵ Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised). Available at: <https://www.coe.int/en/web/herein-system/council-of-europe> [Date accessed: 13/03/26]

⁴⁶ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

⁴⁷ Historic England (2008) Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
	Principle 3: Understanding the significance of places is vital. Principle 4: Significant places should be managed to sustain their values. Principle 5: Decisions about change must be reasonable, transparent and consistent. Principle 6: Documenting and learning from decisions is essential.
Historic England: Tall Buildings: Historic England Advice Note 4 (2015) ⁴⁸	This Historic England Advice Note updates previous guidance by Historic England and CABI, produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. The advice is for all relevant developers, designers, local authorities and other interested parties.
Historic England (2015) The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1 ⁴⁹	This advice note provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).
Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 ⁵⁰	The purpose of this Historic England Good Practice Advice note is to provide information in relation to assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Heritage Works: A toolkit of best practice in heritage regeneration (2017) ⁵¹	The purpose of this document is to provide those involved in the development process with guidance on how they need to help make successful heritage-based regeneration achievable.

⁴⁸ Historic England (2022) Tall Buildings: Historic England Advice Note 4. Available at: <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/> [Date accessed: 25/03/26]

⁴⁹ Historic England (2015) The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1. Available at: <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/> [Date accessed: 25/03/26]

⁵⁰ Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/> [Date accessed: 25/03/26]

⁵¹ BPF (2017) Heritage Works: A toolkit of best practice in heritage regeneration. Available at: <https://historicengland.org.uk/images-books/publications/heritage-works/> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Historic England (2016) Sustainability Appraisal and Strategic Environmental Assessment ⁵²	Providing advice on historic environment considerations as part of the Sustainability Appraisal/SEA process. Aimed at relevant local planning authorities, neighbourhood groups, developers, consultants, landowners and other parties.
Historic England (2015) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 ⁵³	This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3 (2015) ⁵⁴	The purpose of this Historic England advice note is to support all those involved in the Local Plan site allocation process in implementing historic environment legislation, the relevant policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG). In addition to these documents, this advice should be read in conjunction with the relevant Good Practice Advice and Historic England advice notes. Alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation and national policy objectives.
Blenheim Palace World Heritage Site Revised Management Plan (2017) ⁵⁵	The Management Plan provides background information of the World Heritage Site (WHS), its character and condition and wider setting, sets out management policies and identifies challenges and opportunities. The Management Plan seeks to: • define the detail of key elements of the Outstanding Universal Value (OUV) of the WHS; • ensure that the original vision still reflects the right direction for sustaining the OUV and significance; • understand any current issues that might be affecting OUV and significance; • revise, where necessary, the management objectives to ensure they accord with current levels of understanding; • update the Action Plan to reflect the priorities over the coming 10 year period.

⁵² Historic England (2016) Sustainability Appraisal and Strategic Environmental Assessment – Historic England Advice Note 8. Available at: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/> [Date accessed: 25/03/26]

⁵³ Historic England (2017) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Date accessed: 25/03/26]

⁵⁴ The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3 (2015). Available at: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/> [Date accessed: 25/03/26]

⁵⁵ Historic Landscape Management Ltd & Nick Cox Architects (2017) Blenheim Palace World Heritage Site Revised Management Plan 2017. Available at: <https://www.westoxon.gov.uk/media/b0rbyz1g/blenheim-whs-management-plan-2017.pdf> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to cultural heritage
Oxfordshire Historic Landscape Characterisation (2017) ⁵⁶	The Oxfordshire Historic Landscape Characterisation Project digitally mapped the historic dimension of the current landscape of Oxfordshire in order to inform its management and conservation. The project recognises how all parts of the historic landscape have been influenced over time by natural and human activities.
West Oxfordshire Greener Historic Buildings ⁵⁷	This document sets out guidance for making alterations or additions to historic buildings, such as improving energy efficiency, to ensure that such changes are carefully considered to ensure a balance between modernisation and preservation of character. This includes statutory listed buildings and non-statutory historic buildings.
West Oxfordshire Conservation Area Appraisals and Proposals for Preservation & Enhancement (various dates) ⁵⁸	Conservation Area Character Appraisals have been prepared for several of West Oxfordshire's conservation areas including Chipping Norton, Witney and Cogges, which describe the main aspects of character or appearance which contribute to the special interest and quality of the area and can be used to inform any planning applications affected the area, complementing the local plan policies regarding these features. Several 'Proposals for Preservation & Enhancement' documents have also been prepared, providing further information and context regarding the conservation areas and advice for development including design, boundary treatments and repairs.
West Oxfordshire Design Guide SPD (2016) ⁵⁹	The Design Guide SPD contains a detailed analysis of both natural and man-made aspects of the district and detailed design advice. Several of the documents relate to the historic environment, including Part 6 which sets out guidance for conservation areas and Part 7 which sets out guidance for the preservation and enhancement of West Oxfordshire's designated heritage assets.

⁵⁶ Oxfordshire District Council (2017) Oxfordshire Historic Landscape Characterisation. Available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/landscape-characterisation> [Date accessed: 25/03/26]

⁵⁷ WODC (no date) Greener Historic Buildings. Available at: <https://www.westoxon.gov.uk/media/jejf5u1/greener-historic-buildings-guidance.pdf> [Date accessed: 25/03/26]

⁵⁸ WODC (various dates) Conservation areas. Available at: <https://www.westoxon.gov.uk/planning-and-building/historic-buildings-and-conservation/conservation-area-maps/> [Date accessed: 25/03/26]

⁵⁹ WODC (2016) West Oxfordshire Design Guide. Available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/> [Date accessed: 25/03/26]

B.5 Human health

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
Public Health England Strategy 2020-2025 ⁶⁰	The strategy sets out priorities within the public health system and areas of focus including addressing health inequalities and narrowing the 'health gap' between poor and wealthy communities, reducing rates of infectious diseases, addressing unhealthy behaviours and ensuring the potential of new technologies is realised.
Planning for Healthy Places (2024) ⁶¹	This guidance aims to raise awareness about the important links between planning and health, and support those working across urban and rural local authorities in England to promote health through Local Plans. Those working in local authorities can collaborate to create healthier places for all. This guide provides practical evidence, guidance, and inspiration to help to achieve this. This work is part of the wider TRUUD ('Tackling the Root causes Upstream of Unhealthy Urban Development') research project, which aims to work with decision makers and communities to design interventions that prioritise health in urban development decision-making to reduce non-communicable diseases and address health inequalities.
Forestry Commission: Trees and Woodlands – Nature's Health Service (2005) ⁶²	Provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.
Accessible Natural Green Space Standards Towns and Cities: Review & Toolkit for Implementation (2003) ⁶³	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone.
A Cross-sectional Analysis of Green Space Prevalence and Mental Wellbeing in England (2017) ⁶⁴	Study of the impacts green space can have on the mental wellbeing of residents in England.

⁶⁰ Public Health England (2019) PHE Strategy 2020 to 2025 <https://www.gov.uk/government/publications/phe-strategy-2020-to-2025> [Date accessed: 25/03/26]

⁶¹ Bird, EL & Hyde, G et al. (2024) Planning for healthy places. Available at: <https://www.tcpa.org.uk/wp-content/uploads/2024/09/Planning-for-healthy-places-Accessible.pdf> [Date accessed: 25/03/26]

⁶² Forestry Commission (2005) Trees and Woodlands - Nature's Health Service. Available at: <https://www.forestryresearch.gov.uk/publications/trees-and-woodlands-natures-health-service/> [Date accessed: 25/03/26]

⁶³ Accessible Natural Green Space Standards Towns and Cities: Review & Toolkit for Implementation Available at: <http://publications.naturalengland.org.uk/publication/65021> [Date accessed: 25/03/26]

⁶⁴ Houlden, V., Weich, S. and Jarvis, S. (2017) A cross-sectional analysis of green space prevalence and mental wellbeing in England.

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
Cycling and Walking Plan for England (2020) ⁶⁵	The 'Gear change: a bold vision for cycling and walking' document sets out a vision for a travel revolution in England's streets, towns and communities. The plan sets out the multiple benefits of increased cycling and walking including health, congestion, the economy and air quality, and the vision that "<i>cycling and walking will be the natural first choice for many journeys with half of all journeys in towns and cities being cycled or walked by 2030</i>". The plan sets out four main themes to achieve this vision: • Theme 1: Better streets for cycling and people • Theme 2: Cycling at the heart of decision-making • Theme 3: Empowering and encouraging Local Authorities • Theme 4: Enabling people to cycle and protecting them when they do
2022/23 Director of Public Health Annual Report for Oxfordshire ⁶⁶	The Director of Public Health Annual Report presents the scale of obesity within Oxfordshire and examines the provisions required to improve accessibility to healthy food and physical activity. It also addresses issues of inequality that are highlighted by issues surrounding healthy lifestyles.
Oxfordshire Health and Wellbeing Strategy 2024-2030 ⁶⁷	This strategy is Oxfordshire's primary strategy for health and wellbeing, setting out a strong, unified vision to improve health and wellbeing for local people between 2024-2030. It has been prepared following consultation with residents and organisations to take into account the concerns and ideas expressed, and defines high level principles and priorities. It will be complemented by a delivery plan with detailed actions.
West Oxfordshire Open Space Study (2013) ⁶⁸	The West Oxfordshire Open Space Study presents the findings of an open space study of the three main towns in West Oxfordshire District: Witney, Carterton and Chipping Norton. The study evaluates the current quantity, quality and accessibility of open space, sports and recreational provision in these towns, alongside identifying future needs.
West Oxfordshire Playing Pitch Strategy & Action Plan (2022) ⁶⁹	This report sets out a strategy and action plan for all local playing pitch provision in West Oxfordshire. The strategy provides planning guidance to assess development proposals effecting outdoor sports facilities to inform their protection and provision. This includes providing a framework for the provision and management of playing pitches.

⁶⁵ Department for Transport (2020) Cycling and walking plan for England. Available at: <https://www.gov.uk/government/publications/cycling-and-walking-plan-for-england> [Date accessed: 25/03/26]

⁶⁶ Oxfordshire County Council (2023) 2022/23 Director of Public Health Annual Report. Available at: https://www.oxfordshire.gov.uk/sites/default/files/file/public-health/public_health_annual_report_2022_23.pdf [Date accessed: 25/03/26]

⁶⁷ Oxfordshire Health and Wellbeing Board (2024) Health and Wellbeing Strategy Oxfordshire, 2024-2030. Available at: <https://www.oxfordshire.gov.uk/sites/default/files/file/constitution/oxfordshirejointhwbstrategy.pdf> [Date accessed: 25/03/26]

⁶⁸ WODC (2013). West Oxfordshire Open Space Study. Available at: <https://www.westoxon.gov.uk/media/g2eom11w/west-oxfordshire-open-space-study-2013.pdf> [Date accessed: 25/03/26]

⁶⁹ Knight, Kavanagh & Page Ltd. (2022) West Oxfordshire Playing Pitch Strategy & Action Plan. Available at: <https://www.westoxon.gov.uk/media/va0jpoje/west-oxfordshire-playing-pitch-strategy-and-action-plan-2022.pdf> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to human health
Interim West Oxfordshire Green Infrastructure Study (2011) ⁷⁰	The Interim West Oxfordshire Green Infrastructure (GI) Study establishes connected networks of accessible multi-functional green space as part of the future planning of West Oxfordshire, through identifying and then protecting those areas we already have and through encouraging improvements to the network. The purpose of the study involves mapping existing components of West Oxfordshire's GI, ensure new development takes account of existing GI and to provide a basis for future planning and management of the network.
Local Cycling and Walking Infrastructure Plans (various dates) ⁷¹	Local Cycling and Walking Infrastructure Plans (LCWIPs) have been developed and approved for various settlements in Oxfordshire including Witney, Chipping Norton, Woodstock, Eynsham and Carterton, with other in development. The LCWIPs identify destinations that are accessible by walking and cycling and make suggestions for how to improve these walking and cycling routes.

⁷⁰ WODC (2011) Interim West Oxfordshire Green Infrastructure Study. Available at: <https://www.westoxon.gov.uk/media/dyyduqtn/interim-green-infrastructure-study-june-2011.pdf> [Date accessed: 25/03/26]

⁷¹ WODC (various dates) Approved LCWIPs. Available at: <https://www.oxfordshire.gov.uk/transport-and-travel/connecting-oxfordshire/active-travel> [Date accessed: 25/03/26]

B.6 Landscape

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
Council of Europe: European Landscape Convention (2006) ⁷²	Aims to promote the protection, management and planning (including active design and creation of Europe's landscapes, both rural and urban, and to foster European co-operation on landscape issues).
English Heritage and CABE: Guidance on Tall Buildings (2007) ⁷³	Provides advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues, which need to be taken into account, i.e. where tall buildings would and would not be appropriate.
National Planning Policy Framework (2024) ⁷⁴	The NPPF states that development could seek to promote or reinforce local distinctiveness; both aesthetic considerations and connections between people and places should be considered. The NPPF also promotes the protection and enhancements of valued landscapes, giving greatest weight to National Parks and Areas of Outstanding Natural Beauty.
Environmental Improvement Plan 2025 ⁷⁵	The Environmental Improvement Plan (EIP) 2025 builds on the 25YEP and the 2023 update, setting out how the government will work with partners to enhance landscapes, improve access to nature, and protect cultural and natural heritage. It emphasises the role of well-managed landscapes in supporting biodiversity, climate resilience, public health and wellbeing, while promoting greater public access and engagement with green and blue spaces. To enhance landscape quality, heritage and public engagement, the EIP 2025 sets out to: • Support improved access to green and blue spaces, including the ambition for people to live within a short walking distance of accessible natural areas, contributing to health and wellbeing; • Continue development and maintenance of long-distance routes and coastal access, including national trails such as the England Coast Path, to improve public enjoyment of landscapes; • Support landscape-scale nature recovery through initiatives such as greening the Green Belt and identifying priority areas for environmental enhancement and habitat restoration; • Strengthen partnerships with protected landscape bodies, including National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty) and National Trails, to improve management, conservation and public access;

⁷² Council of Europe: European Landscape Convention (2006) Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/236096/8413.pdf [Date accessed: 25/03/26]

⁷³ English Heritage and CABE: Guidance on Tall Buildings (2007) Available at: https://www.designcouncil.org.uk/sites/default/files/asset/document/guidance-on-tall-buildings_0.pdf [Date accessed: 225/03/26]

⁷⁴ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

⁷⁵ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
	Continue programmes such as Farming in Protected Landscapes, which supports farmers and land managers to enhance landscape character, heritage features and environmental quality, alongside wider investment in active travel to encourage walking and cycling in both urban and rural environments.
MHCLG: National Design Guide: Planning Practice Guidance for Beautiful, Enduring and Successful Places (2021) ⁷⁶	This design guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
Natural England Green Infrastructure Framework (2023) ⁷⁷	The Green Infrastructure Framework is a commitment in the Government's 25 Year Environment Plan. It supports the greening of our towns and cities and connections with the surrounding landscape as part of the Nature Recovery Network. The Green Infrastructure Framework comprises: <u>Green Infrastructure Principles</u>: the why, what and how of good Green Infrastructure <u>Green Infrastructure Standards</u>: guidance on national standards for Green Infrastructure quantity and quality <u>Green Infrastructure Maps</u>: mapped environmental, socio-economic datasets to support the standards <u>Green Infrastructure Planning and Design Guide</u>: practical, evidence-based advice on how to design good quality Green Infrastructure <u>Green Infrastructure Process Journeys</u>: guides on how to apply all the products in the Green Infrastructure Framework
National Character Area Profile: 107 Cotswolds (NE420) ⁷⁸	The Cotswolds National Character Area (NCA) profile is a guidance document which can help communities living within the Cotswolds to inform their decision-making about the places they live. The document supports the planning of conservation initiatives at a landscape scale to help inform choices about how the land is managed and facilitate landscape change.
National Character Area Profile: 108 Upper Thames Clay Vales (NE570) ⁷⁹	The Upper Thames Clay Vales National Character Area (NCA) profile is a guidance document which can help communities living within the Upper Thames Clay Vales to inform their decision-making about the places they live. The document supports the planning of conservation initiatives at a landscape scale to help inform choices about how the land is managed and facilitate landscape change.
Cotswolds National Landscape Management Plan 2025-2030 ⁸⁰	The Cotswolds National Landscape (CNL) Management Plan is a statutory plan, which sets out the vision, outcomes and policies for the management of the CNL for the period 2025-2030. The vision sets the overall context for the plan and was adopted in 2025 following

⁷⁶ MHCLG & DLUHC (2021) National design guide. Available at: <https://www.gov.uk/government/publications/national-design-guide> [Date accessed: 25/03/26]

⁷⁷ Natural England (2023) Green Infrastructure Framework. Available at: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx> [Date accessed: 25/03/26]

⁷⁸ Natural England (2015) NCA Profile: 107 Cotswolds (NE420). Available at: <https://publications.naturalengland.org.uk/publication/5900626> [Date accessed: 25/03/26]

⁷⁹ Natural England (2014) NCA Profile: 108 Upper Thames Clay Vales (NE570). Available at: <https://publications.naturalengland.org.uk/publication/5865554770395136> [Date accessed: 25/03/26]

⁸⁰ Cotswolds National Landscape Management Plan 2025-2030. Available at: https://www.cotswolds-nl.org.uk/wp/wp-content/uploads/2025/11/CNL-MANAGEMENT-PLAN_2025-30-FINAL.pdf [Date accessed: 11/06/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
	consultation with stakeholders. The vision was drawn up in the light of three interlinked key issues: 1. The climate emergency; 2. Nature's decline and the ecological crisis; and 3. Health and societal changes. The plan goes on to define the special qualities of the CNL. These are the aspects of the area's natural beauty which make it distinctive and which are considered valuable, especially at a national scale. It is the impact of these key issues, amongst others, on the special qualities that has informed the development of the plan's outcomes and policies.
Oxford Green Belt Study (2015) ⁸¹	The Oxford Green Belt Study assess how the land within the Oxford Green Belt performs against the purposes of the Green Belts, as set out in the NPPF. The study also examines the case for including additional areas of land within the Green Belt.
West Oxfordshire Landscape Assessment (1998) ⁸²	The West Oxfordshire Landscape Assessment aims to increase understanding of the landscape to assist with policy formulation and development control. The report identifies and provides a district breakdown of the main attributes of the landscape that contribute to local distinctiveness. It seeks to examine the relationship between the landscape and settlement buildings, identify enhancement strategies and priorities, and identify variations in landscape sensitivity and its ability to accommodate change.
West Oxfordshire Design Guide SPD (2016) ⁸³	The West Oxfordshire Design Guide sets out detailed design advice that acts as a material consideration in planning decisions. It contains a detailed analysis of both natural and man-made aspects of the district. 20 documents set out guidance for different design aspects, including local character, sustainable building design and shop fronts.
Landscape Assessments for Chipping Norton (2009) ⁸⁴ , Witney (2007) ⁸⁵ and Carterton (2009) ⁸⁶	This study aims to update and expand on previous studies of land on the fringes of the main towns, in particular the West Oxfordshire Landscape Assessment, in order to establish a sound evidence base for the West Oxfordshire Local Development Framework (WOLA). The study divides the surroundings of the town into sub-areas, based on the WOLA, as well as a topographical and geographical basis.
Landscape and Visual Review of Chipping Norton Strategic Site Option (2014) ⁸⁷	This report was prepared in order to examine the landscape and visual aspects of options for major development to the east of Chipping Norton. It also draws on the previous WOLA, the previous Chipping Norton Landscape Assessment in 2009, and further field studies. Particular attention has been given to the inter-relationship between the landscape and the settlement and the degree to which

⁸¹ LUC (2015) Oxford Green Belt Study. Available at: <https://www.oxford.gov.uk/downloads/file/3789/oxford-green-belt-study-2015> [Date accessed: 25/03/26]

⁸² Atlantic Consultants (1998). Available at: <https://www.westoxon.gov.uk/media/cpgn2fj0/west-oxfordshire-landscape-assessment-1998.pdf> [Date accessed: 25/03/26]

⁸³ WODC (2016) West Oxfordshire Design Guide. Available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/> [Date accessed: 25/03/26]

⁸⁴ Amanda Hopwood Landscape Consultancy (2009) Chipping Norton Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/qwrkoffm/chipping-norton-landscape-assessment-2009-full-report.pdf> [Date accessed: 25/03/26]

⁸⁵ Amanda Hopwood Landscape Consultancy (2007). Witney Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/2mdijkq4/witney-landscape-assessment-2007-full-report.pdf> [Date accessed: 25/03/26]

⁸⁶ Amanda Hopwood Landscape Consultancy (2009) Carterton Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/1jihezps/kirkham-landscape-and-visual-review-of-strategic-site-options-2012.pdf> [Date accessed: 25/03/26]

⁸⁷ Kirkham Landscape Planning (2014). Available at: <https://www.westoxon.gov.uk/media/oj5ll2x0/landscape-and-visual-review-of-chipping-norton-strategic-site-option.pdf> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to landscape
	the landscape hinterland is representative of the wider landscape in which it lies.
Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options January 2015 ⁸⁸	This report was prepared in order to the examine the landscape and visual aspects of options for major development on the southern edge of Witney. It also draws on the previous WOLA, the previous Witney Landscape Assessment in 2007 and 2009, and further field studies. Particular attention has been given to the inter-relationship between the landscape and the settlement the degree to which the landscape hinterland is representative of the wider landscape in which it lies.
Landscape and Visual Review of submissions for Carterton and Witney Strategic Development Options (2012) ⁸⁹	This report was prepared in order to the examine the landscape and visual aspects of options for major development surrounding Carterton and Witney. It also draws on the previous WOLA, the previous Carterton Landscape Assessment in 2009 and the previous Witney Landscape Assessment in 2007 and 2009, and further field studies. Particular attention has been given to the inter-relationship between the landscape and the settlement the degree to which the landscape hinterland is representative of the wider landscape in which it lies.

⁸⁸ Kirkham Landscape Planning (2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options January 2015. Available at: <https://www.westoxon.gov.uk/media/ayznfzld/landscape-and-visual-review-of-two-additional-submissions-for-witney-strategic-development-options-kirkham-landscape-planning-january-2015.pdf> [Date accessed: 25/03/26]

⁸⁹ Kirkham Landscape Planning (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options. Available at: <https://www.westoxon.gov.uk/media/1jihezps/kirkham-landscape-and-visual-review-of-strategic-site-options-2012.pdf> [Date accessed: 25/03/26]

B.7 Population and material assets

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
National Planning Policy Framework (2024) ⁹⁰	The NPPF includes guidance on promoting healthy communities, and requires planning authorities to aim to achieve places which promote: • Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; • Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas. In order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: • Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; • Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; • Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and • Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
Affordable Homes Programme 2021-2026 ⁹¹	The Affordable Homes programme supports the delivery of new affordable housing across England through government funding to housing providers, with a focus on increasing supply of homes for social rent, affordable rent and shared ownership. It is a key mechanism for addressing housing affordability and reducing housing inequality.
Secured By Design ⁹² (including Design Guidance for residential	Secured by Design is a UK police-led initiative that promotes crime prevention through environmental design. It encourages features such as natural surveillance, clear layouts, good lighting, controlled access, and well-defined public and private spaces to reduce opportunities

⁹⁰ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

⁹¹ Homes England (2025) Affordable Homes Programme (AHP) 2021 to 2026. Available at: <https://www.gov.uk/guidance/affordable-homes-programme-2021-to-2026#full-publication-update-history> [Date accessed: 25/03/26]

⁹² Secured By Design (2025) Available at: <https://www.securedbydesign.com/> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
and non-residential developments)	for crime. Developments that meet these standards can be accredited, demonstrating that they incorporate recognised safety principles, and the guidance is often used alongside planning decisions to help create safer residential environments.
Homes England Strategic Plan 2023 to 2028 ⁹³	This 5-year plan spans financial year 2023 to 2024 to financial year 2027 to 2028. It outlines: • Homes England's mission • Strategic objectives and aims • How performance will be measured The plan seeks to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home, in line with the priorities of the government's Levelling Up White Paper.
EC Waste Framework Directive (1975, updated 2006) ⁹⁴	The objective is the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Particular focus is placed on the re-use of recovered materials as raw materials; restricting the production of waste; promoting clean technologies; and the drawing up of waste management plans.
EC Landfill Directive (1999) ⁹⁵	Aims to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole lifecycle of the landfill.
Our Waste, Our Resources: a Strategy for England (2018) ⁹⁶	The Waste Strategy sets out how the government will: • Preserve our stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy; • Minimise the damage caused to our natural environment by reducing and managing waste safely and carefully; and • deal with waste crime. It combines actions to take now with firm commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan. The strategy promotes a more circular economy (re-use, remanufacture, repair, recycle) to keep resources in use for as long as possible.
Waste Management Plan for England (2021) ⁹⁷	The Waste Management Plan for England is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.

⁹³ Homes England (2023) Strategic Plan 2023 to 2028. Available at: <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028> [Date accessed: 25/03/26]

⁹⁴ EC Waste Framework Directive Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A31975L0442> [Date accessed: 25/03/26]

⁹⁵ EC Landfill Directive (1999) Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A31999L0031> [Date accessed: 25/03/26]

⁹⁶ DEFRA & EA (2018) Our waste, our resources: a strategy for England. Available at: <https://www.gov.uk/government/publications/resources-and-waste-strategy-for-england> [Date accessed: 25/03/26]

⁹⁷ DEFRA (2021) Waste Management Plan for England 2021. Available at: <https://www.gov.uk/government/publications/waste-management-plan-for-england-2021> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
Oxfordshire Strategic Economic Plan (2024) ⁹⁸	The Strategic Economic Plan (SEP) provides a statement of economic priorities for Oxfordshire. The aim of the SEP is: <i>"By 2033, people and communities across Oxfordshire will be benefitting from new opportunities which are created sustainably through local enterprise and innovation. These will enhance further their wellbeing in an outstanding local environment. They will also underpin, complement and support a wider innovation ecosystem which will continue to be of global significance, transforming for the better the lives of people across the world".</i>
Oxfordshire Digital Infrastructure Strategy (2022) ⁹⁹	This report presents the progress of the Oxfordshire Digital Infrastructure programme, to outline the increased demand and provision for internet access and mobile connectivity across Oxfordshire.
Oxfordshire Minerals and Waste Core Strategy (2017) ¹⁰⁰	This document sets out how minerals and waste can be managed in Oxfordshire to support new infrastructure and development, including provision for construction materials, waste disposal capacity and reducing carbon emissions. The Core Strategy will remain in place as part of the Development Plan until it is replaced by the proposed <u>new Minerals and Waste Plan</u> .
West Oxfordshire District Summary (2025) ¹⁰¹	This document sets out key information on the population of the West Oxfordshire district. It includes data of the historical and projected population change, health summaries, and information on inequalities and deprivation.
Housing Land Supply Position Statement 2023 - 2028 ¹⁰²	The West Oxfordshire Housing Land Supply Position Statement 2023 – 2028 sets out the Council's housing land supply position for a five-year period.
Preventing Homelessness Strategy 2025-2028 ¹⁰³	The West Oxfordshire Preventing Homelessness Strategy sets out a plan to tackle homelessness in West Oxfordshire in line with the Homelessness Reduction Act 2017. It sets out four high-level objectives that will be delivered via detailed action plans: • Priority 1 Preventing Homelessness • Priority 2 Establishing effective partnerships and working arrangements. • Priority 3 Supporting rough sleepers to address their housing and other needs. • Priority 4 Increasing Accommodation Options

⁹⁸ OxLEP (2024) Oxfordshire Strategic Economic Plan. Available at: <https://mycouncil.oxford.gov.uk/documents/s82373/Appendix%20%20Oxfordshire%20Strategic%20Economic%20Plan-UPDATE%20v4%20September%202024.pdf> [Date accessed: 25/03/26]

⁹⁹ Bower, C. (2029) Oxfordshire Digital Infrastructure Strategy and Delivery Plan. Available at: https://mycouncil.oxfordshire.gov.uk/documents/s50205/CA_MAR1720R10%20-%20Annex%201%20Digital%20Infrastructure%20Strategy.pdf [Date accessed: 25/03/26]

¹⁰⁰ Oxfordshire County Council (2017) Oxfordshire Minerals and Waste Core Strategy. Available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/core-strategy> [Date accessed: 25/03/26]

¹⁰¹ JSNA (2025) West Oxfordshire District Summary. Available at: https://insight.oxfordshire.gov.uk/cms/sites/oxfordshireinsight/files/documents/WestOxon_JSNA_2021.pdf [Date accessed: 25/03/26]

¹⁰² WODC (2023) Housing Land Supply Position Statement 2023 – 2028. Available at: <https://www.westoxon.gov.uk/media/pgyhbtbr/housing-land-supply-position-statement-2023-to-2028.pdf> [Date accessed: 25/03/26]

¹⁰³ WODC (2018) Preventing Homelessness Strategy 2025-2028. Available at: <https://www.westoxon.gov.uk/media/kvjni2si/wodc-preventing-homelessness-strategy-2025-28.pdf> [Date accessed: 10/06/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to population and material assets
West Oxfordshire Affordable Housing SPD ¹⁰⁴	The West Oxfordshire Affordable Housing Supplementary Planning Document (SPD) provides detailed guidance on the delivery of new affordable housing in the district to support the Council, developers, housing providers and local communities.
West Oxfordshire Economic Needs Assessment ¹⁰⁵	The West Oxfordshire Economic Needs Assessment (2025) assesses the district's future economic needs, including employment growth, labour market trends, sector opportunities and requirements for employment land. Its findings support the delivery of sustainable economic growth by guiding policies that seek to provide jobs, improve economic resilience, support local businesses and ensure that employment development is aligned with infrastructure and environmental considerations.
West Oxfordshire Housing Needs Assessment ¹⁰⁶	The West Oxfordshire Local Housing Needs Assessment (2025) establishes the objectively assessed housing need for the district and considers demographic trends, affordability, household projections and the needs of specific groups. Its findings support the development of policies that seek to ensure an appropriate supply and mix of housing, including affordable and specialist accommodation, while contributing to sustainable communities.

¹⁰⁴ WODC (2021) Affordable Housing Supplementary Planning Document (SPD). Available at: <https://www.westoxon.gov.uk/media/mtadko1o/affordable-housing-spd-final-adoption-version-27-october-2021.pdf> [Date accessed: 25/03/26]

¹⁰⁵ AECOM (2025) West Oxfordshire Economic Needs Assessment. Available at <https://www.westoxon.gov.uk/media/0f5jojvu/west-oxfordshire-economic-needs-assessment-june-2025.pdf>. [Date accessed: 17/07/26]

¹⁰⁶ ORS (2025) West Oxfordshire Housing Needs Assessment. Available at <https://westoxon.gov.uk/media/j4mjvxea/west-oxfordshire-local-housing-needs-assessment-june-2025.pdf>. [Date accessed: 17/07/26]

B.8 Soil

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to soil
DEFRA: Safeguarding our Soils: A Strategy for England (2011) ¹⁰⁷	The Soil Strategy for England outlines the government’s approach to safeguarding our soils for the long term. It provides a vision to guide future policy development across a range of areas and sets out the practical steps that are needed to take to prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve understanding of the threats to soil and best practice in responding to them. Key objectives of the strategy include: • Better protection for agricultural soils • Protecting and enhancing stores of soil carbon • Building the resilience of soils to a changing climate • Preventing soil pollution • Effective soil protection during construction and development • Dealing with our legacy of contaminated land.
DEFRA: Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance (2012) ¹⁰⁸	This document establishes a legal framework for dealing with contaminated land in England. This document provides guidelines for how local authorities should implement the regime, including how they should go about deciding whether land is contaminated land in the legal sense of the term. Key aims are as follows: • To identify and remove unacceptable risks to human health and the environment • To seek to ensure that contaminated land is made suitable for its current use • To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.
National Planning Policy Framework (2024) ¹⁰⁹	The NPPF states that planning should protect and enhance soils, particularly those recognised as best and most versatile agricultural land (Grades 1, 2 and 3a).
Environmental Improvement Plan 2025 ¹¹⁰	The Environmental Improvement Plan (EIP) 2025 for England recognises soil as a critical natural resource, essential for food production, biodiversity, water storage and quality, and carbon storage. Key actions and prioritise for soil include: • Define sustainable soil management standards (clear guidance for land managers)

¹⁰⁷ DEFRA (2011) Safeguarding our Soils: A Strategy for England Available at: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [Date accessed: 25/03/26]

¹⁰⁸ DEFRA (2012) Environmental Protection Act 1990: Part 2A. Contaminated Land Statutory Guidance Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/223705/pb13735cont-land-guidance.pdf [Date accessed: 25/03/26]

¹⁰⁹ MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

¹¹⁰ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to soil
	• Increase proportion of farmland under sustainable soil management (40% by 2028, 60% by 2030) • Develop and implement soil health monitoring systems and indicators • Improve soil organic matter to boost fertility and carbon storage • Reduce soil degradation (erosion, compaction, contamination) • Support farmers through Environmental Land Management schemes (ELMs) • Promote sustainable farming practices (e.g. cover crops, reduced tillage) • Strengthen data collection, research, and evidence on soil health • Integrate soil protection into wider environmental goals (water quality, biodiversity, climate)
Agricultural Land Classification of England and Wales (2025) ¹¹¹	This report provides revised criteria for grading the quality of agricultural land in England and Wales, updating the 1988 MAFF Guidelines: ‘The revised criteria for grading the quality of agricultural land using the Agricultural Land Classification of England and Wales’. The Agricultural Land Classification (ALC) grading is set out within this document to provide a framework for classifying land according to the extent to which its physical or chemical characteristics impose long- term limitations on agricultural use, and is the only approved system for grading the quality of agricultural land in England and Wales. The classification can be used at national, regional and local levels. These are the current ALC criteria to be used in ALC surveys..

¹¹¹ DEFRA (2025) Agricultural Land Classification of England and Wales: Guidelines for grading the quality of agricultural land. Updated 2025. Available at: <http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736> [Date accessed: 10/06/26]

B.9 Water

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
National Planning Policy Framework (2024) ¹¹²	The NPPF states that plans should prevent development from contributing to, or being put at risk of, air or water pollution. The NPPF also states that plans should set out a strategy for, and make sufficient provision for, infrastructure including water supply and wastewater.
Water Framework Directive 2000/60/EC ¹¹³	This provides an overarching strategy, including a requirement for EU Member States to ensure that they achieve 'good ecological status' by 2015. River Basin Management Plans were defined as the key means of achieving this. They contain the main issues for the water environment and the actions we all need to take to deal with them.
DEFRA The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003) ¹¹⁴	Requires all inland and coastal waters to reach 'good' status by 2015. It mandates that: • Development must not cause a deterioration in status of a waterbody; and • Development must not prevent future attainment of 'good status', hence it is not acceptable to allow an impact to occur just because other impacts are causing the status of a water body to already be less than good. This is being done by establishing a river basin district structure within which demanding environmental objectives are being set, including ecological targets for surface waters.
A Green Future: Our 25 Year Plan to Improve the Environment (2018) ¹¹⁵	The 25YEP sets out Government action to help the natural world regain and retain good health. The Plan seeks to achieve clean and plentiful water by: • Reducing the damaging abstraction of water from rivers and groundwater, ensuring that by 2021 the proportion of water bodies with enough water to support environmental standards increases from 82% to 90% for surface water bodies and from 72% to 77% for groundwater bodies; • Reaching or exceeding objectives for rivers, lakes, coastal and ground waters that are specially protected, whether for biodiversity or drinking water as per our River Basin Management Plans; • Supporting OFWAT's ambitions on leakage, minimising the amount of water lost through leakage year on year, with water companies expected to reduce leakage by at least an average of 15% by 2025; and • Minimising by 2030 the harmful bacteria in our designated bathing waters and continuing to improve the cleanliness of our waters. We will make sure that potential bathers are warned of any short-term pollution risks. The 2021 Environment Act (9 th November, 2021) embeds several of these aspects into legislation.

¹¹² MHCLG (2024) National Planning Policy Framework, December 2024. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 13/03/26]

¹¹³ Water Framework Directive 2000/60/EC Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32000L0060> [Date accessed: 25/03/26]

¹¹⁴ The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003. Available at: <https://www.legislation.gov.uk/uksi/2003/3242/contents/made> [Date accessed: 25/03/26]

¹¹⁵ DEFRA (2021) A Green Future: Our 25 Year Plan to Improve the Environment. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
Environmental Improvement Plan 2025 ¹¹⁶	The Environmental Improvement Plan (EIP) 2025 builds on the original 25YEP and its 2023 update, setting out an updated framework for how the government will work with regulators, water companies, landowners and communities to achieve environmental targets. It strengthens the focus on delivery, monitoring and accountability, with revised actions and milestones to address ongoing environmental pressures. The plan aims to support nature recovery, reduce pollution and improve climate resilience, while maintaining economic growth and public wellbeing. To achieve clean and plentiful water, the EIP sets out to: • Reduce pollution from wastewater by accelerating investment in wastewater treatment infrastructure and improving regulation of discharges; • Tackle nutrient pollution from agriculture through stronger incentives, improved land management practices and catchment-based approaches; • Continue restoring rivers and wetlands to improve ecological status and enhance biodiversity; and • Improve water efficiency by reducing demand, including through leakage reduction, metering and more efficient water use across households and businesses.
Thames River Basin Management Plan (2022) ¹¹⁷ and Severn River Basin Management Plan (2022) ¹¹⁸	Each river basin management plan (RBMP) describes the challenges that threaten the water environment and how these challenges can be managed.
Thames Water Resources Management Plan (2024) ¹¹⁹	The Thames Water Resources Management Plan (WRMP) 2024 sets out a long term strategy to maintain a secure and sustainable water supply across a region that is already classed as seriously water stressed. It identifies a growing gap between supply and demand due to population growth and climate change, with a large shortfall expected by 2050. The plan focuses mainly on reducing demand through measures such as cutting leakage, increasing water metering, and lowering household water use, while also proposing new supply infrastructure including reservoirs and water recycling schemes. Overall, it promotes a combined approach of demand reduction, new supply development, and environmental protection to ensure future water security.

¹¹⁶ DEFRA (2025) Environmental Improvement Plan 2025. Available at: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025> [Date accessed: 25/03/26]

¹¹⁷ Environment Agency (2022) Thames river basin district river basin management plan: updated 2022. Available at: <https://www.gov.uk/guidance/thames-river-basin-district-river-basin-management-plan-updated-2022> [Date accessed: 25/03/26]

¹¹⁸ Environment Agency (2022) Severn river basin district river basin management plan. Available at: <https://www.gov.uk/guidance/severn-river-basin-district-river-basin-management-plan-updated-2022> [Date accessed: 25/03/26]

¹¹⁹ Thames Water (2024) Water Resources Management Plan 2024. Available at: <https://www.thameswater.co.uk/about-us/regulation/water-resources> [Date accessed: 25/03/26]

Title of PPP	Main objectives of relevant plans, policies and programmes in relation to water
West Oxfordshire District Council Water Quality Impact Assessment (2021) ¹²⁰	The West Oxfordshire District Council Water Quality Impact Assessment was undertaken to inform the Salt Cross Area Action Plan, in the context of the development of the Salt Cross Garden Village. The study aims to forecast the additional wastewater generated from the Salt Cross development and how this will be suitably managed.
West Oxfordshire Water Cycle Study Scoping Report (2025) ¹²¹	The Water Cycle Study (WCS) Scoping Report has been prepared to inform the new Local Plan, to review the infrastructural capacity of water resource infrastructure, wastewater infrastructure and existing pressures on the water environment. The study highlights: • There is a risk of water supply deficits up to 2041 and beyond; demand management measures may help in the short term, but major new supply infrastructure is likely to be needed in the long term. • Wastewater treatment works have capacity constraints, and most rivers are already in poor condition, meaning there is limited environmental capacity to accommodate additional development. • Development may increase flood risk from rivers, surface water, and sewers, although this can be mitigated through sustainable drainage systems and careful site selection. • Significant upgrades to water supply and wastewater infrastructure will be required, and the timing of these upgrades is critical to support development. • There is a high level of uncertainty at this stage, so a second, more detailed phase of study is likely to be needed once site allocations are confirmed.
West Oxfordshire Water Cycle Study (2026) ¹²²	The West Oxfordshire Water Cycle Study provides evidence on whether existing and planned wastewater infrastructure can accommodate future development without adversely affecting the water environment. It assesses wastewater capacity, water quality impacts and WFD compliance, identifying locations where improvements or mitigation may be required to protect water resources, prevent deterioration of water quality and support sustainable growth.

¹²⁰ JBA Consulting (2021) West Oxfordshire District Council Water Quality Impact Assessment. Available at: <https://www.westoxon.gov.uk/media/114npx43/ev33-garden-village-water-quality-impact-assessment.pdf> [Date accessed: 25/03/26]

¹²¹ WHS (2025) West Oxfordshire Water Cycle Study Scoping Report. Available at: https://www.westoxon.gov.uk/media/oxuf3hnd/whs10174-wodc-scoping-water-cycle-study_v2-0.pdf [Date accessed: 25/03/26]

¹²² WHA (2026) West Oxfordshire Water Cycle Study.

Appendix C: Consultation Responses to the SA

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C.1 Overview

C.1.1 Purpose of this document

- C.1.1.1 This appendix provides a summary of the consultation responses received during the Sustainability Appraisal (SA) process to date, and how the comments received have been considered.
- C.1.1.2 The SA Scoping Report was consulted on between 30th April and 4th June 2024 with the statutory bodies Natural England, Historic England and the Environment Agency. The Scoping Report was updated in August 2024¹, taking into account the comments received during the consultation window from Natural England and Historic England. Comments received from the Environment Agency were received after the Scoping consultation had finished, and informed the Regulation 18 SA. **Table C.2.1** provides a summary of the consultation responses received, and indicates how the comments received have influenced the SA process.
- C.1.1.3 The Preferred Policy Options Consultation was held between 26th June and 8th August. The Regulation 18 Preferred Policy Options SA Report² was prepared to evaluate reasonable alternatives and draft policies identified by WODC. This included an evaluation of high-level reasonable alternatives for the overall level of housing and employment growth and broad spatial strategy options. **Table C.3.1** provides a summary of the consultation responses received, and indicates how the comments received have influenced the SA process.
- C.1.1.4 The Regulation 18 Preferred Spatial Options SA Report³ was prepared to evaluate the likely sustainability effects of reasonable alternative development sites, as well as one additional spatial option and two updated policies identified by WODC since the previous stage, to help the plan makers in their decision making as the Local Plan progresses. The Preferred Spatial Options Consultation was held between 3rd November and 22nd December 2025. **Table C.4.1** provides a summary of the consultation responses received, and indicates how the comments received have influenced the SA process.

¹ Lepus Consulting (2024) Sustainability Appraisal of the West Oxfordshire Local Plan 2041: Scoping Report, Final – August 2024. Available at <https://www.westoxon.gov.uk/media/n2sifpi0/sustainability-appraisal-of-the-west-oxfordshire-local-plan-scoping-report-august-2024.pdf> [Date accessed: 25/03/26]

² Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan 2041: Regulation 18 Preferred Policy Options. June 2025. Available at: <https://www.westoxon.gov.uk/media/qi1puvnm/sustainability-appraisal-of-the-west-oxfordshire-local-plan-preferred-options-june-2025.pdf> [Date accessed: 25/03/26]

³ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan 2043: Regulation 18 Preferred Spatial Options. October 2025. Available at: <https://www.westoxon.gov.uk/media/bjib5i14/local-plan-sustainability-appraisal-preferred-spatial-options-october-2025.pdf> [Date accessed: 25/03/26]

C.2 Scoping

Table C.2.1: Consultation responses to the SA Scoping Report (August 2024)

Consultee	Section of Scoping Report	Summary / extract of comment	Incorporation into the SA
Natural England	Chapter 4 Biodiversity, flora and fauna SEA topic	<i>"We support the consideration of protecting designated features and assets of European and national nature conservation value and locally important sites designated for their nature conservation and geodiversity value. This could be strengthened by also considering expanding networks and increasing their inter-connectivity. Useful guidance for Nature networks is available here: Nature Networks Evidence Handbook - NERR081."</i>	Text added to Chapter 4 of the SA Scoping Report to reflect the need for improved connectivity for biodiversity assets.
Natural England	Chapter 5 Climatic factors SEA topic	<i>"This objective should include questions on enabling biodiversity to adapt to and be resilient to climate change. This should consider the restoration of natural processes and the avoidance of action that further degrades or constrains the natural environment's ability to respond to the effects of climate change."</i>	Resilience to climate change in the context of biodiversity is discussed within paragraph 5.2.9 of the SA Scoping Report, and forms a decision-making criterion within SA Objective 1 (see Appendix A).
Natural England	Table 11.1 (SA Framework)	<i>"Bespoke indicators should be chosen relating to the outcomes of development management decisions. Whilst it is not Natural England's role to prescribe what indicators should be adopted, the following indicators may be appropriate:</i> <i>Biodiversity:</i> <i>Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.</i> <i>Percentage of developments generating overall biodiversity enhancement.</i> <i>Hectares of biodiversity habitat delivered through strategic site allocations.</i> <i>Landscape:</i> <i>Amount of new development in the Cotswolds AONB with commentary on likely impact.</i> <i>Green infrastructure:</i> <i>Percentage of the population having access to a natural greenspace within 400 metres of their home.</i> <i>Length of greenways constructed.</i> <i>Hectares of accessible open space per 1000 population."</i>	The SA Framework has been updated accordingly, as presented in Appendix A of this Regulation 19 SA. The green infrastructure indicators are included within SA Objective 10 (health and wellbeing).
Historic England	Table 1.2 (sustainability themes)	<i>"...suggest minor amendment in two of the bullets linked with the cultural heritage theme, to align more clearly with the terminology of the NPPF:</i> <i>Designated and non-designated heritage assets features</i> <i>Setting of cultural heritage assets</i>	Text amended within Table 1.2 of the SA Scoping Report.

Consultee	Section of Scoping Report	Summary / extract of comment	Incorporation into the SA
		<i>Historic landscape character</i> <i>Archaeological assets</i>	
Historic England	Various sections	Recommend amendments to the Scoping Report to recognise relationships between the historic environment and other topics considered in the SA/SEA process, including: - Biodiversity – managing and planning for nature and landscapes to deliver sustainable nature recovery. - Green infrastructure – recognise reference to GI impacts on setting of heritage assets, opportunities for enhancement, as well as physical and chemical conditions of heritage assets. - Climate action – potential retrofitting of existing building stock. - Flooding – which has potential “...to impact the fabric and significance of heritage assets; for example, assets in the historic core of Witney.” - Landscape – encourage more explicit consideration of the Oxfordshire Historic Landscape Characterisation project.	Text added to relevant sections of the SA Scoping Report. The points raised have been considered during the preparation of the Regulation 18 SA Reports.
Historic England	Box 6.1 Key issues for cultural heritage	“...suggest alternative wording as follows: “Any Proposals for development will need to carefully consider potential impacts on the significance of the impact of the setting or character on any heritage assets (including their setting), in order to minimise threats from increased housing demand and maintain or where possible enhance local character.” <i>I would suggest aiming higher than avoiding further deterioration of assets on the heritage at risk register. How might the local plan support conservation or enhancement of such assets as part of a positive strategy for the historic environment? Aiming for avoiding further deterioration would lead either to no change in the number of assets on the national register, or worse (adding more assets)...”</i>	Text amended within Box 6.1 of the SA Scoping Report. The Regulation 19 SA includes an updated key issues section (Box 10.1) to indicate the full scope of issues considered throughout the SA process.
Historic England	Table 11.1 (SA Framework)	- Suggested wording “Conserve and enhance the significance of heritage assets and support the effective management of manage the historic environment” “Might “restore” be amended to “where appropriate, restore or repair” to avoid giving a false impression of the extent of restoration needed.” “Conserve features of archaeological, architectural, artistic or historic interest and, where necessary, encourage their conservation and renewal?” <i>I am not entirely certain what is meant by “renewal” in this context. Might this be clarified?”</i> “I am not sure how informative the “Number of applications granted within conservation areas” will be, with respect to the decision-making criteria, other than to give a sense of the extent to which conservation areas are changing.”	The SA Framework has been updated accordingly, as presented in Appendix A of this Regulation 19 SA.

Consultee	Section of Scoping Report	Summary / extract of comment	Incorporation into the SA
		“...recommend referring to “heritage assets” on Historic England’s Heritage at Risk Register, rather than “historic assets”.	
Historic England	Appendix A (PPP Review)	“Reference should be made to the Council’s local listing programme; section 6 on cultural heritage refers to 980 locally listed buildings. Also, does the District Council maintain a local heritage at risk register? This should be confirmed with the Council’s conservation team. - For completeness, it would be good to refer to the National Heritage List for England (NHLE), the national Heritage at Risk Register and the local Historic environment Record in the table of relevant policies, plans and programmes.” “It would be good to refer to Conservation Area Appraisals and Management Plans in the baseline review and take stock of those which have up-to-date CAAMPs – perhaps by adding more detail to the relevant entry on page A21 in the Appendix. This is especially important in areas of development pressure, such as Chipping Norton and Witney & Cogges.”	These documents have been considered during the preparation of the Regulation 18 SA including in the evaluation of reasonable alternative sites. This Regulation 19 SA includes the full updated PPP Review (Appendix B) including reference to available and relevant evidence documents.
Environment Agency	PPP Review and Local Plan evidence base	- Recommend a Strategic Flood Risk Assessment is prepared and strongly advise the Water Cycle Study is updated to inform the Local Plan. - Suggest referring to guidance documents: - Planning Practice Guidance - Flood risk section - Environment Agency SFRA Guidance. - Flood and Water Management Act 2010 - Flood Risk Regulations 2009 - Strategic flood risk assessment good practice guide. - Water cycle studies guidance and planning practice guidance – Water supply, wastewater and water quality - The Environment Agency’s approach to groundwater protection (publishing.service.gov.uk)	The Council has commissioned an update of both its Level 1 SFRA and Phase 1 Water Cycle Study to inform the new Local Plan. The latest available evidence has been used to inform the assessments carried out at each SA stage. This Regulation 19 SA includes the full updated PPP Review (Appendix B) including reference to available and relevant evidence documents.
Environment Agency	Key issues	“...the Environment Agency would expect the WODC local plan to cover these range of topics including, but not limited to: - Net Gain - an approach to managing the environment that leaves it in a measurably better state - Flood risk management - ensuring development is steered towards areas of lowest flood risk, underpinned by a robust and up-to-date strategic flood risk assessment that follows our guidance. Securing contributions to flood risk management infrastructure to unlock development potential	Recommendations have been made to WODC, including relating to further potential evidence gathering, in Chapter 7 of the Regulation 18 Preferred Policy Options SA. The key issues noted have been considered during the preparation of

Consultee	Section of Scoping Report	Summary / extract of comment	Incorporation into the SA
		- Climate change - ensuring policies, site allocations and design of development takes climate change into account - Strategic water planning - quality, quantity and efficiency to support new development and safeguard the environment - Drainage and infrastructure - ensuring new development has adequate infrastructure to manage wastewater and surface water disposal - Green and blue infrastructure - for flood risk management, water quality management and biodiversity - Contaminated land - bringing land back into beneficial use - Water Framework Directive objectives - no deterioration and water body improvements - Biodiversity - safeguarding protected species and habitats, highlighting opportunities for habitat creation and - Waste management - advising on waste management strategies and providing advice that spans the planning and permitting interface."	the Regulation 18 SA. The Regulation 19 SA includes an updated key issues sections (Boxes 7.1 to 15.1) to indicate the full scope of issues considered throughout the SA process.
Environment Agency	Table 11.1 (SA Framework)	"Under SA topic – Biodiversity and geodiversity (Conserve, enhance and restore the district's biodiversity and geodiversity), we suggest that one of the decision-making criteria should be – 'avoid damage and deterioration'. - Under SA topic – Water and SA objective (Maintain and improve water quality and ensure efficient use of water resources), we suggest that additional decision-making criteria should be – 'meet WFD/RBMP requirements' and 'change in water abstraction'."	The SA Framework has been updated accordingly, as presented in Appendix A of the Regulation 19 SA.

C.3 Regulation 18 Preferred Policy Options

Table C.3.1: Consultation responses to the Regulation 18 Preferred Policy Options SA (June 2025)

Consultee	Summary / extract of comment	Incorporation into the SA
Natural England	<i>"Natural England has no comments to make on this Preferred Policy Options Paper".</i>	N/A
Historic England	No specific comments on the SA, but recommendations made for WODC in terms of the draft policies set out in the Plan, and the need to prepare Heritage Impact Assessment(s) for proposed allocations.	Recommendations made by Historic England will be considered in the SA evaluation of revised policies and proposals where applicable.
Environment Agency	No response received.	N/A
The Oxford Bus Company	- Question the credibility of public transport options, in the context of the spatial option assessments, noting: <i>"...For Option 7, the SEA makes no statement at all as to what kind of public transport offer would be necessary to steer the strategy, in terms of frequency, reliability, speed relative to car use to key destinations and generalised cost ... Nor is there an acknowledgement that steering a high quantum of development to multiple sites on a single identifiable corridor serving multiple significant destinations, would be likely to catalyse a step change in the service level, and use..."</i> - Suggest that Option 7 (Public Transport Focus) strategy <i>"can be expected to leverage much greater reductions in the energy and carbon intensity from existing development, since substantial improvements in public transport frequency and connectivity are likely to result from such a spatial strategy, substantially rebalancing the overall attractiveness of public transport over private car use."</i> - Suggest that the previously developed land opportunities associated with Options 1-4 are overstated in the SA <i>"Continued redevelopment of industrial sites would no doubt necessitate the displacement of existing active businesses away from the major centres, creating a further mismatch between a growing population and the local economic base. This would merely fuel even higher levels of out-commuting."</i> - With regard to Option 6 (New Settlement) suggest <i>"... new settlements offer a very powerful potential solution to meeting housing requirements in a sustainable way, but ONLY if they are located on high quality public transport corridors."</i> <i>"...We would expect any transport-related goals to be directly reference the objectives of the Local Transport Plan, and the SA to look to support directly, specific LTP policy objectives. This includes alignment with specific schemes and interventions that are documented in it, and the wider Transport Evidence Base ("TEB")."</i>	The assessment of spatial options has been reviewed and updated, to include an additional spatial option identified by WODC (see Appendix B and Chapter 3 of the Regulation 18 Preferred Spatial Options SA, and Chapter 5 of this Regulation 19 SA report), and to take into consideration comments raised during the consultation and the latest available evidence. Oxfordshire's Local Transport and Connectivity Plan is referred to in the assessments where relevant.
Oxfordshire County Council	<i>"It is appreciated that SA Objective 3 considers a number of statutory and non-statutory designated wildlife sites. It is recommended that non-statutory designated wildlife sites including District Wildlife Sites and Road Verge Nature Reserves are also considered in this section."</i> <i>It is welcomed that option 6 – new settlement has been recommended as the preferred overall option. However, as</i>	The SA has assessed potential impacts on biodiversity using the most up-to-date information provided by the

Consultee	Summary / extract of comment	Incorporation into the SA
	<i>mentioned in the report careful planning and design will be required to ensure this option remains the option with the greatest positive impacts on biodiversity."</i>	Council, covering key statutory and non-statutory designations (see Appendix C of the Regulation 18 Preferred Spatial Options SA, and Appendix E of this Regulation 19 SA).
Filkins and Broughton Poggs Parish Council	"It is not considered that Filkins & Broughton Poggs meets the criteria for a Tier 3 settlement ... The Council's own sustainability appraisal document (SA: Regulation 18 – June 2025) provides a broad assessment of the emerging plan options but contains no separate scoring to justify Filkins & Broughton Poggs being grouped alongside larger and better-served Tier 3 villages such as Enstone, Combe or Shipton under Wychwood. In absence of current and positive SA performance for the village, its inclusion in Tier 3 appears unjustified." "...rural development must be sensitive to scale and the cumulative impact of growth. Although the SA provides a high-level assessment of the emerging spatial strategy, it does not provide robust justification for why all Tier 3 villages, regardless of function, should be considered suitable for broadly similar levels of growth. Without this finer differentiation, the Plan risks applying a one-size-fits-all approach to settlements with different characteristics."	WODC has made revisions to Policy CP2, taking into account comments raised during the consultation, which has been evaluated in the SA (see Appendix F and Chapter 5 of the Regulation 18 Preferred Spatial Options SA, and Appendix H of this Regulation 19 SA Report).
Stantec on behalf of Lagan Homes	"...The hierarchical approach is summarised within table B.1.1 of the sustainability appraisal of the West Oxfordshire Local Plan Regulation 18: Preferred Policy Options SA Report June 2025. When considering the approximate distribution of growth, this states 1x non-strategic allocation at each of the rural service centres, including Charlbury. ... The chosen strategy within the sustainability appraisal is therefore set out on the basis of development and growth within Charlbury. Growth in Charlbury is supported". "...The Charlbury Settlement Strategy confirms the settlement is expected to accommodate a proportionate level of growth, and this view is informed by the sustainability appraisal of the West Oxfordshire Local Plan Regulation 18: Preferred Policy Options SA Report June 2025. The concept of additional growth within Charlbury is supported given the existing facilities within the settlement. Further allocations in Charlbury allows the support to existing services and facilities, and the settlement is served by good public transport, and therefore would reduce reliance upon the car."	Comments noted. WODC has identified indicative preferred areas for growth in the Preferred Spatial Options consultation document and is seeking further views on this, in advance of the Regulation 19 stage.
CEG	- Comment in regard to Draft Policy CP2: "... support the reference made within the draft policy that each of the Tier 2 Service Centres will '...accommodate a proportionate level of growth appropriate to the size of each settlement and to support their local service function'. However, we note that it remains unclear what the Council considers a proportionate level of growth to comprise at this stage ... there appears to be some inconsistency with the Interim sustainability appraisal, which identifies that Option 1 – Hierarchical Approach provides for '...1x non-strategic allocation at each of the [sic.] rural service centres (250 x 7) ...', indicating that an approximate capacity for 250 homes was identified for each of the Service Centres. This should be clarified as part of the next stage of the plan-making process.	WODC has made revisions to Policy CP2, taking into account comments raised during the consultation, which has been evaluated in the SA (see Appendix F and Chapter 5 of the Regulation 18 Preferred Spatial Options SA, and Appendix H of this Regulation 19 SA Report).

Consultee	Summary / extract of comment	Incorporation into the SA
	<i>For clarity, support is provided to the identification that [at least] medium-scale (11 – 300 homes, as defined at paragraph 5.35 of the Consultation document) developments would be appropriate at Long Hanborough specifically. Given its credentials, suitable strategic-scale (>300 homes) development opportunities would also be appropriate at Long Hanborough”.</i>	
HarperCrewes Bloombridge Ltd	<i>“...the sustainability appraisal (‘SA’) concludes that Scenario 7 (New Settlement) is the best performing option due to the potential for an effective layout and design to be implemented from an early stage.</i> <i>HCB remains of the view that spatial strategy must focus development in the ‘most sustainable locations’, i.e., the Main Service Centres as identified in the WOLP31. Directing housing growth to new settlement(s) will present considerable challenges related to the provision of adequate infrastructure for new communities. Furthermore, the delivery of new settlements, like the Salt Cross Garden Village, take a significantly longer time to start on site and will certainly impact the housing land supply position of the district.”</i>	The assessment of spatial options has been reviewed and updated, to include an additional spatial option identified by WODC (see Appendix B and Chapter 3 of the Regulation 18 Preferred Spatial Options SA Report). Although Option 7 remains the most frequently best performing site against the SA Objectives, the challenges of delivering a new settlement are highlighted.
Hallam Land	<i>“...The policy approach of adopting a hierarchical approach to growth aligned with the settlement hierarchy is strongly supported. It is agreed that Witney in particular should be the primary focus for growth within West Oxfordshire ... Whilst it is recognised that the policy approach set out in the Preferred Policy Options Local Plan is not to follow the Witney Focus approach (but to instead continue to focus on the Tier 1 Principal Towns) it is argued that Witney should continue to be the primary focus for growth, supported by those other principal towns, reflecting the findings of the sustainability appraisal.”</i> <i>“...land to the west of Witney (shown as extending south from Bromag industrial estate and north of A40) was identified as an “area for long term development potential” in the submission draft of the Plan as part of policy WIT4 – “to include consideration of opportunities for new housing and employment to meet identified development needs beyond 2031”.”</i>	Comments noted. WODC has identified indicative preferred areas for growth in the Preferred Spatial Options consultation document and is seeking further views on this, in advance of the Regulation 19 stage.
R & RW Homes	<i>“The sustainability appraisal (supporting document to the Local Plan) outlines at Box 5.1 that Officers of West Oxfordshire District Council have some concerns that solely focusing a spatial strategy on growth to Main Service Centres could ‘harm the vitality of the District’s larger villages by failing to meet locally identified housing needs’. We completely agree. Allocating appropriate development in the larger of the villages, such as Shipton-under-Wychwood, would contribute to local needs and contribute towards local vitality and viability.”</i>	Comments noted. See updated spatial options evaluated in Appendix B and Chapter 3 of the Regulation 18 Preferred Spatial Options SA Report.
Bloor Homes Western	<i>“The sustainability appraisal (June 2025) recommends that Policies CP2 and CP3 are combined to ensure the purpose and intention of the settlement hierarchy is clear. This could make the resultant policy unambiguous in its purpose and in its use by applicants and the decision maker.”</i>	Comments noted. Recommendation has been reiterated to WODC (see Appendix F of the Regulation 18 Preferred Spatial Options SA, and

Consultee	Summary / extract of comment	Incorporation into the SA
		latest iteration of the policies in Appendix H of this Regulation 19 SA Report).
Elivia Homes	“...with regard to the proposed 6,500 new Local Plan allocations, we note that the accompanying sustainability appraisal of the Preferred Options (June 2025) suggests at Table 5.1 that the approach to the spatial strategy could include the following distribution of development: - 2 x strategic allocations at Carterton and Witney (1,500 each settlement) - 1 x strategic allocation at Chipping Norton which is partially in the AONB (750 dwellings) - 1 x non-strategic allocation at each of the rural service centres (250 x 7) - Balance of 1,000 homes at each of the larger villages (1,050 total) - We are concerned that this strategy still appears to be place a reliance on the larger strategic sites which have historically struggled to deliver over the current plan period. Questions clearly remain over the existing allocations potential to deliver within the first 5 years of the proposed plan period. It's also unclear at this stage how these Site's will potentially contribute to meeting Oxford City's unmet needs.”	An additional spatial option has been identified by WODC and evaluated in the SA (see Appendix B and Chapter 3 of the Regulation 18 Preferred Spatial Options SA Report, and Chapter 5 of this Regulation 19 SA), taking into consideration comments raised during the consultation and the latest available evidence.
Standlake Parish Council Sara Reardon	“...Preferred Policy SP1 (Spatial Strategy) explicitly prioritises growth in well-connected towns and transport corridors. Standlake being in Tier 3 does not meet the preferred strategy. Preferred Policy ENV1 commits to protecting biodiversity, landscape character, and rural distinctiveness, which would be undermined by expansion into fields in and surrounding the village. The sustainability appraisal (2025) outlines objectives to “protect and enhance landscape character” and “avoid development in locations where infrastructure is constrained or where environmental harm may result.” - Taken together, these strategic documents reinforce that Standlake is not a suitable location for major development, especially in light of serious infrastructure limitations and transport barriers.”	WODC has made revisions to Policy CP2, taking into account comments raised during the consultation, which has been evaluated in the SA (see Appendix F and Chapter 5 of the Regulation 18 Preferred Spatial Options SA, and Appendix H of this Regulation 19 SA Report).

C.4 Regulation 18 Preferred Spatial Options

Table C.4.1: Consultation responses to the Regulation 18 Preferred Spatial Options SA (October 2025)

Consultee	Summary of consultation responses to R18 Preferred Spatial Options SA Report	Incorporation into the SA
Natural England	- NE welcomes the consideration of “<i>landscapes, biodiversity and soils</i>” and support the approach that these factors should “<i>strongly inform the distribution of development across the district</i>”. - Recommend that the SA considers “<i>the cumulative impact of development at a landscape scale</i>” and the capacity of landscapes to accommodate change. - Recommend that the SA provides sufficient evidence “<i>to justify the site selection process and to ensure sites of least environmental value are selected</i>”. - Recommend that the SA baseline is informed by “<i>up-to-date environmental evidence</i>”, including the LNRS, ecological networks, priority habitats and species. - Recommend that the SA considers impacts on biodiversity, protected sites, air quality, water resources, soils and climate change adaptation, including opportunities for mitigation and enhancement.	Comments noted. The SA has considered the potential effects of the Local Plan on biodiversity, landscape, soils, water resources, air quality and climate change adaptation through the assessment of policies, spatial options and site allocations against the SA Framework (see Chapter 5 and Appendices A, F and G of this Regulation 19 SA Report). Cumulative effects have been considered in Chapter 16.
Historic England	- Historic England welcomed consideration of the historic environment within the SA but recommended that World Heritage Sites and Registered Parks and Gardens are considered as distinct receptors within the assessment. - Suggested that the SA methodology could provide greater differentiation between heritage assets, noting that Listed Buildings are assessed by grade but Registered Parks and Gardens are not. - Suggested that relevant heritage evidence, including the Blenheim Palace World Heritage Site setting study, is referenced within the SA.	Comments noted. The SA has considered the potential effects of the spatial strategy and site options on heritage assets and their settings through the assessment framework. Heritage constraints have been considered consistently across the site assessment process, with relevant effects identified where potential impacts are likely to arise (see Chapter 10).

Appendix D: Assessment of Additional Housing and Employment Options

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D.1 Introduction

D.1.1 Overview

- D.1.1.1 The purpose of this appendix is to provide an assessment of additional housing and employment options identified by West Oxfordshire District Council (WODC) during the preparation of the Regulation 19 Local Plan.
- D.1.1.2 These relate to high level reasonable alternatives for the overall amount of housing and employment growth to be delivered through the emerging West Oxfordshire Local Plan across the Plan period 2025-2043.
- D.1.1.3 The evaluation of additional options has been carried out in a consistent manner drawing on the assessment of options from previous SA stages.

D.1.2 Limitations of assessment

- D.1.2.1 Environmental assessment, in accordance with the methodology, requires sufficient detail on the size, nature and location of development in order to understand potential effects against the environmental baseline. The housing and employment options presented provide information on 'nature' only, in this case the quantum of housing or employment floorspace, with no accompanying spatial or locational detail.
- D.1.2.2 As a result, the assessment can only be undertaken at a very high level. While overall scale is implied through total housing numbers and employment floorspace, there is no indication of how this development would be distributed spatially. The absence of locational specificity, beyond broad adherence to national policy principles such as prioritising brownfield land, limits the ability of the SA to meaningfully assess impacts or distinguish between options. Consequently, the appraisal findings are necessarily strategic and provide only limited diagnostic value.
- D.1.2.3 This lack of spatial definition also limits the consideration of cumulative and site-specific effects and introduces a high degree of uncertainty into the appraisal outcomes.

D.2 Housing options

D.2.1 Overview

- D.2.1.1 Paragraph 62 of the National Planning Policy Framework (NPPF)¹ states that the minimum number of homes needed in an area should be informed by a local housing need assessment, conducted using the standard method outlined in PPG².
- D.2.1.2 WODC has therefore identified 'housing options', which are high-level options for the scale of housing growth to be delivered through the emerging Local Plan.
- D.2.1.3 Three housing options were identified during the Regulation 18 'Preferred Policy Options' consultation stage and evaluated in the accompanying SA Report (June 2025)³, derived from (i) the 2023 standard method calculation; (ii) the 2024 standard method calculation; and (iii) the 2024 standard method calculation plus a 10% uplift to account for potential non-implementation.
- D.2.1.4 The three housing options identified during the Regulation 18 stage are summarised in **Table D.2.1**.

Table D.2.1: Housing options identified during the Regulation 18 stage

Option	Description
Housing Option 1	8,784 dwellings based on 549 dpa using the 2023 standard method figure and applied to the period 2025 - 2041.
Housing Option 2	14,480 dwellings based on 905 dpa using the new (December 2024) standard method figure and applied to the period 2025 – 2041.
Housing Option 3	16,000 dwellings based on 905 dpa using the new (December 2024) standard method figure with a 10% buffer to account for potential non-implementation of some sites. Also applied to the period 2025 – 2041.

- D.2.1.5 Since the identification of the above options, WODC has identified a further reasonable alternative housing number option. This new option relates to the potential for requests to accommodate unmet needs from Oxford City Council. Alongside this, the previously assessed Option 2 relating to the 2024 Standard Method calculation (905dpa) for the West Oxfordshire area has been updated to reflect the adjusted Plan period, which is to cover two additional years, across the period 2025-2043, resulting in a slight increase to the number of homes.
- D.2.1.6 Consequently, the new Option 5 identified by WODC is set out in **Table D.2.2**, to be evaluated alongside the latest calculated housing need for the Plan area using the

¹ MHCLG (2024) National Planning Policy Framework. December 2024. Available at: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf> [Date accessed: 05/06/26]

² MHCLG (2025) Planning Practice Guidance. Available at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> [Date accessed: 05/06/26]

³ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan 2041: Regulation 18 Preferred Policy Options. June 2025. Available at: <https://www.westoxon.gov.uk/media/qi1puvnm/sustainability-appraisal-of-the-west-oxfordshire-local-plan-preferred-options-june-2025.pdf> [Date accessed: 05/06/26]

Standard Method (Option 4; effectively an updated version of the previously assessed Option 2 shown in **Table D.2.1**).

Table D.2.2: Housing options identified during the Regulation 19 stage

Option	Description
Housing Option 4	16,290 dwellings based on 905 dpa using the December 2024 standard method figure and applied to the period 2025 - 2043.
Housing Option 5	16,290 dwellings based on 905 dpa using the December 2024 standard method figure, with a buffer to account for an assumed 2,022 additional new homes to assist Oxford City Council meet a proportion (18%) of its identified unmet housing need.

D.2.1.7 These two options have been evaluated in **section D.2.2** below, following the same methodology for options assessed at the Regulation 18 stage.

D.2.2 Assessment of reasonable alternative housing number options

D.2.2.1 The two current reasonable alternative housing options identified by the Council relate to the latest Standard Method calculation published in December 2024 (Housing Option 4), and a higher growth option which includes an allowance to accommodate a proportion of Oxford City's identified unmet housing need (Housing Option 5). Option 4 proposes the delivery of 16,290 dwellings over the period 2025-2043, based on the Standard Method requirement of 905 dwellings per annum. Option 5 proposes an additional 2,022 dwellings above this requirement, representing an assumed contribution towards Oxford City's unmet housing need. Whilst Option 5 provides greater flexibility in housing delivery and may assist in addressing wider housing market pressures, it also introduces a greater degree of uncertainty regarding the ability to accommodate additional growth without increasing pressure on environmental, infrastructure and community assets across the district.

D.2.2.2 Pursuing either housing option is expected to result in a major positive effect in relation to housing and equality (SA Objective 9), as both options would provide a substantial level of housing growth and meet identified housing needs for the district. Increased housing delivery has the potential to improve housing affordability, support the provision of a wider range of housing types, sizes and tenures, and contribute towards meeting the needs of different groups within the community. Option 5, through the provision of additional homes above the Standard Method requirement, may provide greater opportunities to deliver a broader mix of housing and respond to both local needs and wider housing market pressures, although the extent to which affordable and specialist housing needs are met will remain dependent on viability considerations and the effectiveness of planning policies.

D.2.2.3 Both housing options are likely to result in negative effects in relation to climate change mitigation (SA Objective 1), biodiversity and geodiversity (SA Objective 3), air quality (SA Objective 6), water resources (SA Objective 7), and natural resources and waste (SA Objective 8). The delivery of a substantial number of new homes is expected to increase greenhouse gas (GHG) emissions associated with construction, occupation and transport activity, increase demand for water resources and infrastructure, generate additional waste, and place pressure on biodiversity, agricultural land and other natural resources. There is also potential for increased traffic generation and associated air quality impacts, particularly within existing Air Quality Management Areas (AQMAs). Option 5, which proposes a higher level of growth, is likely to result in greater pressures across these objectives. However, the significance of effects will depend on the location, design and implementation of development, and opportunities exist for mitigation through sustainable

design measures, low-carbon technologies, biodiversity net gain (BNG), sustainable drainage systems (SuDS), and investment in supporting infrastructure.

- D.2.2.4 Given the high sensitivity and value of landscapes within West Oxfordshire, including the Cotswolds National Landscape (CNL) and other locally valued landscapes, the scale of development proposed under both housing options has the potential to adversely affect landscape character (SA Objective 4). Similarly, there is potential for adverse effects on cultural heritage assets and their settings (SA Objective 5), including listed buildings, conservation areas, scheduled monuments and the setting of Blenheim Palace World Heritage Site. The significance of effects will depend on the location, form and design of development and the relationship of future growth to sensitive environmental and heritage assets. Option 5 may increase pressure on sensitive landscapes and heritage assets to a greater extent than Option 4 due to the higher housing requirement, although effects remain uncertain for the purpose of this high-level assessment.
- D.2.2.5 Both housing options are expected to result in positive effects in relation to the economy and employment (SA Objective 13). Increased housing delivery is likely to support economic growth through construction activity, increased expenditure within local centres and services, and the expansion of the district's workforce. Additional housing may also help support local businesses and contribute towards wider economic resilience. Option 5 may provide greater economic benefits due to the higher level of population growth and associated spending power, although the scale of benefits will depend on the extent to which housing growth is aligned with employment opportunities and supported by appropriate infrastructure provision.
- D.2.2.6 The consideration of housing numbers does not identify the location of development and therefore effects in relation to climate change adaptation (SA Objective 2), health and wellbeing (SA Objective 10), transport and accessibility (SA Objective 11), and education (SA Objective 12) remain uncertain. Whilst higher levels of growth could create opportunities to support the delivery of new infrastructure, community facilities, healthcare provision, public transport improvements, active travel networks and educational facilities, the extent and distribution of these benefits will depend on the spatial strategy and site allocations ultimately selected. These matters are therefore more appropriately considered through subsequent stages of the Local Plan process when the location and distribution of growth is known (see **Chapter 5** of the Regulation 19 SA Report, which summarises the reasonable alternatives including those relating to the spatial options and development sites).

D.2.3 Conclusions

- D.2.3.1 Environmental assessment needs to have details of size, nature and location of the proposals in order for impacts to be understood in relation to the environmental baseline. The housing options only define the 'nature' of development proposed, in this case housing and total quantum of growth, and do not include details of the size and location. This means that any attempt to evaluate impacts is necessarily high level with restricted diagnostic conclusions.
- D.2.3.2 The appraisal indicates that Housing Options 4 and 5 perform similarly against the majority of SA objectives. Both options propose substantial levels of housing growth and would therefore give rise to broadly similar effects. Option 5 would, however, be expected to result in effects of greater magnitude, both positive and negative, due to the additional

housing proposed to contribute towards Oxford City's unmet housing need. The difference in scale is not considered sufficient to materially alter the overall significance of effects because the additional dwellings represent a modest increase when considered against the overall scale of growth proposed.

- D.2.3.3 Option 4 performs slightly more favourably in relation to environmental objectives, particularly climate change mitigation (SA Objective 1), biodiversity (SA Objective 3), landscape (SA Objective 4), air quality (SA Objective 6), water (SA Objective 7), and natural resources and waste (SA Objective 8). Both options are expected to result in adverse effects in these areas, but Option 4 is likely to generate reduced impacts due to its slightly lower level of growth. Option 5 would give rise to greater environmental pressure as a result of the higher quantum of development.
- D.2.3.4 Option 5 performs slightly more favourably in relation to housing and equality (SA Objective 9) and economy and employment (SA Objective 13), reflecting the benefits of additional housing provision in meeting wider needs and supporting economic activity. However, the differences between options are not sufficient to change the overall conclusions for these objectives.
- D.2.3.5 For several objectives, including climate change adaptation (SA Objective 2), cultural heritage (SA Objective 5), health and wellbeing (SA Objective 10), transport and accessibility (SA Objective 11), and education (SA Objective 12), it is not possible to distinguish a best performing option, as effects are dependent on the location, distribution and design of development. These matters are more appropriately addressed at the spatial strategy and site allocation scales.
- D.2.3.6 Overall, Option 4 is considered to perform marginally better in sustainability terms due to lower environmental effects, while Option 5 offers greater benefits in relation to housing delivery and economic growth. The differences between the options are limited, and both are capable of delivering sustainable development subject to appropriate mitigation and spatial strategy choices.

Comparison to previously assessed options

- D.2.3.7 From a purely environmental perspective, a lower quantum of development is likely to result in less severe adverse effects. However, national policy requires that Local Plans are based on the Standard Method calculation of housing need. For the purpose of 'reasonable alternatives', a growth option that does not satisfy the calculated housing need for West Oxfordshire, as a minimum, would not allow for a 'sound' plan and in that sense would not be considered reasonable. As such, WODC does not consider Options 1, 2 or 3 to represent reasonable alternative housing options at this stage. The assessment therefore reflects the need to balance environmental considerations with the requirement to meet identified housing needs and support sustainable patterns of growth.

D.3 Employment options

D.3.1 Overview

- D.3.1.1 WODC has also considered the employment land needs for the Local Plan. The ‘employment options’ are high-level options for the scale of employment growth to be delivered through the emerging Local Plan.
- D.3.1.2 Four employment options were identified during the Regulation 18 ‘Preferred Policy Options’ consultation stage and evaluated in the accompanying SA Report (June 2025)⁴, derived from the four ‘scenarios’ described in the Economic Needs Assessment (ENA)⁵.
- D.3.1.3 The four employment options identified during the Regulation 18 stage are summarised in **Table D.3.1**.

Table D.3.1: Employment number options identified during the Regulation 18 stage

Option	Office space	Industrial space	Total
Scenario 1 – Labour Demand Based on the floorspace and land needed to accommodate expected employment growth in West Oxfordshire, as per the latest employment forecasts derived from Oxford Economics data.	4.5 ha	3.5 ha	8 ha
Scenario 2 – Labour Supply Based on the latest population and housing growth projections, as derived from Office for National Statistics data and the 2025 ORS Local Housing Needs Assessment.	6.3 ha	5.4 ha	11.7 ha
Scenario 3 – Past Trends Trend-based scenario based on the continuation of historical take-up rates, sourced from CoStar. This analyses take-up rates by use class over the last 15 years and extrapolates these trends over the assessment period.	0.9 ha	25 ha	25.9 ha
Scenario 4 – Policy Driven Based on employment levels that could be possible with an ambitious economic development strategy reflecting priority sectors as set out for Oxfordshire and/or the district in available plans and strategies.	6.4 ha	8.1 ha	14.5 ha

- D.3.1.4 Since the identification of the above options, WODC has identified a further reasonable alternative employment number option. This reflects a hybrid of Scenario 1 (Labour Demand) for office uses and Scenario 3 (Past Trends) for industrial uses. This hybrid scenario forecasts growth of 30,008m² of office space (E(g)(i) and E(g)(ii) uses) and 107,588m² of industrial space (E(g)(iii), B2 and B8 uses). This equates to a land requirement of approximately 25ha for industrial space and 4.5ha for office space.
- D.3.1.5 Accordingly, WODC has defined a new Scenario 5 (**Table D.3.2**) to be evaluated alongside the original four scenarios (**Table D.3.1**).

⁴ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan 2041: Regulation 18 Preferred Policy Options. June 2025. Available at: <https://www.westoxon.gov.uk/media/qi1puvnm/sustainability-appraisal-of-the-west-oxfordshire-local-plan-preferred-options-june-2025.pdf> [Date accessed: 25/03/26]

⁵ AECOM (2025) Economic Needs Assessment: West Oxfordshire District Council. June 2025. Available at: <https://www.westoxon.gov.uk/media/0f5jojvu/west-oxfordshire-economic-needs-assessment-june-2025.pdf> [Date accessed: 18/06/26]

Table D.3.2: Employment number option identified during the Regulation 19 stage

Option	Office space	Industrial space	Total
Scenario 5 – Hybrid A hybrid of Scenario 1 (Labour Demand) for office uses and Scenario 3 (Past Take Up) for industrial uses.	4.5 ha	25 ha	29.5 ha

D.3.2 Assessment of employment number option

- D.3.2.1 The new employment option (Scenario 5) comprises a hybrid of Scenario 1 (Labour Demand) for office uses and Scenario 3 (Past Trends) for industrial uses. It sets out an indicative requirement of 4.5ha of Class E (office, research and development, and light industrial uses) and 25ha of Class B2/B8 (general industrial and storage/distribution uses), resulting in a total employment land requirement of 29.5ha. This represents a modest increase in overall employment land compared to Scenarios 1-4 (the next highest being Scenario 3 at 25.9ha), and reflects a combination of demand-led office growth with a continuation of historic industrial land take-up trends.
- D.3.2.2 In comparison with Scenarios 1, 2 and 4, Scenario 5 proposes a greater overall quantum of employment land, primarily as a result of the significantly higher provision of industrial and storage/distribution uses. Whilst its overall scale is only marginally greater than Scenario 3, it includes a higher level of office provision and therefore has potential to support a broader range of employment opportunities. As with the previously assessed scenarios, positive effects are anticipated in relation to the economy and employment (SA Objective 13), reflecting the provision of additional employment land, support for business growth and job creation, and the potential to strengthen economic resilience. Given its larger overall scale, Scenario 5 may deliver greater economic benefits than Scenarios 1, 2 and 4 and could support a wider range of employment sectors than Scenario 3, although the extent of benefits will depend on market demand, deliverability and infrastructure capacity.
- D.3.2.3 Minor positive effects are also anticipated in relation to housing and equality (SA Objective 9), through improved access to employment opportunities, and education (SA Objective 12), reflecting opportunities for skills development, training and apprenticeships associated with employment growth.
- D.3.2.4 Scenario 5 is likely to result in negative effects in relation to climate change mitigation (SA Objective 1), biodiversity (SA Objective 3), landscape (SA Objective 4), air quality (SA Objective 6), water resources (SA Objective 7), and natural resources and waste (SA Objective 8). Employment development has the potential to increase GHG emissions, traffic generation, demand for natural resources and water, waste generation, and pressure on biodiversity and landscapes. The substantial proportion of industrial and logistics uses proposed under Scenario 5 may also result in increased heavy goods vehicle (HGV) movements and associated emissions. Given the scale of industrial uses, Scenario 5 is likely to result in greater environmental pressures than Scenarios 1, 2 and 4, although effects are expected to be broadly similar to those identified for Scenario 3 which includes the same amount of industrial land.
- D.3.2.5 Effects in relation to climate change adaptation (SA Objective 2), cultural heritage (SA Objective 5), and transport and accessibility (SA Objective 11) are uncertain, as they are dependent on the location, design and distribution of development rather than the overall quantum of employment land. Whilst the higher level of growth proposed under Scenario 5 could increase pressure on transport networks and infrastructure, it may also provide

opportunities to support investment in infrastructure and sustainable transport improvements. Effects on health and wellbeing (SA Objective 10) are expected to be negligible, as the options do not directly affect health infrastructure and indirect effects are captured under other SA objectives. The extent of these effects will depend on the location and delivery of employment development and are more appropriately considered through subsequent stages of the Local Plan process (see **Chapter 5** of the Regulation 19 SA Report, which summarises the reasonable alternatives including those relating to the spatial options and development sites).

- D.3.2.6 Overall, Scenario 5 performs similarly to Scenario 3 in sustainability terms, reflecting the comparable scale of employment growth and substantial provision of industrial land. Compared with Scenarios 1, 2 and 4, Scenario 5 is likely to generate greater economic benefits but also increased environmental pressures. Whilst it provides a more balanced mix of office and industrial uses than Scenario 3 and a slightly higher overall quantum of growth, the overall sustainability effects are not considered to be materially different.

D.3.3 Conclusions

- D.3.3.1 Environmental assessment requires information on the size, nature and location of development to fully understand impacts in relation to the baseline. The reasonable alternative employment options define only the nature of development (i.e. office and industrial uses) and the overall quantum of growth. In the absence of site-specific detail, the assessment is necessarily high-level.
- D.3.3.2 Scenario 5 is expected to result in major positive effects on the economy (SA Objective 13), reflecting the overall scale of employment land provision and the provision of industrial and logistics uses. Secondary positive effects are also anticipated in relation to housing and equality (SA Objective 9) and education (SA Objective 12), reflecting improved access to employment opportunities and potential for skills development and training.
- D.3.3.3 Negative effects are identified in relation to climate change mitigation (SA Objective 1), biodiversity and geodiversity (SA Objective 3), landscape (SA Objective 4), air quality (SA Objective 6), water resources (SA Objective 7), and natural resources and waste (SA Objective 8). These effects reflect the scale of development proposed and the associated potential for increased land take, traffic generation, operational emissions, and resource demand, particularly associated with industrial and logistics uses.
- D.3.3.4 Effects in relation to climate change adaptation (SA Objective 2), cultural heritage (SA Objective 5), and transport and accessibility (SA Objective 11) remain uncertain, as they are dependent on the location, design and layout of development. Effects on health and wellbeing (SA Objective 10) are expected to be negligible at this strategic stage.
- D.3.3.5 Overall, Scenario 5 presents a strong economic growth option but with associated environmental pressures arising from its scale. Compared with Scenarios 1, 2 and 4, it is likely to generate greater economic benefits and environmental effects. In sustainability terms, its overall effects are broadly comparable to Scenario 3, with a slightly more balanced mix of employment uses but no material difference in the overall pattern of effects.

Appendix E: Site Assessment Methodology and Assumptions

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E.1 Introduction

E.1.1 Overview

- E.1.1.1 This appendix provides additional context to **Chapter 4** of the main Regulation 19 SA Report regarding the methodology used to assess reasonable alternative sites within the emerging WODC Local Plan.
- E.1.1.2 Topic-specific methodologies have been established which reflect the differences between the SA Objectives and how different receptors should be considered in the appraisal process for reasonable alternative sites. There are also a number of assumptions and limitations noted within each of the following sections, which should be borne in mind when considering the assessment findings.
- E.1.1.3 The topic-specific methodologies set out in **Table E.2.1** to **Table E.14.1** explain how the likely impact per receptor has been identified in line with the local context and the impact symbols presented in **Table 4.4** of the main Regulation 19 SA (see **Volume 1**).
- E.1.1.4 All distances stated in site assessments are measured ‘as the crow flies’ from the closest point of the site/receptor in question, unless otherwise stated.
- E.1.1.5 **Appendix F** sets out the appraisal of the reasonable alternative strategic sites, and **Appendix G** the appraisal of reasonable alternative non-strategic sites, which have been identified, described, and evaluated at the Regulation 18 stage and updated at the Regulation 19 stage. The appraisal evaluates the likely significant effects of each reasonable alternative against the 13 SA Objectives.
- E.1.1.6 Post-mitigation assessments have been carried out, drawing on the provisions of emerging Local Plan policies, and presented in **Appendix I**.
- E.1.1.7 The level of detail that can be expressed through the SA assessments depends on the level of detail provided associated with the part of the plan in question.

E.1.2 Using the SA Framework

- E.1.2.1 The SA Framework, which is presented in its entirety in **Appendix A**, is comprised of the following SA Objectives:
- 1) **Climate change mitigation:** Minimise West Oxfordshire District’s contributions towards the causes of climate change.
 - 2) **Climate change adaptation:** Adapt to the anticipated levels of climate change.
 - 3) **Biodiversity and geodiversity:** Conserve, enhance and restore the district’s biodiversity and geodiversity
 - 4) **Landscape:** Conserve, enhance and manage the quality and character of landscapes and townscapes.
 - 5) **Cultural heritage:** Conserve and enhance the significance of heritage assets and support the effective management of the historic environment.
 - 6) **Air quality:** Protect and improve air quality, creating cleaner and healthier air.
 - 7) **Water:** Maintain and improve water quality and ensure efficient use of water resources.
 - 8) **Natural resources and waste:** Ensure efficient use of the district’s soil and mineral resources and reduce waste.

- 9) **Housing and equality:** Provide affordable, high quality and environmentally sound housing for all, whilst reducing crime and social deprivation.
- 10) **Health and wellbeing:** Safeguard and improve health and wellbeing and reduce inequalities in health.
- 11) **Transport and accessibility:** Improve accessibility, increase the proportion of travel by sustainable modes, and reduce the need to travel.
- 12) **Education:** Increase access to education and improve attainment to develop and maintain a skilled workforce.
- 13) **Economy and employment:** Ensure sufficient employment land and premises are available to develop and support innovative and sustainable economic growth.

E.2 SA Objective 1: Climate Change Mitigation

E.2.1.1 The planning system should support the transition to a low carbon future in a changing climate). It should help to shape places in ways that contribute to radical reductions in greenhouse gas (GHG) emissions; minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. **Table E.2.1** sets out the proposed methodology to appraise the reasonable alternative options against SA Objective 1: Climate Change.

E.2.2 Increase in GHG emissions

E.2.2.1 The estimated carbon dioxide (CO₂) emissions for WODC in 2023 was 448.1 kilo tonnes, with per capita emissions of 3.8 tonnes according to UK local authority CO₂ emissions data¹. The majority of CO₂ emissions in West Oxfordshire arise from transport and domestic sources. Smaller proportions of other GHGs are recorded (61.9 kt CO₂e methane and 44.2 kt CO₂e nitrous oxide), the majority of which are attributable to agricultural sources and therefore largely outside of the scope of the Local Plan.

E.2.2.2 It is likely that new development proposed through the Local Plan will result in an increase in local GHG emissions due to the increase in the local population and the number of operating businesses. The increase in GHG emissions caused by new developments is often associated with impacts of the construction phase, the occupation and operation of homes and businesses, fuel consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible.

E.2.2.3 It should be noted that the appraisal of reasonable alternative sites is limited in its assessment of carbon / GHG emissions. The extent of impacts arising from development sites proposed for employment or non-residential end use will be dependent on the site-specific proposals and the nature of development, which is unknown at the time of assessment.

E.2.2.4 In the absence of site-specific carbon footprint data, and at this stage of the assessment process, the likely emissions arising from each reasonable alternative site is uncertain.

¹ Department for Energy Security and Net Zero (2025) UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023> [Date accessed: 11/06/26]

- E.2.2.5** The incorporation of green infrastructure (GI) within developments presents several opportunities to mitigate climate change, for example, through providing natural cooling to combat the ‘urban heat island’ effect, reducing the effects of air pollution and providing more pleasant outdoor environments to encourage active travel². Such opportunities have been evaluated through the policy assessments (see **Appendix H** of this document, Appendix F of the Preferred Spatial Options SA³ and Appendix C of the Preferred Policy Options SA⁴).
- E.2.2.6** Climate change can also be assessed through looking at indicators such as potential increased congestion on roads, promoting sustainable and active modes of transport, and increased habitat fragmentation. These are assessed in other objectives such as biodiversity (SA Objective 3), air quality (SA Objective 6) and transport (SA Objective 11).
- E.2.2.7** According to the Renewable Energy and Low Carbon Energy Assessment and Strategy (2016)⁵, there are four large scale renewable energy generating facilities operating in the district including nine solar farms and one anaerobic digestion facility that are either operational or have been approved. This will significantly help to reduce emissions from new development in West Oxfordshire should this be incorporated into development proposals.

Table E.2.1: SA Objective 1 – Climate change mitigation methodology

SA1 Receptor	++	+	0	+/-	-	--
Likely impact on carbon emissions.	N/A	N/A	N/A	The likely emissions arising from each reasonable alternative site is uncertain	N/A	N/A

² TCPA (2023) What is Green Infrastructure? Available at: <https://www.tcpa.org.uk/what-is-green-infrastructure/> [Date accessed: 11/06/26]

³ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan Regulation 18 Preferred Spatial Options Volume 2 of 2: Appendices. Available at: <https://www.westoxon.gov.uk/media/tycjryzt/local-plan-sa-appendices-preferred-spatial-options-october-2025.pdf> [Date accessed: 11/06/26]

⁴ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan 2041: Regulation 18 Preferred Policy Options. June 2025. Available at: <https://www.westoxon.gov.uk/media/qi1puvnm/sustainability-appraisal-of-the-west-oxfordshire-local-plan-preferred-options-june-2025.pdf> [Date accessed: 11/06/26]

⁵ LDA Design (2016) Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire, October 2016. Available at: www.westoxon.gov.uk/media/ys2okqht/renewable-energy-and-low-carbon-energy-assessment-2016.pdf [Date accessed: 11/06/26]

E.3 SA Objective 2: Climate Change Adaptation

E.3.1.1 **Table E.3.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 2: Climate change adaptation.

E.3.1.2 It is assumed that development proposals will be in perpetuity, and it is therefore likely that development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of fluvial or surface water flooding. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, including through the Sequential Test.

E.3.1.3 Flood risk has potential to be mitigated through the incorporation of open spaces, multi-functional GI and Sustainable Drainage Systems (SuDS) which reintroduce a natural water cycle pattern into urban environments. These systems provide vegetation and man-made channels which provide areas for floodwater to drain, slow runoff, and guide water to nearby watercourses, which can largely prevent the risk of flooding within areas of urban development.

E.3.2 Fluvial flooding

E.3.2.1 The level of fluvial flood risk present across the Plan area has been determined based on the Environment Agency's flood risk information⁶, using the latest available national data⁷, such that:

- **Flood Zone 3:** 1% or greater chance of flooding each year;
- **Flood Zone 2:** Between 0.1% - 1% chance of flooding each year; and
- **Flood Zone 1:** Less than 0.1% chance of flooding each year.

E.3.2.2 No data has been available at the time of writing to indicate the extent of Flood Zone 3b (Functional Floodplain) within West Oxfordshire. It is recommended that this is defined via a Strategic Flood Risk Assessment (SFRA) process, the outputs of which can be used to inform the SA at later stages.

E.3.2.3 It should be noted that the assessment is limited in terms of considering the impact of climate change on flood risk. At this stage, no data has been made available to inform the assessment of reasonable alternative sites regarding extents of flood risk in the future. It is recommended that the potential impacts of climate change and flood risk on development sites is considered through an SFRA.

⁶ Environment Agency (2025) Flood risk and coastal change. Available at: www.gov.uk/guidance/flood-risk-and-coastal-change [Date accessed: 11/06/26]

⁷ Environment Agency (2025) Flood Map for Planning – Flood Zones. Available at: <https://environment.data.gov.uk/dataset/04532375-a198-476e-985e-0579a0a11b47> [Date accessed: 11/06/26]

E.3.3 Surface water flooding

E.3.3.1 The level of surface water flood risk (SWFR) present across the Plan area has been determined based on Environment Agency data⁸, such that:

- **High risk:** more than a 3.3% chance of flooding each year;
- **Medium risk:** between 1% and 3.3%; and
- **Low risk:** between 0.1% and 1% chance.

E.3.3.2 Areas determined to be at very low risk of flooding (less than 0.1% chance) would be expected to result in a negligible impact on surface water flooding for the purposes of this assessment.

E.3.3.3 Climate change has the potential to increase the frequency and severity of storm events and lead to increases in all forms of flood risk including fluvial (rivers), surface water, groundwater, sewers and impounded water bodies (reservoirs and canals) which should also be explored where relevant.

Table E.3.1: SA Objective 2 – Climate change adaptation methodology

SA2 Receptor	++	+	0	+/-	-	--
Fluvial flood zone	N/A	Development proposals which are located wholly within Flood Zone 1.	N/A	N/A	Development proposals where more than 1% but less than 10% of the site area coincides with Flood Zones 2 or 3.	Development proposals where 10% or more of the site area coincides with Flood Zones 2 or 3.
Surface water flood risk	N/A	Development proposals which include the integration of GI, open space, SUDS or other surface water flood risk alleviating measures.	Development proposals where less than 1% of the site area coincides with low, medium or high SWFR, or the site lies in areas of very low SWFR.	N/A	Development proposals where more than 1% but less than 50% of the site area coincides with low SWFR and/or more than 1% but less than 10% medium SWFR.	Development proposals where 50% or more of the site area coincides with areas at low SWFR, 10% medium SWFR, and/or 1% high SWFR.

⁸ Environment Agency (2025) Risk of flooding from surface water. Available at: <https://environment.data.gov.uk/dataset/b5aaa28d-6eb9-460e-8d6f-43caa71f0e0e> [Date accessed: 11/06/26]

E.4 SA Objective 3: Biodiversity and geodiversity

- E.4.1.1 The biodiversity objective considers the potential impacts of the proposed development at a landscape-scale. It focuses on an assessment of proposed development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area.
- E.4.1.2 **Table E.4.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 3: Biodiversity, Flora and Fauna.
- E.4.1.3 Data for European sites, Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), ancient woodlands, Local Nature Reserves (LNRs) and priority habitats is available from Natural England⁹. Data for Local Wildlife Sites (LWSs) and Local Geological Sites (LGSs) has been provided by WODC via the Thames Valley Environmental Records Centre (TVERC).

E.4.2 European sites

- E.4.2.1 European sites (sometimes referred to as Habitats sites) provide valuable ecological infrastructure for the protection of rare, endangered and/or vulnerable natural habitats and species of exceptional importance within Europe. These sites consist of SACs, designated under European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), and SPAs, classified under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Additionally, paragraph 194 of the NPPF requires that sites listed under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are to be given the same protection as fully designated European sites.
- E.4.2.2 The area within which development proposals could potentially have direct, indirect and in-combination impacts on the integrity of a European site is referred to as the Zone of Influence (ZOI). This is determined through an identification of sensitive receptors at each European site (its qualifying features) and pathways via which the Local Plan may have an impact. At this stage of the plan making process, there are no formally identified ZOIs for the European sites in proximity to West Oxfordshire. However, as part of the (now ceased) Oxfordshire Plan 2050 evidence base, a Habitats Regulations Assessment (HRA) Report was prepared that defined distance-based risk zones for Plan development including an inner 2km zone for recreation, and outer precautionary 10km zone¹⁰. These indicative zones have been used to inform the assessment of reasonable alternative sites, highlighting potential for adverse effects arising from development within these zones. At this stage, the potential effects of reasonable alternative sites outside of these buffers are uncertain.

⁹ Natural England (2026) Natural England Open Data Geoportal. Available at: <https://naturalengland-defra.opendata.arcgis.com/> [Date accessed: 11/06/26]

¹⁰ Ricardo (2019) Oxfordshire Plan 2050 Habitats Regulations Assessment: Distance-based risk-zones for Plan Development. Report for the Oxfordshire Plan Team. Available at: <https://mycouncil.oxford.gov.uk/documents/s60849/Appendix%20C%20HRA%20Distance-Based%20Risk%20Zones%20Nov%202019%20FINAL.pdf> [Date accessed: 11/06/26]

E.4.2.3 The impact of proposed sites on European sites has been tested through the HRA process alongside the preparation of WODC's Local Plan, the findings of which will be used to inform the SA, however the HRA outcomes are still pending at this stage. The HRA will provide further detail relating to potential impacts on European sites within and surrounding the Plan area, and via a range of impact pathways.

E.4.2.4 The HRA Screening¹¹ indicated potential for likely significant effects on Oxford Meadows SAC in terms of physical damage and habitat loss, air pollution, water quality/quantity and recreational pressure, as well as Cothill Fen SAC for air pollution, and Little Wittenham SAC for water quality/quantity. These impacts will be explored further in a re-screening of policies and site allocations, followed by an Appropriate Assessment.

E.4.3 Biodiversity and geodiversity designations

E.4.3.1 Where a site is coincident with, adjacent to or located in close proximity to an ecological receptor, it is assumed that negative effects associated with development will arise to some extent. These negative effects include those that occur during the construction phase and are associated with the construction process and construction vehicles (e.g. habitat loss, habitat fragmentation, habitat degradation, noise, air, water and light pollution) and those that are associated with the operation/occupation phases of development (e.g. public access associated disturbances, increases in local congestion resulting in a reduction in air quality, changes in noise levels, visual disturbance, light pollution, impacts on water levels and quality etc.).

E.4.3.2 Negative impacts would be expected where the following ecological designations may be harmed or lost as a result of proposals: SPAs, SACs, Ramsar sites, SSSIs, ancient woodlands, NNRs, LNRs, LWSs, LGSs, as well as priority habitats protected under the 2006 NERC Act¹². The assessment is largely based on a consideration of the proximity of a site to these ecological receptors. For SSSIs, the assessment has used Impact Risk Zone (IRZ) information¹³.

E.4.4 Priority habitats, species and ecological networks

E.4.4.1 For the purposes of this assessment, impacts on priority habitats have been considered in the context of Natural England's publicly available Priority Habitat Inventory database¹⁴. It is acknowledged this may not reflect current local site conditions in all instances.

¹¹ LUC (2025) West Oxfordshire District Council Local Plan (Regulation 18) HRA Screening Report. June 2025. Available at: <https://www.westoxon.gov.uk/media/cu2pcxiq/local-plan-2041-hra-screening-report-june-2025.pdf> [Date accessed: 11/06/26]

¹² Natural Environment and Rural Communities Act 2006. Available at: www.legislation.gov.uk/ukpga/2006/16/contents [Date accessed: 11/06/26]

¹³ IRZs are a Geographical Information System (GIS) tool developed by Natural England which allow a rapid initial assessment of the potential risks posed by development proposals to: SSSIs, SACs, SPAs and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

¹⁴ Natural England (2025) Priority Habitat Inventory (England). Available at: <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england> [Date accessed: 11/06/26]

- E.4.4.2 It is assumed that construction and occupation of previously undeveloped greenfield land would result in a net reduction in vegetation cover in the Plan area. This would also be expected to lead to greater levels of fragmentation and isolation for the wider ecological network, such as due to the loss of stepping-stones and corridors. This will restrict the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land is considered under the Natural Resources (SA Objective 8) in this assessment (see **Chapter E.9**).
- E.4.4.3 It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report.
- E.4.4.4 Protected species survey information is not available for the sites within the Plan area. It is acknowledged that data is available from the local biological records centre. However, it is noted that this data may be under recorded in certain areas. This under recording does not imply species absence. As a consequence, consideration of this data on a site-by-site basis within this assessment would have the potential to skew results – favouring well recorded areas of the Plan area. As such impacts on protected species have not been assessed on a site-by-site basis.
- E.4.4.5 It is anticipated that the Council will require detailed ecological surveys and assessments to accompany future planning applications. Such surveys will determine on a site-by-site basis the presence of priority species and priority habitats protected under the NERC Act.
- E.4.4.6 It is assumed that mature trees and hedgerows will be retained where possible.

Table E.4.1: SA Objective 3 – Biodiversity and geodiversity methodology

SA3 Receptor	++	+	0	+/-	-	--
European site (SAC, SPA, Ramsar)	N/A	N/A	Development not anticipated to result in adverse impacts on European sites.	It is uncertain whether the proposed development would affect a European site.	Development proposal is located within a recognised Zone of Influence (Zoi) relative to a European site, including 2km inner / 10km outer buffer.	Development proposal coincides with, or is located in close proximity to, a European site. Likelihood of direct impacts.
SSSI and IRZ	N/A	Development proposals which would enhance features of an SSSI.	Development within an IRZ which does not indicate the proposed development need to consult with Natural England.	N/A	Within an IRZ which indicates proposed development should be consulted on with Natural England. Likelihood of direct or indirect impacts.	Development coincides with, or is located adjacent to, an SSSI. Likelihood of direct impacts.
NNR	N/A	Development proposals which would enhance or create an NNR.	Development not anticipated to result in adverse impacts on NNRs.	N/A	Development could potentially result in adverse impacts on an NNR. Likelihood of direct or indirect impacts.	Development coincides with an NNR. Likelihood of direct impacts.

SA3 Receptor	++	+	0	+/-	-	--
Ancient Woodland	N/A	Development proposals which would enhance ancient woodland.	Development proposal would not be anticipated to impact ancient woodland.	N/A	Development proposal anticipated to result in adverse impacts on a stand of ancient woodland. Likelihood of direct or indirect impacts.	Development proposal coincides with a stand of ancient woodland. Likelihood of direct impacts.
Local Nature Reserve	N/A	Development proposals which would enhance or create an LNR.	Development proposal not anticipated to result in adverse impacts on an LNR.	N/A	Development proposal could potentially result in adverse impacts on an LNR, such as those which are located in close proximity. Likelihood of direct or indirect impacts.	Development proposal anticipated to result in significant adverse impacts on an LNR, such as those which coincide. Likelihood of direct impacts.
Local Wildlife Site	N/A	Development proposals which would enhance or create an LWS.	Development not anticipated to result in adverse impacts on an LWS.	N/A	Development proposal anticipated to result in adverse impacts on an LWS, such as those which are located adjacent or in close proximity. Likelihood of direct or indirect impacts.	Development proposal anticipated to result in significant adverse impacts on an LWS, such as those which coincide. Likelihood of direct impacts.
Local Geological site	N/A	Development proposals which would enhance an LGS.	Development not anticipated to result in adverse impacts on an LGS.	N/A	Development proposal anticipated to result in adverse impacts on an LGS, such as those which are located adjacent or in close proximity. Likelihood of direct or indirect impacts.	Development proposal anticipated to result in significant adverse impacts on an LGS, such as those which coincide. Likelihood of direct impacts.
Priority habitat	N/A	Development proposals which enhance or create a priority habitat.	Development proposal does not coincide with a priority habitat.	N/A	Development proposal coincides with a priority habitat.	N/A

E.5 SA Objective 4: Landscape

- E.5.1.1 Impacts on landscape are often determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances, as experienced on the ground. Detailed designs for each development proposal are unknown at this stage of the assessment. This assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. There is a risk of negative effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a development proposal is located in close proximity to sensitive landscape receptors. The level of impact has been assessed based on the nature and value of, and proximity to, the landscape receptor in question.
- E.5.1.2 **Table E.5.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 8: Landscape.

E.5.2 National Landscape

- E.5.2.1 The Cotswolds National Landscape (CNL), formerly known as Area of Outstanding Natural Beauty (AONB), encompasses a large portion of the northern west of the district. The Cotswolds is the largest National Landscape in England recognised by its flower-rich limestone grasslands, ancient broadleaved woodland, limestone buildings and the undulating topography of the Cotswold Hills. Development located within, adjacent to or within short or long-reaching views of the CNL is likely to detract from the high-quality of the landscape and its views. The CNL Management Plan 2025-2030¹⁵ sets out a number of outcomes for the CNL, including that development proposals should positively contribute to the purposes of protected landscape designation and conserving and enhancing the natural beauty of the CNL.
- E.5.2.2 The CNL Landscape Character Assessment¹⁶ identified 19 landscape character types across the CNL, within which there are 68 distinct character areas. The CNL Landscape Strategy and Guidelines¹⁷ highlights key characteristics and sensitivities for each area that have been drawn upon in this assessment.
- E.5.2.3 It is assumed that any future development would be accompanied by a Landscape and Visual Impact Assessment (LVIA) or Landscape and Visual Appraisal (LVA) to consider any potential for adverse impacts.

¹⁵ Cotswolds National Landscape (2025) Cotswolds National Landscape Management Plan 2025 – 2030. Available at: https://www.cotswolds-nl.org.uk/wp/wp-content/uploads/2025/11/CNL-MANAGEMENT-PLAN_2025-30-FINAL.pdf [Date accessed: 11/06/26]

¹⁶ Cotswolds National Landscape (no date) Landscape Character Assessment. Available at: <https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/> [Date accessed: 11/06/26]

¹⁷ Cotswolds National Landscape (2016) Cotswolds AONB Landscape Strategy and Guidelines. Available at: <https://www.cotswolds-nl.org.uk/about-the-cotswolds-national-landscape/landscape-character-assessment/landscape-strategy-and-guidelines/> [Date accessed: 11/06/26]

E.5.3 Landscape Character

- E.5.3.1 The West Oxfordshire Landscape Assessment¹⁸ was produced in 1998 to support the conservation and enhancement of the landscape, as well as to assist the District Council and serve as a guide for different stakeholder such as landowners, farmers, private developers, community organisations and local interest groups.
- E.5.3.2 The assessment defines 13 Landscape Character Areas, further divided into 24 Landscape Types, each with distinctive features and characteristics. Where development proposals have potential to be discordant with the characteristics set out in the assessment a potential minor negative effect is identified. Where development proposals are unlikely to be discordant with the characteristics as set out in the assessment a negligible score has been identified. Where development proposals might protect or enhance the features of the landscape a minor positive score has been identified.

E.5.4 Landscape Sensitivity

- E.5.4.1 West Oxfordshire is a rural district with a well preserved predominantly agricultural landscape.
- E.5.4.2 For the three main settlements in West Oxfordshire (Witney¹⁹, Carterton²⁰ and Chipping Norton²¹) landscape assessments have been produced to update and expand on previous studies relating to landscape sensitivity and visual importance. These studies divide the areas surrounding each settlement with a corresponding level of landscape sensitivity/visual importance.
- E.5.4.3 Additionally, a Landscape and Visual Assessment²² was produced for sites around Eynsham allocated in the adopted West Oxfordshire Local Plan²³. This assessment looked at two strategic development areas on the periphery of Eynsham and identified their level of sensitivity. These two sites have been considered as reasonable alternatives in this SA report, known as 'West Eynsham SDA' (Site EW2) and 'Oxfordshire Cotswolds Garden Village' (Site EW1), identified by WODC as 'carried forward' sites from the previous local plan.
- E.5.4.4 Based on this evidence base sensitivity categories are defined as the following:
- High sensitivity: The key characteristics and qualities of the landscape are highly sensitive to change.
 - Moderate to high: The key characteristics and qualities of the landscape are sensitive to change.

¹⁸ Atlantic Consultants (1998) West Oxfordshire Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/cpqn2fj0/west-oxfordshire-landscape-assessment-1998.pdf> [Date accessed: 11/06/26]

¹⁹ AHLC (2007) West Oxfordshire Local Development Framework: Witney Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/2mdijk4/witney-landscape-assessment-2007-full-report.pdf> [Date accessed: 11/06/26]

²⁰ AHLC (2009) West Oxfordshire Local Development Framework: Carterton Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/gkgnexu/carterton-landscape-assessment-2009-full-report.pdf> [Date accessed: 11/06/26]

²¹ AHLC (2009) West Oxfordshire Local Development Framework: Chipping Norton Landscape Assessment. Available at: <https://www.westoxon.gov.uk/media/qwrkoffm/chipping-norton-landscape-assessment-2009-full-report.pdf> [Date accessed: 11/06/26]

²² LUC (2019) Oxfordshire Cotswold Garden Village West Eynsham Strategic Development Area: Landscape and visual assessment. Available at: <https://www.westoxon.gov.uk/media/pvop3sag/eynsham-landscape-report.pdf> [Date accessed: 11/06/26]

²³ West Oxfordshire District Council Local Plan 2031 (2018). Available at: <https://www.westoxon.gov.uk/media/fejympen/local-plan.pdf> [Date accessed: 11/06/26]

- Moderate: Some of the key characteristics and qualities of the landscape are sensitive to change.
- Moderate to low: Few of the key characteristics and qualities of the landscape are sensitive to change.
- Low: They key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.

E.5.4.5 Using this evidence base for landscape sensitivity, for the purpose of this SA, development sites in areas of high and moderate to high sensitivity are identified to have a potential major negative impact on landscape sensitivity. Development sites in areas which are in areas of moderate and moderate to low sensitivity are identified to have a minor negative impact on landscape sensitivity. Development sites which fall in an area of low sensitivity are identified to have a negligible impact on landscape sensitivity. Development sites which do not fall in areas covered by the above assessments have been scored as uncertain as the impact of these sites on landscape sensitivity cannot be determined based on the current available information.

E.5.5 Green Belt

E.5.5.1 In order to inform the potential for the Green Belt to accommodate sustainable forms of development within the six Oxfordshire authorities, Oxfordshire County Council commissioned a Green Belt Assessment²⁴. The purpose of the Green Belt Assessment was to provide the Councils with an objective, evidence-based and independent assessment of how the land parcels contributes to the five purposes of Green Belt set out in the NPPF:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

E.5.5.2 Green Belt designations do not necessarily relate to high quality or sensitive landscapes. The Green Belt Assessment classified land parcels as having a 'low', 'medium' or 'high' performance in relation to each of the purposes of the Green Belt independently.

E.5.5.3 At this stage of the assessment process, WODC has not identified any reasonable alternative sites located within the Green Belt, and as such this has not been assessed as a receptor in the SA.

E.5.6 Views

E.5.6.1 Development proposals which may alter views of a predominantly rural or countryside landscape experienced by users of the Public Rights of Way (PRoW) network would be expected to have a minor negative impact on the landscape objective.

²⁴ LUC (2015) Oxford Green Belt Study. Available at: <https://www.oxford.gov.uk/downloads/file/3789/oxford-green-belt-study-2015> [Date accessed: 11/06/26]

E.5.6.2 In order to consider potential visual effects of development, it has been assumed that the proposals would broadly reflect the character of nearby development of the same type.

E.5.6.3 Views have been identified through the use of aerial photography and Google Maps²⁵. Potential positive impacts would be dependent upon the current views, and level of detail of the proposed development. Data for PRoWs has been provided by the Council.

E.5.7 Coalescence

E.5.7.1 Development proposals which are considered to reduce the separation between existing settlements and increase the risk of the coalescence of settlements would be expected to have a potential minor negative impact on the landscape objective.

E.5.8 TPOs

E.5.8.1 Tree Preservation Orders (TPOs) are protected for amenity purposes, including their biodiversity, landscape and townscape qualities. It is anticipated that development proposals which coincide with trees which are registered under TPOs could have adverse impacts on these trees and their protected status, resulting in a minor negative impact for this objective due to potential impacts on landscape settings. Data for TPOs has been provided by the Council.

Table E.5.1: SA Objective 5 – Landscape methodology

SA4 Receptor	++	+	0	+/-	-	--
Cotswolds National Landscape (CNL)	N/A	Development proposals would enhance views from the CNL.	Development proposals unlikely to alter views from the CNL.	The potential impact on the CNL is uncertain.	Development proposals which have potential to detract from the special qualities, setting of or views from the CNL.	Development proposals which are likely to significantly detract from the special qualities or setting of the CNL (including those within the CNL).
Landscape character	N/A	Development proposals which would protect or enhance features of the landscape as identified within the Landscape Assessment.	Development proposals unlikely to be discordant with the guidelines and characteristics as set out in the Landscape Assessment. Development proposals located in the urban area outside of the Landscape Assessment study area.	Development proposals not located in an area considered as part of the Landscape Assessment.	Development proposals which could potentially be discordant with the key characteristics as set out in the Landscape Assessment.	N/A

²⁵ Google Maps (2025) Available at: <https://www.google.co.uk/maps>

SA4 Receptor	++	+	0	+/-	-	--
Landscape sensitivity	N/A	NA	Development proposals within areas defined as 'Low' or 'N/A' for sensitivity within published landscape sensitivity assessments.	Development proposals located in areas where no published landscape sensitivity assessment information is available.	Development proposals within areas defined as 'Moderate' or 'Moderate to low' sensitivity within published landscape sensitivity assessments.	Development proposals within areas defined as 'High' or 'Moderate to high' sensitivity within published landscape sensitivity assessments.
Alter views from the PRow network	N/A	Development proposals which could potentially improve the views experienced from the nearby PRow network.	Development proposals are not considered to significantly alter views experienced by users of the PRow network.	N/A	Development proposals which may alter views of a predominantly rural or countryside landscape experienced by users of the PRow network.	N/A
Coalescence	N/A	N/A	Development proposals are not considered to significantly reduce the separation between existing settlements or contribute to encroachment into the open countryside	N/A	Development proposals which are considered to increase the risk of the coalescence of settlements or contribute to encroachment into the open countryside	N/A
TPOs	N/A	N/A	Development proposals which do not coincide with or are adjacent to TPOs.	N/A	Development proposals which coincide with or are adjacent to TPOs.	N/A

E.6 SA Objective 5: Cultural Heritage

E.6.1.1 **Table E.6.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 5: Cultural Heritage.

E.6.2 Designated heritage assets

E.6.2.1 Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. There is a risk of adverse effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a site is in close proximity to heritage assets.

E.6.2.2 Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset. Development which could potentially be discordant with the local character or setting, for example, due to design, layout, scale or type, would be expected to adversely impact the setting of nearby heritage assets²⁶ that are important components of the local area.

E.6.2.3 Adverse impacts are recorded for development proposals which could potentially affect the setting of sensitive heritage designations, including Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens (RPG), and Conservation Areas (CA). The Blenheim Palace World Heritage Site (WHS) includes a Grade I Listed Building and RPG also located within the east of the district.

E.6.2.4 Heritage features identified on Historic England's Heritage at Risk Register may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment²⁷. Where Heritage at Risk assets could potentially be affected by the proposed development, this has been stated.

E.6.2.5 Data for heritage assets²⁸, including the Heritage at Risk Register²⁹, are available from Historic England.

E.6.2.6 No specific mapped information regarding the setting of heritage assets has been available to inform the assessments; it is recommended that site-specific evaluations are carried out by qualified professionals to determine this and inform any development proposals.

²⁶ Setting is taken to mean the surroundings in which a heritage asset may be experienced, which does not relate solely to distance from proposed developments to heritage assets. Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition). Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> [Date accessed: 11/06/26]

²⁷ Historic England Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register> [Date accessed: 11/06/26]

²⁸ Historic England (2025) Download Listing Data. Available at: <https://historicengland.org.uk/listing/the-list/data-downloads/> [Date accessed: 11/06/26]

²⁹ Historic England (2025) Search the Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/> [Date accessed: 11/06/26]

E.6.3 Non-statutory and locally designated heritage assets

- E.6.3.1 Many historic buildings and infrastructure such as roads, waterways and railways are of historic interest even if they are not listed. Likewise, not all nationally important archaeological remains are scheduled. There are also likely to be numerous unrecorded archaeological artefacts in the area, which have not yet been discovered.
- E.6.3.2 In West Oxfordshire District, identified non-designated heritage assets includes 'locally listed buildings'³⁰ that make a contribution towards the appearance of Conservation Areas. While a site-specific assessment of potential impacts on locally listed buildings has not been carried out in the SA, these features have been considered within the wider 'Conservation Area' receptor.
- E.6.3.3 The Historic Environment Record (HER) maintained by Oxfordshire County Council provides a comprehensive source of data on known heritage records³¹. At this stage of assessment, specialist information has not been available to inform the SA in terms of implications of potential development sites on non-designated heritage assets, historic landscapes, or other features described in the HER on a site-by-site basis. It is recommended that site-specific evaluations are carried out by qualified professionals to determine this and inform future stages of assessment.
- E.6.3.4 It is anticipated that WODC will require a Heritage Statement or Archaeological Desk-Based Assessment to be prepared to accompany future planning applications, where appropriate.

³⁰ WODC (2025) Listed Buildings: Historic buildings that are not listed. Available at: <https://www.westoxon.gov.uk/planning-and-building/historic-buildings-and-conservation/listed-buildings/> [Date accessed: 11/06/26]

³¹ Oxfordshire County Council (2025) Historic Environment Record. Available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/historic-environment-record> [Date accessed: 11/06/26]

Table E.6.1: SA Objective 5 – Cultural heritage methodology

SA5 Receptor	++	+	0	+/-	-	--
Grade I Listed Buildings	N/A	Development proposal which could potentially enhance a Grade I Listed Building or its setting.	Development proposal is not considered likely to affect the setting or character of a Grade I Listed Building.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within the wider setting of a Grade I Listed Building.	Development proposal coincides with, is located adjacent to, or could significantly impact the setting of, a Grade I Listed Building.
Grade II* Listed Buildings	N/A	Development proposal which could potentially enhance a Grade II* Listed Building or its setting.	Development proposal not considered likely to impact a Grade II* Listed Building or its setting.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within the setting of a Grade II* Listed Building.	Development proposal coincides with, or could significantly impact the setting of, a Grade II* Listed Building.
Grade II Listed Buildings	N/A	Development proposal which could potentially enhance a Grade II Listed Building or its setting.	Development proposal not considered likely to impact a Grade II Listed Building or its setting.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within the setting of a Grade II Listed Building.	Development proposal coincides with a Grade II Listed Building.
Conservation Areas	N/A	Development proposals which could potentially enhance the character or setting of a Conservation Area.	Development proposal not considered to impact a Conservation Area or its setting.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within a Conservation Area or potentially within the setting of a Conservation Area.	N/A
Scheduled Monuments	N/A	Development proposal which could potentially enhance an SM or its setting.	Development proposal not considered to impact an SM or its setting.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within the setting of a SM.	Development proposal coincides with a SM.
Registered Parks and Gardens (including Blenheim Palace WHS)	N/A	Development proposal which could potentially enhance an RPG or its setting.	Development proposal not considered likely to impact an RPG or its setting.	The effect of the proposed development on a nearby receptor is uncertain.	Development proposal located within the setting of an RPG.	Development proposal coincides with an RPG. Development likely to impact the views or setting of Blenheim Palace WHS.

E.7 SA Objective 6: Air Quality

E.7.1.1 **Table E.7.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 6: Air Quality.

E.7.2 Exposure to sources of air pollution

E.7.2.1 Exposure of new residents to air pollution has been considered in the context of the development proposal location in relation to established Air Quality Management Areas (AQMA) and main roads (motorways and A-roads). It is widely accepted that the effects of air pollution from road transport decreases with distance from the source of pollution i.e. the road carriageway^{32,33}. The Department for Transport in their Transport Analysis Guidance consider that “*beyond 200m from the link centre, the contribution of vehicle emissions to local pollution levels is not significant*”³⁴. This statement is supported by Highways England and Natural England based on evidence presented in a number of research papers^{35,36}.

E.7.2.2 There are two AQMA in West Oxfordshire including Chipping Norton AQMA and Witney AQMA, both of which are declared due to exceedances in nitrogen dioxide (NO₂) pollutants. Development proposals located within 200m of a main road or AQMA would be expected to have a minor negative impact on site end users’ exposure to air pollution. Development proposals located over 200m from an AQMA, or main road would be expected to have a negligible impact on site end users’ exposure to air pollution.

E.7.2.3 AQMA and main roads have been assessed as three independent receptors. The assessments have used UK AQMA data available from Defra³⁷, road data available from the Ordnance Survey³⁸.

E.7.3 Generation of air pollution

E.7.3.1 It is likely that new development would result in an increase in traffic and thus traffic-generated air pollution. Both existing and future site users would be exposed to this change in air quality.

³² Design Manual for Roads and Bridges (2024) LA 105 Air Quality. Available at: <https://www.standardsforhighways.co.uk/search/af7f4cda-08f7-4f16-a89f-e30da703f3f4> [Date accessed: 11/06/26]

³³ Design Manual for Roads and Bridges (2020) LA 104 Environmental assessment and monitoring. Available at: <https://www.standardsforhighways.co.uk/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a> [Date accessed: 11/06/26]

³⁴ Department for Transport (2026) TAG unit A3 Environmental Impact Appraisal. Available at: <https://www.gov.uk/government/publications/tag-unit-a3-environmental-impact-appraisal> [Date accessed: 11/06/26]

³⁵ Signal, K., Ashmore, M & Power, S. 2004. The ecological effects of diffuse air pollution from road transport. English Nature Research Report No. 580, Peterborough.

³⁶ Ricardo-AEA, 2016. The ecological effects of air pollution from road transport: an updated review. Natural England Commissioned Report No. 199.

³⁷ DEFRA (2026) UK Air Information Resource. Available at: <https://uk-air.defra.gov.uk/aqma/maps/> [Date accessed: 11/06/26]

³⁸ Ordnance Survey (2025) OS Open Roads. Available at: www.ordnancesurvey.co.uk/products/os-open-roads [Date accessed: 11/06/26]

- E.7.3.2** It should be noted that the appraisal of reasonable alternative sites is limited in its assessment of air pollution. In the absence of site-specific emissions data or information relating to the number of cars likely to be associated with new development sites, at this stage of the assessment process the likely air pollution impacts arising from each reasonable alternative site is uncertain.
- E.7.3.3** Proposals which would help to reduce the number of cars used, promote the use of low emission vehicles, public transport and active travel and reduce congestion on nearby roads would help to reduce air pollution and improve air quality. Such opportunities have been evaluated through the policy assessments (see **Appendix H** of this document, Appendix F of the Preferred Spatial Options SA³⁹ and Appendix C of the Preferred Policy Options SA⁴⁰).

Table E.7.1: SA Objective 6 – Air Quality

SA6 Receptor	++	+	0	+/-	-	--
AQMA	N/A	Development proposals will improve air quality within AQMAs.	Development proposals are located over 200m from an AQMA.	N/A	Development proposals are located within 200m of, an AQMA.	Development proposals which coincide with an AQMA.
Main road	N/A	Development proposals will improve air quality in proximity to main roads.	Development proposals located over 200m from a main road.	N/A	Development proposals located within 200m of a main road.	N/A

³⁹ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan Regulation 18 Preferred Spatial Options Volume 2 of 2: Appendices. Available at: <https://www.westoxon.gov.uk/media/tycjryzt/local-plan-sa-appendices-preferred-spatial-options-october-2025.pdf> [Date accessed: 11/06/26]

⁴⁰ Lepus Consulting (2025) Sustainability Appraisal of the West Oxfordshire Local Plan: Regulation 18 Preferred Policy Options. June 2025. Available at: <https://www.westoxon.gov.uk/media/qi1puvnm/sustainability-appraisal-of-the-west-oxfordshire-local-plan-preferred-options-june-2025.pdf> [Date accessed: 11/06/26]

E.8 SA Objective 7: Water

E.8.1.1 **Table E.8.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 7: Water.

E.8.1.2 The Water Framework Directive (WFD) aims to protect and improve the water environment. Under the WFD there is a requirement for all waterbodies to meet 'Good Ecological Status or Potential' by 2027. The Plan must ensure that proposals do not jeopardise the current status of a WFD element or cause deterioration to a receiving waterbody.

E.8.2 Water resources

E.8.2.1 Thames Water is responsible for water supply across West Oxfordshire. Forecasts in the latest Water Resource Management Plan (WRMP)⁴¹ highlight potential shortfalls in water up to 2041 and beyond. The Water Cycle Study (WCS) Scoping Report⁴² highlights a number of water network upgrades which may help to address these shortfalls.

E.8.3 Water quality

E.8.3.1 Construction activities in or near watercourses have the potential to cause pollution, impact upon the bed and banks of watercourses and impact on the quality of the water⁴³. A 10m buffer zone from a watercourse in which no works, clearance, storage or run-off should be permitted has been used as per available guidance^{44,45}. As such, a 10m zone has been applied in this assessment, using watercourse mapping data available from Ordnance Survey⁴⁶.

E.8.3.2 It should be noted that development beyond 10m from a watercourse still have potential to lead to adverse effects such as those resulting from runoff; each development site would need to be evaluated according to land use type, size of development and exact location. Where detailed information is not available to inform the SA assessments, there is uncertainty in the identification of effects in this regard.

⁴¹ Thames Water (2024) Water Resources Management Plan 2024. Available at: <https://www.thameswater.co.uk/about-us/regulation/water-resources> [Date accessed: 11/06/26]

⁴² WHS (2025) West Oxfordshire Water Cycle Study Scoping Report. July 2025. Available at: https://www.westoxon.gov.uk/media/oxuf3hnd/whs10174-wodc-scoping-water-cycle-study_v2-0.pdf [Date accessed: 11/06/26]

⁴³ World Health Organisation (1996) Water Quality Monitoring - A Practical Guide to the Design and Implementation of Freshwater Quality Studies and Monitoring Programmes: Chapter 2 – Water Quality.

⁴⁴ DAERA (2019) Advice and Information for planning approval on land which is of nature conservation value. Available at: www.daera-ni.gov.uk/articles/advice-and-information-planning-approval-land-which-nature-conservation-value [Date accessed: 11/06/26]

⁴⁵ Wild Trout Trust. Buffer Zones. Available at: www.wildtrout.org/content/buffer-zones#:~:text=A%20healthy%20riparian%20zone%20will,grazing%20and%20the%20river%20bank. [Date accessed: 11/06/26]

⁴⁶ Ordnance Survey (2025) OS Open Rivers. Available at: www.ordnancesurvey.co.uk/business-government/products/open-map-rivers [Date accessed: 11/06/26]

E.8.3.3 The WCS Scoping Report⁴⁷ highlights that the majority of watercourses in West Oxfordshire have ‘poor’ ecological status and ‘fail’ with regard to chemical status. The WCS also notes uncertainty with regard to the headroom available at sewage treatment works (STWs) serving the Plan area. Upgrades to the sewer network are likely to be required to ensure that the current status of watercourses improves and to reduce risk of storm overflows.

E.8.3.4 A water cycle headroom assessment was completed in 2026⁴⁸ and has been used to identify wastewater treatment works where projected flows may exceed current permitted Dry Weather Flow limits under future growth scenarios. These findings have informed the Sustainability Appraisal by identifying locations where wastewater infrastructure constraints require consideration. The assessment of significance reflects the likely residual effects of development, taking account of embedded policy requirements and the expectation that any necessary wastewater infrastructure upgrades will be delivered as part of plan implementation.

E.8.4 Groundwater

E.8.4.1 The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. As such, any site that is located within a groundwater SPZ could potentially have an adverse impact on groundwater quality.

E.8.4.2 Groundwater source catchments are divided into three zones:

- **Inner Zone (Zone I)** – 50-day travel time from any point below the water table to the source;
- **Outer Zone (Zone II)** – 400-day travel time; and
- **Total Catchment (Zone III)** – within which all groundwater recharge is presumed to be discharged at the source.

E.8.4.3 Development proposals located within the total catchment (Zone III) or outer zone (Zone II) of an SPZ would be likely to have a minor negative impact on groundwater quality. Development proposals located within the inner zone (Zone I) of an SPZ would be likely to have a major negative impact on groundwater quality.

E.8.4.4 SPZ data is available from the Environment Agency⁴⁹.

Table E.8.1: SA Objective 7 – Water

SA7 Receptor	++	+	0	+/-	-	--
Water quality	Development proposals which demonstrate that the	Development proposal includes integration of GI or the	N/A	Development proposals located over 10m from a watercourse.	Development proposals located within 10m of a watercourse.	N/A

⁴⁷ WHS (2025) West Oxfordshire Water Cycle Study Scoping Report. July 2025. Available at: https://www.westoxon.gov.uk/media/oxuf3hnd/whs10174-wodc-scoping-water-cycle-study_v2-0.pdf [Date accessed: 11/06/26]

⁴⁸ WHS (2026) West Oxfordshire Water Cycle Study – Headroom Assessment Results. Prepared for West Oxfordshire District Council.

⁴⁹ Environment Agency (2024) Source Protection Zones. Available at: <https://data.gov.uk/dataset/09889a48-0439-4bbe-8f2a-87bba26fbbf5/source-protection-zones-merged> [Date accessed: 11/06/26]

SA7 Receptor	++	+	0	+/-	-	--
	development improves the Ecological Status of a waterbody under the WFD.	naturalisation of watercourses.				
Groundwater SPZ	N/A	N/A	Development proposal does not coincide with a groundwater SPZ.	N/A	Development proposal coincides with Zone II or III of a groundwater SPZ.	Development proposal coincides with Zone I of a groundwater SPZ.

E.9 SA Objective 8: Natural resources and waste

- E.9.1.1 This SA Objective recognises the economic and environmental benefits of conserving natural resources and material assets. The Local Plan should seek to conserve the best and most versatile agricultural land, seeking opportunities for remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, as well as supporting a reduction in waste generation and promote increased recycling and reuse of materials.
- E.9.1.2 **Table E.9.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 4: Natural Resources and Waste.

E.9.2 Previously developed land

- E.9.2.1 Assessment of sites comprising previously developed land is in accordance with the definitions in the NPPF⁵⁰. Assessment of current land use and potential environmental value has been made through reference to aerial photography and the use of Google Maps. It should be noted that this may not reflect the current status of the site, and the nature of development within the site boundary is unknown, so a degree of uncertainty remains.
- E.9.2.2 In accordance with the core planning principles of the NPPF, development on previously developed land is recognised as an efficient use of land. Development of an existing brownfield site would be expected to contribute positively to safeguarding greenfield land in West Oxfordshire.
- E.9.2.3 Development of previously undeveloped land and greenfield sites is not considered to be an efficient use of land. Development proposals situated on previously undeveloped land would be expected to pose a threat to soil within the site perimeter due to excavation, compaction, erosion and an increased risk of pollution and contamination during construction.
- E.9.2.4 In addition, development proposals which would result in the loss of greenfield land would be expected to contribute towards a cumulative loss of ecological habitat. This would be expected to lead to greater levels of habitat fragmentation and isolation for the local ecological network restricting the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land has therefore been considered to have an adverse effect.

⁵⁰ The NPPF (2024) defines previously developed land as follows:

“Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- E.9.2.5 Contaminated land is land that has been polluted and is therefore potentially unsafe for development unless the contamination is removed. It is assumed that the Council will ensure appropriate remediation of all development sites with contamination issues, prior to occupancy. As such, for the purposes of this assessment, a major positive impact would be expected where proposed sites coincide with previously developed and contaminated land, providing opportunities for remediation, improving soil quality and resulting in an efficient use of land. It is assumed that historic landfill sites and former industrial sites are likely to have residual ground contamination issues; in West Oxfordshire these are indicated as Environmental Consultation Sites. Data for contaminated land and Environmental Consultation Sites has been provided by WODC.

E.9.3 Agricultural Land Classification

- E.9.3.1 The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top three grades, Grades 1, 2 and 3a, are referred to as the 'best and most versatile' (BMV) land⁵¹. In the absence of site-specific surveys to identify Grades 3a and 3b, and in line with the precautionary principle, ALC Grade 3 is considered as BMV land.
- E.9.3.2 Adverse impacts are expected for development proposals which would result in a net loss of agriculturally valuable soils. Development proposals which are situated on Grade 1, 2 or 3 ALC land, and would therefore risk the loss of some of the Plan area's BMV land, would be expected to have a minor negative impact for this objective.
- E.9.3.3 Development proposals which are situated on Grade 4 and 5 ALC land, or land classified as 'urban' or 'non-agricultural' and would therefore help prevent the loss of the Plan area's BMV land, would be expected to have a minor positive impact for this objective.
- E.9.3.4 For the purpose of this assessment, a 20ha threshold has been used based on available guidance⁵². Development proposals which would result in the loss of less than 20ha of greenfield land which is potentially BMV would be expected to have a minor negative impact on this objective. Development proposals which would result in the loss of 20ha or more of greenfield land which is potentially BMV would be expected to have a major negative impact on this objective.

E.9.4 Mineral Resources

- E.9.4.1 Mineral Safeguarding Areas (MSAs) designated by minerals planning authorities cover known deposits of minerals which should be safeguarded from unnecessary sterilisation by non-mineral development. Infrastructure sites used for the processing, handling, and transportation, of minerals are also essential to ensure a steady supply. They should also be safeguarded where non-mineral development might otherwise affect their continued operation.

⁵¹ DEFRA (2025) Agricultural Land Classification of England and Wales. Available at: <http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736> [Date accessed: 11/06/26]

⁵² Natural England (2009) Agricultural Land Classification: protecting the best and most versatile agricultural land. Available at: <http://publications.naturalengland.org.uk/publication/35012> [Date accessed: 11/06/26]

E.9.4.2 Where a development proposal coincides with an identified MSA, as set out in the Minerals and Waste Plan⁵³, there is potential for sterilisation of the mineral resource as a result of the proposed development, meaning the minerals will be inaccessible for potential extraction in the future. This could therefore result in an adverse impact under the natural resources SA objective. Data for MSAs has been provided by the Council.

E.9.5 Waste

E.9.5.1 Waste management in West Oxfordshire is co-ordinated through the implementation of the Oxfordshire Minerals and Waste Development Scheme⁵⁴. The estimated total household waste produced in West Oxfordshire in 2024/2025 was 42,992 tonnes, according to the UK local authority household waste data⁵⁵. Currently, the Ardley Energy Recovery Facility converts approximately 95% of Oxfordshire's residual waste into electricity⁵⁶.

E.9.5.2 It is likely that new development would result in an increase in the local population, and consequently an increase in household waste generation. It is assumed new residents in West Oxfordshire will have an annual waste production of 376kg per person, in line with England average⁵⁷.

E.9.5.3 The appraisal of the reasonable alternatives is limited in its assessment against waste. The amount and type of waste produced will vary depending upon the specific site circumstances and end use and may have differing implications for the management of waste; such detail is not available to inform the assessment of reasonable alternative site.

⁵³ Oxfordshire Council (2022) Oxfordshire Minerals and Waste Local Plan. Available at: www.oxfordshire.gov.uk/sites/default/files/file/planning-minerals-and-waste/MineralsandWasteDevelopmentScheme2021_12thEdition.pdf [Date accessed: 11/06/26]

⁵⁴ Ibid.

⁵⁵ DEFRA (2026) Local Authority Collected Waste Statistics for 2024/2025. Available at: www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results [Date accessed: 11/06/26]

⁵⁶ Viridor (2024) Ardley ERF. Available at: <https://www.viridor.co.uk/energy/energy-recovery-facilities/ardley-erf/>. [Date accessed: 11/06/26]

⁵⁷ DEFRA (2026) Local authority collected waste management - annual results 2024/25. Available at: <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results/local-authority-collected-waste-management-annual-results-202425> [Date accessed: 11/06/26]

Table E.9.1: SA Objective 8 – Natural resources and waste

SA8 Receptor	++	+	0	+/-	-	--
Efficient use of land and soil resources	Previously developed land with opportunities for remediating despoiled, degraded, derelict, contaminated or unstable land.	Development proposal located on previously developed land, or land which is of Grade 4 and 5 ALC / classified as 'urban' or 'non-agricultural'.	Development proposals located on previously undeveloped land with no environmental value.	It is uncertain whether a development proposal would lead to the loss of previously undeveloped or high-quality agricultural land.	Development proposal located on previously undeveloped land of Grade 1, 2 or 3 ALC comprising less than 20ha.	Development proposal located on previously undeveloped land of Grade 1, 2 or 3 ALC comprising 20ha or more.
Mineral Safeguarding Area	N/A	Site proposal is known and will deliver efficient minerals extraction.	Development proposal does not coincide with an MSA.	N/A	Development proposal coincides with an MSA.	Site is in the immediate vicinity of, or within, an existing / allocated mineral site.
Household Waste	N/A	N/A	N/A	The likely waste arising from each reasonable alternative site is uncertain.	N/A	N/A

E.10 SA Objective 9: Housing and Equality

E.10.1.1 **Table E.10.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 7: Housing and equality.

E.10.2 Housing provision

E.10.2.1 The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. Small and medium sized sites can also make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

E.10.2.2 When striving for sustainable development, housing density should be considered carefully. High population densities can lead to capacity issues for local key services and facilities such as hospitals, supermarkets and open spaces, including playgrounds and sports fields. High population densities also influence perceptions of safety, social interactions and community stability⁵⁸.

E.10.2.3 Estimated housing capacity for each reasonable alternative site has been provided by WODC. Strategic sites comprise those with a capacity of 300 or more homes (based on an assumption of a density of 30 dwellings per hectare).

E.10.2.4 Development proposals which would result in a net loss of housing across the Plan area would be expected to have an adverse impact on WODC's ability to meet the required housing demand. Development proposals which would result in a net gain of housing across the Plan area would be expected to have a positive impact on meeting housing demand. Development proposals which would result in no net change in dwellings would be expected to have a negligible impact on the local housing provision.

E.10.2.5 At this stage of the assessment process, information is not available relating to the specific housing mix / type that would be delivered through each reasonable alternative site, including potential for development of affordable homes. It is assumed that development options will provide a good mix of housing types and tenures. For reasonable alternative strategic sites, general assumptions have been provided by WODC and applied to each strategic development site, including an assumption that each will provide 40% affordable housing and 5% custom-build housing (see **Appendix F** for further details).

E.10.3 Deprivation and community

E.10.3.1 The WODC Local Plan should seek to create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

⁵⁸ Dempsey. N., Brown. C. and Bramley. G. (2012) The key to sustainable urban development in UK cities? The influence of density on social sustainability. Progress in Planning 77:89-141

- E.10.3.2 Development proposals which could result in the loss of existing community facilities, employment space or other services could potentially lead to adverse impacts on community cohesion, with a minor negative impact recorded under this objective.
- E.10.3.3 Conversely, development sites which would provide opportunities for delivering new community facilities and services could potentially improve community cohesion and strengthen local identity, and lead to a minor positive impact on this objective.
- E.10.3.4 An assessment of current land use has been made through reference to aerial photography and the use of Google Maps⁵⁹.
- E.10.3.5 The Index of Multiple Deprivation (IMD) measures the relative levels of deprivation in 33,755 Lower Super Output Areas (LSOAs) in England⁶⁰. Of the 296 LPAs in England, West Oxfordshire is ranked as the 270th on average, making it one of the least deprived. Some 13 LSOAs within West Oxfordshire fall within the top 10% least deprived areas in England. However, small pockets of relative deprivation remain in rural areas such as to the east of Witney, and within larger towns such as Witney and Chipping Norton.
- E.10.3.6 One domain of the IMD is 'barriers to housing and services', which measures the physical and financial accessibility of housing and local services⁶¹. The indicator falls into two sub-domains which includes 'geographical barriers' which relates to the physical proximity to local services and 'wider barriers' such as housing affordability. In West Oxfordshire, significant proportions of the district fall within the 10% most deprived areas in terms of barriers to housing and services, with extensive areas located in the north and south west of the district. Development proposals which will provide affordable housing or local services and or locate development in the top 10% most deprived areas in regard to barriers to housing and services is likely to result in positive impacts on housing provision, affordability and accessibility.
- E.10.3.7 It should be noted that there is a degree of uncertainty in regard to the impacts of each site on deprivation and equality, which will be dependent on site-specific circumstances that are unknown at the time of writing.

⁵⁹ Google Maps (2025) Available at: <https://www.google.co.uk/maps>

⁶⁰ MHCLG (2025) The English Indices of Deprivation 2025. Available at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2025/english-indices-of-deprivation-2025-statistical-release> [Date accessed: 11/06/26]

⁶¹ MHCLG (2025) The English Indices of Deprivation 2025. Technical report. Available at: https://assets.publishing.service.gov.uk/media/68ff59c80f801e57b5bef907/ID_2025_Technical_Report.pdf [Date accessed: 11/06/26]

Table E.10.1: SA Objective 9 – Housing and equality

SA9 Receptor	++	+	0	+/-	-	--
Housing provision	Development proposals resulting in a significant net gain in housing (of 100 dwellings or more).	Development proposals resulting in a minor net gain in housing (of between one and 99 dwellings).	Development proposals would not impact housing provision.	It is uncertain whether the proposed development would result in a net change in housing provision.	Development proposals which result in a minor net decrease in housing.	Development proposals which result in a significant net decrease in housing.
Deprivation	Development proposals including affordable housing or essential services and are located within the top 10% for the IMD domain 'barriers to housing and services'.	Development proposals including affordable housing or essential services and are located outside the top 10% for the IMD domain 'barriers to housing and services'.	Development proposals which do not include affordable housing or provision of essential services.	The effect of a proposed development on access to affordable housing and essential services is uncertain.	N/A	N/A

E.11 SA Objective 10: Health and Wellbeing

- E.11.1.1 In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that the Local Plan should seek to ensure that residents have access to NHS hospitals, GP surgeries, leisure facilities and a diverse range of accessible natural habitats and the surrounding PRow network.
- E.11.1.2 The assessments under this objective as set out in **Table E.11.1** apply to sites proposed for residential use / mixed-use including residential only. Sites proposed for employment or non-residential uses would be likely to result in a negligible impact on GP surgeries and leisure facilities within this objective, which residents are most likely to access from home. Access to NHS hospitals with Accident and Emergency (A&E) services and access to greenspace have been considered for both residential and non-residential development, where these are likely to be beneficial to site-end users whether they are at home or at work.
- E.11.1.3 It should be noted that healthcare capacity information has not been available; the assessment is based on accessibility alone and does not reflect the reality of difficulties in accessing services (for example, a number of GP surgeries are closed to new patients).

E.11.2 Hospitals and GP surgeries

- E.11.2.1 For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&E service. Distances of sites to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. There are no NHS hospitals providing an A&E service within West Oxfordshire, with the nearest being the John Radcliffe Hospital approximately 10km east of the district boundary, Horton General Hospital approximately 9km north of the district boundary and the Great Western Hospital approximately 17km south of the district boundary.
- E.11.2.2 Additionally, a total of 13 GP surgeries are located across the Plan area. It is desirable for new residents to be situated within walking distance of a GP surgery. Data for GP surgeries has been provided by WODC.
- E.11.2.3 Access to leisure centres can provide local residents with opportunities to facilitate healthy lifestyles through exercise. Data for leisure facilities has been provided by WODC.
- E.11.2.4 Hospitals, GP surgeries and leisure centres have been assessed and three independent receptors. In line with Barton *et al.*'s sustainable distances⁶², development proposals located within 5km of one of these hospitals, 800m of a GP surgery, or 1.5km of a leisure centre, would be expected to have a minor positive impact on site end users' access to emergency health services. Development proposals located over 5km from these hospitals, over 800m from a GP surgery, or over 1.5km from a leisure centre would be likely to have a minor negative impact on site end users' access to healthcare.

⁶² Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

E.11.3 Access to open space and public greenspace

E.11.3.1 Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities.

E.11.3.2 Data for open and green spaces has been provided by the Council, as well as the OS Open Greenspace dataset⁶³. This includes: allotments; amenity greenspace; cemeteries and churchyards; green corridors; natural and semi-natural greenspace; parks and gardens; and provision for children and teenagers.

E.11.3.3 In line with Barton *et al.*'s sustainable distances⁶⁴, development proposals within 600m from an open space or greenspace are likely to have a minor positive impact of access to greenspace, whereas development proposals outside of a 600m from an open space or greenspace are likely to have a minor negative impact on access to greenspace.

E.11.4 Access to Public Rights of Way (PRoW) and the Thames National Trail

E.11.4.1 New development sites have been assessed in terms of their access to the local PRoW network. PRoW data has been provided by WODC. National Trails data is available from Natural England⁶⁵. The target distance of 600m to a footpath has been used in line with Barton *et al.* sustainable distances⁶⁶.

⁶³ OS (2025) Open Greenspace. Available at: www.ordnancesurvey.co.uk/products/os-open-greenspace [Date accessed: 11/06/26]

⁶⁴ Barton, H., Grant. M. & Guise. R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

⁶⁵ Natural England (2024). National Trails. Available at: <https://www.data.gov.uk/dataset/ac8c851c-99a0-4488-8973-6c8863529c45/national-trails1> [Date accessed: 11/06/26]

⁶⁶ Ibid.

Table E.11.1: SA Objective 10 – Health and Wellbeing

SA10 Receptor	++	+	0	+/-	-	--
NHS hospital with A&E	The majority of the development proposal is located within 5km of an NHS hospital providing an A&E service.	Part of the development proposal is located within 5km of an NHS hospital providing an A&E service.	The development proposals are located between 5-8km from an NHS hospital providing an A&E service.	N/A	Development proposals located over 8km from an NHS hospital providing an A&E service.	N/A
GP surgery	The majority of the development proposal is located within 800m of a GP surgery.	Part of the development is located within 800m of a GP surgery.	The development proposals are located between 800m-1km from a GP surgery. Non-residential development locations.	N/A	Development proposals where the site is located beyond the sustainable distance of 1km to a healthcare location.	Potential for loss of healthcare facilities.
Leisure facilities	The majority of the development proposal is located within 1.5km of a leisure facility.	Part of the development proposal is located within 1.5km of a leisure facility.	The development proposals are located within 1.5-2km from a leisure facility. Non-residential development proposals.	N/A	Development proposals where the site is located beyond the sustainable distance of 1.5km from a leisure facility.	N/A
Access to open / green space	Development proposals where the entirety or majority of the site is located within 600m of a public greenspace or include the provision of green infrastructure or a new country park.	Part of the site is located within 600m of a public greenspace.	Development proposals within 600-800m of a public greenspace.	N/A	Development proposals where the site is located over 800m from a public greenspace.	Development proposals which are likely to result in a loss of greenspace.
Access to PRoW and national trail	The majority of the site is located within 600m of the PRoW network.	Part of the site is located within 600m of the PRoW network.	Development proposals within 600m – 800m of the PRoW network.	N/A	Development proposals which are located over 600m from a PRoW	N/A

E.12 SA Objective 11: Transport and accessibility

E.12.1.1 **Table E.12.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 11: Transport and Accessibility.

E.12.2 Bus stops and train stations

E.12.2.1 It is desirable for site end users to be situated within a sustainable distance of a bus stop or a railway station, which have been assessed as two independent receptors. For the purposes of assessment, only bus stops with frequent services have been considered, which has been defined as a bus service every two hours.

E.12.2.2 Bus service frequency and destination information was obtained from Google Maps⁶⁷. Bus stop data has been obtained from National Public Transport Access Nodes (NaPTAN) data⁶⁸. Train station data has been obtained from Ordnance Survey⁶⁹.

E.12.2.3 In line with Barton *et al.*'s sustainable distances⁷⁰, development proposals located within 400m of a bus stop, or 2km of a railway station are likely to result in a minor positive impact on transport. Development proposals located outside of 400m from a bus stop, or 2km from a railway station, are likely to result in a minor negative impact on transport.

E.12.3 Access to local services

E.12.3.1 It is desirable for new residents to be situated within walking distances of local services, which has been considered to include convenience stores, newsagents, supermarkets and other food stores. According to Barton *et al.*'s sustainable distances⁷¹, development that is located within 600m of local services is expected to be able to provide set-end users with access to essential services. Data on food stores has been obtained from Google Maps⁷².

E.12.4 Access to pedestrian/cycle network

E.12.4.1 New development sites have been assessed in terms of their access to the surrounding footpath network. Positive impacts with regard to pedestrian access are recorded where safe access for pedestrians is available to and from the site e.g., footpath or PRow. Safe access is determined to be that which is suitable for wheelchair users and pushchairs.

⁶⁷ Live departure boards available from Google Maps have been used to assess the frequency of services at bus stops within the Plan area. These are obtained from local bus timetables.

⁶⁸ National Public Transport Access Nodes (2024). Available at: <https://beta-naptan.dft.gov.uk/download/la> [Date accessed: 11/06/26]

⁶⁹ OS (2024) OS Data Hub. Available at: <https://osdatahub.os.uk/> [Date accessed: 11/06/26]

⁷⁰ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

⁷¹ Ibid.

⁷² Google Maps (2025) Available at: <https://www.google.co.uk/maps>

- E.12.4.2** Development proposals which would be expected to provide site end users with adequate access to the surrounding footpath network would be expected to have a minor positive impact on pedestrian access. Development proposals which would not be anticipated to provide adequate access would be expected to result in a minor negative impact on pedestrian access.
- E.12.4.3** New development sites have also been assessed in terms of their access to the local cycle network. Development proposals which would be expected to provide site end users with adequate access to the surrounding cycle network, i.e., where a cycle route is located adjacent to the site, or in close proximity and accessible via a safe route, would be expected to have a minor positive impact on cycle access. Development proposals which would not be anticipated to provide adequate access would be expected to result in a minor negative impact on cycle access.
- E.12.4.4** Assessment of proximity to existing footpaths has been made through reference to aerial photography and the use of Google Maps⁷³. Data for PRowWs has been provided by the Council.
- E.12.4.5** Data for local cycle routes has been provided by the Council and considered alongside national cycle route data available from Sustrans⁷⁴.

Table E.12.1: SA Objective 11 – Transport and accessibility

SA11 Receptor	++	+	0	+/-	-	--
Access to bus services	The majority of the development proposal is located within 400m of a bus stop providing frequent services.	Development proposals are partially located within 400m of a bus stop providing frequent services.	N/A	N/A	Development proposals where the site is located over 400m from a bus stop providing a frequent service.	N/A
Access to train station	The development proposal is within 1.6km of a national network railway station.	The development proposals located within 2km of a national network railway station.	N/A	N/A	Development proposals where the site is located over 2km from a national network railway station.	N/A
Access to local services	The majority of the development proposal is located within 600m of a food store.	Development proposals are partially located within 600m of a food store.	Development proposals are located within 600-800m of a food store.	N/A	Development proposals where the site is located beyond 800m to local services.	N/A
Access to pedestrian/cycle network	Development proposals where the site is located adjacent to a pedestrian and cycle route.	Development proposals where the site is located adjacent to a pedestrian or cycle route.	N/A	N/A	Development proposals where the site is not located adjacent to a pedestrian or cycle route.	N/A

⁷³ Ibid.

⁷⁴ Sustrans Open Data Portal. Available at: <https://data-sustrans-uk.opendata.arcgis.com/>

E.13 SA Objective 12: Education

E.13.1.1 **Table E.13.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 12: Education.

E.13.2 Access to schools and education

E.13.2.1 It is assumed that new residents in the Plan area require access to primary and secondary education services to help facilitate good levels of education, skills and qualifications of residents. This includes further educational facilities where the UK Government requires all 16–18-year-olds to be in education or training. Sites proposed for non-residential use are not anticipated to require access to educational facilities and have therefore not been assessed against this SA Objective.

E.13.2.2 In line with Barton *et al.*'s sustainable distances⁷⁵, for the purpose of this assessment, 800m is assumed to be the target distance for travelling to a primary school. A 1.5km distance has been used regarding access to secondary schools, and a distance of 3km has been used regarding access to further educational facilities.

E.13.2.3 It should be noted that school capacity information has not been available; the assessment is based on accessibility alone.

E.13.2.4 It is recognised that not all schools within West Oxfordshire are accessible to all pupils. For instance, independent, academically selective schools, and single sex schools may not be accessible to all. This has been considered within the assessment with distances drawn to state funded non-selective schools, or where development proposals are located in areas with sustainable access to schools providing for both sexes.

⁷⁵ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010.

Table E.13.1: SA Objective 12 – Education

SA12 Receptor	++	+	0	+/-	-	--
Access to primary schools	Residential development proposals where the entirety or majority of the site is located within 800m to a primary school. Development proposals that include the development of a new primary school.	Residential development proposals where part of the site is located within 800m to a primary school.	Development proposals located within 800m-1km of a primary school. Development proposals for non-residential use.	N/A	Residential development proposals where the site is located beyond 1km to a primary school.	Development proposals that would result in the loss of an existing primary school.
Access to secondary schools	Residential development proposals where the entirety or majority of the site is located within 1.5km to a secondary school. Development proposals that include the development of a new secondary school.	Part of the site is located within 1.5km to a secondary school.	Development proposals located within 1.5km-2km of a secondary school. Development proposals for non-residential use.	N/A	Residential development proposals where the site is located beyond 2km to a secondary school.	Development proposals that would result in the loss of an existing secondary school.
Access to further education	Development proposals where the entirety or majority of the site is located within 3km of a further educational facility.	Part of the site is located within 3km of a further educational facility.	Development proposals for non-residential use, or outside of 3km to a further educational facility.	N/A	N/A	Development proposal that would result in the loss of a further education facility.

E.14 SA Objective 13: Economy and Employment

E.14.1.1 Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

E.14.1.2 **Table E.14.1** sets out the specific methodology used to appraise the reasonable alternative sites against SA Objective 13: Economy.

E.14.2 Provision of employment floorspace

E.14.2.1 Development proposals which would result in a significant net increase in employment floorspace would be expected to have a major positive impact on the local economy. For the purpose of this assessment, a threshold of 1,000m² employment floorspace, or 1ha employment site, has been taken as 'significant' in line with the NPPF definition of 'major development'. Reasonable alternative sites proposed for employment use and comprising less than 1ha would be expected to have a minor positive impact on the local economy, and those comprising 1ha or more would be expected to have a major negative impact on the local economy. Development proposals which could result in a minor net decrease in employment floorspace (less than 1ha) would be expected to have a minor negative impact on the local economy.

E.14.2.2 Development proposals for employment uses that currently comprise employment floorspace would be likely to have an overall negligible impact on the economy objective. Assessment of current land use has been made through reference to aerial photography and the use of Google Maps⁷⁶.

E.14.3 Access to existing employment opportunities

E.14.3.1 In addition, major employment areas have been identified using spatial data provided by WODC, including town centres. It is assumed that, in line with Barton *et al.*'s sustainable distances⁷⁷, new residents should be situated within 5km of major employment areas to ensure they have access to a range of employment opportunities capable of meeting their needs. Major employment areas identified, to name a few, include Station Lane Industrial Area, Long Hanborough Business Park, Lakeside Industrial Estate, Windrush Industrial Estate and Brize Norton Royal Air Force (RAF) Base.

⁷⁶ Google Maps (2025) Available at: <https://www.google.co.uk/maps>

⁷⁷ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

Table E.14.1: SA Objective 13 – Economy and Employment

SA13 Receptor	++	+	0	+/-	-	--
Provision of employment floorspace	Development proposals which result in a significant net increase in employment floorspace.	Development proposals which result in a minor net increase in employment floorspace.	Development proposals would not impact employment floorspace.	It is uncertain whether the proposed development would result in a net change in employment floorspace.	Development proposals which result in a minor net decrease in employment floorspace.	Development proposals which result in a significant net decrease in employment floorspace.
Access to existing employment opportunities	Residential development proposals where the entirety or majority of the site is located within 5km of two or more major employment locations or town centres.	Residential development proposals where the site is located partially or wholly within 5km of a major employment location or town centre.	Residential development proposals located beyond 5km but less than 8km from a major employment location. Development proposals for non-residential use.	N/A	Residential development proposals where the site is located over 8km from a major employment location.	N/A

Appendix F: Assessment of Strategic Sites

F.1 Introduction

F.1.1 Overview

F.1.1.1 The Regulation 19 Sustainability Appraisal assesses the preferred Local Plan policies and allocations as drafted. These have evolved iteratively throughout the plan-making process and include embedded mitigation measures incorporated during policy development. Accordingly, the appraisal evaluates the likely significant effects of the proposed policies and allocations, including these embedded mitigation requirements. Residual effects identified through the SA reflect the strategic nature of the assessment and the application of the precautionary principle. Further information on the assessment methodology is provided in **Chapter 5** of the main SA Report, whilst **Appendix E** sets out the topic-specific methodologies and assumptions applied during the site assessment process.

Table 1.1: SA scoring table for strategic sites in the R19 Local Plan

Site Reference	Climate change mitigation	Climate change adaptation	Biodiversity and geodiversity	Landscape	Cultural heritage	Air quality	Water	Natural resources	Housing and equality	Health and wellbeing	Transport and accessibility	Education	Economy
CA5	+/-	-	-	--	0	0	-	--	++	-	-	++	++
CA6	+/-	+	-	-	-	-	0	--	++	-	-	-	++
CA7	+/-	+	-	-	-	-	0	--	++	-	-	++	++
CA8	+/-	--	--	-	--	-	-	--	++	-	-	+	++
CN3	+/-	+	0	--	-	-	0	--	++	-	-	++	-
WIT5	+/-	--	-	-	-	-	0	--	++	-	-	++	++
WIT6	+/-	0	0	-	-	-	0	--	++	-	-	-	++
WIT7	+/-	0	-	-	-	0	0	--	++	-	-	-	++

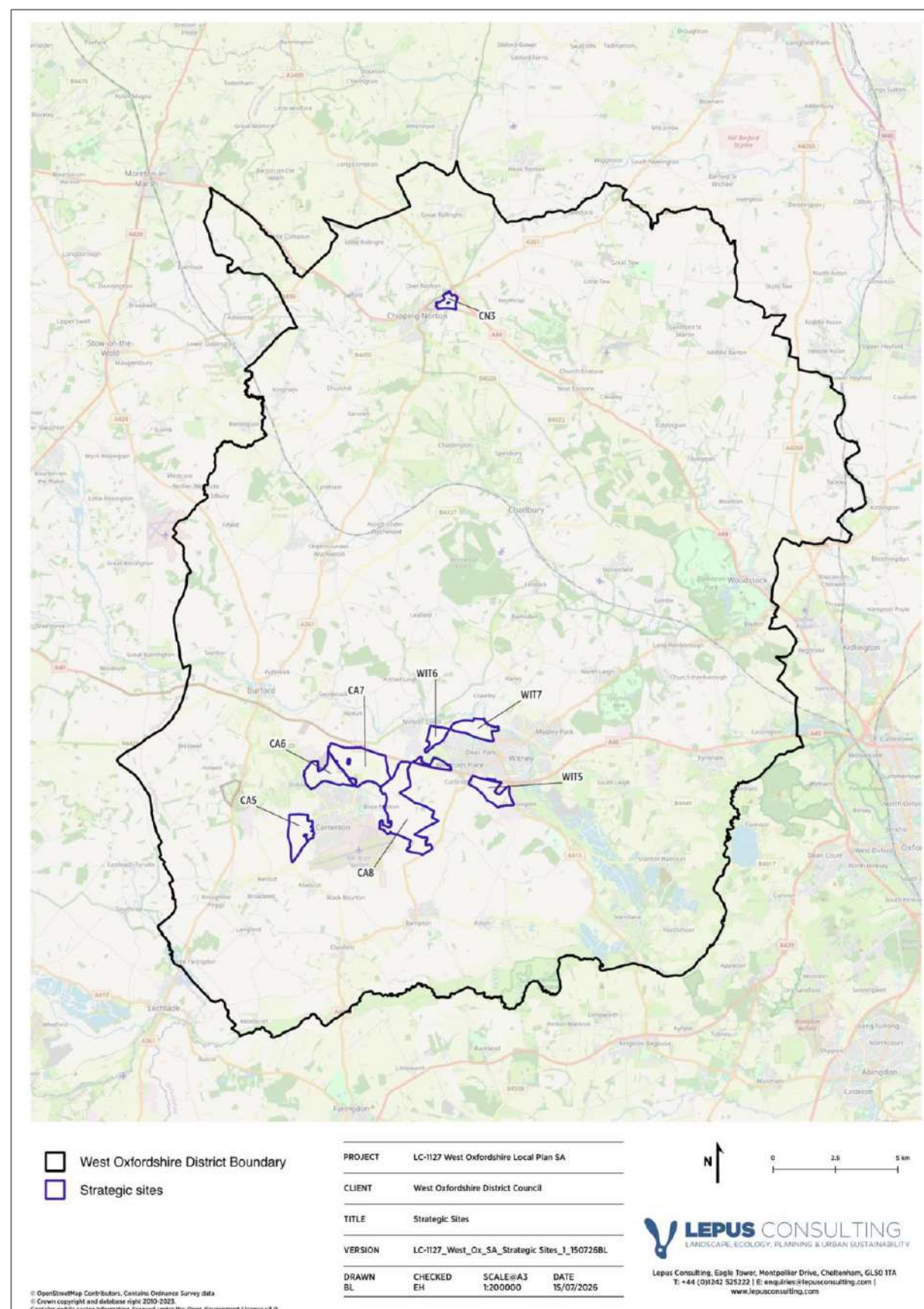


Figure 1.1: All strategic site allocations

F.1.2 CA5 – Land West of Carterton Strategic Location for Growth

SA Objective 1: Climate change mitigation (+/-)

- F.1.2.1 The allocation would result in greenhouse gas emissions associated with construction, occupation and travel. However, the Plan promotes a climate-responsive new village that prioritises walking, cycling and public transport, alongside the delivery of green infrastructure and a comprehensive masterplan. At this stage, insufficient information is available to determine whether these measures would offset emissions associated with development and an uncertain effect is identified.

SA Objective 2: Climate change adaptation (-)

- F.1.2.2 The allocation is affected by flood risk associated with Shill Brook and overland flow routes, creating constraints for the layout and delivery of development. Approximately 3% of the site is located within Flood Zone 3, and over 1% of the site is located in an area of high SWFR. The Plan incorporates embedded measures including a sequential approach to site layout, site-specific flood risk assessment, sustainable drainage, bridge design requirements and integrated green infrastructure. Nevertheless, given the sensitivity of the site and the strategic nature of the assessment, a precautionary minor adverse effect is identified.

SA Objective 3: Biodiversity and geodiversity (-)

- F.1.2.3 The allocation partially coincides with a small area of deciduous woodland priority habitat, as well as being located in close proximity to Willow Meadows LWS. In addition, the proposed development at this location is located within an SSSI IRZ which will require consultation with Natural England. However, the Plan incorporates embedded measures including biodiversity net gain, habitat creation, ecological corridor enhancement and the delivery of a comprehensive green infrastructure network. Whilst these measures are expected to reduce adverse effects, the scale of development and sensitivity of ecological receptors result in a precautionary minor adverse effect.

SA Objective 4: Landscape (--)

- F.1.2.4 The allocation would introduce a substantial new village into the open countryside to the west of Carterton, resulting in a permanent change to landscape character and alteration to views from PRoW networks which currently intersect the site. The site is also located within an area of high landscape sensitivity. Although the Plan adopts a landscape-led approach to masterplanning, retaining important landscape features and incorporating structural planting and green infrastructure, significant residual effects on landscape character are anticipated. A major adverse effect is therefore identified.

SA Objective 5: Cultural heritage (0)

- F.1.2.5 Development has the potential to affect the setting of nearby heritage assets. The Plan requires a heritage assessment together with design measures that conserve, and where possible enhance, the significance of heritage assets and their settings. Taking these embedded policy requirements into account, significant adverse effects are not anticipated and a neutral effect is identified.

SA Objective 6: Air quality (0)

- F.1.2.6 The allocation is not expected to be subject to significant existing air quality constraints. Whilst development would generate additional traffic, the Plan promotes active travel, public transport improvements and a comprehensive movement network to reduce reliance on the private car. Overall, significant effects on air quality are not anticipated and a neutral effect is identified.

SA Objective 7: Water (-)

- F.1.2.7 The allocation contains Shill Brook and associated watercourses, leading to sensitivities within the water environment. The Plan incorporates embedded measures including sustainable drainage, flood risk management, watercourse protection and integrated green infrastructure. Nevertheless, recognising the sensitivity of the receiving environment, a precautionary minor adverse effect is identified.

SA Objective 8: Natural resources and waste (--)

- F.1.2.8 The allocation would result in the permanent loss of a substantial area of undeveloped greenfield agricultural land, including Best and Most Versatile agricultural land. Whilst resource-efficient construction and sustainable development practices may reduce resource consumption, they would not avoid the permanent loss of this finite resource. A major adverse effect is therefore identified.

SA Objective 9: Housing and equality (++)

- F.1.2.9 The allocation would deliver approximately 800 new homes as a comprehensively planned new village, including affordable housing in accordance with Local Plan policy. This would make a substantial contribution towards meeting identified housing needs whilst providing a range of housing types and tenures that support an inclusive community. Overall, a major positive effect is identified.

SA Objective 10: Health and wellbeing (-)

- F.1.2.10 The Plan provides extensive green infrastructure, public open space, recreational opportunities and active travel connections designed to support healthy lifestyles. These measures are expected to contribute positively to health and wellbeing. However, in accordance with the assessment methodology, accessibility to an Accident and Emergency hospital remains the determining factor and a minor adverse effect is identified.

SA Objective 11: Transport and accessibility (-)

- F.1.2.11 The allocation has been planned as a walkable new village with strong walking and cycling connections, enhanced public transport and links to Carterton and surrounding settlements. Nevertheless, future residents are likely to remain reliant on private car travel for some journeys, particularly as the site is located over 2km from a railway station. Taking the strategic accessibility of the site into account, a minor adverse effect is identified.

SA Objective 12: Education (++)

- F.1.2.12 The site is already located in close proximity to education facilities; however, the allocation would generate a substantial increase in demand for education provision and the Plan requires the timely delivery of education infrastructure alongside development. Through the provision of developer contributions and the coordinated delivery of education infrastructure where required, the allocation would make a major positive contribution to education provision. Accordingly, a major positive effect is identified.

SA Objective 13: Economy (++)

- F.1.2.13 The allocation would support the delivery of a substantial new community that would strengthen Carterton's role as a principal settlement and support local businesses, services and employment opportunities. By increasing the local workforce and supporting investment in infrastructure and the town centre, the allocation would make a major positive contribution to the local economy. Accordingly, a major positive effect is identified.

F.1.3 CA6 – Land North of Carterton Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.3.1 The allocation will deliver around 700–800 homes in a sustainable extension to Carterton, supported by a mixed-use local centre, active travel connections and public transport improvements, helping to reduce reliance on private car travel. However, development of a large greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (+)

- F.1.3.2 The allocation incorporates sustainable drainage, extensive green and blue infrastructure, structural planting and a landscape-led masterplan that will improve resilience to climate change. These embedded measures are expected to deliver a positive effect.

Objective 3: Biodiversity and geodiversity (-)

- F.1.3.3 This site partially coincides with a small area of deciduous woodland priority habitat, as well as a geology site. Development will therefore result in the loss and fragmentation of habitats within this predominantly agricultural site. Although the Plan requires habitat protection, biodiversity net gain, ecological corridors and long-term management, a residual adverse effect is likely.

Objective 4: Landscape (-)

- F.1.3.4 Development will permanently change the rural landscape and extend the northern edge of Carterton into the surrounding countryside, and alter to views from PRow networks which currently intersect the site. The site is also located within an area of moderate landscape sensitivity. Landscape buffers, structural planting and a landscape-led design will reduce, but not avoid, adverse landscape effects.

Objective 5: Cultural heritage (-)

- F.1.3.5 Development has the potential to affect the setting of nearby heritage assets, including a nearby Grade II* Listed Building comprising a dovecote, and Grade II Listed Building ‘Wheelwright Cottage’ among others. Shilton Conservation Area also lies adjacent to the site. A heritage assessment and mitigation are embedded within the Plan policies, although residual adverse effects remain possible given the proximity of the proposed development to heritage designations.

Objective 6: Air quality (-)

- F.1.3.6 Construction activity and increased traffic associated with the development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located adjacent to the A409. Measures to encourage sustainable travel will reduce, but not eliminate, these effects.

Objective 7: Water (0)

- F.1.3.7 The allocation requires sustainable drainage and confirmation of wastewater treatment capacity alongside development. With these measures incorporated, significant effects on water resources and water quality are not anticipated.

Objective 8: Natural resources (--)

- F.1.3.8 Development will result in the permanent loss of a substantial area of agricultural land, including land which is likely to contain BMV soils, as well as the irreversible use of undeveloped land. The site also coincides with a mineral safeguarding area. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.3.9 The allocation will make a significant contribution towards meeting identified housing needs, including affordable housing and a range of dwelling types and tenures. New community facilities, open space and a mixed-use local centre will further support inclusive communities.

Objective 10: Health and wellbeing (-)

- F.1.3.10 The development will introduce new areas of open space, green infrastructure and active travel routes. However, the site is still located outside of a sustainable distance to A&E services and GP surgeries. Potential adverse effects associated with environmental change and increased activity mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.3.11 The allocation provides new walking, wheeling and cycling links together with public transport and highway improvements. However, the site is located outside of a sustainable distance to a rail station, and also has limited connectivity to local services and pedestrian routes. The scale of development is expected to increase traffic on the local highway network, resulting in a residual adverse effect.

Objective 12: Education (-)

- F.1.3.12 Development will increase demand for education provision and associated infrastructure, in particular primary schools which are located outside of a sustainable distance to the site. Although developer contributions will help address additional capacity, increased pressure on existing services is likely.

Objective 13: Economy (++)

- F.1.3.13 The allocation will support the local economy through construction activity, new employment opportunities and increased expenditure within Carterton. The scale of development and supporting infrastructure is expected to deliver significant positive economic effects.

F.1.4 CA7 – Land North East of Carterton Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.4.1 The allocation will deliver a substantial number of new homes in a strategic location supported by a mixed-use neighbourhood, mobility hub, active travel infrastructure and enhanced public transport, helping to reduce reliance on private car travel. However, development of a large greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (+)

- F.1.4.2 The allocation incorporates a landscape-led masterplan, extensive green and blue infrastructure, sustainable drainage and climate-resilient design measures. These embedded requirements are expected to improve resilience to the effects of climate change.

Objective 3: Biodiversity and geodiversity (-)

- F.1.4.3 The site partially coincides with a small area of deciduous woodland priority habitat. Development will result in the loss and fragmentation of habitats across a predominantly agricultural site. Although ecological enhancement, biodiversity net gain, habitat creation and long-term management are required, a residual adverse effect is likely.

Objective 4: Landscape (-)

- F.1.4.4 Development will permanently alter the rural landscape, PROW views and extend development to the north-east of Carterton, which is particularly sensitive considering the site is located 215m south of the Cotswolds National Landscape. Development at this location also has potential to increase coalescence between Carterton and Minster Lovell. Strategic landscape buffers, structural planting and landscape-led design will reduce, but not avoid, adverse landscape effects.

Objective 5: Cultural heritage (-)

- F.1.4.5 Development has the potential to affect the significance and setting of nearby heritage assets and archaeological remains. For instance, the site is located approximately 200m from two Grade II Listed Buildings associated with Grove Farmhouse. The requirement for a heritage assessment and mitigation are embedded within the Local Plan policies, although residual adverse effects remain possible.

Objective 6: Air quality (-)

- F.1.4.6 Construction activity and increased traffic associated with the scale of development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located adjacent to the A40. Measures to promote sustainable travel will reduce, but not eliminate, these effects.

Objective 7: Water (0)

- F.1.4.7 The allocation requires sustainable drainage, wastewater infrastructure upgrades and confirmation of treatment capacity alongside development. With these measures incorporated, significant effects on water resources and water quality are not anticipated.

Objective 8: Natural resources (--)

- F.1.4.8 Development will result in the permanent loss of a substantial area of agricultural land, including land which is likely to contain BMV soils, as well as and the irreversible use of undeveloped land. The majority of the site also coincides with a mineral safeguarding area. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.4.9 The allocation will make a significant contribution towards meeting identified housing needs through the delivery of approximately 2,000 dwellings, including affordable housing and a range of dwelling types and tenures. New community facilities, local services and supporting infrastructure will further promote inclusive and sustainable communities.

Objective 10: Health and wellbeing (-)

- F.1.4.10 The development will provide extensive green infrastructure, open space, recreation opportunities and active travel routes that support healthy lifestyles. However, the site is still located outside of a sustainable distance to A&E services and GP surgeries. Potential adverse effects associated with environmental change and increased activity mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.4.11 The allocation includes substantial investment in walking, wheeling, cycling, public transport and a mobility hub to improve accessibility. However, the site is located outside of a sustainable distance to a rail station. The scale of development is expected to increase traffic on the surrounding highway network, resulting in a residual adverse effect.

Objective 12: Education (++)

- F.1.4.12 The allocation includes provision for on-site primary education, safeguarding for future strategic education provision and contributions towards secondary and special educational needs facilities. These measures are expected to deliver a significant positive effect on education provision.

Objective 13: Economy (++)

- F.1.4.13 The allocation will support the local economy through construction activity, new employment opportunities and increased expenditure within the Carterton area. The scale of development and associated infrastructure investment is expected to deliver significant positive economic effects.

F.1.5 CA8 – Land East of Brize Norton Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.5.1 The allocation will deliver a substantial number of new homes alongside employment land, a mixed-use neighbourhood, mobility hub, active travel infrastructure and enhanced public transport, helping to reduce reliance on private car travel. However, development of a large greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (--)

- F.1.5.2 Development will result in the loss of a substantial area of undeveloped land, reducing the site's existing capacity to support climate resilience. For instance, the site is located within an area of high surface water flood risk, as well as coinciding with a small area of flood zones 2 and 3. Although the allocation incorporates sustainable drainage, green and blue infrastructure and climate-resilient design, these measures are not expected to offset the scale of change.

Objective 3: Biodiversity and geodiversity (--)

- F.1.5.3 Development will result in the loss and fragmentation of habitats across a large predominantly agricultural site, in particular where the site coincides with 4.5 hectares of ancient woodland (also comprising an LWS and deciduous woodland priority habitat). In addition, the proposed development at this location is located within an SSSI IRZ which will require consultation with Natural England. Whilst biodiversity net gain, habitat creation, ecological corridors and long-term management are embedded within the allocation, a significant residual adverse effect is likely.

Objective 4: Landscape (-)

- F.1.5.4 Development will permanently alter the rural landscape, PROW views and the setting of Brize Norton and surrounding settlements, which is particularly sensitive considering the site is located approximately 1km from the Cotswolds National Landscape. In addition, the site is likely to contribute to potential coalescence between Carterton and Minster Lovell. Strategic landscape buffers, structural planting and landscape-led design will reduce, but not avoid, adverse landscape effects.

Objective 5: Cultural heritage (--)

- F.1.5.5 Development has the potential to significantly affect the setting of Brize Norton and nearby heritage assets, together with archaeological remains. For instance, the site coincides with two Grade II Listed Buildings 'Astrop Farmhouse' and 'Brewhouse', as well as being located in close proximity to a Grade II* Listed Building. A scheduled monument 'Rectangular Enclosures' is also located in close proximity to the site. Although a heritage assessment and mitigation are required, a precautionary approach indicates significant residual adverse effects.

Objective 6: Air quality (-)

- F.1.5.6 Construction activity and increased traffic associated with the scale of development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located adjacent to the A40 and the A4095. Measures to promote sustainable travel will reduce, but not eliminate, these effects.

Objective 7: Water (-)

- F.1.5.7 Development has the potential to increase pressure on water resources and water infrastructure, in particular where the Highmoor Brook watercourse runs through the site. Although sustainable drainage and wastewater infrastructure upgrades are required, a residual adverse effect is identified.

Objective 8: Natural resources (--)

- F.1.5.8 Development will result in the permanent loss of a substantial area of agricultural land, including land which is likely to contain BMV soils, as well as and the irreversible use of undeveloped land. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.5.9 The allocation will make a significant contribution towards meeting identified housing needs through the delivery of approximately 2,000 dwellings, including affordable housing and a range of dwelling types and tenures. New community facilities, employment land and supporting infrastructure will further promote inclusive and sustainable communities.

Objective 10: Health and wellbeing (-)

- F.1.5.10 The development will provide new green infrastructure, open space, recreation opportunities and active travel routes that support healthy lifestyles. However, the site is still located outside of a sustainable distance to A&E services and GP surgeries. Potential adverse effects associated with environmental change and increased activity mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.5.11 The allocation includes significant investment in walking, wheeling, cycling, public transport and strategic transport infrastructure. . However, the site is located outside of a sustainable distance to a rail station. The scale of development is expected to increase traffic on the surrounding highway network, resulting in a residual adverse effect.

Objective 12: Education (+)

- F.1.5.12 Although the site is currently located outside of a sustainable distance to a secondary school, the allocation includes land and funding for on-site education provision together with safeguarding for future strategic education infrastructure. These measures are expected to improve education capacity and accessibility within the Carterton Area.

Objective 13: Economy (++)

- F.1.5.13 The allocation will provide significant economic benefits through construction activity, approximately 10 hectares of employment land and supporting infrastructure investment. The scale of development is expected to make a significant positive contribution to the local economy.

F.1.6 CN3 – Land East of Chipping Norton at London Road Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.6.1 The allocation will deliver approximately 750 homes in a sustainable urban extension supported by active travel improvements, enhanced public transport and good connections to existing services and facilities. However, development of a greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (+)

- F.1.6.2 The allocation incorporates sustainable drainage, green and blue infrastructure, landscape-led design and measures to support climate resilience. These embedded requirements are expected to improve resilience to the effects of climate change.

Objective 3: Biodiversity and geodiversity (0)

- F.1.6.3 Development has the potential to affect existing habitats and ecological networks. However, the allocation requires habitat protection, biodiversity net gain, ecological corridors and long-term management, such that significant effects are not anticipated.

Objective 4: Landscape (--)

- F.1.6.4 Development will permanently alter the eastern approach to Chipping Norton within the setting of the Cotswolds National Landscape, where the site is also located within an area of high landscape sensitivity. Although landscape-led design, structural planting and landscape buffers are embedded within the allocation, significant adverse landscape effects are likely.

Objective 5: Cultural heritage (-)

- F.1.6.5 Development has the potential to affect the setting and character of Chipping Norton and nearby heritage assets, together with archaeological remains. For instance, the site is located in close proximity to a Grade II Listed Building and a Scheduled Monument, as well as in proximity to the Chipping Norton Conservation Area. In addition, the site is located approximately 1km away from RPG 'Heythrop Park'. A heritage assessment and mitigation are embedded within the allocation, although residual adverse effects remain likely.

Objective 6: Air quality (-)

- F.1.6.6 Construction activity and increased traffic associated with the development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located within 200m of the A44. Improvements to active travel and public transport will reduce, but not eliminate, these effects.

Objective 7: Water (0)

- F.1.6.7 The allocation requires sustainable drainage and confirmation of wastewater treatment capacity alongside development. With these measures incorporated, significant effects on water resources and water quality are not anticipated.

Objective 8: Natural resources (--)

- F.1.6.8 Development will result in the permanent loss of agricultural land and the irreversible use of undeveloped land, including land which is likely to contain BMV soils. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.6.9 The allocation will make a significant contribution towards meeting identified housing needs through the delivery of approximately 750 dwellings, including affordable housing and a range of dwelling types and tenures. New open space and supporting infrastructure will further promote inclusive and sustainable communities.

Objective 10: Health and wellbeing (-)

- F.1.6.10 The development will provide new green infrastructure, public open space and enhanced walking, wheeling and cycling connections that support healthy lifestyles. However, the site is still located outside of a sustainable distance to A&E services. Potential adverse effects associated with environmental change and increased activity mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.6.11 The allocation includes improvements to walking, wheeling, cycling, public transport and highway infrastructure, improving connectivity with Chipping Norton. However, the site is located outside of a sustainable distance to a rail station. The scale of development is expected to increase traffic on the surrounding highway network, resulting in a residual adverse effect.

Objective 12: Education (++)

- F.1.6.12 The allocation will provide land and contributions towards early years, primary, secondary and special educational needs provision. These measures are expected to deliver a significant positive effect on education provision.

Objective 13: Economy (-)

- F.1.6.13 The allocation will support construction employment and increase expenditure within the local economy. However, in the absence of dedicated employment land, the published assessment identifies an overall minor adverse effect.

F.1.7 WIT5 – Land South of Witney Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.7.1 The allocation will deliver approximately 700 homes in a sustainable extension to Witney, supported by active travel improvements and strong connections to employment, services and Witney town centre. However, development of a greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (--)

- F.1.7.2 Development will result in the loss of undeveloped land, reducing the site's existing contribution to climate resilience. For instance, the site coincides with an area of high SWFR, as well as flood zones 2 and 3. Although the allocation incorporates green infrastructure, biodiversity enhancement and climate resilience measures, these are not expected to offset the overall effect.

Objective 3: Biodiversity and geodiversity (-)

- F.1.7.3 Development will result in the loss and fragmentation of habitats (including priority habitat) within a predominantly agricultural site. In addition, the proposed development at this location is located within an SSSI IRZ which will require consultation with Natural England. Although biodiversity net gain, ecological enhancement and long-term management are embedded within the allocation, a residual adverse effect is likely.

Objective 4: Landscape (-)

- F.1.7.4 Development will permanently alter the rural landscape and PRoW views on the southern edge of Witney, where this is an area of high landscape sensitivity. There is also potential for increased coalescence between Ducklington, Curbridge and Witney. Landscape-led masterplanning and green infrastructure will reduce, but not avoid, adverse landscape effects.

Objective 5: Cultural heritage (-)

- F.1.7.5 Development has the potential to affect the setting of nearby heritage assets and any archaeological remains. For instance, the site is located in close proximity to a Grade II Listed Building, and the Ducklington Conservation Area. Heritage assessment and mitigation are embedded within the allocation, although a residual adverse effect remains likely.

Objective 6: Air quality (-)

- F.1.7.6 Construction activity and increased traffic associated with the development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located adjacent to the A40 and the A415. Measures to encourage sustainable travel will reduce, but not eliminate, these effects.

Objective 7: Water (0)

- F.1.7.7 The allocation incorporates sustainable drainage and requires appropriate utilities infrastructure to support development. With these measures in place, significant effects on water resources and water quality are not anticipated.

Objective 8: Natural resources (--)

- F.1.7.8 Development will result in the permanent loss of agricultural land and the irreversible use of undeveloped land, including land which is likely to contain BMV soils. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.7.9 The allocation will make a significant contribution towards meeting identified housing needs through the delivery of approximately 700 dwellings, including affordable housing and a range of dwelling types and tenures. Supporting infrastructure and community facilities will further promote inclusive and sustainable communities.

Objective 10: Health and wellbeing (-)

- F.1.7.10 The development will provide green infrastructure, public open space and improved walking and cycling connections that support healthy lifestyles. However, the site is still located outside of a sustainable distance to A&E services and GP surgeries. Potential adverse effects associated with environmental change, together with potential noise and odour constraints from adjoining land uses, mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.7.11 The allocation promotes active travel and improved connectivity with Witney town centre and surrounding employment areas. However, the site is located outside of a sustainable distance to a rail station. The scale of development is expected to increase traffic on the local highway network, resulting in a residual adverse effect.

Objective 12: Education (++)

- F.1.7.12 The scale of development is expected to support investment in education infrastructure through developer contributions. This is anticipated to deliver a significant positive effect on education provision.

Objective 13: Economy (++)

- F.1.7.13 The allocation will support the local economy through construction activity, increased expenditure and improved access to employment opportunities within Witney. The development is expected to make a significant positive contribution to the local economy.

F.1.8 WIT6 – Land West of Witney Strategic Location for Growth

Objective 1: Climate change mitigation (+/-)

- F.1.8.1 The allocation will deliver approximately 600–800 homes in a sustainable urban extension supported by active travel improvements, public transport enhancements and good connections to Witney town centre, employment areas and local services. However, development of a greenfield site will generate emissions during construction and occupation, resulting in mixed effects overall.

Objective 2: Climate change adaptation (0)

- F.1.8.2 The allocation incorporates a landscape-led masterplan, extensive green infrastructure, sustainable drainage and climate resilience measures. For instance, a small proportion of the site is located within flood zones 2 and 3, as well as an area of SWFR. As a result, these embedded requirements are expected to offset the potential effects of development, such that significant effects are not anticipated.

Objective 3: Biodiversity and geodiversity (0)

- F.1.8.3 Development has the potential to affect existing habitats and ecological networks. However, habitat protection, biodiversity net gain, ecological corridors and long-term management are embedded within the allocation, such that significant effects are not anticipated.

Objective 4: Landscape (-)

- F.1.8.4 Development will permanently alter the western edge of Witney and the surrounding rural landscape, as well as views from PRoW networks. The site is located within proximity to the Cotswold National Landscape and is likely to have an adverse impact on its setting, as well as being located in an area of high landscape sensitivity. The site also has potential to increase coalescence between settlements. Although the allocation requires a substantial green infrastructure corridor, landscape buffers and measures to maintain the separation between Witney and Minster Lovell, a residual adverse landscape effect is likely.

Objective 5: Cultural heritage (-)

- F.1.8.5 Development has the potential to affect the setting of nearby heritage assets, including Minster Lovell Conservation Area, a Grade II Listed Building, and archaeological remains. Requirements for a heritage assessment and mitigation are embedded within the allocation, although a residual adverse effect remains likely.

Objective 6: Air quality (-)

- F.1.8.6 Construction activity and increased traffic associated with the development are likely to adversely affect local air quality. Site-end users are also likely to be exposed to high levels of pollution, given the site is located within close proximity to main roads. Measures to promote sustainable travel will reduce, but not eliminate, these effects.

Objective 7: Water (0)

- F.1.8.7 The allocation requires a site-specific flood risk assessment, sustainable drainage, appropriate management of surface water runoff and confirmation of wastewater infrastructure capacity. With these measures incorporated, significant effects on water resources and flood risk are not anticipated.

Objective 8: Natural resources (--)

- F.1.8.8 Development will result in the permanent loss of agricultural land and the irreversible use of undeveloped land, including land which is likely to contain BMV soils. This represents a significant adverse effect that cannot be fully mitigated.

Objective 9: Housing and equality (++)

- F.1.8.9 The allocation will make a significant contribution towards meeting identified housing needs through the delivery of approximately 600–800 dwellings, including affordable housing and a range of dwelling types and tenures. Supporting infrastructure and community facilities will further promote inclusive and sustainable communities.

Objective 10: Health and wellbeing (-)

- F.1.8.10 The development will provide green infrastructure, public open space and improved walking, wheeling and cycling connections that support healthy lifestyles. However, the site is still located outside of a sustainable distance to A&E services, GP surgeries and leisure facilities. Potential adverse effects associated with environmental change and noise from the nearby A40 mean a residual minor adverse effect is identified.

Objective 11: Transport and accessibility (-)

- F.1.8.11 The allocation promotes improved walking, wheeling, cycling and public transport connections together with highway mitigation measures. . However, the site is located outside of a sustainable distance to a rail station. The scale of development is expected to increase traffic on the surrounding highway network, resulting in a residual adverse effect.

Objective 12: Education (-)

- F.1.8.12 Development will increase demand for education provision and associated infrastructure. Although developer contributions will help address additional capacity requirements, increased pressure on existing services is likely given that the site is located outside of a sustainable distance to a secondary school.

Objective 13: Economy (++)

- F.1.8.13 The allocation will support the local economy through construction activity, increased expenditure and improved access to employment opportunities within Witney. The development is expected to make a significant positive contribution to the local economy.

F.1.9 WIT7 – Land North of Burford Road

SA Objective 1: Climate change mitigation (+/-)

- F.1.9.1 The allocation would result in greenhouse gas emissions associated with construction, occupation and travel. Although the allocation incorporates measures to encourage sustainable travel, public transport and green infrastructure, insufficient information is available at this strategic stage to determine the overall effect on climate change mitigation. An uncertain effect is therefore identified.

SA Objective 2: Climate change adaptation (0)

- F.1.9.2 Parts of the allocation are affected by fluvial and surface water flood risk. However, the allocation incorporates embedded measures to avoid development in areas at greatest risk of flooding, use flood-sensitive land positively and integrate sustainable drainage and green infrastructure throughout the site. Taking these embedded policy requirements into account, significant adverse effects are not anticipated and a neutral effect is identified.

SA Objective 3: Biodiversity and geodiversity (-)

- F.1.9.3 The allocation lies adjacent to Maggots Grove Ancient Woodland and Crawley Marsh Local Wildlife Site and includes areas of priority habitat. The allocation incorporates embedded measures to protect and enhance biodiversity, including ecological buffers, biodiversity net gain, habitat creation and measures to strengthen ecological connectivity. Nevertheless, given the proximity of sensitive ecological receptors and the strategic nature of the assessment, a precautionary minor adverse effect is identified.

SA Objective 4: Landscape (-)

- F.1.9.4 The allocation would extend the northern edge of Witney into a landscape of high sensitivity, with the potential to affect the character of the Upper Windrush Valley, the setting of the Cotswolds National Landscape and views from the surrounding Public Rights of Way network. The allocation incorporates a landscape-led design approach, structural planting, retention of existing landscape features and landscape buffers to assist in integrating development with the surrounding landscape. Taking these embedded measures into account, a residual minor adverse effect is identified.

SA Objective 5: Cultural heritage (-)

- F.1.9.5 The allocation has the potential to affect the setting of nearby designated heritage assets, including Minster Lovell Conservation Area, listed buildings and the Scheduled Monument at Minster Lovell Hall. The allocation incorporates embedded measures requiring heritage and archaeological assessment together with design and landscape measures to conserve the significance of heritage assets and their settings. Nevertheless, in the absence of detailed design, a precautionary minor adverse effect is identified.

SA Objective 6: Air quality (0)

- F.1.9.6 The allocation is not located within or adjacent to an Air Quality Management Area and is not expected to be subject to significant existing air quality constraints. Whilst development would generate additional traffic, the allocation incorporates measures to encourage walking, cycling and public transport. Overall, significant effects on local air quality are not anticipated and a neutral effect is identified.

SA Objective 7: Water (0)

- F.1.9.7 The River Windrush and associated tributaries form part of the water environment within the allocation and are sensitive to the effects of development. The allocation incorporates embedded measures to protect water quality and the water environment, including the safeguarding of watercourses, sustainable drainage, green and blue infrastructure and the provision of appropriate wastewater infrastructure. Taking these embedded policy requirements into account, significant adverse effects are not anticipated and a neutral effect is identified.

SA Objective 8: Natural resources and waste (--)

- F.1.9.8 The allocation would result in the permanent loss of a substantial area of undeveloped greenfield agricultural land, including Best and Most Versatile agricultural land. Whilst the efficient use of resources and sustainable construction practices may reduce resource consumption during development, they would not avoid the permanent loss of this finite resource. Taking these factors into account, a major adverse effect is identified.

SA Objective 9: Housing and equality (++)

- F.1.9.9 The allocation would deliver approximately 700 new homes, including affordable housing in accordance with Local Plan policy, making a significant contribution towards meeting identified housing needs within West Oxfordshire. The provision of a range of housing types and tenures would also support equality by increasing access to suitable housing. Overall, a major positive effect is identified.

SA Objective 10: Health and wellbeing (-)

- F.1.9.10 The allocation incorporates extensive green infrastructure, public open space and active travel connections, which are expected to support healthier lifestyles and provide opportunities for recreation. Public Rights of Way within and adjoining the site also contribute positively to accessibility. However, the site is located more than 8 km from an Accident and Emergency hospital and, in accordance with the assessment methodology, a minor adverse effect is identified.

SA Objective 11: Transport and accessibility (-)

- F.1.9.11 The allocation has been planned to maximise opportunities for walking, cycling and public transport use, whilst providing good connections to existing neighbourhoods, schools, employment areas and Witney town centre. However, the site is not located within convenient walking distance of a railway station and future residents are likely to remain reliant on private car travel for some journeys. Taking these factors into account, a minor adverse effect is identified.

SA Objective 12: Education (-)

- F.1.9.12 The allocation benefits from access to further education opportunities and would contribute towards the delivery of additional education infrastructure through developer contributions where required. However, the site is not located within convenient walking distance of a secondary school and accessibility to primary education is more limited. In accordance with the assessment methodology, a minor adverse effect is identified.

SA Objective 13: Economy and employment (++)

- F.1.9.13 The allocation is not expected to deliver significant new employment floorspace. However, it is well related to Witney and existing employment areas, providing future residents with good access to a wide range of employment opportunities. By supporting the delivery of new housing in a sustainable location close to established employment centres, the allocation would make a major positive contribution to the local economy and workforce. Accordingly, a major positive effect is identified.

Appendix H: Assessment of Policies

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H.1 Overview

H.1.1 Introduction

H.1.1.1 This appendix provides an assessment of the vision, objectives and policies set out within the Regulation 19 version of the West Oxfordshire Local Plan. This comprises a total of 73 policies, including:

- Five spatial policies;
- 10 core policies;
- 18 settlement strategy policies; and
- 31 development management (DM) policies.

H.1.1.2 The Regulation 19 West Oxfordshire Local Plan also includes 17 site allocation policies, which have been accounted for in the strategic site assessments (**Appendix F**) and the non-strategic site assessments (**Appendix G**).

H.1.1.3 The SA Framework (see **Appendix A**) has been used to evaluate the sustainability performance of each policy, in accordance with the methodology as set out in **Chapter 4** of the main Regulation 19 Report (see **Volume 2**). For ease of reference the scoring system is summarised in **Table H.1.1**.

Table H.1.1: Presenting likely impacts

Likely impact	Description	Impact symbol
Major Positive Impact	The proposed policy contributes to the achievement of the SA Objective to a significant extent.	++
Minor Positive Impact	The proposed policy contributes to the achievement of the SA Objective to some extent.	+
Negligible/ Neutral Impact	The proposed policy has no effect or an insignificant effect on the achievement of the SA Objective.	0
Uncertain Impact	The proposed policy has an uncertain relationship with the SA Objective or insufficient information is available for an appraisal to be made.	+/-
Minor Negative Impact	The proposed policy prevents the achievement of the SA Objective to some extent.	-
Major Negative Impact	The proposed policy prevents the achievement of the SA Objective to a significant extent.	--

H.1.1.4 Each appraisal in the following sections of this report includes an SA impact matrix that provides an indication of the nature and magnitude of effects. All impact matrices are accompanied by an assessment narrative which describes the findings of the appraisal and provides a rationale for the recorded impact values.

H.1.2 Overview of policy assessments

H.1.2.1 The impact matrices for all draft policy assessments are presented in **Table H.1.2** below. These impacts should be read in conjunction with the assessment text narratives which follow in subsequent sections of this appendix.

H.1.2.2 Where relevant, recommendations have been made within the policy assessment text in this appendix. Further information regarding recommendations made to WODC throughout the plan making process can be found within **Chapter 18** of the Main Report.

Table H.1.2: Summary of policy assessments

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
Vision	++	++	++	++	++	+	+	0	++	++	++	+	++
Objectives	++	+	++	++	+	+	+	+	++	++	++	+	++
SP1	0	0	0	0	0	0	0	0	0	0	0	0	0
SP2	+	0	+	+	+	0	0	+	++	+	+	+	++
SP3	0	0	+	++	+	0	0	+	0	+	+	0	0
SP4	+	+	+	++	+	+	+	0	0	+	0	0	0
SP5	+	0	0	0	0	+	0	0	0	0	++	0	+
CP1	++	++	++	+	0	+	++	+	+	+	+	0	0
CP2	-	+/-	+/-	+/-	+/-	-	+/-	--	++	0	+/-	0	+
CP3	-	+/-	+/-	+/-	+/-	-	+/-	-	0	0	+	+	++
CP4	+	+	+	+	0	+	+	0	0	+	+	+	0
CP5	0	++	+	+	0	0	++	0	0	+	0	0	0
CP6	+	+	0	++	+	0	0	0	0	+	+	0	0
CP7	0	0	+	0	0	+	0	0	+	++	+	0	0
CP8	+	0	0	0	0	+	0	0	0	+	++	0	0
CP9	+	0	0	++	++	0	0	0	0	0	0	0	+
CP10	+	+	++	+	0	+	+	+	0	+	0	0	0
CA1	++	+	+	++	+	+	+	+	+	+	++	+	++
CA2	+	+	+	++	+	+	0	+	+	+	++	0	++
CA3	-	-	0	0	0	-	0	0	+	0	0	0	+
CA4	+	+	+	+	0	+	0	+	++	+	+	+	+
WIT1	++	+	+	++	++	+	+	+	++	+	++	++	++
WIT2	+	+	+	+	++	+	0	+	+	+	++	0	++
WIT3	+	+	++	+	+	+	+	0	0	+	0	0	0
WIT4	+	+	+	+	+	+	+	++	+	+	+	0	++
CN1	++	+	+	++	++	+	+	0	+	+	0	+	++
CN2	+	+	+	++	++	+	0	+	+	+	++	+	++
BA1	++	++	+	++	+	+	+	+	+	+	++	+	+
BU1	+	+	+	++	++	+	0	+	++	+	++	+	++
BU2	+	0	0	++	++	+	0	+	0	+	++	0	++
CH1	++	++	+	++	++	+	+	0	++	+	++	+	++
EYN1	++	++	+	++	++	+	+	0	+	+	++	+	++
LH1	++	++	+	+	+	+	+	+	+	+	++	+	+
LH2	+	+	+	+	0	+	+	+	0	+	++	+	+
WO1	++	++	++	++	++	+	++	+	+	++	++	++	++
WO2	+	0	0	++	++	+	0	+	+	+	++	0	++
WO3	0	0	0	+	++	0	0	0	0	0	0	0	+
RA1	++	++	0	++	++	+	0	0	++	+	++	+	++
RA6	-	0	+	+	0	-	+	+	0	0	++	++	++
DM1	++	++	+	+	+	+	+	+	0	+	0	0	0
DM2	+	+	++	+	0	+	+	+	0	+	0	0	0

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM3	+	+	+	++	+	+	+	0	0	+	0	0	0
DM4	+	0	+	+	0	0	0	0	0	0	+	0	0
DM5	+	0	+	+	0	+	0	++	0	+	+	+	+
DM6	+	+	++	+	0	+	+	+	0	+	0	0	0
DM7	+	+	+	+	0	0	0	0	0	++	0	0	0
DM8	+	+	+	0	0	0	+	+	0	++	+	0	0
DM9	++	+	0	0	0	+	0	0	0	0	0	0	0
DM10	++	+	+	0	0	+	0	+	0	0	0	0	0
DM11	++	+	0	0	+	+	0	+	0	0	0	0	0
DM12	+	0	0	0	0	0	0	+	0	0	0	0	+
DM13	++	+	+	0	0	++	+	0	0	++	+	0	0
DM14	0	0	0	+	+	0	0	0	0	+	++	0	++
DM15	0	0	0	0	0	0	0	0	0	+	0	+	+
DM16	+	+	++	+	0	+	0	0	0	+	++	0	0
DM17	+	0	0	0	0	+	0	0	0	+	++	0	0
DM18	0	0	0	0	+	0	0	+	+	0	0	0	0
DM19	0	0	0	0	0	0	0	0	++	+	0	0	0
DM20	0	0	0	0	0	0	0	0	++	0	0	0	0
DM21	0	0	0	0	0	0	0	0	++	+	0	0	0
DM22	0	0	0	+	0	0	0	+	+	0	0	0	+
DM23	0	0	0	0	0	0	0	0	+	0	0	0	0
DM24	0	0	0	0	0	0	0	0	++	+	+	+	+
DM25	0	0	0	0	0	0	0	+	+	0	0	0	0
DM26	0	0	0	+	++	0	0	+	0	0	0	0	0
DM27	0	0	0	0	0	0	0	+	0	0	+	+	++
DM28	0	0	0	+	+	0	0	+	+	0	0	+	++
DM29	0	0	0	0	0	0	0	0	0	0	0	++	++
DM30	+	+	+	+	+	+	0	+	0	0	0	0	++
DM31	+	0	0	0	0	+	0	0	0	0	0	+	++

H.2 Vision and Objectives

H.2.1 Local Plan vision

West Oxfordshire Local Plan Vision

In 2043, West Oxfordshire stands as a beacon of sustainable development and community well-being. Our District has embraced a transformative vision, shaping a future that balances environmental stewardship, economic vitality, and social equity. We not only meet the needs of our residents but inspire others to follow our lead in creating a sustainable and inclusive future.

The district is powered entirely by renewable energy sources and innovative green technologies. Energy-efficient buildings, both residential and commercial have become the norm, with retrofitted historic structures showcasing advanced insulation and energy systems. Public transport is carbon-neutral, including electric buses, bike-sharing schemes, and extensive pedestrian zones. Green roofs and vertical gardens are commonplace, contributing to urban cooling and biodiversity.

Communities are thriving, inclusive, and resilient. Health and well-being are prioritised through extensive green spaces, recreational facilities, and community gardens. Access to high-quality healthcare and mental health services is seamless, with integrated community health hubs providing comprehensive care. Social inclusivity is strengthened by community centres that offer programs for all ages, fostering intergenerational connections and support networks. Streets and public spaces are designed for safety and accessibility, ensuring everyone can participate in community life.

Our natural landscapes and historic buildings are meticulously preserved and enhanced. Conservation efforts ensure that biodiversity is restored, protected and thrives in rural and urban areas with urban spaces integrating nature through parks, green corridors, and wildlife-friendly initiatives. Historic buildings are not only preserved but also adapted for modern use, blending heritage with innovation and carbon neutrality. This harmonious integration of the old and new attracts tourists and enriches the cultural fabric of the district.

Urban and rural areas are vibrant and welcoming. Town centres are pedestrian-friendly, featuring a mix of local shops, cafes, cultural venues, and public art. Smart technologies ensure efficient public services, supported by digital infrastructure. Public transport is efficient, affordable, and well-connected, making it easy for residents to move around the district and beyond.

West Oxfordshire's housing market is inclusive and dynamic. Infrastructure has kept pace with development and a mix of housing types, from single-family homes to co-housing communities offers a diverse range of options and ensures that everyone from young professionals to retirees can find suitable accommodation. New affordable housing mean that all residents have access to safe and comfortable homes. New developments adhere to the highest standards of sustainability, with green building practices ensuring minimal environmental impact.

The economy is robust and diverse, characterised by innovation and sustainability. Local businesses thrive alongside global enterprises, with a strong emphasis on green industries, technology, and creative sectors. The district is a hub for green technology startups, research, and development, supported by partnerships with local universities and research institutions. A focus on skills development and lifelong learning ensures the workforce is adaptable and prepared for the future. Farmers markets, artisanal shops, and local producers are integral to the economy, promoting local produce and craftsmanship.

In 2043, West Oxfordshire is not just a place to live, but a thriving, interconnected community where people enjoy a high quality of life, economic opportunities abound, and the natural and historic environment is cherished and protected. Together, we have created a future that is sustainable, inclusive, and inspiring for generations to come.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
Vision	++	++	++	++	++	+	+	0	++	++	++	+	++

H.2.1.1 The proposed vision for West Oxfordshire sets out WODC's aim to create a thriving community that meets the needs of its residents, while preserving the natural and built environment to ensure a sustainable future.

- H.2.1.2 The vision seeks to drive sustainable growth through use of renewable energy sources, ensuring that West Oxfordshire is tackling contemporary climate issues. Support is also provided to implement energy efficient buildings, green technologies and carbon-neutral public transport. Therefore, a major positive impact could be achieved regarding climate change mitigation (SA Objective 1).
- H.2.1.3 The support for green technologies, for example green roofs and through promoting the extent of green infrastructure (GI) across the district, as well as the intention to support energy efficient buildings and insulation/energy systems, will help both rural and urban areas across West Oxfordshire adapt to the effects of climate change, for example through alleviating the 'heat island effect', reducing surface water flows and infiltration rates to help reduce flood risk across the district and improving water quality. In combination, these measures have the potential to lead to a major positive impact on climate change adaptation (SA Objective 2) and minor positive impacts on water quality (SA Objective 7). Strengthening of the GI network across the district will also support local biodiversity and ecological networks. Through the expansion of the GI network and wildlife-friendly initiatives, there is potential for a major positive impact on biodiversity (SA Objective 3). **Recommendation:** The vision could be strengthened by including reference to delivering the initiatives of the emerging Oxfordshire Nature Recovery Strategy.
- H.2.1.4 Through ensuring residents are provided with access to open spaces and a variety of parks, positive effects are likely on human health. Access to a range of open spaces and green spaces is known to provide benefits to both mental and physical wellbeing, providing areas for exercise, recreation and reflection. Furthermore, the inclusion of GI in neighbourhoods is likely to encourage residents to pursue active lifestyles. The vision also highlights the intention to ensure strong healthcare infrastructure within the district, accessible to all residents and including integrated community health hubs and mental health services. The design and layout of neighbourhoods through accessibility and safety will also ensure that social cohesion is promoted, inclusive of all residents' needs. Overall, these measures have the potential to lead to a major positive impact on health (SA Objective 10)
- H.2.1.5 Through ensuring that urban and rural areas are vibrant, increasing GI coverage and ensuring both the natural landscape and historic assets are preserved and enhanced, the vision is likely to lead to improvements to the local landscape and townscape character. The integration of green technologies such as green roofs, along with the inclusion of parks and GI, will enhance the appearance of urban areas by utilising soft landscaping to create attractive places. These measures have the potential for a major positive impact on the overall landscape across the district (SA Objective 4). Furthermore, through preserving and enhancing historic features and ensuring that historic buildings are adapted to be energy efficient and of modern use, there is potential for a major positive impact on cultural heritage (SA Objective 5). **Recommendation:** The vision would benefit from reference to the conservation and enhancement of the Cotswolds National Landscape, recognising that West Oxfordshire contains some of the country's most important and distinctive landscapes.
- H.2.1.6 Through improving access to public transport that is well-connected and promoting active travel, residents will be less likely to rely on private car use to access local services, amenities, and employment. Additionally, by supporting carbon-neutral public transport and reducing reliance on private car use, a reduction in air pollution is likely. Overall, there is potential for a major positive impact on transport and accessibility (SA Objective 11) and

potential for a minor positive impact on air quality (SA Objective 6). **Recommendation:** More direct reference to protecting and improving both air and water quality would further strengthen the performance of the vision against SA Objectives 6 and 7.

- H.2.1.7 The vision will support digital infrastructure and smart technologies, which will ensure residents are digitally connected, increasing access to employment and education. Furthermore, supporting business start-ups and increasing innovation and sustainability will help to diversify the workforce and increase employment opportunities across the Plan area, boosting the overall economy. The vision also recognises the role of local businesses such as local producers and farmers markets, supporting the rural economy. There is potential for a major positive impact on the economy (SA Objective 13) and through supporting digital infrastructure and supporting relationships with university institutions a minor positive impact is identified on education (SA Objective 12). **Recommendation:** More direct reference to education, such as supporting sustainable access to schools and training opportunities to maintain high skill levels would strengthen the performance of the vision. Furthermore, a clearer definition of what is meant by 'smart technologies' would prevent any misinterpretations, ensuring the term is used in the right context.
- H.2.1.8 The vision aims to ensure that residents are provided with a range of housing types to meet the needs of the population, including for young professionals, the elderly population, single-family homes and co-housing communities. Therefore, there is potential for a major positive impact on housing provision (SA Objective 9).
- H.2.1.9 The vision is not anticipated to result in adverse impacts on natural resources (SA Objective 8) and therefore a negligible impact has been identified. **Recommendation:** The vision could be enhanced by including wording to recognise the need to conserve natural capital including the district's best and most versatile (BMV) agricultural land, and soil resources that provide a range of ecosystem services.

H.2.2 Local Plan objectives

Local Plan Objectives

Objective 1 – To take local action and tackle the climate and ecological emergency 'head-on' for the benefit of current and future generations by:

- Significantly reducing West Oxfordshire's carbon emissions across all sectors, with a particular focus on carbon intensive activities, including transport, housing and industry.
- Enabling the deployment of new and retrospective renewable and low-carbon energy solutions at all scales, maximising the potential benefits of this approach whilst minimising the impacts.
- Building resilience to, and reversing the impacts of climate change, supporting adaptation and nature recovery.
- Maximising the efficient use of land and buildings, favouring their retention where possible and adaptive re-use, making prudent use of natural resources and ensuring that waste is treated as a resource through the adoption of 'circular economy' principles.

Local Plan Objectives

Objective 2 – To foster healthier and happier communities across West Oxfordshire, by:

- Creating well-designed, safe, inclusive, and accessible environments that encourage community integration and promote strong mental and physical health.
- Enabling the adoption of healthier lifestyles by promoting physical activity through walking, cycling, the use of public transport, and the provision of convenient access to high quality green space, sports and leisure.
- Establishing a healthier food environment by enabling better food choices and encouraging local production, distribution and consumption of healthy food.
- Ensuring that timely investment is made in the infrastructure needed to support development and that it is managed and maintained effectively over the long-term.

Objective 3 - To protect, support and enhance the quality and resilience of West Oxfordshire's built, historic and natural environments by:

- Conserving and enhancing the intrinsic character and beauty of the countryside, historic and cultural environment, recognising their contributions to quality of life, social and economic well-being, and enabling sensitive adaptation to climate change.
- Promoting nature recovery by supporting resilient and connected habitats and ecosystems, investing in natural capital, and achieving measurable net gains in biodiversity in accordance with the Local Nature Recovery Strategy for Oxfordshire.
- Adopting an integrated, holistic approach to the management of all aspects of the water environment.
- Protecting the district's environmental assets by preventing pollution and minimising its impact on local amenity, health, landscape character, soil resources and biodiversity.

Local Plan Objectives

Objective 4 – To allow West Oxfordshire’s resident communities and businesses to thrive within a network of attractive, vibrant, and well-connected market towns and villages by:

- Ensuring that all new development adhere to high-quality, innovative, and inclusive design standards.
- Creating safe, welcoming, and accessible town and village centres that can effectively adapt to changing trends and remain destinations of choice.
- Ensuring that everyone can access the essential services and facilities that they need, in turn, helping to achieve greater equality and inclusivity.
- Empowering local communities to actively shape and influence the future of their area by providing a framework for neighbourhood and other community led plans.

Objective 5 – To make sure that all residents can meet their housing needs by:

- Enabling the delivery of a continuous supply of high quality and sustainable new homes to meet identified housing needs over the period 2025 – 2043.
- Maximising the efficient use of the district’s existing housing stock, including empty homes, and leveraging the re-use of previously developed land and buildings.
- Meeting the needs of those who are unable to access market housing by meeting the need for genuinely affordable housing in the context of West Oxfordshire as far as possible, both in the short and long-term.
- Ensuring that the right type, size and tenure of new accommodation come forward to meet the variety of identified housing needs and engendering a greater sense of community cohesion and well-being.

Local Plan Objectives

Objective 6 – To foster a thriving, diverse, and resilient economy in West Oxfordshire, leveraging its strengths and future growth potential by:

- Providing a balanced portfolio of high-quality employment land to meet the diversity of commercial needs in the district, including large and smaller businesses, and ensure flexibility.
- Supporting existing and future economic assets with the necessary infrastructure, land, and premises, while protecting important economic, social, and environmental roles.
- Supporting adaptation to future trends and technological changes to support evolving working practices, including remote, hybrid, and co-working models.
- Ensuring all residents benefit from improved education, training, and skills opportunities, enhancing economic and social well-being and supporting small and start-up businesses.
- Celebrating and sustainably growing the rural economy, supporting farmers, rural businesses, and the visitor economy.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
Objectives	++	+	++	++	+	+	+	+	++	++	++	+	++

H.2.2.1 Objective 1 aims to reduce carbon emissions across the Plan area, support nature recovery and build resilience to the effects of climate change by increasing the use of low-carbon energy, adopting circular economy practices, and addressing carbon emissions from key sectors, particularly transport, housing, and industry. Objective 2 focuses on promoting active lifestyles by providing recreational and sports areas, access to green spaces, and supporting walking, cycling routes, and public transport; these measures will reduce the reliance on private car use to access local services and consequently contribute to reduced greenhouse gas (GHG) emissions. Through implementing these measures, a major positive impact on climate change mitigation is identified (SA Objective 1). GI can provide a range of ecosystem services, including adaptation to climate change, for example through providing protection from extreme weather events, and helping to alleviate the 'urban heat island' effect and therefore increased GI coverage could lead to a minor positive impact on climate change adaptation (SA Objective 2). **Recommendation:** Objective 1 could be strengthened by making direct reference to flood risk, heat risk and energy efficiency, which would strengthen the performance of the objectives against climate change adaptation (SA Objective 2).

H.2.2.2 Increased GI connectivity across the Plan area, as set out in Objective 2, will improve habitat connectivity and increase habitat creation. Benefits to biodiversity are also anticipated through support for nature recovery and biodiversity enhancement, investment in natural capital and management of the water environment through Objective 3 and nature recovery aims through Objective 1. Overall, these measures are likely to result in major positive impacts on biodiversity (SA Objective 3). Furthermore, management of the water environment will be expected to result in minor positive effects on water quality (SA

Objective 7). **Recommendation:** Direct reference to protecting and enhancing water quality would strengthen the performance of the objectives with regard to SA Objective 7.

H.2.2.3 Maximising opportunities to make efficient use of land and buildings through Objectives 1 and 5 will ensure that the district's undeveloped land is protected, conserving landscape character. Objective 1 also aims to implement principles of the circular economy, which could include the reuse of building materials and making efficient use of natural resources and land. These measures will be expected to conserve land-use and the district's natural resources. Objective 3 aims to conserve and enhance the character and beauty of the countryside and the historic environment. High-quality design standards promoted through Objective 4 will also ensure that future development within both urban areas and rural areas compliments the surrounding character and ensures that local identity is protected. Furthermore, provision of GI across the district through Objective 2 is likely to create more attractive places, safeguard the wider landscape and improve the visual appeal of urban areas, benefiting the landscape and townscape character. Overall, a major positive impact on the landscape and townscape is likely (SA Objective 4), as well as a minor positive impact on cultural heritage and natural resources (SA Objectives 5 and 8). **Recommendation:** There is opportunity to strengthen the performance of the objectives with regard to natural resources and cultural heritage. The objectives would benefit from including wording that highlights the need to conserve natural capital. Furthermore, the objectives would benefit from including reference to the conservation and enhancement of heritage assets to align with the National Planning Policy Framework (NPPF)¹.

H.2.2.4 The promotion of active travel such as walking and cycling and improving access to public transport through Objective 2 is likely to reduce the reliance on private car use across the Plan area and consequently reduce transport-associated emissions. Furthermore, through Objective 4, increased uptake of active travel modes can be achieved through creating well-connected market towns and villages that support access to local services. Additionally, improvements in air quality are likely with greater adoption of sustainable travel and increased GI coverage that provides air filtration benefits, as outlined in Objectives 2 and 4. Overall air quality benefits are also anticipated from aims to use low-emission technologies and foster circular economy principles, advocated through Objective 1. Overall, a major positive impact on transport and accessibility is identified (SA Objective 11), with a secondary minor positive impact identified for air quality (SA Objective 6).

H.2.2.5 Ensuring access to a variety of green spaces and areas for sport and leisure, as outlined within Objective 2 and supported through the conservation of the countryside within Objective 3, will provide physical and mental health benefits to residents. Furthermore, ensuring that residents have access to essential services, including healthcare facilities as outlined in Objective 4, will help to ensure equal access to healthcare across the district. Access to healthcare facilities is vital, particularly due to the ageing population in the district and the limited access to emergency care, as there are no NHS hospitals providing Accident and Emergency (A&E) services within West Oxfordshire. Overall, a major positive impact on health is identified (SA Objective 10). **Recommendation:** The objectives would benefit from further wording on healthcare facilities, particularly outlining

¹ MHCLG (2025) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date accessed: 23/06/26]

what healthcare infrastructure could be provided and addressing potential capacity issues arising from the limited emergency healthcare services currently available in the district.

- H.2.2.6 Objective 5 will aim to ensure that residents are provided with a range of housing types to meet the needs of the population over the Plan period, including the provision of affordable housing and housing of the right type, size and tenure. Housing development will also maximise opportunities to use existing housing stock, focusing development on previously developed land in accordance with the NPPF. As such, a major positive impact on housing provision is identified (SA Objective 9).
- H.2.2.7 Technological provisions advocated within Objective 6 will enable residents to work remotely and could provide wider employment opportunities. Furthermore, Objective 6 will aim to deliver high-quality employment land, supported by necessary infrastructure and will support improved education and training, providing a diversified workforce and increasing employment opportunities. Additionally, supporting rural businesses and the visitor economy will ensure that economic benefits are widespread across the Plan area, enhancing the rural economy and increasing employment opportunities to more isolated areas. Objective 2 aims to provide access to public transport and promote active modes of travel, further improving sustainable access to employment and education opportunities. Overall, a major positive impact on the economy is identified (SA Objective 13), as well as a secondary minor positive impact on education (SA Objective 12). **Recommendation:** The objectives would benefit from including stronger wording regarding technological provisions to address existing problems such as poor digital connectivity across the district. Furthermore, it is recommended that the objectives include wording on educational facilities, ensuring that population growth does not place pressure on existing schools.

H.3 Spatial Policies

H.3.1 Policy SP1 – Settlement Hierarchy

Policy SP1 – Settlement Hierarchy

For the purposes of the Spatial Strategy (Policy SP2) and other relevant policies of this Local Plan, the settlement hierarchy for West Oxfordshire is as follows:

Tier 1 – Principal Towns

Witney, Carterton, Chipping Norton

Tier 2 – Service Centres

Bampton, Burford, Charlbury, Eynsham, Long Hanborough, Woodstock, Salt Cross Garden Village

Tier 3 – Large Villages

Aston, Brize Norton, Ducklington, Enstone, Freeland, Hailey, Middle Barton, Milton under Wychwood, Minster Lovell (South of Burford Road), North Leigh, Shipton under Wychwood, Standlake, Stanton Harcourt, Stonesfield, Tackley

Tier 4 – Medium Villages

Alvescot, Ascott-under-Wychwood, Bladon, Cassington, Chadlington, Churchill, Clanfield, Combe, Curbridge, Filkins and Broughton Poggs, Finstock, Fulbrook, Great Rollright, Kingham, Langford, Leafield, Over Norton, Wootton

Tier 5 – Small Villages, Hamlets and Open Countryside

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
SP1	0	0	0	0	0	0	0	0	0	0	0	0	0

H.3.1.1 Policy SP1 defines the Settlement Hierarchy in West Oxfordshire based on the size and nature of the different settlements in the district, ranging from the three principal towns through to smaller villages and hamlets.

H.3.1.2 In its current form, the policy will not directly affect any of the SA Objectives. Defining a hierarchy of settlements can help to ensure that appropriate types and scales of new development is directed to each type of settlement, as set out in Policy SP2. This approach will help to manage the scale of growth so that development does not overwhelm existing infrastructure or significantly alter the rural character of rural settlements, which is likely to help reduce the potential for adverse effects against environmental and social receptors. A negligible impact is identified for all SA Objectives.

H.3.1.3 **Recommendation:** Policy SP1 could be merged with SP2 to ensure clarity on the purpose and intention of defining a settlement hierarchy.

H.3.2 Policy SP2 – Spatial Strategy

Policy SP2 – Spatial Strategy

The spatial strategy for West Oxfordshire to 2043 will deliver a sustainable pattern of development that meets identified housing, economic and community needs, aligns growth with infrastructure, addresses climate change, supports nature recovery, sustains vibrant communities, and protects the distinctive character of the district's towns, villages and countryside.

1. Prioritise Sustainable Travel and Focus Growth Along Key Strategic Corridors

Development will be focused on accessible locations where infrastructure and sustainable transport opportunities can be maximised, including along the following key strategic corridors:

- The A40 Corridor, including Carterton, Witney and Eynsham, supporting sustainable communities, infrastructure investment and improved strategic connectivity, including enhanced Mass Rapid Transit (MRT) in accordance with Policy SP5.
- The A44 Corridor, supporting the role of Chipping Norton and Woodstock and reinforcing local services, infrastructure and connectivity.

2. A hierarchal approach to growth

To ensure that development is sustainable, growth will be directed in accordance with the settlement hierarchy set out in Policy SP1, reflecting the role, accessibility and capacity of each settlement.

Tier 1 – Principal Towns

Carterton and Witney will be the primary focus for new development over the Plan period, reflecting their existing roles, services and infrastructure and their capacity to accommodate future growth in a sustainable manner.

Growth in these locations will support regeneration, make best use of previously developed land and under-used sites, and deliver transformational opportunities for new homes, jobs and supporting infrastructure.

A number of scalable new villages within the rural fringe of Carterton (including in Brize Norton, Shilton and Alvescot Parishes) will complement the comprehensive redevelopment of existing military housing, encourage investment in the town and unlock its economic and social potential, including its relationship with RAF Brize Norton.

At Witney, the primary focus of new residential and economic development will be on sustainable urban extensions to the east, north and west of the town, complemented by a scalable new village to the south. Opportunities to better use existing sites within the urban area will continue to be explored including land at Welch Way and Woodford Way.

As much of the town falls within the Cotswolds National Landscape (CNL), growth at Chipping Norton will be more modest, with the primary focus being the efficient re-use of previously developed land within the built area, complemented by a sustainable urban extension to the north-east of the town.

Tier 2 – Service Centres

Bampton, Burford, Charlbury, Eynsham, Long Hanborough and Woodstock will provide for a proportionate level of development which is appropriate to the size of each settlement and their capacity to accommodate growth in a sustainable manner that demonstrably supports their service centre function.

Strategically located along the A40, Eynsham has a particularly important role to play, supporting the delivery of a sustainable urban expansion to the west and Salt Cross Garden Village to the north, where the development of a highly sustainable new community will be guided by the Salt Cross Area Action Plan (AAP).

Long Hanborough and Woodstock offer strong potential to support modal shift towards public transport, including bus and rail. Land adjacent to Hanborough Station provides the opportunity for high quality residential development in a sustainable location, whilst future housing growth at Woodstock is expected to be based largely on existing commitments, reflecting the sensitivities presented by the Blenheim Palace World Heritage Site (WHS).

Policy SP2 – Spatial Strategy

Burford and Charlbury fall within the Cotswolds National Landscape (CNL) and Bampton has relatively fewer services and facilities compared to the other Tier 2 service centres, meaning development in these three locations will be proportionately more limited.

Tier 3 – Large Villages

Site allocations are identified where new development can facilitate the delivery of infrastructure to improve the relative sustainability of a settlement.

Beyond this, development will be supported in locations that:

- i. Are consistent with the settlement's role, character, and infrastructure capacity, taking account of recent development and planned growth.
- ii. Are well served or capable of being served by public transport or active travel to key services and facilities; and
- iii. Would help to sustain local services and communities.

Tier 4 – Medium Villages

Development will be more limited in scale reflecting the relative sustainability and infrastructure capacity of these settlements. An allocation for new housing is identified at Kingham, reflecting the strategic aim of focussing growth around sustainable transport corridors.

Tier 5 – Small Villages, Hamlets and Open Countryside

Development will be limited solely to uses that require a rural location or support the rural economy and local community.

Proposals for new residential development will be determined in accordance with Policies DM18 and DM20

3. Cotswolds National Landscape (CNL)

Across all settlement tiers, development within the Cotswolds National Landscape (CNL) must conserve and enhance landscape and scenic beauty and must be limited in scale and extent in accordance with national policy and Policy SP4.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
SP2	+	0	+	+	+	0	0	+	++	+	+	+	++

H.3.2.1 Policy SP2 sets out the proposed distribution of housing and employment development across the district. A settlement hierarchy has been identified and is set out within the policy, and Policy SP1. Development will be primarily focused within and around the 'Principal Towns' (tier 1) of Carterton and Witney. Policy SP2 aims to meet the identified housing needs over the Plan period to 2043. As such, the policy is likely to result in a major positive impact on housing (SA Objective 9).

H.3.2.2 The policy sets out measures that will help increase the adoption of sustainable modes of transport and address climate change. The policy encourages a shift away from private car use by focusing new development in locations that are already well served by public transport and active travel networks. In addition, the policy supports the enhancement of Mass Rapid Transit (MRT) in accordance with Policy SP5. These enhancements aim to reduce journey times and make public transport a more attractive and viable choice,

emphasising the need for new development to be delivered in accordance with essential local services. These measures are likely to contribute to reduced congestion and lower GHG emissions, and encourage journeys by foot or bicycle. Overall, a minor positive impact on climate change mitigation, health and wellbeing and transport and accessibility (SA Objective 1, 10 and 11) have been identified. Population growth projected over the Plan period is likely to increase congestion, with the latest Air Quality ASR (2025)² identifying road traffic as the primary source of pollution in the district. However, the policy incorporates measures to encourage a shift away from private car use and reduce associated emissions. Therefore, on balance a negligible impact has been identified for air quality (SA Objective 6).

- H.3.2.3 Policy SP2 requires that new development protects the district's landscape character and supports nature recovery. The policy states that development proposals must conserve and enhance the Cotswolds National Landscape (CNL) and requires the scale of development to be in keeping with the character of the area. Additionally, the policy prioritises the use of previously developed land (PDL) and under-utilised land in towns, and limits development within small villages and the open countryside (Tier 5), thereby helping to preserve the district's rural character and associated habitats. Overall, minor positive impacts are identified for biodiversity, landscape and natural resources (SA Objectives 3, 4 and 8).
- H.3.2.4 **Recommendation:** More direct reference to supporting the objectives of the Oxfordshire Local Nature Recovery Strategy (LNRS) and the need to conserve and enhance the district's green infrastructure (GI) network alongside growth would strengthen the positive effects with regard to biodiversity. Furthermore, reference to delivering multi-functional green and blue infrastructure and ensuring new development is provided with appropriate utilities infrastructure would help to secure wider benefits in relation to urban cooling, flood management, water resources and water quality. Based on current wording, the policy is identified to have a negligible effect on climate change adaptation (SA Objective 2) and water (SA Objective 7).
- H.3.2.5 The spatial strategy promotes enhanced public transport infrastructure and co-location of residents with essential services, ensuring that communities are situated in highly accessible locations. This approach is likely to enable access to schools and employment opportunities. In particular, focusing development along key strategic transport corridors and within principal towns such as Witney and Carterton supports local economies by encouraging residents to live, work, and spend locally. Furthermore, revitalising PDL in these areas may help to unlock investment potential and enhance the visual and functional appeal of town centres. The creation of walkable, mixed-use communities and the strategic location of housing near employment hubs will also help retain a younger, skilled workforce, contributing to a more dynamic and resilient local labour market. While the policy prioritises development in principal towns, proportionate growth in Tier 2, 3 and 4 settlements will continue to support rural economies, sustaining smaller businesses and improving access for rural populations. Overall, a major positive impact on the economy (SA Objective 13) is identified, as well as a minor positive impact on education (SA Objective 12).

² West Oxfordshire District Council (2025) Air Quality Annual Status Report (ASR), June 2025. Available at: <https://www.westoxon.gov.uk/media/d1nbwdqn/air-quality-annual-report-2025.pdf> [Date accessed: 24/10/25]

- H.3.2.6 The policy ensures the protection of the district's distinctive character, the special qualities of the CNL, and supports development that is sensitive to Blenheim Palace World Heritage Site (WHS). There is potential for a minor positive impact on cultural heritage (SA Objective 5). **Recommendation:** Further wording with regard to the conservation and enhancement of cultural heritage assets and the historic environment alongside growth would strengthen the policy.

H.3.3 Policy SP3 – Key Development Principles

Policy SP3 – Key Development Principles

All development proposals must adhere to the following key principles, to ensure that they contribute positively to the sustainability, character, and quality of the local area.

- i. Development must be supported by the timely provision of all necessary infrastructure to meet identified needs in accordance with policy CP4.
- ii. Development must be proportionate and appropriate in scale, form, and character to its location, taking into account the potential cumulative impact of development in the locality.
- iii. Development proposals must respond sensitively and innovatively to local character and distinctiveness, relating well to existing built form, architectural styles, materials, landscape character, and the setting of settlements, while conserving and, where possible, enhancing local identity and historic character.
- iv. Development must not lead to the coalescence of settlements. Proposals must demonstrate how they will protect the separate identity of settlements by maintaining appropriate physical and visual gaps between them.
- v. Development must be compatible with existing and adjoining land uses and provide a high standard of amenity for existing and future occupants. Proposals that would result in unacceptable impacts, including noise, pollution, overshadowing, overlooking, overbearing or loss of privacy, natural light, or usable outdoor space will not be supported unless such impacts can be effectively mitigated.
- vi. Development will be expected to safeguard open spaces of recreational or ecological value within settlements. Development affecting designated Local Green Spaces will only be permitted where very special circumstances can be demonstrated.
- vii. Development must ensure safe, suitable, and inclusive access for all users, including pedestrians, cyclists, and vehicles. Proposals must demonstrate how they integrate with and relate to the existing local transport network, prioritise sustainable modes of transport, and ensure that any impacts on highway safety are not unacceptable and that residual cumulative impacts on the road network are not severe.
- viii. Development must have regard to safeguarded mineral and soil resources including best and most versatile agricultural land.
- ix. Development must not be at risk from any source of flooding or increase the risk of flooding elsewhere in accordance with Policy CP5.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
SP3	0	0	+	++	+	0	0	+	0	+	+	0	0

- H.3.3.1 Policy SP3 sets out the requirements for new development across the district, ensuring that proposals are sustainable, appropriately located and designed, supported by necessary infrastructure, and protective of environmental, landscape and community interests.
- H.3.3.2 The policy is expected to deliver benefits to the local landscape by ensuring that new development is sensitively integrated into its surroundings. It supports the preservation of

settlement identity by preventing the coalescence of neighbouring communities and emphasises the importance of conserving and enhancing landscape and historic character. Additionally, the policy requires new development to safeguard open spaces of ecological value, and to have regard for safeguarded mineral resources and best and most versatile (BMV) agricultural land. Overall, the policy contributes to the protection and enhancement of the landscape's visual quality, ecological value, and role in defining local identity. Policy SP3 is likely to have a major positive impact on the landscape (SA Objective 4), as well as a minor positive impact on local biodiversity, cultural heritage and natural resources (SA Objectives 3, 5 and 8).

H.3.3.3 The retention of open spaces will not only be expected to support habitat connectivity, but also provide accessible open spaces for recreation, contributing to improved mental and physical wellbeing by encouraging active lifestyles. Coupled with the requirement to support safe access for pedestrians and cyclists, helping to facilitate active travel, this will be likely to result in a minor positive impact for health and wellbeing (SA Objective 10).

H.3.3.4 The policy is expected to deliver benefits to transport and accessibility by requiring development proposals to demonstrate how they integrate with the existing transport network and promote safe, inclusive movement for all users. The policy ensures that developments consider the impacts on road safety and promote sustainable transport. The policy supports improved access for pedestrians and cyclist users, helping to reduce reliance on private vehicles and encouraging more active lifestyles and the use of sustainable modes of travel. Overall, a minor positive impact on transport and accessibility is identified (SA Objective 11).

H.3.4 Policy SP4 – Cotswolds National Landscape (CNL)

Policy SP4 – Cotswolds National Landscape (CNL)

Development proposals within the Cotswolds National Landscape (CNL) must:

- i. Conserve and enhance the natural beauty, special qualities, landscape character, scenic beauty, cultural and natural heritage, tranquillity, and dark skies of the National Landscape, and seek to further its statutory purposes.
- ii. Be sensitively located, proportionate in scale, and designed in response to landscape character, settlement pattern, local distinctiveness, and important views within, into, and out of the National Landscape, incorporating appropriate mitigation and enhancement measures where necessary.
- iii. Avoid adverse impacts on the National Landscape and its setting, minimise and mitigate any unavoidable harm, and secure measurable net benefits through measures such as landscape restoration, biodiversity enhancement, and, where appropriate, reductions in existing detractors including light pollution and traffic.
- iv. Align with and, where practical, contribute to the delivery of the Cotswolds National Landscape Management Plan, relevant Nature Recovery Plans, and, where appropriate, the Protected Landscapes Targets and Outcomes Framework.
- v. Be proportionate in scale and extent to the settlement in which they are proposed, having regard to its character, function, accessibility, and availability of sustainable transport and local services.
- vi. Where harm to the National Landscape is identified and exceptionally considered to be outweighed in the overall planning balance, demonstrate that all reasonable steps have been taken to avoid and mitigate harm and, as a last resort, provide appropriate and proportionate compensatory measures for any residual harm.
- vii. Demonstrate, where applicable, that proposals constituting major development satisfy the tests set out in national policy.

Development outside the National Landscape that affects its setting must also conserve and enhance its natural beauty and special qualities, including important views, landscape character, tranquillity, and dark skies as experienced from within the National Landscape.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
SP4	+	+	+	++	+	+	+	0	0	+	0	0	0

H.3.4.1 Policy SP4 requires development proposed within the Cotswolds National Landscape (CNL) and its setting must protect its beauty, heritage, and tranquillity. The policy also sets out that development proposals should enhance the landscape and follow the objectives and policies of the CNL Management Plan. The policy is likely to have a major positive impact on the landscape (SA Objective 4).

H.3.4.2 In safeguarding the natural beauty and special qualities of the CNL, the policy is likely to protect green and blue infrastructure (such as woodlands, hedgerows, grasslands, and watercourses), along with habitats and geological features. The policy also requires development to conserve and enhance biodiversity contributing to the CNL, aligning with the objectives of the Cotswolds Nature Recovery Plan³. Overall, this is expected to have a minor positive impact on biodiversity (SA Objective 3). GI and soils may also act as carbon stores, filter air pollutants and support natural water management, resulting in a minor positive impact on climate change mitigation, climate change adaptation, air quality and water quality (SA Objectives 1, 2, 6 and 7).

H.3.4.3 The CNL is home to various public rights of way (PRoW), including the Cotswold Way National Trail. Focusing on conserving and enhancing the CNL can help protect beautiful areas near communities, encourage outdoor recreation, and provide health benefits. This is likely to have a minor positive impact on health and wellbeing (SA Objective 10).

H.3.4.4 Through protecting and enhancing the key characteristics of the CNL, which the policy also identifies to include historic features, a minor positive impact on cultural heritage is identified (SA Objective 5).

H.3.5 Policy SP5 – A40 Mass Rapid Transit (MRT) Corridor

Policy SP5 – A40 Mass Rapid Transit (MRT) Corridor

Purpose of the Corridor

A corridor of land is identified on the Policies Map to safeguard the potential delivery of a Mass Rapid Transit (MRT) scheme to address long standing issues of traffic congestion on the A40. This indicative corridor of land is intended to support high-quality, high frequency sustainable transport infrastructure with improved connectivity between key settlements.

Safeguarding the Corridor

Within the identified corridor, proposals for new development must demonstrate that they will not hinder or prejudice the delivery of the MRT solution, including associated infrastructure and supporting facilities.

The corridor will be reviewed periodically to reflect changes in transport needs, technological advancements, and the outcomes of feasibility studies and options appraisal work.

Development Contributions

Development within, adjoining and/or demonstrating benefitting from, the identified corridor will be required to make proportionate financial and/or in-kind contributions towards the delivery of the MRT solution.

³ Cotswolds National Landscape (2024) Cotswolds Nature Recovery Plan. Available at: <https://www.cotswolds-nl.org.uk/our-work/nature-recovery/cotswolds-nature-recovery-plan/> [Date accessed: 03/06/26]

Policy SP5 – A40 Mass Rapid Transit (MRT) Corridor

This will include consideration of Land Value Capture (LVC) in circumstances when an increased quantum and/or density of development is able to be achieved as a direct result of the MRT solution.

Development contributions are expected to be used towards, but not limited to, feasibility work, infrastructure provision, priority measures, and associated facilities.

Potential Mobility Hubs

Subject to further detailed assessment, the plan identifies the potential for mobility hubs to be located in broad terms at:

- Carterton, serving the town and surrounding areas.
- Witney, as a central hub for residents and businesses.
- Eynsham, to enhance connectivity and reduce reliance on private car travel.

These locations will be reviewed periodically to reflect changes in transport needs, technological advancements, and the outcomes of feasibility studies and options appraisal work.

Supporting Evidence and Engagement

The Council will work with key stakeholders, including Oxfordshire County Council, infrastructure providers, developers, and local communities, to refine the nature of the MRT solution, the alignment of the corridor and the location and function of mobility hubs as part of the ongoing planning process.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
SP5	+	0	0	0	0	+	0	0	0	0	++	0	+

H.3.5.1 Policy SP5 safeguards a land corridor from Carterton to Yarnton for a future Mass Rapid Transit (MRT) solution in West Oxfordshire. The policy seeks to ensure developments within the corridor do not obstruct the project and require contributions to its delivery, as well as identifying potential sites for mobility hubs at Carterton, Witney, and Eynsham.

H.3.5.2 The proposed MRT scheme will enhance regional connectivity, making travel within West Oxfordshire and to larger nearby settlements like Oxford more efficient. By focusing on public transport infrastructure, the policy encourages sustainable, low-carbon transport options, reducing the dependence on cars. Introducing these services will also help to ease road congestion, especially in areas like Carterton, Witney, and Eynsham, where the A40 is a key commuter route which is often congested. The development of mobility hubs at strategic locations will improve public transport access, benefiting both residents and businesses. Overall, a major positive impact on transport is identified (SA Objective 11), as well as a minor positive impact on climate change mitigation (SA Objective 1) and air quality (SA Objective 6), through reduced reliance on private car use, reducing the district's carbon footprint and the emission of air pollutants associated with private cars.

H.3.5.3 The policy is also expected to support the local economy by generating job opportunities through the construction and operation of the new infrastructure and mobility hubs. The MRT scheme could enhance business connectivity, making it easier for local businesses to access markets and attract new investment. Improved transport links will also increase residents' access to job opportunities both locally and regionally, contributing to a more mobile and skilled workforce. As such, a minor positive impact on the economy (SA Objective 13) is identified.

H.4 Core Policies

H.4.1 Policy CP1 – Mitigating and Adapting to Climate Change Impacts

Policy CP1 – Mitigating and Adapting to Climate Change Impacts

Having regard to the nature, scale and location of a proposal, development must contribute to a net zero and climate-resilient future for West Oxfordshire.

Development proposals will be expected to address the following requirements where they are relevant and proportionate;

1. Greenhouse gas emissions must be reduced by:
 - a. Achieving net zero operational carbon in new buildings in accordance with Policy DM9 and ensuring the development is fossil fuel free.
 - b. Minimising embodied carbon with unavoidable, residual emissions to be offset through financial contributions to the West Oxfordshire Climate Offsetting Fund.
 - c. Maximising opportunities for renewable energy generation on site.
 - d. Responding to landform and site-specific environmental conditions by optimising building orientation, massing, and landscaping to minimise energy use and risk of overheating, maximise efficiency, and enhance microclimate benefits.
 - e. Locating and designing development to reduce reliance on private car use and promote walking, cycling and public transport through prioritising sustainable infrastructure and connectivity in accordance with Policy CP8.
2. Development proposals must demonstrate they are resilient to the impacts of climate change by:
 - a. Minimising flood risk in accordance with national policy and Policy CP5.
 - b. Maximising water efficiency in accordance with Policy CP5.
 - c. Incorporating sustainable drainage systems and natural flood management in accordance with Policy CP5, through the application of green infrastructure and nature-based solutions, to address overheating, water management, and biodiversity decline.
 - d. Minimising risk of overheating through passive design measures and avoiding reliance on mechanical cooling.
 - e. Strengthening environmental resilience, particularly within areas of known environmental sensitivity including those identified in the Local Nature Recovery Strategy, locations with a history of flooding and the Cotswolds National Landscape (CNL) in accordance with Policy SP4.

Proposals for major development must be accompanied by a Sustainability Statement, demonstrating how the requirements of Policy CP1 have been met. Non-major development proposals will be required to provide proportionate supporting information to demonstrate compliance with the policy

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
CP1	++	++	++	+	0	+	++	+	+	+	+	0	0

- H.4.1.1 Policy CP1 aims to create sustainable, climate-resilient developments that achieves net-zero operational carbon, reduce carbon embodiment, promote energy efficiency, and integrate renewable energy, as well as ensuring adaptability to the effects of climate change. These measures will be expected to reduce dependency on energy generated

from unsustainable sources. A decrease in fossil fuel consumption would lower GHG emissions, thereby minimising the Plan area's impact on climate change.

- H.4.1.2 The policy requires major developments to be accompanied by Sustainability Statements, and non-major developments by proportionate supporting information. All development proposals must minimise embodied and operational carbon emissions, maximise opportunities for renewable energy generation, promote sustainable travel, and incorporate measures to increase resilience to the impacts of climate change, including flood risk, water efficiency, sustainable drainage systems, nature-based solutions and passive design measures. Overall, the measures and requirements included within the policy are likely to result in a major positive impact on climate change mitigation, climate change adaptation, water quality and water resources (SA Objectives 1, 2 and 7).
- H.4.1.3 The policy promotes the efficient use of resources through requirements to minimise embodied carbon and maximise water efficiency. These measures are expected to reduce resource consumption associated with new development and encourage more sustainable patterns of construction and operation. A minor positive impact has been identified in relation to natural resources (SA Objective 8).
- H.4.1.4 The policy requires new development to incorporate sustainable drainage systems, GI, and nature-based solutions. These measures are expected to support biodiversity, enhance habitat connectivity and help address biodiversity decline. Therefore, a major positive impact on biodiversity is identified (SA Objective 3). Integrating nature-based solutions and GI into development will also result in secondary minor positive effects on landscape character, such as through incorporating trees and hedgerows which will protect and enhance the surrounding landscape (SA Objective 4).
- H.4.1.5 Incorporating GI into new developments will improve the health and wellbeing of residents by offering greenspaces that support both physical and mental health. GI also provides ecosystem services, such as air filtration, which is expected to improve local air quality. The policy further promotes sustainable travel by reducing reliance on private car use and supporting walking, cycling and public transport. These measures are expected to support healthier lifestyles and improve accessibility to local services. Overall, a minor positive impact is identified for air quality, health and transport (SA Objectives 6, 10 and 11).
- H.4.1.6 Through requirements to minimise carbon embodiment, maximise energy efficiency and improve resilience to climate change, the policy is likely to support the delivery of high-quality and sustainable homes. Therefore, a minor positive impact on housing is identified (SA Objective 9).

H.4.2 Policy CP2 – Delivering New Homes

Policy CP2 – Delivering New Homes

Housing Requirement

A total housing requirement of 18,312 new homes will be met over the period 1st April 2025 to 31st March 2043. This includes the provision of:

- 16,290 new homes (905 per annum) to meet West Oxfordshire District Council's identified local housing need in full.
- 2,022 additional homes to assist in meeting a proportion of Oxford City's identified unmet housing need (c. 18%).

For the purposes of monitoring delivery and calculating housing land supply, the housing requirement will be applied on a 'stepped' basis as follows:

Policy CP2 – Delivering New Homes

Period	Annual Requirement
2025/26 – 2030/31	650 dpa
2031/32 – 2036/37	1,600 dpa
2037/38 – 2042/43	802 dpa

5-Year Housing Land Supply

The Council will maintain and monitor a deliverable supply of housing land sufficient to meet the stepped housing requirement set out above in accordance with national policy.

Housing Supply

The planned level of housing supply over the period 1st April 2025 – 31st March 2043 is 19,294 homes. This allows for meeting a proportion of Oxford's unmet housing need over that period and provides a modest over-supply 'buffer' in relation to West Oxfordshire's own identified housing need to account for changing market conditions, infrastructure delivery, site-specific constraints and variations in build-out rates.

Sources of Housing Supply

The planned level of supply will be met through a combination of past completions, existing commitments, site allocations and windfall as follows:

• Past completions 2025/26	582
• Large existing commitments (>10 dwellings) at 1st April 2026	2,665
• Small existing commitments (<10 dwellings) at 1st April 2026	307
• Extant Site allocations (Local Plan 2031)	4,375
• New Site Allocations (Local Plan 2043)	915
• New Strategic Locations for Growth - SLG (Local Plan 2043)	8,350
• Windfall allowance	2,100
• Total	19,294

Site Allocations and Strategic Locations for Growth (SLG)

Site allocations and Strategic Locations for Growth (SLG) will ensure that development is strategically focused on key growth locations in accordance with the overall spatial strategy set out in Policy SP2.

Windfall Allowance

A windfall allowance of 150 homes per year from 2029/30 to 2042/43 is factored in as a source of housing supply. Any such windfall proposals will be assessed against national policy, Policy DM16, and other relevant policies of this plan.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP2	-	+/-	+/-	+/-	+/-	-	+/-	--	++	0	+/-	0	+

- H.4.2.1 Policy CP2 sets out the housing need and supply figures for West Oxfordshire over the Plan period to 2043. The policy sets out that the overall housing requirement for the Plan period 2025 to 2043 is 16,290 new homes (905 dwellings per annum), based on a housing needs assessment for West Oxfordshire using the new Standard Method. Through the inclusion of a 2,022 home contribution to Oxford City's unmet need, and taking into account existing completions and commitments, the Council will deliver approximately 19,000 new homes, exceeding the Standard Method figure. The proactive approach could provide opportunities to deliver a greater mix of housing types. The delivery of 19,294 new homes

over the Plan period would be expected to ensure West Oxfordshire's residents have access to accommodation which meets their needs and therefore a major positive impact on housing provision is identified (SA Objective 9).

- H.4.2.2 The economic benefits associated with meeting identified housing needs and supporting labour force growth are likely to result in a minor positive effect in relation to the economy (SA Objective 13), although this will also be influenced by the spatial distribution of development through Policy SP2.
- H.4.2.3 Policy CP2 requires housing delivery to be focused on key growth locations in accordance with the spatial strategy set out in Policy SP2. While the concentration of development in the district's most sustainable locations may help to support access to services such as healthcare and schools, employment opportunities and sustainable transport modes, the policy itself primarily establishes both the overall scale of housing provision and delivery trajectory rather than detailed infrastructure requirements. The increase in the local population may place additional pressure on the capacity of social infrastructure and transport networks. On balance, a negligible effect is identified for health and education (SA Objectives 10 and 12). The overall impact on transport and accessibility (SA Objective 11) is uncertain.
- H.4.2.4 While it is essential for the Local Plan to support housing growth to meet identified needs, the scale of growth proposed through the policy is likely to increase demand for land, GHG emissions, construction materials, water resources and waste management services. Population growth associated with new housing development may also increase traffic movements and associated emissions. Taking into account the intention of the spatial strategy to align growth with infrastructure, overall minor negative effects are identified in relation to climate change and air quality (SA Objectives 1 and 6). A major negative impact on natural resources (SA Objective 8) remains likely owing to the overall scale of growth and large scale of previously undeveloped land that would be required to deliver 19,294 homes. The effect on water resources and wastewater infrastructure (SA Objective 7) is uncertain at this stage and will depend on the timely provision of supporting infrastructure.
- H.4.2.5 The overall impact of the policy on climate change adaptation, biodiversity, landscape and cultural heritage will depend on the specific location, design and layout of development and opportunities to avoid and mitigate impacts including on flood risk, climate resilience, and sensitive biodiversity, landscape and heritage assets. The impact is recorded as uncertain for SA Objectives 2, 3, 4 and 5.
- H.4.2.6 The full extent of impacts arising from allocated housing will be evaluated via the assessment of sites (see **Appendices F and G** and the Main Regulation 19 SA Report – **Volume 2**).

H.4.3 Policy CP3 – Economic Growth and Local Prosperity

Policy CP3 – Economic Growth and Local Prosperity

1. Economic Vision

Development proposals will be encouraged where they:

- a. Contribute to a diverse, resilient and productive economy, aligned with national industrial priorities, future employment trends and local economic strengths;

Policy CP3 – Economic Growth and Local Prosperity

- b. Support the development and scaling of local businesses and co-operatives that support climate, nature recovery and health related outcomes, through innovation, inward investment, and business growth, particularly within priority sectors;
- c. Address barriers to growth including infrastructure constraints, skills gaps, and availability of appropriate premises;
- d. Enhance the District's role within the wider Oxfordshire and Oxford–Cambridge economic area; and
- e. Are accessible to the strategic road network, particularly for industrial and logistics uses; and support sustainable transport opportunities including the provision of EV charging infrastructure.

2. Supporting a modern and flexible economy

Development in the following key sectors will be supported subject to compliance with Policies DM28 – DM32;

- Advanced manufacturing and engineering
- Defence and aerospace
- Digital technology and data-driven industries
- Life sciences
- Logistics and distribution
- The rural economy including agriculture and food networks
- Sustainable tourism, arts and culture supporting the visitor economy
- The green economy

Particular encouragement will be given to proposals that meet identified needs, including developments that:

- a. Develop clusters, networks and innovation hubs, including science parks and business campuses, and enable knowledge exchange and collaboration, particularly where co-location benefits are demonstrated;
- b. Support the expansion and modernisation of existing strategically important employers and sites;
- c. Provide modern, flexible and adaptable employment space for start-ups, SMEs and scale-up businesses;
- d. Deliver a range of employment premises, including offices, laboratories, workshops and high-specification industrial space;
- e. Support agricultural businesses to incorporate circular economic practices
- f. Enable new working practices, including hybrid and homeworking; and
- g. Incorporate appropriate digital infrastructure and utilities capacity, including energy provision.
- h. strengthen the foundation and operation of local sustainable food networks
- i. Accord with an adopted Whole Estate Management Plan that has been endorsed by the Council

3. Employment and Floorspace Provision (2025 – 2043)

The Council will maintain a flexible and responsive supply of employment land and premises to meet identified needs over the plan period.

Indicative provision includes:

Use Class	Indicative Land Requirement
Class E (Office, R&D, light industrial)	4.5ha
Class B2/B8 (Industrial & logistics)	25ha

These figures are indicative and not a cap allowing for flexibility in response to market signals, reflect forecast needs and existing commitments and will be regularly monitored and updated.

4. Sources of Employment Provision

Employment provision will be delivered through the following:

- a. Existing commitments
- b. Site allocations, Strategic Locations for Growth (SLG) and Areas of Redevelopment Opportunity (ARO) including:

Policy CP3 – Economic Growth and Local Prosperity

- i. Salt Cross Garden Village
- ii. Land east of Brize Norton Strategic Location for Growth (SLG)
- iii. Land west of Witney Strategic Location for Growth (SLG)
- iv. Enstone Airfield Area of Redevelopment Opportunity (ARO)
- c. The intensification, renewal and upgrading of existing employment areas; and
- d. Rural employment sites, including farm diversification and small business clusters.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP3	-	+/-	+/-	+/-	+/-	-	+/-	-	0	0	+	+	++

H.4.3.1 Policy CP3 seeks to support a diverse, resilient and productive economy by maintaining a flexible supply of employment land and premises to meet identified needs over the Plan period to 2043. The policy identifies an indicative requirement of 4.5ha of Class E employment land (offices, research and development, and light industrial uses) and 25ha of Class B2/B8 employment land (industrial and logistics uses). The policy also supports the growth of key sectors including advanced manufacturing and engineering, defence and aerospace, life sciences, digital industries, logistics, the rural economy, tourism and the green economy, alongside the expansion and modernisation of existing businesses and employment sites. Overall, a major positive impact is identified in relation to the economy (SA Objective 13).

H.4.3.2 By supporting business growth, innovation, knowledge exchange and the development of sectors requiring specialised skills, the policy may help improve employment opportunities and support workforce development. The policy also promotes locations that are accessible to the strategic road network and support sustainable transport opportunities. Therefore, minor positive effects are identified in relation to education and skills and transport and accessibility (SA Objectives 12 and 11).

H.4.3.3 The policy promotes sustainable transport opportunities, electric vehicle (EV) charging infrastructure and sectors that support climate and nature recovery objectives. However, the development of new employment land is expected to lead to higher vehicle usage, including private cars for employees and heavy goods vehicles (HGVs) associated with industrial and logistics activities. This will likely result in increased transport-related GHG emissions, as well as potentially additional operational emissions, depending on the specific uses proposed. The provision of additional employment land and premises is also likely to increase demand for land, construction materials and other resources, as well as increase waste generation associated with employment activities. Whilst the policy supports the intensification, renewal and upgrading of existing employment areas and encourages circular economy practices within the rural economy, on balance, minor negative impacts are identified in relation to climate change mitigation, air quality, and natural resources and waste (SA Objectives 1, 6 and 8).

- H.4.3.4 The effects of employment growth on biodiversity, landscape, cultural heritage, water quality and resources and climate change adaptation will depend on the location, scale and design of development and the effectiveness of mitigation measures. These matters are addressed through other policies within the Plan and will be considered in more detail through the assessment of site allocations. Therefore, uncertain effects are identified for SA Objectives 2, 3, 4, 5 and 7.
- H.4.3.5 The policy is unlikely to significantly affect housing provision or health (SA Objectives 9 and 10).
- H.4.3.6 The full extent of impacts arising from allocated housing will be evaluated via the assessment of sites (see **Appendices F and G** and the Main Regulation 19 SA Report – **Volume 2**).

H.4.4 Policy CP4 – Delivering Infrastructure In-Step with New Development

Policy CP4 – Delivering Infrastructure In-Step with New Development

1. Infrastructure Requirements

- a. Development proposals must be supported by timely provision of new or enhanced infrastructure necessary to meet the needs arising from the development, due to its individual or cumulative impact, including, but not limited to, energy, transport, utilities, education, healthcare, open space and community facilities.
- b. Necessary infrastructure must be delivered in step with the phasing of development to ensure it is available when required by future occupants or users.
- c. Major⁴ development proposals must be supported by a site-specific Infrastructure Delivery Plan (IDP) which complements the Council's district-wide IDP. The IDP must:
 - i. Be proportionate to the type and scale of development proposed.
 - ii. Identify the infrastructure required to support the development.
 - iii. Set out the phasing of infrastructure delivery alongside development.
 - iv. Identify arrangements for the long-term management and maintenance of on-site infrastructure and community assets.

2. Management and Maintenance of On-Site Infrastructure and Community Assets

Where development provides shared infrastructure such as public open space, green infrastructure, sustainable drainage systems, heat networks and community energy or other community facilities, proposals must demonstrate appropriate arrangements for their long-term management and maintenance. Priority should be given to adoption and management by an appropriate public body, statutory undertaker, community organisation or other suitable body.

3. Securing Infrastructure Delivery

- d. Infrastructure provision and long-term management arrangements will be secured through appropriate mechanisms including the use of planning conditions and planning obligations.
- e. Where necessary, such mechanisms will be used to ensure that development cannot commence or be occupied (depending on the circumstances of the case) until such time as the necessary infrastructure has been secured and programmed for delivery.

⁴ Includes major, medium, large, and strategic

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP4	+	+	+	+	0	+	+	0	0	+	+	+	0

H.4.4.1 Policy CP4 sets out the requirement of new developments to be supported by necessary infrastructure, including transport, utilities, education, healthcare, open space and community facilities. The policy also requires major developments to submit an Infrastructure Delivery Plan (IDP) outlining the required infrastructure, phasing and long-term maintenance. Infrastructure provision outlined in the policy will be expected to result in minor positive impacts on utilities infrastructure (including water), health, transport and education (SA Objectives 7, 10, 11 and 12).

H.4.4.2 The policy also requires appropriate long-term management and maintenance arrangements for shared infrastructure, such as community energy infrastructure, heat networks, open space, GI and sustainable drainage systems (SuDS), which could provide minor positive impacts on climate change mitigation, climate change adaptation, biodiversity, landscape and air quality (SA Objectives 1, 2, 3, 4 and 6), achieved through more energy efficient development, sustainable water management and the multi-functional benefits and ecosystem services provided by GI.

H.4.5 Policy CP5 – Water Environment

Policy CP5 – Water Environment

Sustainable Water Management

Development proposals will be expected to adopt an integrated approach to water management and address the following requirements where they are relevant and proportionate;

1. Flood Risk

- Risks from all sources of flooding will be managed in accordance with national policy
- Development proposals must apply a sequential, risk-based approach to the location and design of development, taking account of all sources of flood risk and the impacts of climate change.
- it must be demonstrated that development will be safe for its lifetime, will not increase flood risk elsewhere and, where possible, will reduce flood risk overall.
- Development proposals must incorporate sustainable drainage systems and, where appropriate, natural flood management measures and multifunctional green infrastructure to manage surface water runoff improve the ecological status of watercourses and waterbodies, and provide wider environmental benefits in line with priorities identified by river catchment partnerships.
-
- Proposals must include appropriate arrangements for the long-term management and maintenance of flood risk and drainage infrastructure in accordance with CP4

2. Nature Recovery

Development proposals affecting, adjacent to, or with the potential to influence watercourses, waterbodies and their associated riparian environments must, where relevant and proportionate to the type, scale and location of the proposal:

Protect and, where possible, enhance the ecological value, natural functioning and connectivity of watercourses, waterbodies and associated habitats.

Policy CP5 – Water Environment

Conserve and support the recovery of aquatic and riparian habitats, species and ecological networks, including through the restoration of natural river processes and habitat complexity where opportunities arise.

Avoid or minimise adverse impacts on the ecological, hydrological and geomorphological functioning of the water environment and demonstrate that any necessary infrastructure or interventions including culverts and artificial lighting, have been designed sensitively to support nature recovery in accordance with best practice guidance.

Contribute positively towards nature recovery and ecological connectivity in accordance with Policy CP10.

3. Water Supply and Efficiency

- a. All development must provide necessary water supply infrastructure and ensure water supply security. Any off-site upgrades to water infrastructure needed to meet this requirement must be delivered prior to occupation.
- b. All development must promote water conservation;
 - i. Proposals for new dwellings must demonstrate how they can meet a target of no more than 100 litres per person per day, through water-efficient fixtures, recycling systems, and greywater or rainwater reuse.
 - ii. Commercial development must achieve at least the BREEAM “excellent” standard for the “Wat 01” water category or equivalent.

4. Wastewater Management and Water Quality

- a. Development that increases waste water discharges must be supported by necessary wastewater infrastructure and ensure that wastewater is managed sustainably, without adverse ecological impact on water bodies or ecosystems.
- b. Proposals for development must demonstrate that appropriate sewerage and wastewater infrastructure, treatment and discharge arrangements, water quality safeguards, and pollution prevention measures will be provided in accordance with Policy CP4.

5. Connection to Public Sewers and Non-Mains Systems

- a. In accordance with national guidance, all development must prioritise connection to the public foul sewer. Only where it can be robustly demonstrated that it is not feasible or reasonable to do so, will an alternative private treatment arrangement be considered, subject to Environment Agency support.
- b. Any proposals for non-mains systems must provide sufficient information to demonstrate environmental safety, operational arrangements, and compliance with permits and Building Regulations where they would have a land use impact.

6. Grampian Conditions and Phasing

- a. Where evidence of insufficient water supply or foul water capacity exists, the Council will impose Grampian-style conditions to ensure that delivery of necessary infrastructure is phased in accordance with development in accordance with Policy CP4.

Proposals for major development must be accompanied by a Sustainability Statement, demonstrating how the requirements of Policy CP5 have been met. Non-major development proposals will be required to provide proportionate supporting information to demonstrate compliance with the policy.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP5	0	++	++	+	0	0	++	0	0	+	0	0	0

- H.4.5.1 Policy CP5 requires new developments to adopt a sustainable, integrated approach to water management, focusing on flood risk management, nature recovery, water conservation, and water quality.
- H.4.5.2 The policy requires new developments to incorporate sustainable drainage systems (SuDS) to manage surface water runoff and, where appropriate, natural flood management measures to secure wider environmental benefits. SuDS will help reduce flood risk, improve water quality, and support biodiversity. Policy CP5 also requires developments to meet water efficiency targets through water-saving fixtures, and recycling systems such as greywater reuse. Wastewater management must be carefully considered to comply with water quality standards, and major developments must submit a Sustainability Statement that sets out how the policy requirements have been met. Overall, these measures are expected to have a major positive impact on climate change adaptation, water quality, and quantity (SA Objectives 2 and 7).
- H.4.5.3 The policy requires development with potential to affect watercourses, waterbodies and associated riparian environments to protect and enhance their ecological value and functioning, support habitats and species, and avoid adverse ecological, hydrological and geomorphological effects. Development must also contribute positively to nature recovery and ecological connectivity. Therefore, a major positive effect is identified for biodiversity (SA Objective 3).
- H.4.5.4 Additionally, the policy requires wastewater infrastructure to be incorporated that will ensure sustainable management and avoid ecological impacts on waterbodies. The policy further encourages the inclusion of multifunctional GI to enhance biodiversity and associated ecosystem service functions, which could additionally benefit the local landscape appearance and character. The incorporation of multifunctional GI may also contribute to health and wellbeing through improved access to green space and the wider ecosystem services it provides. Therefore, minor positive impacts are identified for health and landscape (SA Objectives 4 and 10).

H.4.6 Policy CP6 – Design Excellence and Place-making

Policy CP6 – Design Excellence and Place-making

1. Key design principles

All development proposals must:

- a. Demonstrate a clear understanding of the context of the site and locality, responding to local character, landscape and settlement patterns.
- b. Deliver high-quality design that is both sustainable and locally distinctive.
- c. Conserve and/or enhance the built and natural environment and character of the district
- d. Contribute to the creation of attractive and vibrant places that are both functional, flexible and enduring.
- e. Be informed by, and demonstrably aligned with:
 - i. the West Oxfordshire Design Guide;
 - ii. where applicable, Neighbourhood Plan policies, Village Design Guides, Conservation Area Character Appraisals and the Oxfordshire Street Design Guide.
 - iii. National policy and guidance including the Design and Place making Planning Practice Guidance, and any successor guidance.

2. Design Statements and Evidence

Proposals must be supported by a proportionate Design and Access Statement that clearly explains:

Policy CP6 – Design Excellence and Place-making

- how the proposed design responds to site context and locality;
- how relevant design guidance and policies have informed the proposal and how these are complied with; and
- how the scheme delivers high-quality, sustainable and inclusive design outcomes.

3. Design Review

For complex or sensitive development proposals, the Council will require applicants to undergo a process of independent design review at an early stage in the design process.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP6	+	+	0	++	+	0	0	0	0	+	+	0	0

H.4.6.1 Policy CP6 requires all development proposals in West Oxfordshire to deliver high-quality, sustainable design that conserves and/or enhances the district's character. The policy requires development proposals to adhere to the West Oxfordshire Design Guide⁵ and the National Design⁶ Guide, as well as relevant Neighbourhood Plans, ensuring designs are sensitive to local context, landscape, and heritage.

H.4.6.2 The policy also requires new developments to respect the local character and built environment, including settlement patterns and site context. Additionally, the policy requires alignment with Conservation Area Character Appraisals and the West Oxfordshire Design Guide, which would help to ensure that new development conserves and enhances the historic environment. Overall, a major positive impact is identified on the landscape (SA Objective 4), and a minor positive impact on cultural heritage (SA Objective 5). **Recommendation:** Stronger reference to conserving and enhancing important views, cultural heritage assets and sensitive landscapes, including the Cotswolds National Landscape (CNL) and its setting, would strengthen the policy in this regard.

H.4.6.3 Policy CP6 requires new developments to incorporate sustainable design, which is likely to support energy efficiency, low-carbon construction methods, and climate resilience in their design as highlighted in Part 12 of the West Oxfordshire Design Guide. As a result, the policy is anticipated to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 1 and 2). **Recommendation:** Further detail regarding the sustainable design and construction principles supported by the policy, or cross-reference to other Local Plan policies, would strengthen the positive effects on climate change and potentially support secondary benefits for other SA Objectives.

H.4.6.4 The policy requires high-quality, sustainable and inclusive design, which is likely to support the adoption of sustainable transport options and promote active lifestyles. Additionally, this may help to ensure that new developments are well-connected and safe, catering to

⁵ WODC (2016). West Oxfordshire Design Guide. April 2016. Available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/> [Date accessed: 08/06/26]

⁶ MCHLG (2021) National Design Guide. Available at: <https://www.gov.uk/government/publications/national-design-guide> [Date accessed: 08/06/26]

the diverse needs of the community. As a result, the policy is likely to result in a minor positive impact on transport and health (SA Objectives 10 and 11).

H.4.7 Policy CP7 – Healthy Place Shaping

Policy CP7 – Healthy Place Shaping

1. Healthy Place Shaping Principles

Development must be inclusive and accessible to all, supporting health, wellbeing and social interaction, with measures aligned to the Oxfordshire Healthy Place Shaping Principles.

Development proposals will be expected to address the following requirements where they are relevant and proportionate;

- Creating safe, attractive and well-connected places that encourage walking, cycling and active travel;
- Providing access to high-quality green and open spaces for relaxation, recreation, play, sport and food growing opportunities for all age groups and abilities;
- Ensuring good access to healthcare, education, employment, community facilities, local services and public transport;
- Delivering inclusive and adaptable public spaces and buildings that are accessible to all users;
- Integrating green infrastructure, urban greening and nature-based solutions to support physical and mental wellbeing;
- Promoting social interaction, community cohesion and opportunities for informal gathering; and
- Reducing inequalities in access to services, facilities and healthy living opportunities.

Applicants are encouraged to have regard to the Building for a Healthy Life toolkit, where relevant, as a means of informing design quality and demonstrating how the healthy place shaping principles have been considered in the preparation of development proposals.

2. Health Impact Assessments

Health Impact Assessments (HIA) will be required for major development proposals. HIAs must follow the Oxfordshire HIA Toolkit (or successor guidance).

3. Engagement and Community Wellbeing

In addition to the above, proposals for large scale and strategic development must also demonstrate how they have been informed by effective early engagement with local communities, public health bodies, NHS partners, service providers, transport authorities and community organisations.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP7	0	0	+	0	0	+	0	0	+	++	+	0	0

H.4.7.1 Policy CP7 sets out the requirements of all new developments in West Oxfordshire to be designed and planned with the health and wellbeing of residents in mind. The policy promotes environments that encourage physical activity, social interaction, access to services, and mental wellbeing.

H.4.7.2 Policy CP7 requires major developments to include a Health Impact Assessment, following the Oxfordshire Health Impact Assessment Toolkit⁷, to evaluate potential health impacts. In line with this guidance, the Health Impact Assessment is expected to address issues such as air quality, active travel, access to services, GI, social inclusion, and housing quality. Additionally, the policy prioritises mental wellbeing through provision of natural green spaces and safe areas, and aims to reduce health inequalities by ensuring equitable access to sustainable environments for all residents, particularly for the district's most vulnerable population. Overall, a major positive impact on health is identified (SA Objective 10), as well as minor positive impacts on air quality, housing and transport (SA Objectives 6, 9 and 11). A secondary minor positive impact on climate adaptation (SA Objective 2) and biodiversity (SA Objective 3) could also be achieved via the policy's recognition of the importance of incorporating GI and nature-based solutions into design, including urban greening which would help to promote climate resilience and reduce heat risk in built-up areas.

H.4.8 Policy CP8 – Sustainable and Integrated Transport

Policy CP8 – Sustainable and Integrated Transport

1. Prioritising Sustainable Movement

Development must prioritise transport modes in the following hierarchy, where appropriate to the location and nature of development:

- a. Walking, wheeling and cycling
- b. Public transport
- c. Shared and low-emission vehicles
- d. Private motor vehicles

Where relevant and practical, development should:

- e. Provide safe, direct and attractive active travel connections within sites and to surrounding areas.
- f. Maximise access to high-quality public transport, including through layout and density.
- g. Support a modal shift towards low-carbon travel.

2. Integration, Accessibility and Design

- a. All development must provide safe and suitable access for all users, including people with disabilities and reduced mobility, and integrate transport into high-quality design.
- b. Streets and spaces should be safe, attractive and designed to minimise conflict between users, while parking and servicing must be appropriately incorporated so that they do not dominate the public realm. Development should also provide electric vehicle charging infrastructure and support the transition to low-emission transport.

3. Assessing Transport Impacts

Development proposals must:

- c. Be supported by a proportionate transport assessment or statement and travel plan where they have significant transport implications
- d. Demonstrate that residual cumulative impacts are not severe and that highway safety is not compromised;
- e. Identify and secure necessary mitigation and infrastructure improvements, prioritising sustainable transport measures.

⁷ WSP (2021). Oxfordshire Health Impact Assessment Toolkit. Available at: https://cdn.prod.website-files.com/64bfc2696e3a5a80360d3c60/64fba0200a3ae14953ff6b3b_210126-Oxon-HIA-Toolkit-FINAL.pdf [Date accessed: 20/02/25]

Policy CP8 – Sustainable and Integrated Transport

- f. Be accompanied by a Construction Traffic Management Plan to demonstrate how proposals will mitigate safety and amenity risks during construction.

4. Strategic Transport Infrastructure

Development should, where appropriate, support, contribute to and help deliver strategic transport infrastructure identified in this Plan and supporting evidence.

Strategic transport schemes include, but are not limited to:

- g. Strategic public transport and rail improvements, including mass rapid transit corridors, enhanced bus connectivity and rail upgrades;
- h. Active travel networks, including strategic walking and cycling routes and Movement and Place Plans;
- i. Integrated transport hubs and mobility infrastructure;
- j. Targeted highway improvements required to support sustainable growth;
- k. Electric vehicle charging infrastructure.

5. Urban and Rural Context

The application of this policy will be proportionate and context-specific, recognising differences between urban and rural areas.

In urban areas, development should fully maximise opportunities for walking, wheeling cycling and public transport.

In rural areas, development will not be required to meet the same modal expectations where genuine sustainable transport choices cannot reasonably be achieved but must demonstrate that opportunities have been maximised.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP8	+	0	0	0	0	+	0	0	0	+	++	0	0

H.4.8.1 Policy CP8 focuses on promoting sustainable, accessible, and low-carbon transportation solutions in new developments. The policy encourages active travel options, such as walking and cycling, supports public transport, and aims to reduce dependence on private car use.

H.4.8.2 Policy CP8 prioritises pedestrian and cycling access in new developments, with public transport access as the secondary priority, followed by shared and low-emission vehicles. This approach aims to reduce private car dependency and promote active lifestyles. The policy also seeks to ensure that developments are well-connected to surrounding areas, which may help to ensure that sustainable access to essential services is provided. Transport assessments and travel plans must be provided where there is potential for adverse effects on transport. Additionally, developments must incorporate low-carbon transport infrastructure, such as charging stations for low-emission vehicles, contributing to the district's broader climate objectives and helping to reduce transport-associated air pollution. Overall, a major positive impact is identified for transport (SA Objective 11), as well as minor positive impacts for climate change mitigation, air quality and health (SA Objectives 1, 6 and 10).

H.4.8.3 **Recommendation:** Policy CP8 could be improved by explicitly requiring travel plans and site layouts to prioritise safe and sustainable access to key services, including schools, healthcare facilities and employment centres, to maximise social sustainability benefits

H.4.9 Policy CP9 – Historic Environment

Policy CP9 – Historic Environment

1. Historic Environment

- a. All development proposals in West Oxfordshire must conserve and / or enhance the significance of the district's historic environment, landscape, buildings and structures and their settings.
- b. Development proposals including applications for advertisement consent must be appropriate and sensitive to the significance of any heritage assets impacted.
- c. Opportunities for heritage-led regeneration, improved public access, interpretation and appreciation of West Oxfordshire's historic environment will be supported
- d. Development that secures the conservation, enhancement and viable long-term use of heritage assets, including those identified as being at risk will generally be supported;

2. Designated Heritage Assets

In determining planning applications, substantial weight will be given to conserving and enhancing the significance of designated heritage assets. This includes:

- a. The Outstanding Universal Value and significance of Blenheim Palace and Park, designated as a World Heritage Site (WHS), in accordance with its WHS Management Plan.
- b. The architectural and historic interest of Listed Buildings, particularly their character, fabric, and settings.
- c. The character and/or appearance of the District's Conservation Areas and their settings, considering the contribution of their surroundings to their historical and visual significance having regard to any relevant Conservation Area Character Appraisals.
- d. The archaeological and historic interest of nationally important monuments (whether Scheduled or not), with emphasis on their fabric and settings.
- e. The cultural, architectural, and historic interest of Registered Parks and Gardens and their settings.

2. Non-Designated Heritage Assets

- a. Where a proposal affects a non-designated heritage asset, a balanced judgement will be undertaken, having regard to the significance of the asset, and the scale of any harm or loss, in accordance with national policy.

3. Historic Landscape and Townscape

Proposals should respond positively to the historic character of West Oxfordshire's towns, villages and rural landscapes, including the historic environment of the Cotswolds National Landscape, the Upper Thames landscape, historic parklands, traditional field patterns and the historic vernacular of the District.

In determining applications that affect the historic character of the landscape or townscape, particular attention will be paid to the following

- a. the age, distinctiveness, rarity, sensitivity and capacity of the particular historic landscape or townscape characteristics affected
- b. the extent to which key historic features contribute to the area's character, such as hedgerows, watercourses and woodland;
- c. the degree to which the form and layout of the development will respect and respond to the preexisting historic character (including e.g. street and building layouts)
- d. the extent 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.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
CP9	+	0	0	++	++	0	0	0	0	0	0	0	+

H.4.9.1 Policy CP9 requires development in West Oxfordshire to conserve and enhance the special character, appearance and distinctiveness of the district's historic environment. The policy sets out proportionate protection for designated and non-designated heritage assets, including features of architectural or archaeological interest, and historic landscapes. Historic assets often contribute to the wider landscape character and sense of place and will therefore protect local distinctiveness. The policy additionally highlights the requirement for development to respond positively to the historic landscape and townscape character of its surroundings including the CNL and rural areas. Overall, a major positive impact on landscape and cultural heritage is identified (SA Objectives 4 and 5).

H.4.9.2 Conserving and enhancing the fabric of heritage assets may encourage the reuse of existing buildings and traditional materials, which can indirectly contribute to resource efficiency and lower carbon construction impacts. As such, there is potential for a minor positive impact on climate change mitigation (SA Objective 1).

H.4.9.3 Conserving and/or enhancing the significance of heritage assets, particularly designated assets like Blenheim Palace WHS, will be likely to bring additional benefits to the district's tourism industry by improving access and encouraging visitors. There is potential for a minor positive impact on the local economy (SA Objective 13).

H.4.10 Policy CP10 – Nature Recovery

Policy CP10 – Nature Recovery

Having regard to the nature, scale and location of a proposal, development must contribute to nature recovery in West Oxfordshire.

Development proposals will be expected to address the following requirements where they are relevant and proportionate;

- a. Make a positive contribution toward the protection, enhancement and recovery of the natural environment including priority habitats and species.
- b. Maximise, opportunities to establish and/or restore ecological corridors and networks that re-connect fragmented habitats, within the development and beyond.
- c. Implement high quality, biodiversity net gains (BNG), that contribute meaningfully towards nature recovery. prioritising the best outcomes for nature in balance with the expected anthropogenic pressures that would result from the development.
- d. Demonstrate how wider environmental benefits such as carbon sequestration, natural flood risk management, recreation and food production etc. will be provided as part of an integrated and holistic design process for Green Infrastructure provision
- e. Ensure sustainable management practices such as ongoing maintenance, monitoring, and adaptive management, to ensure long-term benefits for biodiversity and ecosystem health are secured.

Integration with the Oxfordshire Local Nature Recovery Strategy (LNRS)

2. Development proposals must be aligned with and contribute to delivery of the Oxfordshire Local Nature Recovery Scheme (LNRS). Proposals must:

Policy CP10 – Nature Recovery

- a. Safeguard existing areas of particular importance for biodiversity (Core Zone).
- b. Maximise opportunities to conserve and enhance biodiversity within the recovery zone
- c. Expand and improve existing and create new ecological networks by creating and restoring natural habitats and improving connectivity for species.
- d. Ensure proposals for BNG, green infrastructure and sustainable design are informed by the potential measures identified in the LNRS
- e. Where appropriate, reflect the results of collaboration with local conservation groups, landowners, and stakeholders.

Ecological Impact Assessment

Proposals for development where there is potential for ecological loss, deterioration or harm, will be required to prepare and submit an Ecological Impact Assessment in accordance with best practice guidance.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CP10	+	+	++	+	0	+	+	+	0	+	0	0	0

- H.4.10.1 Policy CP10 requires new developments in West Oxfordshire to protect and enhance the natural environment, align with the Oxfordshire LNRS, and improve biodiversity.
- H.4.10.2 The policy expects all development proposals to contribute to protecting and enhancing the natural environment, in line with the Oxfordshire LNRS. Development proposals must avoid harm to important habitats and species, enhance biodiversity, create or restore ecological corridors, and support nature recovery. The policy also requires the integration of nature recovery networks and collaboration with local stakeholders. An Ecological Impact Assessment (EclA) must accompany developments with potential for adverse ecological effects, detailing potential impacts and mitigation strategies. Overall, these measures are anticipated to result in a major positive impact for biodiversity (SA Objective 3).
- H.4.10.3 Policy CP10 highlights that development proposals, where relevant and proportionate, should demonstrate how wider environmental benefits have been secured, such as opportunities for carbon sequestration, natural flood risk management, recreation and food production. Through habitat creation, restoration of degraded habitats and supporting the LNRS within the district, Policy CP10 is expected to lead to secondary minor positive impacts on climate change mitigation and adaptation, air quality, water quality, natural resources and health (SA Objectives 1, 2, 6, 7, 8 and 10) where the multifunctional ecosystems services associated with biodiversity assets will be supported.
- H.4.10.4 Supporting the LNRS is anticipated to benefit the local landscape by integrating GI across both urban and rural areas, leading to a minor positive impact on the landscape (SA Objective 4).

H.5 Area Strategies

H.5.1 Policy CA1 – Strategic Development Framework for the Carterton Area

Policy CA1 – A Strategy for Carterton

Development proposals will be encouraged where they:

a) Reinforce Carterton's role as a key service and employment centre by:

- i. Enhancing the vitality, viability and diversity of the town centre through a broader retail, leisure and cultural offer, with particular support for proposals that strengthen the evening economy and encourage mixed-use development;
- ii. Providing new and upgraded employment land and premises to support enterprise, including in sectors complementary to RAF Brize Norton and emerging low-carbon, digital and agro-ecological food production and distribution industries. Development proposals should be supported by Community Employment Plans;
- iii. Enabling the continued operation and long-term future of RAF Brize Norton, celebrating its military heritage and recognising its national importance and integral role within the local economy and community.
- iv. Improving sustainable inter-urban connectivity through the provision of Mass Rapid Transit Infrastructure and associated Mobility Hubs within new communities.

b) Deliver sustainable and well-managed growth through:

- i. New development within the existing built-up area, including the re-use of previously developed land infill development and comprehensive redevelopment of poor-quality or underutilised MOD housing stock at appropriate densities and design standards;
- ii. Strategic-scale development on the urban fringe of the town through scalable new communities that complement and support the town and adjoining villages whilst protecting their distinct identities;
- iii. Providing a balanced mix of housing types and tenures, including affordable and adaptable homes to meet the needs of a growing and diverse population.

c) Protect and enhance the town's landscape setting and green infrastructure by:

- i. Safeguarding the identity and separate character of Carterton and surrounding villages;
- ii. Delivering new and enhanced green infrastructure within and around the town, linking neighbourhoods to each other, the town centre, and the wider countryside;
- iii. Supporting the provision of high-quality public open space, biodiversity enhancements, community growing spaces and accessible natural green space in conjunction with new development.

d) Support the transition to a low-carbon and climate-resilient settlement by:

- i. Requiring high standards of sustainable design and construction in new development, including energy and water efficiency, integrated renewable energy, and climate-resilient landscaping;
- ii. Promoting active and sustainable modes of travel, including improved provision for walking, cycling and public transport, particularly in relation to the town centre, employment areas and RAF Brize Norton;
- iii. Supporting strategic transport improvements, including enhanced access to the A40 and delivery of mass rapid transit infrastructure improving connectivity throughout the A40 corridor and reducing dependency

e) Deliver inclusive and connected communities by:

- i. Ensuring that new development is supported by timely provision of infrastructure, including education, healthcare, open space, sports and leisure facilities, in accordance with identified needs;
- ii. Facilitating high-quality, well-connected neighbourhoods that promote social interaction, safety and wellbeing;
- iii. Supporting the revitalisation of the town centre and underutilised areas through comprehensive and design-led regeneration.

The Council will work proactively with landowners, the Ministry of Defence, Defence Infrastructure Organisation (DIO), and other partners to deliver coordinated and sustainable growth in Carterton in accordance with this strategy.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CA1	++	+	+	++	+	+	+	+	+	+	++	+	++

- H.5.1.1 Policy CA1 sets out the intention for Carterton, West Oxfordshire's second largest town, to continue its role in supporting the economic and social wellbeing of the district.
- H.5.1.2 The policy largely focuses upon enhancing and diversifying Carterton's role as an employment centre and provider of key community services. Development proposals which provide a range of employment opportunities, including in low-carbon sectors and sectors that compliment and provide links RAF Brize Norton, are supported. Hence, a major positive impact is anticipated for economy (SA Objective 13). The benefit of better connecting the town for helping to fulfil its economic potential is recognised, with particular reference to transport links to key employment areas such as RAF Brize Norton, Carterton Town Centre, Oxford and Witney. These links include improving access to the A40, and supporting the delivery of Mass Rapid Transit infrastructure to reduce car dependency. The policy also recognises the importance of promoting active and sustainable modes of travel, such as cycling and walking routes. As such, a major positive impact is anticipated for transport (SA Objective 11). Greater use of sustainable and active transport also has the potential to have a secondary minor positive impact upon air quality (SA Objective 6).
- H.5.1.3 The policy also focuses upon supporting developments which will contribute to the protection and enhancement of Carterton's townscape and the surrounding landscape, through careful planning and design. The importance of safeguarding Carterton's unique character and identity is recognised, including its rich military heritage through its longstanding ties to RAF Brize Norton. As such, a major positive impact is anticipated for landscape (SA Objective 4) and a minor positive impact for cultural heritage (SA Objective 5). **Recommendation:** Greater emphasis on conserving and enhancing Carterton's cultural heritage assets could secure further benefits in this regard.
- H.5.1.4 Developments are supported which contribute to meeting the district's housing needs, including a mix of housing types and tenures that fit local demand. A minor positive impact is expected for housing (SA Objective 9).
- H.5.1.5 The policy references prioritising developments which utilise PDL, as well as developments which provide educational and health benefits and include water efficiency measures. Therefore, a minor positive impact is anticipated for water, natural resources, health and education (SA Objectives 7, 8, 10 and 12).
- H.5.1.6 The policy provides extensive reference to considering climate change mitigation in guiding support for developments; for instance, through supporting developments which include energy efficiency measures, integrated renewable energy and climate-resilient landscaping. Therefore, a major positive impact is anticipated for climate change mitigation (SA Objective 1). A minor positive impact upon climate change adaptation and biodiversity (SA Objectives 2 and 3) may also occur due to benefits associated with promotion of GI, such as increased habitat provision and shading effects from green corridors.

H.5.2 Policy CA2 – Carterton Town Centre

Policy CA2 – Carterton Town Centre

1. Development proposals in Carterton Town Centre (as defined on the Policies Map) will be supported where they deliver high-quality placemaking; a more attractive, greener and better-connected public realm; and a broad, resilient mix of uses that strengthens vitality throughout the day and into the evening.
2. The Council will support development proposals that contribute to the regeneration, diversification and enhancement of Carterton Town Centre, including proposals that:
 - a. Strengthen the vitality and viability of the town centre, through:
 - i. diversification of the retail, leisure, cultural, food and drink, community and health offer to broaden the town centre's appeal and support activity throughout the day and into the evening.
 - ii. well-designed mixed-use development, including upper-floor workspace and appropriate residential opportunities above ground floor levels, where this supports vitality and does not undermine active ground-floor uses.
 - iii. flexible formats such as co-working hubs, incubator spaces, pop-ups, community hubs and youth facilities, including meanwhile and temporary uses where appropriate.
 - b. Promote sustainable patterns of development, making effective use of key redevelopment and infill sites, including land off Alvescot Road and Burford Road, and sites along Black Bourton Road, for well-designed mixed-use schemes that provide active frontages, strong pedestrian/cycle connections and a more coherent urban grain that integrates with the existing town centre.
 - c. Enhance placemaking, the public realm and green infrastructure, with particular focus on the central crossroads, Market Square and main streets, through:
 - i. creating a coherent, attractive and accessible public realm with uncluttered streetscapes, high-quality materials, lighting, seating and other street furniture that encourages social interaction and dwell time.
 - ii. introducing more greenery, street trees and other urban greening, including 'green avenue' planting where appropriate, to soften the hard environment and improve comfort, shade and biodiversity.
 - iii. activating and better connecting key public spaces, including the Recreation Ground, through safer, more direct and legible walking and cycling routes and through community-led events, markets, festivals and public art.
 - d. Improve accessibility, legibility and connectivity to, from and within the town centre, prioritising walkability and cycling, through:
 - i. enhancing pedestrian and cycle movement within and to/from the town centre, including safer routes, improved crossings and better integration of active travel routes.
 - ii. supporting the implementation of a local mobility hub with integrated public transport, active travel facilities, information/wayfinding and inclusive access.
 - iii. delivering secure cycle parking, electric vehicle charging points and sufficient, well-located car parking, while exploring opportunities to rationalise and make best use of space, including multi-functional parking areas that can support events and flexible markets where appropriate.
 - e. Support a vibrant, inclusive and adaptable town centre economy, through:
 - i. providing flexible, affordable and/or temporary space to support start-ups, small businesses, local enterprise and creative industries.
 - ii. providing premises suitable for cafés, restaurants and other evening economy uses, in a manner that safeguards residential amenity and supports a safe and welcoming town centre environment.
 - f. Protect and reinforce the character and identity of the town centre, through:
 - i. maintaining continuity of built frontages to create a strong sense of place;
 - ii. celebrating Carterton's civic and military heritage through interpretation, signage and public realm features;

Policy CA2 – Carterton Town Centre

- iii. ensuring new development responds positively to the local context and contributes to a cohesive townscape.
3. The Council will work in partnership with Carterton Town Council, the RAF, local businesses, landowners and community groups to deliver town centre improvements and community activation, including:
- improvement works to the central crossroads and key routes and spaces for all modes of travel, such as public realm enhancements to Market Square and main streets.
 - place-marketing initiatives, branding, events and coordinated campaigns that position Carterton as a distinctive and welcoming destination.
 - delivery of new signage, wayfinding, orientation and interpretation features that improve legibility and celebrate the town's civic and military heritage.
4. Development proposals within Carterton Town Centre will be expected to contribute, where necessary and related in scale and kind to the development, towards delivery of public realm and infrastructure enhancements, including active travel, green infrastructure, wayfinding and public space improvements.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
CA2	+	+	+	++	+	+	0	+	+	+	++	0	++

- H.5.2.1 Policy CA2 supports the regeneration, diversification and enhancement of Carterton Town Centre through high-quality placemaking, public realm improvements, sustainable transport enhancements and a broad mix of uses. The policy seeks to strengthen the vitality and viability of the town centre, creating a more attractive, greener and better-connected centre that meets the needs of residents, businesses and visitors, whilst supporting activity throughout the day and into the evening.
- H.5.2.2 The policy is largely focused on strengthening and diversifying the economy of the town centre, broadening the retail, leisure, cultural, food and drink, community and health offer. There is recognition of the importance of supporting an economy which is inclusive and suitable for start-ups, creative industries and small businesses. Overall, the policy is anticipated to have a major positive impact upon the economy (SA Objective 13).
- H.5.2.3 The policy also focuses upon protecting and reinforcing the unique character and identity of the townscape, including maintaining continuity of built frontages and celebrating Carterton's heritage (particularly its military heritage and historic ties to RAF Brize Norton). As such, a major positive impact is anticipated in regard to landscape (SA Objective 4) and a minor positive impact for cultural heritage (SA Objective 5). By prioritising regeneration and infill opportunities within the existing urban area, there is potential for a minor positive impact upon natural resources (SA Objective 8).
- H.5.2.4 Development proposals are supported which improve accessibility, legibility and connectivity to, from and within the town centre and facilitate greater levels of sustainable and active travel (such as through delivery of secure cycle parking facilities and EV charging points). Therefore, a major positive impact is anticipated for transport (SA Objective 11). There is potential for a knock-on minor positive impact upon climate change mitigation, air quality and health (SA Objectives 1, 6 and 10), through a reduction in transport-related emissions and encouraging more physical activity. Furthermore, the

promotion of development proposals which include GI features such as street trees and urban greening is likely to have benefits in regard to these objectives, as well as SA Objectives 2 and 3 (climate change adaptation and biodiversity) via introducing green corridors with shading effects.

H.5.2.5 Policy CA2 supports mixed-use schemes including residential uses in the town. A minor positive impact on housing provision (SA Objective 9) could therefore be achieved.

H.5.2.6 There is minimal reference to aspirations for Carterton Town Centre regarding water and education, leading to negligible effects recorded under SA Objectives 7 and 12.

H.5.3 Policy CA3 – RAF Brize Norton

Policy CA3 – RAF Brize Norton

A. Strategic Role

1. Development proposals will be supported where they sustain or enhance the operational effectiveness, resilience, and long-term role of RAF Brize Norton as a nationally significant military installation.

B. Safeguarding Operational Capability

2. Development within the defined consultation/safeguarding zones must have regard to where it can be demonstrated that it would not have an unacceptable impact on:

- i. Aircraft operations, including take-off, landing, and manoeuvring.
- ii. Airspace safeguarding and technical infrastructure (including radar, communications, and navigation systems).
- iii. Flight safety, including risks arising from lighting, building height, or bird strike.
- iv. Security and resilience of the base.

3. Proposals that would generate uses or features likely to attract birds, create lighting glare, or interfere with aviation operations will be resisted unless suitable mitigation is secured.

4. Planning applications within relevant zones must be supported by proportionate technical evidence and will be subject to consultation with the Ministry of Defence and other relevant bodies.

C. Noise and Amenity

5. Development proposals within areas affected by aircraft noise must:

- i. Be compatible with the noise environment.
- ii. Incorporate appropriate noise attenuation and design measures.
- iii. Avoid introducing noise-sensitive uses in locations where adverse impacts cannot be adequately mitigated.

6. Proposals should not prejudice the continued lawful operation of the base by placing unreasonable restrictions on its activities.

D. Supporting the Local Economy

7. Development proposals that support the economic role of the base and its supply chain will be supported, including:

- i. Employment uses linked to defence, aviation, logistics, and engineering.
- ii. Training and skills development opportunities.
- iii. Infrastructure that enhances connectivity and operational efficiency.

E. Community and Infrastructure

8. Proposals should, where appropriate:

- i. Support the needs of service personnel, civilian staff, and their families, including housing, services, and community facilities.
- ii. Ensure impacts on local infrastructure are appropriately mitigated.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CA3	-	-	0	0	0	-	0	0	+	0	0	0	+

H.5.3.1 Policy CA3 seeks to safeguard the operational effectiveness, safety and resilience of RAF Brize Norton whilst supporting appropriate development and investment associated with the airbase.

H.5.3.2 The policy supports development associated with a range of employment-generating sectors including aviation, defence, logistics and engineering. It also supports training, skills development and workforce development initiatives which may improve local employment opportunities and contribute positively to vocational skills development, which may include apprenticeships and training schemes for young people. As such, a minor positive effect is identified in relation to employment (SA Objective 12). **Recommendation:** should the policy have more specific referencing to training opportunities for young people, a positive effect on education is likely to be identified (S Objective 13).

H.5.3.3 The policy supports the provision of housing for service personnel, civilian staff and their families. This is likely to contribute towards meeting housing needs associated with RAF Brize Norton and is therefore expected to have a minor positive effect against Housing (SA Objective 9).

H.5.3.4 The policy seeks to safeguard aircraft operations by resisting development and land uses that could increase bird strike risk. Whilst this may influence the management of certain land uses in the vicinity of RAF Brize Norton, these provisions are intended to protect aviation safety rather than conserve biodiversity and do not include measures to protect, enhance or restore habitats or species. Consequently, a negligible effect is identified against Biodiversity (SA Objective 3) at this stage.

H.5.3.5 The policy currently contains limited reference to climate change mitigation and adaptation measures. **Recommendation:** Given the potential environmental impacts associated with aviation activities, opportunities should be taken to support measures such as renewable energy generation, SuDS, urban greening, tree planting, active travel infrastructure and low-carbon development where appropriate. Such measures could help to mitigate the environmental effects of aviation activities, reduce GHG emissions, improve air quality and enhance climate resilience. Their inclusion could help to offset the minor negative effects identified against Climate Change Mitigation, Climate Change Adaptation and Air Quality (SA Objectives 1, 2 and 6).

H.5.4 Policy CA4 – Carterton MOD Housing Area of Redevelopment Opportunity (ARO)

Policy CA4 – Carterton MOD Housing Area of Redevelopment Opportunity (ARO)

The York Road Estate, REEMA West, REEMA Central and REEMA South sites, as identified on the Policies Map, are designated as an Area of Redevelopment Opportunity (ARO).

Policy CA4 – Carterton MOD Housing Area of Redevelopment Opportunity (ARO)

The Council will support the comprehensive or phased redevelopment and regeneration of these areas where proposals make more efficient and effective use of previously developed land whilst maintaining the operational requirements of RAF Brize Norton and contributing towards the sustainable growth of Carterton.

Redevelopment proposals should seek to:

1. Optimise the use of land through an appropriate increase in development density, having regard to local character, accessibility, infrastructure capacity, environmental considerations and the creation of high-quality places;
2. Support the delivery of modern, adaptable and energy-efficient Service Family Accommodation that aligns with the Ministry of Defence's long-term accommodation objectives and operational requirements;
3. Provide, whilst continuing to meet the accommodation needs of service personnel and family, a suitable mix of housing types, sizes and tenures that responds to identified local needs and supports the creation of balanced and inclusive communities;
4. Achieve high standards of design, place-making and sustainability, creating attractive, safe and healthy neighbourhoods with a strong sense of place, encouraging social cohesion;
5. Provide well-designed and accessible green infrastructure, public open space, landscaping, biodiversity enhancements and opportunities for recreation and active lifestyles;
6. Improve walking, cycling and public transport connectivity within Carterton and to surrounding services, facilities, employment opportunities and RAF Brize Norton;
7. Make efficient use of existing and proposed infrastructure and provide any necessary supporting infrastructure required as a consequence of development, including where appropriate health, education, recreation, community and green infrastructure provision;
8. Demonstrate that redevelopment proposals would not give rise to unacceptable impacts on the operation, safety, security or future requirements of RAF Brize Norton.

The Council will support the preparation of comprehensive masterplans, a Defence Estate Renewal Framework, development frameworks or other agreed planning mechanisms to guide the coordinated redevelopment of individual sites or groups of sites within the Area of Redevelopment Opportunity. Such frameworks should address housing delivery, Service Family Accommodation requirements, supporting infrastructure, community facilities, environmental enhancement, movement and connectivity, climate resilience and net zero carbon objectives.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CA4	+	+	+	+	0	+	0	+	++	+	+	+	+

H.5.4.1 Policy CA4 supports the comprehensive redevelopment and regeneration of the York Road Estate and REEMA sites as an Area of Redevelopment Opportunity. The policy seeks to optimise the use of previously developed land whilst supporting the operational requirements of RAF Brize Norton and the sustainable growth of Carterton through the delivery of new housing, supporting infrastructure and coordinated masterplanning.

H.5.4.2 The policy supports the delivery of modern, adaptable and energy-efficient Service Family Accommodation alongside a mix of housing types, sizes and tenures to meet identified local needs. It also promotes the efficient redevelopment of previously developed land through appropriate increases in development density. Collectively, these measures are expected to have a significant positive effect against Housing (SA Objective 9) and a minor positive effect against Natural Resources (SA Objective 8) through the efficient use of land.

- H.5.4.3 The policy requires high-quality design, accessible green infrastructure, biodiversity enhancements, public open space and opportunities for recreation and active lifestyles. It also seeks improvements to walking, cycling and public transport connectivity. These measures are expected to result in minor positive effects against Biodiversity, Landscape, Air Quality, Health and Sustainable Transport (SA Objectives 3, 4, 6, 10 and 11) through the creation of healthier neighbourhoods, enhanced green infrastructure and improved opportunities for active travel.
- H.5.4.4 The policy supports energy-efficient development and requires redevelopment frameworks to address climate resilience and net zero carbon objectives. These provisions are expected to have minor positive effects against Climate Change Mitigation and Climate Change Adaptation (SA Objectives 1 and 2). Recommendation: the policy could be strengthened by making explicit reference to measures such as sustainable drainage systems (SuDS), water efficiency, urban greening and renewable energy infrastructure. This would provide greater certainty that climate resilience and carbon reduction measures will be consistently delivered across the Area of Redevelopment Opportunity and could also strengthen outcomes for Water (SA Objective 7).
- H.5.4.5 The policy supports the delivery of supporting infrastructure, including health, education, recreation and community facilities, where required as a consequence of development, whilst safeguarding the ongoing operation of RAF Brize Norton. Redevelopment activity is also likely to support the local economy through investment, construction activity and the long-term retention of Defence-related employment. Consequently, a minor positive effect is identified against Economy (SA Objective 12). The requirement to provide education infrastructure where necessary is also expected to have a minor positive effect against Education (SA Objective 13).
- H.5.4.6 The policy contains no specific measures relating to the conservation or enhancement of heritage assets and is therefore expected to have a negligible effect against Cultural Heritage (SA Objective 5) at this strategic stage. Any effects on heritage assets would be considered through subsequent masterplanning and planning application processes.

H.5.5 Policy WIT1 – Witney Strategy

Policy WIT1 – A Strategy for Witney

1. Witney will continue to fulfil its role as West Oxfordshire's principal service centre, providing a focus for housing, employment, retail, leisure, health, education, and cultural activities. Development will be directed to locations that promote sustainable patterns of growth, enhance the town's character and setting, and contribute positively to addressing climate change and improving quality of life for all residents.

In managing future change, the Council will support development proposals that contribute to the following overarching aims:

a) Delivering sustainable patterns of development by:

- i. Prioritising the re-use of previously developed and under-utilised land within the built-up area;
- ii. Supporting well-designed urban extensions and new communities where required, integrating effectively with the existing town and its infrastructure, and respecting the landscape setting and identity of neighbouring villages.
- iii. Ensuring new homes are accessible to local services by walking, wheeling, cycling and public transport

b) Protecting and enhancing the town's heritage and natural assets, including:

- i. The conservation and sensitive adaptation of designated and non-designated heritage assets, including the historic core of the town;
- ii. The setting of the River Windrush and associated green infrastructure corridors;
- iii. Avoiding the coalescence of Witney with neighbouring towns and settlements and preserving local distinctiveness.

c) Addressing climate change and air quality through:

- i. Supporting proposals that contribute to improved air quality and reduced emissions;

Policy WIT1 – A Strategy for Witney

- ii. the delivery of strategic infrastructure to reduce traffic congestion within and around the town;
- iii. Investment in infrastructure to reduce the need to travel by private car and to support walking, wheeling, cycling and public transport use.

d) Enhancing sustainable transport connectivity by:

- i. Aligning with the Oxfordshire Local Transport and Connectivity Plan (LTCP) and Witney's Local Cycling and Walking Infrastructure Plan (LCWIP) and the Lowlands Movement and Place Plan;
- ii. delivering strategic walking and cycling routes, mobility hubs, and secure cycle parking;
- iii. Supporting enhancements to public transport, including the provision of zero-emission buses, bus priority and improved links to Oxford and key destinations and provision of Mass Rapid Transit infrastructure;
- iv. Enabling the provision of electric vehicle charging infrastructure and support for shared mobility solutions.

e) Meeting housing needs through:

- i. Delivering a range of housing types, tenures, and sizes to support a diverse and inclusive community;
- ii. Providing a significant proportion of affordable housing to meet local needs, including social rented homes;
- iii. Supporting specialist and supported accommodation, particularly for older people and those with care needs;
- iv. Promoting the regeneration and intensification of underused housing land, where appropriate.

f) Enhancing infrastructure, health and community services by:

- i. Ensuring new development is supported by proportionate investment in health, education, leisure, youth facilities, cultural and food growing opportunities;
- ii. Facilitating the delivery of integrated health and community hubs, exploring the development of the community hospital; on Welch Way to widen services available;
- iii. Supporting public realm improvements that promote accessibility, inclusivity, and well-being.

g) Supporting the local economy and employment opportunities by:

- i. Encouraging the intensification, renewal, or diversification of existing employment areas;
- ii. Promoting green technologies, low-carbon business sectors, and artisan or knowledge-based industries;
- iii. Enabling modern working practices through the delivery of digital infrastructure and co-working environments.
- iv. Allocating sufficient land to meet requirements for office and industrial space

h) Protecting and enhancing green and blue infrastructure by:

- i. Retaining and enhancing existing green spaces, parks, and rights of way;
- ii. Strengthening ecological corridors, particularly along the Windrush Valley and through the urban fabric;
- iii. Delivering biodiversity net gain and climate adaptation through nature-based solutions, urban greening, and flood mitigation.
- iv. Providing additional new Green Infrastructure for the benefit of people and nature

i) Celebrating local identity and town character by:

- i. Conserving key views, gateways, and the landscape setting of the town;
- ii. Maintaining the relationship between the historic town centre and its surrounding countryside;
- iii. Supporting placemaking initiatives, including public art and cultural programming that reinforce Witney's distinct and evolving identity.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WIT1	++	+	+	++	++	+	+	+	++	+	++	++	++

H.5.5.1 Policy WIT1 sets out the intention of the Local Plan to upkeep Witney's role as West Oxfordshire's main town and principal service centre, providing a focus for housing, employment, retail, leisure, health, education, and cultural activities. Development proposals will be supported where they promote sustainable growth patterns, enhance Witney's townscape character and setting, contribute positively to addressing climate change, and help to improve residents' quality of life.

- H.5.5.2 The policy is expected to deliver significant benefits for the townscape/landscape and cultural heritage of Witney, promoting development proposals which will contribute to the conservation and sensitive adaptation of the town's heritage assets, including the historic town centre, and maintenance of the town's existing character and identity, including prevention of coalescence with surrounding settlements and upkeeping the landscape setting of the town. Hence, a major positive impact is identified in regard to landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.5.3 Maximising provision of sustainable and active travel options is a focus of the policy, including provision of new Mass Rapid Transit infrastructure, providing zero-emission buses, encouraging use of EVs and increasing provision of supporting infrastructure, and enhancing walking and cycling routes (in line with Witney's Local Cycling and Walking Infrastructure Plan). The policy is expected to have a major positive impact on transport (SA Objective 11) with likely knock-on benefits for climate change mitigation, air quality and health, through reducing transport-related emissions and encouraging more frequent physical activity. A minor positive impact is anticipated for air quality (SA Objective 6). **Recommendation:** The policy stipulates that developments which focus on reducing emissions from other sources will be supported; however, there is limited reference to specific air quality targets and strategies, and no mention of potential benefits for achieving the objectives of the Witney AQMA. The positive impact anticipated in regard to air quality may be enhanced through addition of policy wording to address this.
- H.5.5.4 A major positive impact is also anticipated for climate change mitigation (SA Objective 1), with the policy outlining that developments will be promoted which provide other mitigative benefits, including providing green and blue infrastructure assets and including low-carbon businesses/employment sectors. A minor positive impact is expected for health (SA Objective 10), with the policy committing to proportionate investments in health. **Recommendation:** the positive impact anticipated in regard to health could be strengthened through stronger policy wording around the intended health investments to accompany development and the pursuit of a community hospital.
- H.5.5.5 The policy is expected to have a minor positive impact upon climate change adaptation (SA Objective 2), promoting developments with adaptive features, as well as the wider promotion of GI that can have multi-functional benefits including for climate resilience.
- H.5.5.6 A minor positive impact is anticipated for natural resources (SA Objective 8), as the policy states that developments which utilise previously developed land (PDL) will be prioritised.
- H.5.5.7 The policy is expected to have a minor positive impact upon biodiversity and water (SA Objectives 3 and 7), as it is stated that developments which strengthen ecological corridors, maintain and enhance GI and blue infrastructure, and deliver biodiversity net gain (BNG) will be supported; however, upkeeping biodiversity and water quality may conflict with the policy's strong commitment to promoting developments which help fulfil Witney's housing and employment needs. A major positive impact is anticipated for housing and economy (SA Objectives 9 and 13). The policy is also likely to have a significant positive impact upon education (SA Objective 12), through committing to providing proportionate educational facilities and the scope for specialist apprenticeships and training schemes to be provided through new employment opportunities.

H.5.6 Policy WIT2 – Witney Town Centre

Policy WIT2 – Witney Town Centre

1. Witney Town Centre will be maintained and enhanced as the principal town centre in West Oxfordshire, serving as the primary hub for commercial, retail, leisure, cultural and visitor destination in West Oxfordshire.
2. Development will support a diverse and resilient town centre economy, deliver high-quality placemaking and public realm improvements and enhance accessibility and the historic character of Witney.
3. Development proposals within the town centre will:
 - a. Support a strong and diverse retail and service offer, with an emphasis on the High Street as the primary pedestrian spine linking the Woolgate Centre and Marriotts Walk, including protection of the defined *Primary Shopping Area* for active town centre uses. Loss of retail in these areas will be resisted unless fully justified in accordance with Policy DM20.
 - b. Promote the vitality of secondary areas including Market Square, Corn Street and Welch Way by delivering a broad mix of retail, leisure, hospitality, community and cultural uses. Where planning permission is required, proposals leading to harmful concentrations of single uses or loss of active ground floor frontages will be resisted.
 - c. Enable flexible and adaptive reuse of vacant units to respond to market trends and changing consumer and community needs, including mixed-use schemes with co-working, community facilities, healthcare, residential uses, pop-ups, youth facilities or cultural uses, where consistent with town centre function and amenity.
 - d. Enhance the Market Square as a multi-functional civic space and cultural heart of the town, supporting regular markets, seasonal events, performance and community activities and acting as a focal point for inclusive community life. Where relevant, proposals should support 'events-ready' public realm. For example, flexible space, power/water provision, lighting and seating, without harming the significance of heritage assets.
 - e. Support sensitive and appropriately scaled redevelopment opportunities, including along Welch Way, maintain or improve pedestrian permeability, reinforce key frontages and respect historic context and townscape character.
 - f. Conserve and enhance Witney's historic character, particularly the Witney Conservation Area and listed buildings, through high-quality design, materials, and heritage-led placemaking.
 - g. Invest in the public realm, including decluttering of signage, enhancement to surfacing, seating, greenery and street trees, lighting, and pedestrian and cycling accessibility, to create welcoming, legible and inclusive streets and spaces, particularly in and around the High Street, Market Square and Corn Street. Proposals should incorporate, or safeguard the ability to incorporate, wayfinding and other measures that improve legibility for residents and visitors.
 - h. Promote active and sustainable travel, , including improved walking, wheeling, cycling and public transport access, supported by public realm investment and the delivery of the Oxfordshire County Council-funded High Street and Market Square improvement scheme. Development that affects, or is reliant on, these routes and spaces should be designed to integrate with, and not prejudice, the delivery and effectiveness of this scheme.
 - i. Ensure accessible and well-integrated town centre infrastructure including safe walking and cycling routes, appropriate car parking provision and management, electric vehicle charging, improved bus interchange and clear wayfinding. , improved bus interchange and clear wayfinding. Development should also support visitor facilities such as a coach drop-off and a future visitor centre, and, where relevant, provide workable servicing and loading arrangements that minimise harm to amenity, pedestrian priority areas and heritage streetscapes.
 - j. Support a vibrant, diverse and inclusive evening economy, including initiatives that improve safety, extend the hours and range of activity, and broaden the cultural and leisure offer in pursuit of Purple Flag accreditation. Where relevant, proposals should demonstrate how impacts, including noise, servicing, litter and dispersal, will be appropriately managed, and how inclusive access and personal safety have been considered in the design of routes and spaces.
 - k. Protect the distinct historic character of the Buttercross/Church Green area, where proposals for intensified commercial or retail activity in this area will be resisted unless incidental to the main permitted use.
 - l. Enable climate resilience and sustainability, including the incorporation of greening, sustainable drainage, and low-carbon development measures into town centre schemes where these also deliver public realm, biodiversity and townscape benefits.
 - m. Support Witney's role as a visitor and cultural destination, encouraging development and initiatives that strengthen the town centre's tourism, leisure and cultural offer, drawing on its historic character, riverside setting, proximity to the Cotswolds and role as the principal town centre in the district. Proposals should improve visitor legibility and interpretation, including links between key destinations and heritage assets, and align with wider district marketing and visitor strategies so that Witney's success complements the role of other centres and rural settlements.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WIT2	+	+	+	+	++	+	0	+	+	+	++	0	++

- H.5.6.1 Policy WIT2 sets out the intention of the Local Plan to maintain and enhance Witney Town Centre as West Oxfordshire's principal retail, leisure and cultural destination.
- H.5.6.2 The policy is largely focused around upkeeping and diversifying the economy of the town centre, including supporting the growth of a vibrant and inclusive evening economy. All development proposals are expected to support a strong and diverse retail and service offer. Both the Primary Shopping Area and secondary areas (including Market Square, Corn Street and Welch Way) are highlighted for particular consideration. Overall, the policy is anticipated to have a major positive impact upon the economy (SA Objective 13).
- H.5.6.3 The policy also focuses heavily upon the need for increasing appreciation of the heritage significance of the town centre. Development proposals are expected to “*conserve and enhance*” the historic character of Witney (with specific consideration for the Buttercross/Church Green area), including through heritage-led placemaking and protection of designated heritage assets. All development proposals involving redevelopment are also required to ensure that respect for historic context is maintained. Hence, a major positive impact is anticipated in regard to cultural heritage (SA Objective 5). As these heritage-focused aspects of the policy will help to ensure the character of the historic town centre is being upkept, a minor positive impact is also anticipated for landscape (SA Objective 4). The encouragement of adaptive reuse of vacant units and redevelopment opportunities within the existing town centre may also result in a minor positive impact upon natural resources (SA Objective 8), through promoting the efficient use of PDL and existing buildings.
- H.5.6.4 The policy outlines the need for development proposals to facilitate an increase in accessible, sustainable and active forms of travel in and around the town centre, through measures such as provision of public transport services and establishment of safe walking and cycling routes. Therefore, a major positive impact is anticipated for transport (SA Objective 11). The policy also refers to the need for development proposals to enable climate resilience and sustainability, through measures such as incorporating greening and sustainable drainage, and implementing low-carbon strategies. Hence, a minor positive impact is anticipated for climate change mitigation and adaptation (SA Objectives 1 and 2). In addition, the promotion of active travel, public realm improvements, urban greening and biodiversity enhancements is likely to provide secondary benefits for health, air quality and biodiversity (SA Objectives 10, 6 and 3), for which minor positive effects are identified.
- H.5.6.5 Policy WIT2 supports mixed-use schemes including residential uses in the town. A minor positive impact on housing provision (SA Objective 9) could therefore be achieved.
- H.5.6.6 There is minimal reference to aspirations for Witney Town Centre regarding water and education, leading to negligible effects recorded under SA Objectives 7 and 12.

H.5.7 Policy WIT3 – Windrush Valley

Policy WIT3 – Conservation and Management of the Windrush Valley

1. Within the Windrush Valley, as defined on the Policies Map, development and land management proposals will be supported where they conserve and enhance the valley's landscape, ecological, hydrological, heritage and recreational value.
2. Where relevant and applicable to the scale and form of development proposed, proposals must:
 - a. Conserve and enhance the landscape character, scenic quality and visual amenity of the Windrush Valley, having regard to relevant Landscape Character Assessments and, where applicable, the setting of the Cotswolds National Landscape.
 - b. Protect, restore and enhance ecological networks, priority habitats, river corridors and green and blue infrastructure, contributing to nature recovery and improved ecological connectivity.
 - c. Protect and enhance the ecological and hydrological functioning of the River Windrush and its tributaries, including measures to improve water quality, reduce pollution, support natural river processes and maintain floodplain connectivity.
 - d. Avoid development that would result in the loss, fragmentation or deterioration of floodplain habitats, wetland habitats or areas important for natural flood management, unless it can be demonstrated that there would be no unacceptable adverse effects and appropriate mitigation and enhancement measures are secured.
 - e. Conserve and enhance heritage assets, archaeological remains, historic landscapes and other features that contribute to the cultural significance and distinctiveness of the valley.
 - f. Demonstrate how long-term management and maintenance arrangements will secure the ongoing delivery of ecological, landscape and water management objectives.
3. Particular support will be given to proposals that:
 - a. Contribute towards landscape-scale habitat creation, restoration or enhancement consistent with the Oxfordshire Local Nature Recovery Strategy, Catchment Based Approach priorities and relevant conservation or restoration strategies.
 - b. Restore former mineral workings and other previously disturbed land to create wetlands, species-rich grasslands, accessible natural greenspace and other multi-functional habitats.
 - c. Improve public access, recreation and interpretation where compatible with ecological, landscape and heritage interests.
 - d. Contribute to flood resilience through natural flood management and catchment-based approaches to water management.

Development proposals that would result in significant harm to the ecological integrity, floodplain function, landscape character or heritage significance of the Windrush Valley, either individually or cumulatively, will not be supported.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WIT3	+	+	++	+	+	+	+	0	0	+	0	0	0

H.5.7.1 Policy WIT3 sets out the requirements of development to conserve and enhance the natural, hydrological and recreational value of the Windrush Valley.

H.5.7.2 The policy sets out measures to manage flood risk, including through natural flood management techniques which likely include rewilding, creating wetlands and re-meandering watercourses. The policy also requires development to maintain and restore natural hydrological processes, helping to improve water retention and groundwater recharge, reducing surface water runoff and also providing benefits to water quality. Furthermore, the policy promotes projects that align with catchment-wide flood mitigation strategies, ensuring that flood management efforts are coordinated across the entire valley. Overall, these measures are likely to result in a major positive impact on climate change adaptation (SA Objective 2), and a minor positive impact on water (SA Objective 7). A major positive impact is also identified for biodiversity (SA Objective 3) owing to the focus of the policy on delivering comprehensive ecological enhancements, supporting nature recovery in line with the LNRS, and promoting responsible monitoring of new habitats and species.

H.5.7.3 Plans delivering enhancements such as restoration of wetlands, reedbeds and grasslands, the policy will support the functioning of various ecosystem services such as increasing the capacity for carbon sequestration and air filtration. As such, a minor positive impact on climate change mitigation and air quality is identified (SA Objective 1 and 6).

H.5.7.4 Development proposals are required to conserve and enhance the unique landscape character of the Windrush Valley. The policy requires development to incorporate natural processes to restore archaeological remains, heritage assets, historic landscapes and additional cultural significant features. Additionally, the landscape will benefit from measures outlined in the policy that promote biodiversity improvements and enhancements to GI offering protection to its overall setting. As such, a minor positive impact on landscape character and cultural heritage is identified (SA Objectives 4 and 5).

H.5.7.5 Furthermore, through supporting the protection of key features distinctive to the Windrush Valley and encouraging incorporation of GI and improving public access, Policy WIT3 is expected to have a minor positive impact on health and wellbeing and accessibility (SA Objective 10). Greater access to GI is known to improve both physical and mental health through encouraging outdoor activities and providing residents opportunity to connect with nature.

H.5.8 Policy WIT4: Land at Welch Way Area of Redevelopment Opportunity

Policy WIT4 - Land at Welch Way ARO

1. The Welch Way Area of Redevelopment Opportunity, as identified on the Policies Map, is designated as a location where opportunities for regeneration, redevelopment, intensification and environmental improvement will be supported where they contribute towards the quality of life of residents and the vitality, viability and sustainability of Witney.

Policy WIT4 - Land at Welch Way ARO

2. The Council will support the comprehensive or phased redevelopment, regeneration and enhancement of land and buildings within the Area of Redevelopment Opportunity where opportunities arise through redevelopment proposals, investment decisions, service reconfiguration, land assembly or other initiatives.
3. Proposals within the Area of Redevelopment Opportunity must seek to:
 - a. make efficient and effective use of previously developed and underutilised land, in a manner that is appropriate to the town centre context and underpinned by high-quality design and healthy place-shaping principles.
 - b. Deliver high-quality, well-designed and sustainable development that contributes positively to the character, appearance and function of Witney town centre and creates a strong sense of place;
 - c. provide high-quality new housing, including affordable housing where appropriate and in accordance with other Local Plan policies, helping to meet identified housing needs;
 - d. support a vibrant and diverse mix of uses, including residential, retail, leisure, employment, commercial uses and community facilities including healthcare, appropriate to a town centre location;
 - e. protect, retain, enhance or appropriately re-provide community facilities and public services that serve the town and surrounding area;
 - f. improve the quality, accessibility and attractiveness of public spaces, streets, pedestrian routes and cycle connections, including links between Welch Way, the town centre, Woodford Way and surrounding neighbourhoods;
 - g. incorporate green infrastructure across the whole of the Area of Redevelopment Opportunity to enhance biodiversity, urban greening and sustainable drainage measures;
 - h. reflect and reinterpret the character and heritage of the Witney town centre, creating a strong and contemporary sense of place; and conserve and enhance the significance of heritage assets and their settings, including the character and appearance of the Witney Conservation Area.
 - i. ensure that development is supported by appropriate infrastructure and does not give rise to unacceptable impacts on highway safety, movement, flood risk or the operation of existing services and facilities; and
 - j. demonstrate how proposals contribute towards the wider regeneration objectives of the Area of Redevelopment Opportunity.

The Council will encourage the preparation of masterplans or other planning frameworks to help guide the coordinated regeneration of all or part of the Area of Redevelopment Opportunity. Such frameworks should be prepared in collaboration with relevant landowners, service providers, infrastructure operators and other stakeholders.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WIT4	+	+	+	+	+	+	+	++	+	+	+	0	++

H.5.8.1 Policy WIT4 sets out the designation of the Welch Way Area of Redevelopment Opportunity and supports the regeneration, redevelopment and intensification of land and buildings within the area to contribute towards the vitality, viability and sustainability of Witney town centre.

H.5.8.2 The policy is expected to result in a major positive effect for natural resources (SA Objective 8) through the efficient and effective reuse of previously developed and underutilised land. The redevelopment of an existing town centre location supports more sustainable patterns of growth by making better use of land that is already developed and reducing pressure for development on greenfield sites. A minor positive effect is also anticipated for housing (SA Objective 9), as the policy supports the delivery of new housing, including affordable housing where appropriate, although no specific housing quantum is identified.

- H.5.8.3 The policy supports the delivery of a diverse mix of uses, including residential, retail, leisure, employment, commercial uses and community facilities, alongside the protection, enhancement or appropriate re-provision of existing public services. These measures are expected to support the vitality and viability of Witney town centre, encourage investment and strengthen the role of the town as a sustainable location for employment and services. Therefore, a major positive effect is anticipated for economy (SA Objective 12).
- H.5.8.4 The policy requires high-quality design, improvements to public spaces, pedestrian routes and cycle connections, and the incorporation of green infrastructure, urban greening and sustainable drainage measures. These measures are expected to result in minor positive effects for climate change mitigation, climate change adaptation, biodiversity, landscape, air quality and water (SA Objectives 1, 2, 3, 4, 6 and 7) through supporting sustainable movement, enhancing urban biodiversity, improving the quality of the built environment and increasing resilience to climate change.
- H.5.8.5 The emphasis on creating attractive and accessible public spaces, supporting community facilities and improving pedestrian routes and cycle connections within the town centre is expected to provide benefits for health and wellbeing and encourage more sustainable travel patterns. These measures are expected to result in minor positive effects for health and sustainable transport (SA Objectives 10 and 11), through supporting active lifestyles, improving accessibility and encouraging walking and cycling.
- H.5.8.6 The policy requires development to reflect and reinterpret the character of Witney town centre and conserve and enhance the significance of heritage assets and their settings, including the character and appearance of the Witney Conservation Area. These requirements are expected to result in a minor positive effect for cultural heritage (SA Objective 5).
- H.5.8.7 No specific measures relating to education provision or improvements to educational infrastructure are included within the policy. Therefore, a negligible effect is anticipated for education (SA Objective 13).

H.5.9 Policy CN1 – Chipping Norton Strategy

Policy CN1 – A Strategy for Chipping Norton

1. Chipping Norton will continue to serve as a key service centre for northern West Oxfordshire and the wider rural hinterland, providing a sustainable and inclusive hub for housing, employment, retail, education, healthcare, culture, and community life. Development will be directed to locations that reinforce the town's distinct character and compact form, promote social and environmental wellbeing, and contribute to addressing the climate and ecological emergency.

In managing future change, the Council will support development proposals that contribute to the following overarching aims:

a) Delivering sustainable patterns of growth by:

- i. Prioritising the re-use of previously developed land and appropriate infill sites within or adjacent to the built-up area, especially where this supports regeneration and better use of under-utilised assets;
- ii. Supporting modest, well-integrated extensions to the town where needed, ensuring they are landscape-led, respect the setting of the Cotswolds National Landscape (AONB) and protect the separate identity of nearby villages;
- iii. Requiring all development to be climate-resilient, resource-efficient, and of high design quality, with a mix of housing that reflects identified needs across tenures, sizes, and ages.

b) Strengthening local infrastructure and services by:

- i. Coordinating investment in physical, social, and green infrastructure to support sustainable growth, including improved healthcare, education, utilities, digital connectivity, and community facilities;

Policy CN1 – A Strategy for Chipping Norton

ii. Working with partners to improve access to health and wellbeing services, expand youth provision, and strengthen early years and lifelong learning opportunities;

iii. Securing developer contributions and funding to deliver infrastructure upgrades and active travel improvements in step with new development.

c) Supporting a diverse, future-facing economy by:

i. Retaining and enhancing key employment areas such as Worcester Road and Station Road, while encouraging sensitive intensification and diversification of uses;

ii. Facilitating the growth of small and medium-sized enterprises, creative and cultural industries, green tech businesses, and remote working opportunities through provision of flexible, modern workspace and new residential properties designed with home and hybrid working in mind;;

iii. Promoting tourism and the visitor economy by conserving the historic core, celebrating local heritage, and enhancing access to the surrounding countryside and cultural assets.

d) Protecting and enhancing landscape, heritage and natural capital by:

i. Ensuring that all development respects the town's landscape setting, key views, dark skies, and the special qualities of the Cotswolds National Landscape (AONB)

ii. Conserving the town's historic environment, including its distinctive streetscape, Conservation Area, and significant heritage assets, through sensitive and context-led design and, where possible, promoting access and appreciation of their significance;

iii. Enhancing the town's network of green and blue infrastructure to support biodiversity, access to nature, health, and recreation, while managing flood risk through integrated water management.

The Council will work proactively with the Town Council, landowners and other partners to deliver coordinated and sustainable growth in Chipping Norton in accordance with this strategy.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CN1	++	+	+	++	++	+	+	0	+	+	0	+	++

H.5.9.1 Policy CN1 sets out the intention for the Local Plan to maintain Chipping Norton's role as a *"key service centre for northern West Oxfordshire"*, in a sustainable and inclusive manner.

H.5.9.2 The policy is anticipated to deliver benefits for natural resources by supporting development proposals that prioritise reuse of PDL. However, provision of additional housing and employment developments to meet local needs will likely result in *"extensions of the town where needed"* and loss of some previously undeveloped land. On balance, a negligible impact is identified regarding natural resources (SA Objective 8).

H.5.9.3 Development proposals that are *"landscape-led"*, helping to maintain the setting and character of the existing landscape/townscape, and preventing coalescence of Chipping Norton and its surrounding settlements, are supported. The policy specifically references the importance of considering the CNL. As such, a major positive impact is anticipated for landscape (SA Objective 4). A major positive impact is also expected for cultural heritage (SA Objective 5), as the importance of conserving Chipping Norton's historic core and celebrating its local heritage is recognised.

- H.5.9.4 The policy focuses upon ensuring the sustainability of Chipping Norton, with mention of various climate change mitigative measures, including “*requiring all development to be climate-resilient*” and investing in GI. As such, a major positive impact is expected in regard to climate change mitigation (SA Objective 1). Supporting developments which enhance Chipping Norton’s GI and blue infrastructure networks is also expected to have a minor positive impact upon the town’s biodiversity, as well as air local air and water quality, due to the likely enhancement of associated ecosystem services. Therefore, a minor positive impact is anticipated for biodiversity, air quality and water (SA Objectives 3, 6 and 7). Benefits are also anticipated regarding climate change adaptation, with reference to “*managing flood risk through integrated water management*”, in addition to the GI enhancements; hence, a minor positive impact upon SA Objective 2 is likely.
- H.5.9.5 The policy also focuses upon maintaining and enhancing the town’s economy moving forward, including through efforts to bolster key employment areas and diversify employment opportunities (including in creative, cultural, green and tourism industries). There is also emphasis on facilitation of more flexible and hybrid working, through greater digital connectivity and careful design of housing and employment spaces. As such, a major positive impact is anticipated for economy (SA Objective 13) and a minor positive impact is anticipated for housing (SA Objective 9).
- H.5.9.6 Minimal reference is made to intentions to improve provision and accessibility of healthcare and educational services/facilities (SA Objectives 10 and 12). **Recommendation:** the positive impact associated with these objectives could be enhanced through inclusion of further, more specific policy wording on how health and education in the town will be bettered.
- H.5.9.7 Despite the Council’s Vision for Chipping Norton referring to the need for greater connectivity and provision of infrastructure which supports sustainable and active travel, such as improved public transport links and walking and cycling routes, transport is not a focus of this policy. **Recommendation:** inclusion of reference to these goals in this policy could result in a positive impact upon transport (SA Objective 11).

H.5.10 Policy CN2 – Chipping Norton Town Centre

Policy CN2 – Chipping Norton Town Centre

1. Chipping Norton Town Centre will continue to serve as a key service, retail, leisure, and cultural hub for northern West Oxfordshire, building on its historic character, strong independent offer, and vibrant cultural scene.
2. The Council will support a place-based, community-focused and delivery-driven approach to development and investment that enhances the vitality, viability, accessibility, and resilience of the town centre while reinforcing its role as a vibrant rural hub and cultural gateway to the Cotswolds.
3. Development proposals will be supported where they contribute to the following overarching aims and help to deliver a more attractive, inclusive and well-connected town centre for residents, businesses, and visitors:
 - a) Enhancing vitality and viability through mixed-use development and adaptive reuse by:
 - i. Protecting and promoting a balanced mix of independent and national retailers and resisting the loss of retail uses within the Primary Shopping Area to preserve the market town character and core retail function.
 - ii. Supporting the re-use of vacant, under-used and upper-floor buildings for flexible mixed uses including residential, cultural, educational, health and wellbeing, pop-ups, co-working spaces, studios and maker spaces, where they contribute to a vibrant and resilient town centre.
 - iii. Upgrading, animating and promoting the weekly market as a distinctive and high-quality feature of the town centre offer, including through themed markets and stronger links with local producers, festivals and cultural activity.

Policy CN2 – Chipping Norton Town Centre

iv. Encouraging family-friendly evening economy uses and activities that support safe, vibrant, and inclusive nightlife.

v. Enabling temporary, meanwhile, and adaptable spaces to support entrepreneurs, start-ups, creatives, independent businesses and small-scale local enterprise.

b) Improving accessibility, safety, movement and connectivity by:

i. Enhancing pedestrian safety, comfort and accessibility through upgraded crossing points, traffic calming measures, and improved connectivity across the A44 corridor and wider town centre, including across gradients and pinch points and where these reduce the dominance of vehicular traffic.

ii. Improving cycling infrastructure and secure cycle parking to promote active travel.

iii. Supporting public transport accessibility and improving signage and wayfinding to better connect the town centre with key attractions, cultural venues, green spaces and active travel routes.

c) Enhancing placemaking, the public realm and the historic environment by:

i. Delivering high-quality, inclusive and heritage-led public realm improvements focused on key streets and spaces including High Street, Market Place and West Street, incorporating greening, tree planting, new seating, surface improvements, street furniture and attractive spaces to dwell, socialise and support community events.

ii. Enhancing existing public spaces and identifying opportunities for improved civic and community focal points that support community gathering, events, cultural activity and a more welcoming visitor experience.

iii. Respecting and enhancing the historic character of the town, including the preservation of burgage plots and sensitive treatment of heritage assets and shopfronts.

iv. Supporting the preparation and promotion of heritage trails and guides as part of the visitor offer.

d) Supporting local enterprise, tourism and cultural identity by:

i. Promoting Chipping Norton as a cultural and heritage destination and as a vibrant rural hub, anchored by its historic environment, theatre, cinema, weekly market and independent shopping and business offer.

ii. Coordinating tourism activity, branding and promotion in partnership with local organisations, businesses, heritage bodies and neighbouring towns to strengthen Chipping Norton's role within a wider visitor circuit across West Oxfordshire and the Cotswolds.

iii. Supporting cultural venues such as The Theatre Chipping Norton and The Living Room Cinema to expand and diversify programming that attracts residents and visitors alike and contributes to a safe and inclusive evening economy.

iv. Enhancing the town's cultural calendar through coordinated events, festivals, themed market activity and seasonal programming, supported by improved branding, promotion and digital presence.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CN2	+	+	+	++	++	+	0	+	+	+	++	+	++

H.5.10.1 Policy CN2 sets out the intention for the Local Plan to help ensure Chipping Norton Town Centre continues to act as a key service, retail, leisure and cultural hub for northern West Oxfordshire, building on its historic character and role as a vibrant rural centre.

H.5.10.2 The policy focuses upon maintaining the town centre's role as a rural economic hub. This includes supporting a diverse retail offer, cultural and visitor attractions, family-friendly evening economy uses, markets, start-ups, creative industries and small businesses. A major positive impact is anticipated for economy (SA Objective 13).

- H.5.10.3 The policy also focuses upon respecting and enhancing the historic character of the Chipping Norton, including through marketing a cultural visitor experience and ensuring that developments in the town centre respect cultural heritage assets and are in-keeping with the existing townscape character. Hence, a major positive impact is anticipated for landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.10.4 Developments proposals that facilitate the reuse of vacant and under-utilised buildings are supported; hence, a minor positive impact is anticipated for natural resources (SA Objective 8). The policy also supports the reuse of buildings for educational uses where appropriate, resulting in a minor positive impact for education and skills (SA Objective 12).
- H.5.10.5 The policy also prioritises accessibility, safety and sustainable movement, supporting development proposals that improve pedestrian connectivity, active travel infrastructure, public transport accessibility and wayfinding. Traffic calming measures and improvements across the A44 corridor are also promoted. As such, a major positive impact is anticipated for transport (SA Objective 11). The promotion of walking and cycling, together with urban greening and tree planting, is also expected to result in minor positive effects for health, air quality and biodiversity (SA Objectives 10, 2, 3 and 6).
- H.5.10.6 The policy supports the re-use of vacant, under-used and upper-floor buildings for a range of uses, including residential development where appropriate. This may contribute to the delivery of additional housing within the town centre and support the efficient use of existing buildings. Therefore, a minor positive impact is identified in relation to housing provision (SA Objective 9).
- H.5.10.7 There is minimal reference to aspirations for Chipping Norton Town Centre regarding water and housing, leading to negligible effects recorded under SA Objectives 7 and 9.

H.5.11 Policy BA1 – Bampton Strategy

Policy BA1 – A Strategy for Bampton

1. Bampton must continue to function as a sustainable rural service centre, valued for its historic character, community spirit, and natural setting. The Council will support proposals that help the village adapt to future challenges while respecting its identity and environmental constraints.
2. Development proposals will be supported where they:
 - a) Support Bampton's role as a distinctive rural community by:
 - Maintaining and enhancing the village's network of community facilities and services;
 - Promoting Bampton's cultural life and traditions in a way that enriches resident experience and attracts responsible tourism;
 - Supporting local events, arts, and heritage initiatives that reinforce village identity and economic vitality.
 - b) Enable well-integrated, proportionate growth that meets local needs by:
 - Delivering a mix of housing types with a focus on affordability and accessibility for local people;
 - Prioritising the sensitive reuse of land and buildings within the existing built area;
 - Ensuring all development demonstrates high design quality and is appropriate to the village's historic and rural character, particularly within or adjacent to the Conservation Area.
 - c) Strengthen resilience and environmental sustainability by:
 - Avoiding new development in areas at highest flood risk and incorporating SuDS and flood mitigation in all new proposals;
 - Supporting biodiversity, tree planting, and green infrastructure within and around the village;
 - Promoting the energy-efficient design of new buildings and, where appropriate, the sensitive retrofitting of older properties.

Policy BA1 – A Strategy for Bampton

d) Improve transport and digital connectivity by:

- Enhancing provision for walking and cycling, including safe routes to school, community facilities, and neighbouring villages;
- Supporting improved public and community transport services, especially to nearby towns and railway connections;
- Strengthening digital infrastructure to support remote working and access to online services.

e) Promote inclusivity, well-being, and quality of life by:

- Ensuring new development contributes to improved health, education, and recreational infrastructure;
- Encouraging use of public spaces and community venues for intergenerational and inclusive activities;
- Supporting initiatives that address social isolation, especially among older residents and young families.

3. The Council will work in partnership with Bampton Parish Council, the local community, infrastructure providers, and stakeholders to guide future change in a way that is balanced, inclusive, and resilient, including through the potential preparation of any future Neighbourhood Plan.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
BA1	++	++	+	++	+	+	+	+	+	+	++	+	+

H.5.11.1 Policy BAM1 sets out the intention for the Local Plan to help maintain Bampton's role as a historic village and Tier 2 Service Centre with meets the needs of the growing local population.

H.5.11.2 The policy includes support for development proposals that meet housing needs in line with population growth, including the provision of housing of a range of types and tenures. Hence, a minor positive impact is anticipated for housing (SA Objective 9). The policy focuses on maintaining the unique character and setting of the historic village of Bampton, ensuring that future development does not compromise this. Reference is made to the importance of high-quality design that is in line with the character of the landscape, particularly in and around the Conservation Area. As such, a major positive impact is anticipated for landscape (SA Objective 4) and a minor positive impact for cultural heritage (SA Objective 5). The policy also supports developments that partake in sensitive reuse and focus growth in the most built-up locations. This will help to reduce use of previously undeveloped land and, as such, a minor positive impact is anticipated for natural resources (SA Objective 8).

H.5.11.3 The policy includes support for developments that improve transport connectivity, particularly through increased provision of sustainable and active transport infrastructure. A major positive impact is expected for transport (SA Objective 11). The importance of strengthening digital infrastructure in the village where remote and hybrid employment is most common, as most residents are employed in businesses based outside of Bampton, is also recognised. There is also emphasis on maintaining and furthering the local employment opportunities that are available, particularly in the service and tourism sectors. Hence, a minor positive impact is anticipated for economy (SA Objective 13).

H.5.11.4 The policy also places emphasis on the need for climate change mitigative and adaptive action. Support is provided for development proposals that incorporate measures intended

to “*strengthen resilience and environmental sustainability*”, such as implementation of SuDS and flood mitigation, tree planting and GI, energy-efficient building design, and sustainable transport systems. As such, a major positive impact is anticipated for climate change mitigation and adaptation (SA Objectives 1 and 2). Associated minor positive impacts are expected for biodiversity, air quality and water (SA Objectives 3, 6 and 7).

- H.5.11.5 Brief mention is given to the fact that developments which contribute to “*improved health, education, and recreational infrastructure*” are supported. Hence, a minor positive impact is anticipated for health and education (SA Objectives 10 and 12). **Recommendation:** further policy wording which sets out specific intentions regarding health and education improvements, such as plans to increase capacity of existing facilities, may be valuable in furthering the likely positive impact upon these objectives.

H.5.12 Policy BU1 – Strategic Development Framework for the Burford Area

Policy BU1 – Burford Area Strategy

Burford will continue to function as a distinctive market town, rural service centre and visitor destination, valued for its exceptional historic character, rich heritage, strong community identity and outstanding landscape setting within the Cotswolds National Landscape. Development will be supported where it sustains and enhances the town's social, economic and environmental wellbeing in accordance with the following objectives.

Development proposals within the Burford Area will be supported where they contribute positively towards the delivery of the following objectives, having regard to their scale, nature and location:

- 1) , Represent modest, proportionate, high-quality development that meets local needs, while conserving Burford's rich historic character, including its conservation area and listed buildings. and support the sensitive reuse of existing buildings where they contribute positively to the town's character and vitality.
- 2) Development must respect the Cotswolds National Landscape and help to further the purpose of conserving and enhancing the natural beauty of the CNL including addressing adverse effects on the natural beauty of the CNL, such as excessive lighting.
- 3) Provide housing that addresses identified local needs, particularly for younger residents, local workers and older people. New homes should be well-designed, energy efficient, and integrated with the existing settlement.
- 4) Address impacts of traffic and HGV movements on the environment through effective traffic and parking management to alleviate congestion and contribute to improved safety.
- 5) Improve accessibility by supporting public transport and strengthening safe, attractive walking and cycling links between key destinations, services and surrounding areas to reduce reliance on private vehicles.
- 6) Protect and enhance the natural environment through biodiversity net gain, green infrastructure, and climate-resilient design. Support sensitive retrofit of historic buildings, where appropriate, to improve energy efficiency while preserving their character and significance.
- 7) Promote a balanced approach to tourism that supports the local economy by encouraging year-round visits while managing visitor pressures, protecting residential amenity and protecting the quality of the historic environment.
- 8) Contribute towards the retention and improvement of local facilities that support health, wellbeing and social cohesion, ensuring they meet the needs of residents of all ages and support a strong and inclusive community.
- 9) Support independent businesses, cultural initiatives, flexible working, and improved digital infrastructure to strengthen local employment and economic vitality.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
BU1	+	+	+	++	++	+	0	+	++	+	++	+	++

- H.5.12.1 Policy BU1 sets out the intention for the Local Plan to help maintain Burford's role as a historic market town, rural service centre and visitor destination, in a manner that supports the town's social, economic and environmental wellbeing whilst conserving the character of the CNL.
- H.5.12.2 The policy recognises the centrality of the tourism sector for Burford's economy. Developments are supported which promote year-round tourism that is respectful of the historic environment. Furthermore, developments are supported which bolster other aspects of Burford's economy, and creative and events-based industries are encouraged that may be particularly beneficial for the town's evening economy. As such, a major positive impact is anticipated for the economy (SA Objective 13).
- H.5.12.3 The policy includes support for development proposals that help upkeep the historic character of the market town, particularly the High Street with its conglomeration of buildings from the medieval, Tudor and Georgian periods. Conserving, retrofitting and sensitively adapting historic buildings and space for continued use; promoting high-quality design which is in-keeping with the local environment; and ensuring new development positively contributes to the character and identity of the local area, are among the actions encouraged. It is also recognised that design must help to upkeep the integrity of the Conservation Area and the CNL within which Burford lies. As such, a major positive impact is anticipated for landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.12.4 The policy seeks to address traffic and HGV impacts through traffic and parking management, improve accessibility, and support public transport, walking and cycling connections. A major positive impact is anticipated for transport (SA Objective 11), with associated minor positive impacts for climate change mitigation, air quality and health (SA Objectives 1, 6 and 10) through encouraging more sustainable travel patterns and reducing reliance on private vehicles. The policy also supports climate-resilient design, resulting in a minor positive impact for climate change adaptation (SA Objective 2).
- H.5.12.5 The policy includes support for development proposals that help to meet the local housing need, particularly for younger residents, local workers and older people. As such, a major positive impact is anticipated for housing (SA Objective 9). The policy also stipulates that developments will be supported that reuse existing buildings and focus development upon existing built-up areas of the town. Hence, a minor positive impact is anticipated for natural resources (SA Objective 8).
- H.5.12.6 The policy supports the protection and enhancement of the natural environment through the delivery of BNG, GI and climate-resilient design. These measures are expected to support habitat enhancement and ecological connectivity, resulting in a minor positive impact is anticipated for biodiversity (SA Objective 3). **Recommendation:** there is scope here for reference to delivery of blue infrastructure enhancements, as the market town sits along the River Windrush; this could result in a positive anticipated impact for water (SA Objective 7).

- H.5.12.7 The policy supports the retention and improvement of local facilities that contribute to health, wellbeing and social cohesion, helping to maintain a strong and inclusive community. In addition, measures to improve accessibility and encourage walking and cycling may provide indirect benefits for physical and mental health. Therefore, a minor positive impact is anticipated for health (SA Objective 10). There is limited reference to education and skills, resulting in a negligible effect for education (SA Objective 12).

H.5.13 Policy BU2 – Burford Town Centre

Policy BU2 – Burford Town Centre

Burford Town Centre will continue to serve as a key rural service hub and visitor destination, building on its historic character, independent retail offer, and location within the Cotswolds National Landscape. Development will be supported where it enhances vitality, resilience, environmental quality, and inclusive access, while safeguarding the town's unique identity.

Development proposals will be supported where they:

- a) Support vitality and viability by:
 - 1) Maintaining a strong mix of uses, prioritising independent retail, hospitality, and local services.
 - 2) Where possible, protecting active ground-floor uses in the Primary Shopping Area.
 - 3) Encouraging reuse of vacant or underused buildings for flexible and mixed uses, including workspace and community uses.
 - 4) Supporting safe, inclusive day and evening activity and small-scale local enterprise.
- b) Improve safe movement and accessibility by:
 - 1) Addressing traffic impacts on the A361, including congestion, safety, and air quality.
 - 2) Enhancing pedestrian and cycle links between key areas.
 - 3) Improving wayfinding, accessibility, and sustainable travel options including bus improvements.
- c) Conserve heritage and enhances the public realm by:
 - 1) Ensuring development respects the Conservation Area and landscape setting, including the Cotswolds National Landscape.
 - 2) Delivering high-quality public realm improvements.
 - 3) Supporting heritage conservation and sensitive adaptation of historic buildings.
- d) Promote sustainable tourism and local identity by:
 - 1) Supporting Burford as a high-quality, sustainably managed visitor destination.
 - 2) Encouraging cultural activity and local events.
 - 3) Strengthening its role within the wider Cotswolds visitor economy while managing visitor pressures.

Overall, development should balance conservation with sustainable growth, ensuring Burford remains vibrant, accessible, and distinctive.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
BU2	+	0	0	++	++	+	0	+	0	+	++	0	++

- H.5.13.1 Policy BU2 sets out the intention for the Local Plan to help support the *vitality, sustainability and resilience* of Burford Town Centre, a key rural service hub and visitor destination within the CNL, building on its historic character and independent retail offer.
- H.5.13.2 The policy supports a balanced mix of town centre uses, including the protection of active ground-floor uses within the Primary Shopping Area and encouragement of the reuse of vacant or under-used buildings for flexible and mixed uses. As such, a major positive impact is expected for economy (SA Objective 13). A minor positive impact is identified for natural resources (SA Objective 8), through supporting re-use of existing buildings and reduced pressure for new land take.
- H.5.13.3 The policy also places strong emphasis on conserving and enhancing the historic environment and landscape setting of Burford, including the Conservation Area and CNL. As such, a major positive impact is identified for landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.13.4 The policy focuses on improving connectivity and accessibility within and around the town centre. This includes measures to address traffic impacts on the A361, enhance pedestrian and cycle links, and improve wayfinding and sustainable travel options, including bus improvements. As such, a major positive impact is anticipated for transport (SA Objective 11), with minor positive knock-on effects for climate change mitigation, air quality and health (SA Objectives 1, 6 and 10), through reduced transport emissions and increased active travel.
- H.5.13.5 The policy provides limited direct reference to climate change adaptation, biodiversity, water, housing and education. As such, negligible effects are identified for SA Objectives 2, 3, 7, 9 and 12.

H.5.14 Policy CH1 – Charlbury Area Strategy

Policy CH1 – Charlbury Area Strategy

Charlbury will continue to function as a sustainable rural service centre, valued for its strong community, historic character, and setting within the Cotswolds National Landscape. Development will be supported where it meets local needs, enhances well-being, and responds to climate and nature priorities, while respecting landscape and heritage.

Development proposals will be supported where they:

- a) Support community vitality and inclusion by maintaining local services, businesses, and facilities; promoting sustainable tourism and recreation; and ensuring inclusive access to services and public spaces.
- b) Deliver sustainable, well-integrated growth by providing a mix of homes, particularly affordable and smaller dwellings; prioritising brownfield or well-related sites; and achieving high-quality design reflecting local character.
- c) Address climate and environmental priorities by promoting low-carbon, energy-efficient development; reducing car dependency through sustainable travel; and delivering biodiversity net gain, green infrastructure, and sustainable drainage.
- d) Improve connectivity and infrastructure by enhancing walking and cycling links, supporting public transport and rail access, and strengthening digital connectivity.
- e) Protect heritage and landscape by conserving the Conservation Area, heritage assets, key views, trees, and green spaces, and reinforcing local distinctiveness.

The Council will work collaboratively with local partners to ensure Charlbury develops in a way that is distinctive, inclusive, and resilient.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
CH1	++	++	+	++	++	+	+	0	++	+	++	+	++

- H.5.14.1 Policy CH1 sets out the strategy for Charlbury, focusing on accommodating a proportionate level of growth that supports its role as a Tier 2 Service Centre whilst conserving and enhancing its sensitive landscape and historic environment. The policy seeks to support local services, improve connectivity, strengthen climate resilience and maintain the town's distinctive character within the CNL.
- H.5.14.2 The policy supports proportionate growth that delivers a mix of homes reflecting local needs, with particular emphasis on affordable housing, smaller dwellings and energy-efficient homes. The policy also seeks to support a balanced and inclusive community, enabling younger households, key workers and older residents to remain within the town. As such, a major positive impact upon housing (SA Objective 9) is anticipated. The policy further seeks to sustain local services, retail provision and community infrastructure, helping to support the local economy and the town's role as a service centre. As such, a major positive impact on the economy (SA Objective 13) is anticipated.
- H.5.14.3 The policy supports development proposals that conserve and enhance Charlbury's historic environment and distinctive character, including its Conservation Area, traditional buildings, materials and historic street pattern. Development is also expected to respect the town's setting within the CNL and protect important views towards Cornbury Park, Wychwood Forest and the Evenlode Valley. Therefore, a major positive impact upon landscape and cultural heritage is anticipated (SA Objectives 4 and 5).
- H.5.14.4 Development proposals that help to tackle Charlbury's issue of high car use are encouraged, including those that promote sustainable and active transport options through improvements to public transport, walking and cycling connectivity. The policy also seeks to improve access to the railway station, town centre and key local services. As such, a major positive impact upon transport is anticipated (SA Objective 11). There is also potential for minor positive knock-on impacts upon air quality and health (SA Objectives 6, 10), due to the expected reduction in transport-related emissions and increased levels of physical activity.
- H.5.14.5 A minor positive impact upon education (SA Objective 12) may also occur indirectly through improved accessibility to local services, although this relationship is less explicit in the policy and therefore more limited in certainty.
- H.5.14.6 The policy supports development proposals that contribute to achieving net zero, and incorporate climate change mitigative and adaptive features, such as energy-efficiency measures and flood management strategies (e.g. SuDS) as Charlbury has experienced surface water flooding and the River Evenlode and associated tributaries mean areas to west of town fall within Flood Zones 2 and 3. As such, a major positive impact is anticipated for climate change mitigation and adaptation (SA Objectives 1 and 2). Due to associated requirement for delivering BNG and enhancing GI, a minor positive impact is also anticipated for biodiversity and water (SA Objectives 3 and 7).

- H.5.14.7 There is limited reference to the efficient use of land, minerals or soil resources and therefore a negligible effect is identified for natural resources (SA Objective 8).

H.5.15 Policy EYN1 – Eynsham Strategic Framework

Policy EYN1 – A Strategy for Eynsham

Eynsham will continue to play a central role in the district as a Tier 2 service centre, providing homes, services, and infrastructure to meet local and strategic needs while retaining its historic village character and strong sense of community.

The Council will support proposals that contribute to a high-quality, sustainable, and inclusive future for the parish of Eynsham, in line with the objectives of the Eynsham Neighbourhood Plan. Development proposals will be supported where they:

Development proposals will be supported where they:

a) Support Eynsham's role as a key service centre by:

- Maintaining and enhancing community facilities including education, healthcare, cultural venues, and open spaces;
- Improving access to local services and ensuring that new development is integrated into and well connected with the wider village structure;
- Encouraging community uses and small-scale retail that enhance village life and local identity.

b) Enable infrastructure-led, sustainable growth that meets local and strategic needs by:

- Delivering a balanced mix of housing types and tenures, with a strong emphasis on affordability and lifetime adaptability;
- Ensuring that new development is of high design quality and responds positively to local heritage, setting, and landscape character;
- Coordinating infrastructure delivery, including schools, health services, and utilities, in parallel with housing growth.

c) Ensure Salt Cross Garden Village complements rather than competes with Eynsham by:

- Providing shared infrastructure, green space, and services where mutually beneficial;
- Ensuring new development avoids harm to the distinct identity and setting of Eynsham village.

d) Strengthen climate resilience and environmental sustainability by:

- Promoting energy-efficient and zero and low-carbon building standards in line with national climate objectives and the Eynsham CAPZero Community Action Plan;
- Incorporating sustainable drainage systems (SuDS), water-sensitive design, and nature-based solutions;
- Enhancing biodiversity, tree cover, and habitat connectivity across the parish.

e) Improve transport and digital connectivity by:

- Supporting delivery of current proposed and potential future A40 improvements, re-building the railway line and active travel links;
- Creating safe, direct routes for walking, cycling, and mobility users across Eynsham including effective integration with the West Eynsham SDA and to Salt Cross and Oxford;
- Expanding digital infrastructure to support remote working, education, and innovation.

f) Promote economic vitality and inclusive access to employment by:

- Encouraging a diverse local economy including innovation, light industry, and home-based enterprises;
- Supporting the continued vitality of Eynsham's shops, markets, and hospitality sector;
- Enabling flexible and accessible employment space suited to local skills, education and enterprise needs.

g) Enhance quality of life, green infrastructure and access to nature by:

- Protecting and enhancing Eynsham's network of green spaces, footpaths, and countryside access;
- Providing inclusive and accessible play, leisure, and recreational facilities in line with population growth;
- Supporting cultural, community and wellbeing initiatives that bring people together and reinforce a strong village identity.

The Council will work in partnership with Eynsham Parish Council, local communities, developers and infrastructure providers to ensure that growth is coordinated, sustainable, and reflective of Eynsham's unique qualities.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
EYN1	++	++	+	++	++	+	+	0	+	+	++	+	++

- H.5.15.1 Policy EYN1 sets out the intention for the Local Plan to help maintain Eynsham's role as a *"thriving and historically rich"* village and Tier 2 Service Centre, located in a *"strategically important"* position between Oxford and Witney, which meets the needs of the growing local population.
- H.5.15.2 This policy includes support for development proposals that contribute to the delivery of a *"balanced mix of housing types and tenures"*, with particular emphasis on the provision of housing which is affordable and adaptable. This will help to meet local housing needs and, as such, a minor positive impact is anticipated for housing (SA Objective 9).
- H.5.15.3 The policy includes support for development proposals that contribute to the establishment of a diverse, thriving local economy. There is recognition that alongside key local employers (such as Siemens and the Oakfield Industrial Estate on the edge of the village), there are high levels of hybrid and remote working and, therefore, development proposals that help to improve digital connectivity are supported. As such, a major positive impact is expected for the economy (SA Objective 13).
- H.5.15.4 The policy includes support for development proposals that *"strengthen climate resilience and environmental sustainability"*. Mitigative and adaptive measures are encouraged, including promotion of energy-efficient and zero/low-carbon building standards, and use of SuDS and nature-based solutions. The policy explicitly references to plans and policies that this policy intends to align with, such as the Eynsham CAPZero Community Action Plan. As such, a major positive impact is identified for climate change mitigation and adaptation (SA Objectives 1 and 2). Advocating for use of nature-based solutions and support for developments that enhance biodiversity and habitat connectivity, through measures such as increasing tree cover, means that a minor positive impact upon biodiversity (SA Objective 3) is also likely. Supporting development proposals that incorporate *"water-sensitive design"* could also lead to a minor positive impact upon water (SA Objective 7).
- H.5.15.5 Development proposals are supported that help to tackle transport-related issues, such as congestion problems on the A40 to its north and the Swinford Toll Bridge (on the B4044). This includes proposals that help to facilitate greater levels of sustainable and active travel, rather than private car use. As such, a major positive impact is anticipated for transport (SA Objective 11) and a minor positive impact for upon air quality (SA Objective 6) is possible, due to a likely reduction in transport-related emissions.
- H.5.15.6 Due to its rich history as a *"Saxon settlement and monastic centre"*, Eynsham has many heritage assets (such as the Church of St Leonard). The policy supports developments that are of high design quality and maintain and enhance the local landscape character and cultural heritage. Specific mention is given to the nearby proposed development of Salt Cross Garden Village, which should complement the existing landscape character

and not negatively affect the setting of Eynsham. As such, a major positive impact is anticipated for both landscape and cultural (SA Objectives 4 and 5).

- H.5.15.7 The policy includes support for developments proposals that help to maintain and enhance community services, including education and healthcare services. As such, a minor positive impact is anticipated for health and education (SA Objectives 10 and 12). **Recommendation:** inclusion of further policy wording on specific actions encouraged in regard to enhancing education and healthcare, such as action plans for improving capacity or accessibility of these healthcare and education facilities, could help to further the anticipated positive impact upon these objectives.
- H.5.15.8 There is minimal reference to aspirations for Eynsham regarding natural resources, so the anticipated impact upon SA Objective 8 is negligible.

H.5.16 Policy LH1 – Long Hanborough Strategy

Policy LH1 – A Strategy for Long Hanborough

Development proposals within the Long Hanborough Area will be supported where they contribute positively towards the delivery of the following objectives, having regard to their scale, nature and location:

1. Delivering proportionate and infrastructure-led growth

- a. Supporting development that is proportionate to the scale, character and role of Long Hanborough as a Tier 2 Service Centre;
- b. Ensuring that growth is aligned with the timely provision of transport, education, healthcare, utilities, wastewater, digital and community infrastructure;
- c. Delivering a range of homes that meet identified local needs, including affordable housing, homes for younger households, families and older people;
- d. Prioritising the efficient use of previously developed, underutilised and sustainably located land where appropriate;
- e. Ensuring that new development contributes positively towards maintaining and enhancing local services, facilities and community infrastructure.

2. Maximising the benefits of Hanborough Station and sustainable transport

- a. Supporting the continued enhancement of Hanborough Station as a strategic public transport gateway serving Long Hanborough and the wider district;
- b. Supporting measures to improve station accessibility, integration with other modes of transport and the potential development of a mobility hub;
- c. Delivering improvements to walking, wheeling and cycling networks, particularly where they improve access between the station, village centre, schools, employment areas, community facilities and surrounding settlements;
- d. Supporting enhancements to public transport services and infrastructure, including improved bus, rail and community transport provision;

Policy LH1 – A Strategy for Long Hanborough

- e. Supporting measures to address parking pressures, traffic congestion and highway safety issues associated with station activity and growth within the area;

3. Protecting village character, heritage and local distinctiveness

- a. Conserving and enhancing the historic character of Long Hanborough, including the Millwood End Conservation Area, listed buildings and other heritage assets;
- b. Ensuring that development responds positively to local character, landscape setting and village identity, creating attractive and distinctive places;
- c. Maintaining the separate identity of Long Hanborough and preventing inappropriate coalescence with neighbouring settlements;
- d. Protecting important views, settlement edges and areas of open countryside that contribute to local character and sense of place;
- e. Supporting high-quality design that reflects local distinctiveness and reinforces the area's rural character.

4. Protecting and enhancing the natural environment

- a. Conserving and enhancing biodiversity assets, ecological networks, green infrastructure and landscape features within and around the village;
- b. Protecting and enhancing the Evenlode Valley, Pinsley Wood and other important habitats, wildlife corridors and environmental assets;
- c. Conserving the setting of the Cotswolds National Landscape and minimising adverse impacts on its special qualities where relevant.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
LH1	++	++	+	++	++	+	+	+	+	+	++	+	+

H.5.16.1 Policy LH1 sets out the intention for the Local Plan to help maintain Long Hanborough's role as a *"large and historically rich"* village and Tier 2 Service Centre situated on the edge of the CNL, which meets the needs of the growing local population.

H.5.16.2 This policy includes support for development proposals that contribute to the delivery of a *"range of homes"*, with particular emphasis on the provision of housing which is affordable and accessible to all local people, including families, younger households and older

people. There is also emphasis on prioritising PDL for new development where possible. As such, a minor positive impact upon housing (SA Objective 9) and natural resources (SA Objective 8) is anticipated.

- H.5.16.3 Long Hanborough is well connected by road and well served by public transport, but there are some infrastructure issues, such as insufficient car parking availability at the station and high levels of congestion on the A4095. The policy supports developments that improve public transport connections, including bettering “*station accessibility*”. Levels of active travel are low; hence, the policy also supports developments that enhance walking and cycling infrastructure. A major positive impact is anticipated for transport (SA Objective 11) and minor knock-on positive impacts are anticipated for air quality (SA Objective 6) and health (SA Objective 10), as reduced transport-related emissions and increased physical activity are likely.
- H.5.16.4 Encouraging enhancement of community service establishments and digital connectivity to facilitate easier hybrid and remote working may result in a minor positive impact upon the economy (SA Objective 13). The policy includes support for developments proposals that help to provide community services, including education and healthcare services. As such, a minor positive impact is anticipated for health and education (SA Objectives 10 and 12). **Recommendation:** inclusion of further policy wording on specific actions encouraged in regard to enhancing education and healthcare, such as action plans for improving capacity or accessibility of these healthcare and education facilities, could help to further the anticipated positive impact upon these objectives.
- H.5.16.5 The policy includes support for development proposals that are of high-quality design and reinforces local distinctiveness, remaining in keeping with the local landscape character and sense of place whilst ensuring Long Hanborough maintains its distinct identity. As such, a major positive impact is anticipated for landscape (SA Objectives 4). Policy LHI further requires development to conserve and enhance the historic character of Long Hanborough, particularly the Millwood End Conservation Area, listed buildings and other heritage assets. Therefore, a major positive is identified for Cultural Heritage.
- H.5.16.6 Development proposals are supported where they incorporate mitigative and adaptive measures, such as SuDS, water-sensitive design, use of renewable energy and low-carbon building design. As such, a major positive impact is anticipated for climate change mitigation and adaptation (SA Objectives 1 and 2), and a minor positive impact is anticipated for water (SA Objective 7). There is also reference to promoting BNG, through efforts such as tree planting. Therefore, a minor positive impact is anticipated for biodiversity (SA Objective 3).

H.5.17 Policy LH2 – Hanborough Station Area of Redevelopment Opportunity

Policy LH2 – Hanborough Station Area of Redevelopment Opportunity

The Hanborough Station Area of Redevelopment Opportunity, as identified on the Policies Map, is designated as a strategic location for the enhancement of rail infrastructure, sustainable transport connectivity and associated redevelopment opportunities.

The Council will support the comprehensive or phased redevelopment, enhancement and intensification of land within the Area of Redevelopment Opportunity where proposals contribute towards the delivery of an integrated transport interchange and West Oxfordshire Mobility Hub serving the district and wider Oxfordshire area.

Proposals within the Area of Redevelopment Opportunity should seek to:

Policy LH2 – Hanborough Station Area of Redevelopment Opportunity

- a. support the long-term enhancement of Hanborough Station as a strategic rail gateway and transport interchange serving West Oxfordshire;
- b. facilitate improvements to rail infrastructure and station facilities, including safeguarding land where necessary for future rail capacity enhancements, station expansion, additional platforms, improved accessibility and associated operational requirements;
- c. support the delivery of a high-quality West Oxfordshire Mobility Hub incorporating appropriate provision for bus services, rail replacement services, cycling facilities, walking routes, taxi provision, shared mobility services, electric vehicle infrastructure and other sustainable transport measures;
- d. improve integration between rail, bus, walking, cycling and other modes of transport to encourage modal shift and reduce reliance on private car travel;
- e. provide enhanced walking and cycling connections to Long Hanborough, Bladon, Woodstock, Eynsham, Salt Cross, Witney and other surrounding settlements where appropriate;
- f. ensure that parking provision is appropriately managed and designed to support the role of the station whilst encouraging greater use of sustainable transport modes;
- g. support development that contributes positively towards the viability, delivery and operation of transport infrastructure and mobility hub facilities;
- h. make efficient use of land through high-quality design, place-making and sustainable development principles;
- i. incorporate green infrastructure, biodiversity enhancements, sustainable drainage measures and climate resilience measures;
- j. demonstrate that development would not prejudice the delivery of planned rail infrastructure improvements, transport interchange facilities or wider strategic transport objectives; and
- k. safeguard land, where necessary, for the future delivery and operation of a West Oxfordshire Mobility Hub and associated rail, interchange, parking, active travel and transport infrastructure improvements.

The Council will support the preparation of a Hanborough Station Strategic Framework, jointly prepared with relevant stakeholders, to coordinate investment, safeguard land requirements and guide the long-term delivery of transport infrastructure, mobility hub facilities and complementary development opportunities.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
LH2	+	+	+	+	0	+	+	+	0	+	++	+	+

- H.5.17.1 Policy LH2 identifies Hanborough Station as an Area of Redevelopment Opportunity to support the long-term enhancement of rail infrastructure, sustainable transport connectivity and the delivery of a strategic transport interchange and West Oxfordshire Mobility Hub. The policy seeks to safeguard land for future infrastructure improvements whilst supporting coordinated redevelopment through the preparation of a Hanborough Station Strategic Framework.
- H.5.17.2 The policy places a strong emphasis on improving rail infrastructure, public transport integration, walking and cycling connectivity and the delivery of a high-quality mobility hub. It also seeks to reduce reliance on private car travel by encouraging modal shift and improving access to surrounding settlements by sustainable modes. Consequently, a significant positive effect is identified against Sustainable Transport (SA Objective 11). These measures are also expected to generate minor positive effects against Climate Change Mitigation and Air Quality (SA Objectives 1 and 6) through reducing transport-related greenhouse gas emissions and improving opportunities for sustainable travel.
- H.5.17.3 The policy requires proposals to incorporate green infrastructure, biodiversity enhancements, sustainable drainage measures and climate resilience measures. These provisions are expected to result in minor positive effects against Biodiversity, Water, Climate Change Adaptation and Landscape (SA Objectives 3, 7, 2 and 4) through improving ecological value, managing surface water, enhancing environmental quality and increasing resilience to future climate change.
- H.5.17.4 The policy supports high-quality design, efficient use of land and the delivery of transport infrastructure that will improve accessibility to employment, education and services across West Oxfordshire. The safeguarding of land for future rail improvements and the delivery of a strategic transport interchange are also likely to support economic growth and investment. Consequently, minor positive effects are identified against Natural Resources, Health, Economy and Education (SA Objectives 8, 10, 12 and 13). Improved accessibility by sustainable transport is expected to benefit communities across the district whilst supporting access to employment and education opportunities.
- H.5.17.5 The policy is not expected to have a significant effect against Housing (SA Objective 9) as it does not promote the delivery of residential development. Similarly, whilst the policy promotes high-quality design and environmental enhancement, it contains no specific measures relating to the conservation or enhancement of heritage assets. A negligible effect is therefore identified against Cultural Heritage (SA Objective 5) at this strategic stage. Recommendation: the policy could be strengthened by including explicit reference to conserving the significance and setting of nearby heritage assets, including Blenheim Palace World Heritage Site where relevant, as redevelopment proposals come forward.

H.5.18 Policy WO1 – Strategic Development Framework for the Woodstock Area

Policy WO1 – A Strategy for Woodstock

Woodstock will continue to serve as a key rural service centre in eastern West Oxfordshire, playing a dual role as a vibrant local community and a destination of national and international significance. Development will be directed to locations that respect the town's exceptional historic environment, enhance local infrastructure and green space, and support inclusive, sustainable growth. Future change will be managed to protect Woodstock's unique setting, especially in relation to Blenheim Palace World Heritage Site and its surrounding landscape.

In managing future change, the Council will support development proposals that contribute to the following overarching aims:

Policy WO1 – A Strategy for Woodstock

a) Delivering sustainable patterns of growth by:

- i. Prioritising previously developed land and well-located infill sites within or adjacent to the existing built-up area, where they can enhance townscape character, heritage value, and community infrastructure;
- ii. Ensuring new development is carefully scaled and landscape-led, integrating seamlessly with the town's historic fabric and respecting the setting of Blenheim Palace and surrounding rural views;
- iii. Providing a balanced mix of housing, including genuinely affordable homes and diverse tenures, to meet local needs and support a multi-generational community;
- iv. Requiring high-quality, low-carbon design and sustainable construction in all new development, with integration of green infrastructure and active travel routes.

b) Strengthening local infrastructure and services by:

- i. Coordinating investment in health, education, transport, and digital infrastructure to support a growing population, including delivery of a new GP facility and expanded school capacity;
- ii. Enhancing green space provision, particularly accessible public open space and play facilities, to address existing deficits and meet future demand;
- iii. Securing developer contributions and strategic funding to ensure infrastructure delivery is aligned with new development, including sustainable transport upgrades and climate resilience measures.

c) Supporting a vibrant and diverse economy by:

- i. Protecting and enhancing existing employment sites and encouraging sensitive intensification where appropriate;
- ii. Supporting tourism and the visitor economy, including sustainable access to Blenheim Palace, the conservation of the town centre, and promotion of cultural events and independent businesses;
- iii. Enabling local enterprise, home-working, and the creative and green economies through flexible workspace, strong digital connectivity, and mixed-use development opportunities.

d) Protecting and enhancing heritage, landscape and natural capital by:

- i. Ensuring all development preserves and enhances the historic character of Woodstock, including the conservation area, listed buildings, and key public spaces such as the Market Place and High Street;
- ii. Safeguarding the setting of Blenheim Palace and Park, maintaining a clear distinction between town and countryside, and avoiding visual or functional encroachment on designated landscapes and heritage assets;
- iii. Improving green and blue infrastructure, including the River Glyme, Watermeadows, and local biodiversity networks, while integrating sustainable drainage and flood risk management.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
WO1	++	++	++	++	++	+	++	+	+	++	++	++	++

H.5.18.1 Policy WO1 sets out the intention for the Local Plan to help maintain Woodstock's role as a "*historic market town*" and Tier 2 Service Centre, which meets the needs of the growing local population.

H.5.18.2 The policy includes support for development proposals that meet local housing needs, including a mix of tenures and uses such as affordable homes that are appropriate for residents of a range of ages. There is also emphasis on utilising PDL for new development where possible. As such, a minor positive impact upon housing (SA Objective 9) and natural resources (SA Objective 8) is anticipated.

- H.5.18.3 The policy includes support for development proposals that help to support a “*vibrant and diverse economy*”. Recognition is given to the importance of tourism (particularly to the Blenheim Palace WHS) for the town’s economy, but a range of other industries are also encouraged, including creative and green industries. As such, a major positive impact is anticipated for the economy (SA Objective 13). Development proposals that help to coordinate investment in health and education services are also supported. Specifically, support is given to development proposals that help to facilitate the delivery of a “*new GP facility and expanded school capacity*”, more green space, and accessible “*public open space and play facilities*”. As such, a major positive impact is also anticipated for health and education (SA Objectives 10 and 12).
- H.5.18.4 All development proposals are expected to protect and enhance Woodstock’s historic character and cultural assets, including its Conservation Area, listed buildings, and historic High Street and Market Place. Consideration is also given to the need to safeguard the setting of the nearby Blenheim Palace WHS. As such, a major positive impact is anticipated for landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.18.5 The policy includes support for development proposals that help to upkeep and enhance GI and blue infrastructure, including the River Glyme, Watermeadows and local biodiversity networks. Maintaining the connectivity of local habitats will be particularly crucial to upkeeping the status of the SSSI at Blenheim Park. As such, a major positive impact is anticipated for biodiversity and water (SA Objectives 3 and 7). Such measures, paired with the mitigative and adaptive measures also encouraged through the policy, including “*low-carbon design and sustainable construction in all new development*” and incorporation of sustainable drainage and flood risk management strategies, are likely to have a major positive impact upon climate change mitigation and adaptation (SA Objectives 1 and 2).
- H.5.18.6 Woodstock is situated along the A44, within close proximity of Oxford, and has regular bus services to and from the city. The town is also within nearby to the rail stations in Long Hanborough and Charlbury, as well as being connected to Oxford through cycle routes. However, congestion on the A40 and A44 remain an issue; hence, development proposals that help to facilitate greater levels of sustainable and active travel are supported. As such, a major positive impact upon transport (SA Objective 11) is anticipated and a minor knock-on positive impact upon air quality (SA Objective 6), due to reduced transport-related emissions, is also possible.

H.5.19 Policy WO2 – Woodstock Town Centre

Policy WO2 – Woodstock Town Centre

1. Woodstock Town Centre will continue to play a distinctive role as a historic market town with a unique heritage character, serving residents and visitors and functioning as an important destination in its own right, closely linked to Blenheim Palace and the wider West Oxfordshire visitor offer.
2. The Council will support development and investment that enhances the vitality, viability and resilience of the town centre through a place-led, heritage-sensitive and visitor-focused approach, reinforcing Woodstock’s special character, supporting independent businesses and improving the quality of the experience for residents, workers and tourists.
3. In managing change, development proposals and initiatives will be supported where they contribute to the following overarching aims:
 - a. Placemaking, public realm and accessibility by:

Policy WO2 – Woodstock Town Centre

- i. Improving the quality, coherence and usability of key spaces, including Market Place and High Street, through high-quality landscaping, seating, planting, lighting and heritage-appropriate materials.
- ii. Creating safer, more attractive and more inclusive environments for pedestrians and cyclists, including measures to improve accessibility for all users.
- iii. Improving wayfinding and connections between the town centre, Blenheim Palace, parking areas, local services and surrounding attractions.
- iv. Reducing the adverse impacts of congestion on the town centre environment, amenity and visitor experience.
- v. Supporting public spaces that encourage socialising, events and increased dwell time.
- b. Adaptive reuse and flexible uses by:
 - i. Supporting the sensitive reuse of vacant or underused buildings and upper floors for cultural, community, commercial, workspace or residential uses where these support town centre vitality and viability.
 - ii. Encouraging meanwhile and pop-up uses that bring activity to vacant premises and provide opportunities for local enterprise, creative activity and community initiatives.
 - iii. Supporting a diverse mix of uses, including independent retail, food and drink, co-working space, health and wellbeing services, cultural uses and small-scale residential development where appropriate.
 - iv. Promoting flexible commercial space that meets the needs of small businesses, start-ups and creative industries.
- c. Cultural activation and events by:
 - i. Building on Woodstock's existing cultural calendar, heritage assets and community activity to support year-round programming and animation of the town centre.
 - ii. Supporting local groups, businesses and partnerships in delivering events, markets, trails, exhibitions and pop-up activities that increase footfall and vibrancy.
 - iii. Promoting heritage interpretation, cultural programming and visitor engagement initiatives that deepen understanding of Woodstock's historic significance.
 - iv. Facilitating temporary and seasonal uses of public spaces and premises that contribute to the town centre's attractiveness and vitality throughout the year.
- d. Independent retail and visitor economy by:
 - i. Strengthening Woodstock's role as a distinctive independent retail, leisure and heritage destination.
 - ii. Supporting the retention, improvement and growth of independent businesses and specialist town centre uses that contribute to local identity and visitor appeal.
 - iii. Encouraging coordinated promotion and tourism marketing linked to Blenheim Palace, the Oxfordshire Museum and the wider district offer.
- iv. Supporting partnership working between businesses, cultural organisations, tourism providers and community groups to deliver a coherent and high-quality visitor experience.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WO2	+	0	0	++	++	+	0	+	+	+	++	0	++

- H.5.19.1 Policy WO2 sets out the intention for the Local Plan to help maintain the position of Woodstock Town Centre as a key aspect of the heritage-rich market town and a gateway to Blenheim Palace, functioning as an important visitor destination and service centre within West Oxfordshire.
- H.5.19.2 The policy includes support for development proposals that contribute to the vitality and resilience of Woodstock Town Centre, particularly through strengthening independent retail, leisure, cultural and visitor-related uses. A diverse mix of uses is encouraged, supporting activity throughout the day and a vibrant family-friendly and early evening economy. Particular support is given to development proposals that seek to reuse vacant or underused premises and upper floors, including for commercial, cultural, community, workspace and residential uses where appropriate, reducing the need to use previously undeveloped land. As such, a major positive impact upon the economy (SA Objective 13) is anticipated, and a minor positive impact in regard to natural resources (SA Objective 8) and housing provision (SA Objective 9).
- H.5.19.3 The policy includes support for development proposals that improve accessibility, connectivity and the quality of movement within and to Woodstock Town Centre, including enhanced walking and cycling environments, improved wayfinding and better links between the town centre, Blenheim Palace, parking areas and surrounding attractions. There is also support for measures that help to manage congestion and improve the experience of movement within the town centre. As such, a major positive impact is anticipated for transport (SA Objective 11) and a minor knock-on positive impact upon climate change mitigation, air quality and health is also likely (SA Objectives 1, 6 and 10), due to potential reduced transport-related emissions and increased levels of physical activity.
- H.5.19.4 The policy includes strong support for development proposals that are in keeping with the historic character of Woodstock and that conserve and enhance the town's built heritage, public realm and townscape quality. There is also emphasis on improving the quality of key spaces through high-quality materials, landscaping, seating, lighting and other heritage-appropriate public realm improvements, as well as supporting heritage interpretation and cultural engagement initiatives such as trails and visitor information. As such, a major positive impact is anticipated for landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.19.5 There is minimal reference to aspirations for Woodstock Town Centre regarding climate change adaptation, biodiversity, water and education, leading to negligible effects recorded under SA Objectives 2, 3, 7 and 12.

H.5.20 Policy WO3 – Blenheim Palace World Heritage Site (WHS)

Policy WO3 – Blenheim Palace World Heritage Site (WHS)

1. Strategic Objective

The exceptional cultural significance and Outstanding Universal Value of the Blenheim Palace World Heritage Site (WHS) shall be protected, conserved, and enhanced for current and future generations. Development proposals must demonstrate a clear commitment to sustaining the WHS's Outstanding Universal Value (OUV), including its authenticity, integrity, architectural grandeur, historic significance, and designed landscape.

2. Protection of Outstanding Universal Value

a. All proposals within or affecting the WHS must conserve and, where possible, enhance the attributes that contribute to its OUV as defined in the Statement of Outstanding Universal Value and the WHS Management Plan.

Policy WO3 – Blenheim Palace World Heritage Site (WHS)

b. Great weight will be given to the conservation of the WHS and the avoidance of harm. Any harm to its significance must be clearly and convincingly justified, in line with the National Planning Policy Framework (NPPF).

c. Development leading to substantial harm or total loss of attributes of OUV will only be permitted in wholly exceptional circumstances, where it can be demonstrated that the harm is necessary to achieve substantial public benefits that significantly outweigh that harm.

d. Where proposals would cause less than substantial harm, such harm will be weighed against the public benefits of the development and only accepted where mitigation and enhancement measures are clearly demonstrated.

3. Protection of the Setting

a. Development within and affecting the setting of the WHS must preserve and enhance the landscape character, key views, vistas, skylines, and the spatial and visual relationships that contribute to the WHS's OUV and significance. Proposals must demonstrate a detailed understanding of the contribution made by the site to the setting of the WHS.

b. Proposals must avoid visual intrusion, inappropriate scale or form, cumulative landscape harm, noise, and light pollution that could erode the experience or understanding of the WHS.

c. Development proposals must give special consideration to the areas identified in the WHS Management Plan as having heightened sensitivity or value for long-distance views to and from the Site.

d. The design, materials, layout, and scale of development must be fully sympathetic to the historic and natural character of the WHS and its setting.

4. Assessment Requirements

a. Development proposals that could impact the WHS or its setting must be accompanied by a robust Heritage Impact Assessment and Landscape and Visual Impact Assessment, prepared in accordance with international best practice and in consultation with relevant heritage bodies.

b. Assessments must clearly identify the specific attributes of OUV affected, potential direct and indirect impacts, and propose mitigation and enhancement measures.

c. Where appropriate, proposals should contribute positively to the conservation of the WHS, including through improved access, interpretation, and landscape restoration.

5. Major and Cumulative Development

a. Proposals for major development within or affecting the setting of the WHS (including large-scale residential schemes or infrastructure such as solar farms) will only be supported in exceptional circumstances, where:

b. The development is demonstrably necessary and cannot reasonably be located elsewhere;

c. The public benefits clearly and substantially outweigh the harm to the WHS or its setting;

d. All practicable steps have been taken to minimise, mitigate, and offset harm; and

e. Proposals include a clear strategy to deliver long-term enhancements to the WHS or its setting.

f. The cumulative impacts of existing, committed, and proposed development will be carefully considered, particularly where there is a risk of incremental degradation of the WHS setting.

6. Stakeholder Engagement

Developers must engage early and proactively with the District Council, Historic England, the WHS Management Committee and local communities to ensure alignment with the WHS's protection objectives, and to inform the design, scale, and layout of proposals.

7. Blenheim Palace WHS Management Plan

The Blenheim Palace WHS Management Plan is a material planning consideration. Development proposals should support its aims and objectives and demonstrate clear consistency with its policies and guidance.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
WO3	0	0	0	+	++	0	0	0	0	0	0	0	+

H.5.20.1 Policy WO3 sets out the requirements of development to protect, conserve and enhance the cultural significance of the Blenheim Palace WHS. All development proposals are required to support the aims and objectives of the WHS Management Plan⁸. The WHS contains 37 listed buildings associated with the palace, its formal gardens, and the wider parkland⁹. By maintaining the integrity of the historic landscape and reinforcing heritage-led planning principles, the policy helps safeguard these listed structures and their settings. Additionally, the policy establishes clear requirements to protect and enhance the setting of the WHS. Any development that could impact the setting of the WHS is required to be accompanied by a “robust” Heritage Impact Assessment and Landscape and Visual Impact Assessment, ensuring that any potential impacts of a development are thoroughly assessed, understood, and mitigated. Through safeguarding the Outstanding Universal Value (OUV) of the WHS and its wider setting, the policy is anticipated to result in a major positive impact on cultural heritage (SA Objective 5). The policy could also result in secondary minor positive impacts on the local landscape, through the implementation of measures designed to conserve and enhance the broader landscape character and setting in which the WHS is situated.

H.5.20.2 Through safeguarding the OUV of Blenheim Palace WHS the policy will ensure that the WHS remains a world-class visitor attraction. Supporting the aims of the Blenheim Palace WHS Management Plan will support the continuation of high visitor numbers, contributing to the local economy through an emphasis on heritage-related tourism. The WHS also creates jobs locally and nationally, providing employment for 4,912 people, with 307 jobs directly employed by the WHS¹⁰. As such, the policy could result in a minor positive impact on the local economy.

H.5.21 Policy RA1 – Rural Areas Strategy

Policy RA1 – Rural Area Strategy

The rural areas of West Oxfordshire, comprising Tier 3 Villages and Tier 4 Small Villages, Hamlets, and Open Countryside, will be supported to evolve in a way that prioritises local need, environmental sustainability, and protects community integrity.

Development will reflect the varying size, function, and capacity of each settlement while safeguarding the intrinsic value of the rural environment.

Development in the rural areas will be supported where it:

⁸ Blenheim Palace World Heritage Site (2017). Blenheim Palace World Heritage Site Revised Management Plan 2017. Available at: <https://www.westoxon.gov.uk/media/b0rbyz1g/blenheim-whs-management-plan-2017.pdf> [Date accessed: 23/04/25]

⁹ Ibid.

¹⁰ Oxford Brookes University (2017). Blenheim. Our Economic Impact 2016/17. Available at: <https://www.blenheimpalace.com/assets/files/images/downloads/blenheim/blenheim-economic-impact-report.pdf> [Date accessed: 23/04/25]

Policy RA1 – Rural Area Strategy

a) Meets demonstrable local needs, including:

- Affordable and appropriately sized homes for local people, prioritising young households and older residents wishing to downsize;
- Housing that supports rural workers or enables long-standing residents to remain in their community;
- Small-scale employment, community, or tourism-related development that maintains or enhances rural vitality.

b) Reflects the scale, character, and function of the settlement, by:

- Being proportionate in size and scale and sensitively located relative to the existing built form;
- Respecting key landscape features, views, settlement edges, and historic or environmental designations;
- Ensuring high-quality, locally distinctive design that complements the rural setting.

c) Enhances sustainability and resilience, through:

- Avoiding Zone 2 and 3 areas of flood risk and integrating sustainable drainage and climate-resilient infrastructure;
- Securing biodiversity net gain and contributing to local and strategic nature recovery efforts;
- Incorporating energy-efficient, zero and low-carbon construction and supporting renewable energy where appropriate.

d) Supports the vitality of rural communities, by:

- Maintaining and enhancing valued local services such as schools, shops, pubs, and community facilities;
- Encouraging small-scale rural enterprise, homeworking, and flexible business space in appropriate locations;
- Strengthening digital connectivity and access to services, including through improved broadband and mobile coverage.

e) Improves rural accessibility and mobility, by:

- Supporting active travel through the delivery of safe and attractive walking and cycling links within and between settlements;
- Enhancing access to public and community transport, particularly connections to larger service centres and towns;
- Minimising reliance on private car use wherever possible and reducing rural transport isolation.
- Makes use of existing or future potential railway connections.

The Council will work in close partnership with local communities, Parish Councils, neighbourhood plan groups, and other stakeholders to ensure that rural change is guided by local knowledge, reflects community aspirations, and contributes positively to the long-term sustainability of West Oxfordshire's rural areas.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
RA1	++	++	0	++	++	+	0	0	++	+	++	+	++

H.5.21.1 Policy RA1 sets out the intention for the Local Plan to ensure local needs are met and environmental sustainability is upkept as development occurs in the rural areas of West Oxfordshire.

H.5.21.2 The policy includes support for development in rural areas that meets local housing and employment needs, including the provision of affordable and appropriately sized homes for locals (with housing unaffordability being a key issue in multiple rural settlements in West Oxfordshire), and employment establishments for small-scale, community or tourism-related ventures. As such, a major positive impact is anticipated for housing and economy (SA Objectives 9 and 13).

- H.5.21.3 The policy includes support for development proposals of a size, scale and design that is in keeping with the local landscape character and respectful of heritage assets, complementing the rural setting and securing high-quality design. There is potential for a major positive impact in relation to landscape and cultural heritage (SA Objectives 4 and 5).
- H.5.21.4 Development proposals that enhance sustainability and climate resilience through incorporation of mitigative and adaptive measures, such as building in areas of low flood risk and utilising low-carbon construction methods, are supported. As such, a major positive impact is likely for climate change mitigation and adaptation (SA Objectives 1 and 2).
- H.5.21.5 Brief reference is made to the need for future development to contribute to the maintenance and enhancement of local services such as schools. Therefore, a minor positive impact upon education (SA Objective 12) is expected. **Recommendation:** There is scope here to include policy wording on the importance of supporting the upkeep of local healthcare services, which could elicit a greater positive impact upon health (SA Objective 10).
- H.5.21.6 As a result of the encouragement of active travel, a minor positive impact upon health is anticipated at this stage, in terms of supporting active lifestyles. The policy also advocates for the enhancement of sustainable transport options, in order to reduce rural transport isolation and reliance on private cars. As such, a major positive impact upon transport (SA Objective 11) is anticipated.
- H.5.21.7 There is minimal reference to aspirations for West Oxfordshire's rural areas regarding biodiversity, water, and natural resources, leading to negligible effects recorded under SA Objectives 3, 7 and 8. **Recommendation:** the policy would benefit from inclusion of support for developments that prioritise the upkeep and enhancement of local biodiversity, GI and blue infrastructure networks. Inclusion of wording on these topics could lead to a positive impact upon biodiversity and water (SA Objectives 3 and 7).

H.5.22 Policy RA6: Enstone Airfield Area of Redevelopment Opportunity

Policy RA6: Enstone Airfield Area of Redevelopment Opportunity

The Enstone Airfield Area of Redevelopment Opportunity, as identified on the Policies Map, is designated as a location for the enhancement of economic development, aviation activities and education and training provision.

The Council will support the comprehensive or phased redevelopment, regeneration, enhancement and intensification of land within the Area of Redevelopment Opportunity where proposals contribute towards the long-term sustainability and economic success of Enstone Airfield and its surrounding area.

Proposals within the Area of Redevelopment Opportunity should seek to:

- a. Support the long-term enhancement of Enstone Airfield as a focal point for economic development, aviation activities and education and training provision;
- b. Facilitate improvements to aviation facilities, including the provision of modern and flexible operational, employment and business accommodation and the co-location of related activities;
- c. Provide modern employment space, including office, research, industrial, manufacturing, education, training and other employment-generating uses appropriate to the location;
- d. Support the delivery of a high-quality West Oxfordshire Mobility Hub incorporating appropriate provision for bus services, cycling facilities, walking routes, taxi provision, shared mobility services, electric vehicle infrastructure and other sustainable transport measures;

Policy RA6: Enstone Airfield Area of Redevelopment Opportunity

- e. Provide enhanced walking and cycling connections to Enstone, Middle Barton and other surrounding settlements where appropriate;
- f. Support development that contributes positively towards the viability, delivery and operation of Enstone Airfield and does not prejudice its ongoing operation;
- g. Make efficient use of land through high-quality design, place-making and sustainable development principles;
- h. Incorporate strategic landscaping, green infrastructure, biodiversity enhancements, ecological networks, sustainable drainage and climate resilience measures;
- i. Demonstrate that development would not prejudice the delivery of planned development, infrastructure or operational requirements elsewhere within the Area of Redevelopment Opportunity;
- j. Safeguard land, where necessary, for the future delivery and operation of aviation activities and supporting infrastructure.
- k. Make provision to meet the needs of the travelling community.

The Council will support the preparation of a comprehensive masterplan, development framework or other agreed planning mechanism to guide the coordinated redevelopment and enhancement of the Area of Redevelopment Opportunity. Any such framework should address economic development, aviation activities, education and training provision, transport and movement, supporting infrastructure, environmental enhancement, landscape mitigation, nature recovery, climate resilience and sustainable energy objectives.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
RA6	-	0	+	+	0	-	+	+	0	0	++	++	++

- H.5.22.1 Policy RA6 identifies the Enstone Airfield Area of Redevelopment Opportunity as a location for the enhancement of economic development, aviation activities and education and training provision. The policy supports the coordinated redevelopment, regeneration and intensification of land within the area to contribute towards the long-term sustainability and economic success of Enstone Airfield and its surrounding area.
- H.5.22.2 The policy is expected to result in major positive effects for economy and education (SA Objectives 12 and 13) through supporting the delivery of modern employment space, business accommodation, research, industrial and manufacturing uses, alongside enhanced education and training provision. The focus on strengthening Enstone Airfield as a location for economic activity and skills development is expected to support employment opportunities, investment and the development of a skilled workforce.
- H.5.22.3 The policy places a strong emphasis on improving sustainable transport connectivity through the delivery of a mobility hub, improved walking and cycling connections, provision for bus services, shared mobility and electric vehicle infrastructure. These measures are expected to result in a major positive effect for sustainable transport (SA Objective 11) by improving integration between transport modes and supporting more sustainable travel choices. However, the continued enhancement of Enstone Airfield for aviation activities and associated employment uses has the potential to increase greenhouse gas emissions and contribute to local air quality pressures. Therefore, minor negative effects are anticipated for climate change mitigation and air quality (SA Objectives 1 and 6).

- H.5.22.4 The policy requires strategic landscaping, green infrastructure, biodiversity enhancements and ecological networks as part of future redevelopment proposals. These measures are expected to result in minor positive effects for biodiversity and landscape (SA Objectives 3 and 4) by providing opportunities to enhance ecological value, improve habitat connectivity and support the integration of development within the surrounding landscape. The inclusion of sustainable drainage and climate resilience measures will help manage potential environmental impacts associated with redevelopment; however, these measures are not expected to deliver wider improvements in climate resilience. Therefore, a negligible effect is anticipated for climate change adaptation (SA Objective 2), while a minor positive effect is anticipated for water (SA Objective 7).
- H.5.22.5 The policy supports the efficient use of land through the redevelopment and intensification of an existing operational site, which is expected to result in a minor positive effect for natural resources (SA Objective 8) through making more efficient use of previously developed land and existing infrastructure. While the policy supports improved walking and cycling connections, these measures primarily relate to sustainable transport accessibility rather than directly addressing wider determinants of health. Therefore, a negligible effect is anticipated for health (SA Objective 10).
- H.5.22.6 The policy does not promote the delivery of new housing and contains no specific measures relating to the conservation or enhancement of heritage assets. Therefore, negligible effects are anticipated for housing and cultural heritage (SA Objectives 9 and 5).

H.6 Development Management Policies

H.6.1 Policy DM1 – Green Infrastructure

Policy DM1 – Green Infrastructure

1. Provision, protection and enhancement of the Green Infrastructure Network

Having regard to the nature, scale and location of a proposal, development must contribute to the provision, protection and enhancement of green infrastructure in West Oxfordshire.

Development proposals will be expected to address the following requirements where they are relevant and proportionate;

- a. Protect existing publicly accessible open spaces from unnecessary loss or fragmentation.
- b. Strengthen connectivity, integration and multifunctionality to deliver a coherent, high-quality network that benefits people, nature and climate resilience.
- c. Provide new multifunctional GI that is safe, inclusive and accessible;
- d. Support climate change adaptation and resilience, including flood risk management and heat island mitigation;
- e. Enhance biodiversity, habitat connectivity and nature recovery including priority species;
- f. Promote health and wellbeing through access to high-quality open spaces and opportunities for recreation, relaxation and active travel including the protection and enhancement of publicly accessible open spaces for informal recreation and community use;
- g. Contribute to improved air quality and carbon sequestration.
- h. Ensure that Green Infrastructure is designed to be capable of long term management and maintenance

2. Green Infrastructure Strategies

- a. All major development proposals must be supported by a Green Infrastructure Strategy, proportionate to the scale and nature of the development. The Strategy must:
 - i. Identify and map existing green infrastructure assets and networks including those extending beyond the development site boundary;
 - ii. Demonstrate how these assets and networks will be protected, enhanced, integrated and connected;
 - iii. Set out arrangements for the delivery, long-term management and maintenance and monitoring of green and blue infrastructure, including governance and funding mechanisms in accordance with Policy CP4.
- b. In addition, all strategic development sites of more than 300 homes, around 50% of the site area (including private garden space) should contribute to the overall green infrastructure network. The exact proportion of green infrastructure must be informed by site-specific constraints, masterplanning and viability considerations, provided the overall function, quality and connectivity of the network are not undermined.

3. Green Infrastructure Management and Maintenance

Proposals for major developments must be accompanied with a Landscape Management Plan (LMP) to ensure that the landscape elements of the development are properly managed and maintained over time.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM1	++	++	+	+	+	+	+	+	0	+	0	0	0

- H.6.1.1 Policy DM1 promotes the protection, enhancement, and expansion of West Oxfordshire's GI network, aiming to create a cohesive, high-quality system that delivers environmental and social benefits.
- H.6.1.2 By requiring major developments to include a comprehensive GI Strategy, the policy ensures that new green spaces are well-integrated, multi-functional, and sustainably managed. Strategic sites are required to dedicate approximately 50% of the site area to GI. The policy also encourages adherence to national standards, such as Natural England's GI Framework¹¹, and supports accreditation through schemes like 'Building with Nature'¹².
- H.6.1.3 GI provides essential ecosystem services that benefit both the environment and residents' wellbeing. Well-planned GI can help to regulate flooding, improve air and water quality, and cool urban areas, and additionally support biodiversity by providing a network of inter-connected habitats. GI also offers opportunities for recreation and supporting improved mental and physical wellbeing. Furthermore, GI enhances the local landscape by preserving natural features, improving aesthetic value, and creating green spaces that integrate with the surrounding environment, including potentially the historic environment and cultural heritage assets. Through reducing the urban heat island effect, managing flood risk, promoting carbon sequestration, GI plays a vital role in both adapting to and mitigating climate change. Overall, a major positive impact is identified for climate change mitigation and climate change adaptation (SA Objectives 1 and 2), as well as secondary minor positive impacts on biodiversity, landscape character, cultural heritage, air quality, water quality, natural resources and health and wellbeing (SA Objectives 3, 4, 5, 6, 7, 8 and 10).

H.6.2 Policy DM2 – Ecological Protection, Biodiversity Net Gain and Nature Recovery

Policy DM2 – Ecological Protection, Biodiversity Net Gain and Nature Recovery

1. No net loss of biodiversity

All development must achieve no net loss of biodiversity, having regard to the existing (pre-development) biodiversity value of the site, and demonstrate biodiversity enhancement to achieve gains where possible.

2. Application of mitigation hierarchy

- a. All development will be expected to minimise ecological impacts in line with the mitigation hierarchy in reducing order of priority:
 - i. Avoid impacts, e.g. through retention of habitats/features
 - ii. Reduce through mitigation
 - iii. Compensate as a last resort only
- b. Development likely to result in any direct or indirect loss, deterioration or harm to the following ecological features will be refused unless there is a robust justification for a lack of reasonable alternative sites that would result in less or no harm or there are wholly exceptional reasons justifying the granting of planning permission and a suitable compensation strategy exists.
 - i. Local Wildlife Sites and Proposed Local Wildlife Sites
 - ii. Local Nature Reserves

¹¹ Natural England (2023). Green Infrastructure Framework. Available at:
<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx> [Date accessed: 24/04/25]

¹² Building with Nature (2023). The building with Nature Standards Framework. Available at:
<https://www.buildingwithnature.org.uk/standards-form> [Date accessed: 24/04/25]

Policy DM2 – Ecological Protection, Biodiversity Net Gain and Nature Recovery

- iii. Priority habitats
- iv. Priority species
- v. Local Geological Sites
- vi. Important and/or ancient hedges and/or hedgerows
- vii. Ancient woodland and/or ancient and/or veteran trees; and/or
- viii. Rivers and streams.

3. High-Quality Biodiversity Net Gain (BNG)

- a. Developments subject to statutory BNG must:
 - i. Contribute in a meaningful way towards nature recovery by creating and enhancing habitats in accordance with Policy CP10
 - ii. Deliver BNG in accordance with Biodiversity Gain Hierarchy.
 - iii. Avoid reliance on low distinctiveness habitats unless these can be clearly justified and prioritise the creation and enhancement of medium and high distinctiveness habitats appropriate to the local characteristics of the site and the surrounding landscape.
 - iv. Select habitat types and target conditions that are achievable and realistic for the location and type of development, and their likely management requirements.
 - v. Demonstrate that habitat creation and enhancement will be delivered to a high standard.
- b. Developments must submit information as to how sites will be managed either by:
 - i. Submitting a draft Habitat Management and Monitoring Plan (HMMP) for all onsite significant enhancements, or;
 - ii. Outline habitat management proposals or specifications as part of another relevant report.
- c. Developments must submit an Ecological Impact Assessment that explains their design approach to ensure high quality outcomes by demonstrating compliance with the above criteria.

4. Locational Requirements for Offsite BNG

- a. Where delivery of BNG is not possible onsite, off-site gain must be implemented as guided by the potential measures in the LNRS and located where they can secure the greatest benefits to the recovery of nature as close to the development as possible, or at least within the district.
- b. Developers will be expected to purchase biodiversity units from local habitat banks within the district in the first instance to contribute towards local nature recovery efforts.

5. General Ecological Enhancements

- a. Ecological enhancements are encouraged for all development types. These must be incorporated into all developments in accordance with the Council's Biodiversity Specifications according to the following specific thresholds wherever relevant and proportionate:
 - i. Householder applications must commit to delivering at least one of the ecological enhancements from the Householder Biodiversity Specification.
 - ii. All new build developments and extensions to existing buildings of 5 metres or more in height are required to incorporate swift bricks in accordance the Council's Biodiversity Specification #3.
 - iii. All new developments must incorporate gaps under fences and/or through stone walls to maintain permeability through the site for hedgehogs in accordance with Biodiversity Specification #X.
 - iv. Other enhancements relating to wildlife boxes, native planting and wildlife refuges (e.g. log piles) as relevant to the site context and at the Council's discretion.

6. Ecological Mitigation and Compensation

- a. Where the loss of ecological features cannot be prevented or adequately mitigated, appropriate compensation measures will be sought to offset the loss by contributing to appropriate local nature recovery projects to achieve an overall gain in biodiversity.

Policy DM2 – Ecological Protection, Biodiversity Net Gain and Nature Recovery

- b. Measures proposed to mitigate adverse ecological impacts to meet requirements for compensation above will be given weight proportionate to their likelihood of success. Where reasonable doubt exists as to the effectiveness of any such measures, weight afforded to those measures will be significantly reduced.
- c. Developers must consider using the NatureSpace Priority Species Scheme where impacts covered cannot be fully mitigated or compensated onsite for the species specifically covered by the scheme.

7. Great Crested Newt District Licensing Scheme

- a. All development types and scales within the red impact risk zone will be required to apply to join the Great Crested Newt District Licensing Scheme (DLS) unless an Ecological Impact Assessment provides an acceptable justification for not doing so. This applies to householder applications where a pond is present onsite or within 50 metres of the site.
- b. All major developments within the amber impact risk zones will be required to join the DLS. Justification for not taking this route must be clearly explained in an Ecological Impact Assessment.
- c. All non-householder development that directly or indirectly impact ponds within 500m of the site will be required to consider joining the District Licensing Scheme.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM2	+	+	++	+	0	+	+	+	0	+	0	0	0

H.6.2.1 Policy DM2 requires all development within the district to contribute to the protection, enhancement and long-term improvement of biodiversity. The policy establishes a requirement for no net loss of biodiversity and seeks biodiversity enhancement wherever possible. It sets out a clear mitigation hierarchy, requiring impacts to biodiversity to be avoided in the first instance, then mitigated and compensated only as a last resort. The policy provides strong protection for important ecological features, including Local Wildlife Sites, priority habitats and species, ancient woodland, veteran trees and rivers and streams. It also requires development subject to statutory Biodiversity Net Gain (BNG) to deliver high-quality habitat creation and enhancement that contributes meaningfully to nature recovery, supported by appropriate ecological assessment, management and monitoring arrangements. Additional measures including ecological enhancements within development, off-site BNG requirements and species-specific protection mechanisms are also promoted. Collectively, these measures are anticipated to result in a major positive impact on biodiversity (SA Objective 3).

H.6.2.2 The protection of biodiversity assets and the enhancement of biodiversity through BNG are also expected to deliver secondary benefits across several SA Objectives. In particular, improved access to a diverse range of natural habitats is known to have benefits for mental health and wellbeing, and may encourage more active, outdoor lifestyles among residents. Additionally, the integration of BNG measures, ecological enhancements, associated GI, SuDS and greening interventions within development sites is likely to contribute to broader environmental goals, including the mitigation of climate change impacts, improvements in air quality, improvements in water quality and enhanced flood resilience. As such, minor positive impacts are identified for climate change mitigation, climate change adaptation, air quality, water quality, protection of natural capital, and health and wellbeing (SA Objectives 1, 2, 6, 7, 8 and 10).

- H.6.2.3 The policy has the potential to enhance landscape character and maintain local identity through the integration of GI and wildlife corridors. The policy will help to ensure that new developments are sensitively incorporated into the existing environment, thereby safeguarding the distinctive character of West Oxfordshire. As such, a minor positive impact on landscape character is identified (SA Objective 4).

H.6.3 Policy DM3 – Conserving and Enhancing Landscape Character through New Development

Policy DM3 – Conserving and Enhancing Landscape Character through New Development

1. Design Integration and Landscape Context

- a. New development must be designed to:
 - i. integrate with the surrounding landscape, respecting its scale, form, and character. The design should take account of the existing landform, local building materials, landscape elements (such as trees, hedgerows, and water features), and traditional settlement patterns;
 - ii. respect and reflect the landscape character through appropriate building heights, massing and layout. For example, buildings should avoid dominating or disrupting important views, skylines, or natural features, and should blend into the existing topography and built environment
 - iii. conserve and enhance historic landscapes, including agricultural landscapes, parks, gardens, and other cultural landscapes. Development must be designed to respect the heritage value of the landscape and contribute to its continued preservation.
 - iv. integrate high-quality landscaping to enhance the local character, mitigate the impact of built structures, and create a harmonious transition between the built and natural environment. This may include planting native species, retaining existing trees and hedgerows, and providing green infrastructure to enhance biodiversity in accordance with Policy DM2.
 - v. minimise any adverse visual impact on the landscape and where appropriate enhances and restores degraded landscapes including on long-range and local views, particularly from public viewpoints. Assessment of visual impact should be proportionate to the scale and sensitivity of the site and its setting.
 - vi. retain, protect, and enhance important landscape features , such as mature trees, hedgerows, watercourses, and historic boundaries, where practicable.
 - vii. Mitigate, where necessary any landscape and visual impacts of development through appropriate screening including additional planting in accordance with Policy DM2
- b. Proposals for major development must be accompanied by a Landscape and Visual Character Assessment (LCA) or a detailed Landscape and Visual Impact Assessment (LVIA) to identify key features of the landscape, including topography, views and cultural heritage and to demonstrate how proposals have responded to such features.

2. Landscaping in New Developments

- a. The provision of new trees and hedgerows must be considered as part of the broader green infrastructure strategy for the development in accordance with Policy DM1. This includes ensuring that planting schemes:
 - i. Increase connectivity between habitats, creating wildlife corridors and linking with existing natural features; and
 - ii. enhance biodiversity by planting a variety of native species that support local wildlife.
- b. New tree planting and hedgerow creation should be designed with careful consideration of their long-term growth and environmental impact. Species selection should prioritise native or locally adapted species, taking into account soil conditions, water availability, and climate resilience.
- c. Planting arrangements should allow for the full growth of trees and hedgerows and should be located in areas where they will not obstruct future development or create safety hazards.
- d. *Appropriate arrangements for the maintenance of new trees, hedgerows and other landscaping features will be secured for a minimum period of five years following planting. This includes ensuring proper watering, pruning, and protection from damage during the establishment phase.*

Policy DM3 – Conserving and Enhancing Landscape Character through New Development

e. A long-term management plan will be required for the ongoing care of trees and hedgerows beyond the initial five years.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM3	+	+	+	++	+	+	+	0	0	+	0	0	0

H.6.3.1 Policy DM3 aims to ensure that new development is carefully integrated into the surrounding landscape, preserving and enhancing its character and key features. The policy emphasises the importance of protecting the landscape's natural, cultural, and scenic value.

H.6.3.2 The policy will protect and enhance the landscape within the district by ensuring that new developments are carefully considered in relation to the surrounding environment. Major developments are required to be supported by a Landscape Character Assessment (LCA) or Landscape and Visual Impact Assessment (LVIA) to identify key features such as topography, views, and cultural heritage, which must be preserved and integrated into the design. Development proposals must demonstrate how they have responded to these characteristics through their design and layout. Emphasising contextual design, Policy DM3 ensures that developments respect the local landscape's scale, form, and natural elements, including trees, hedgerows, and watercourses. Additionally, the policy fosters the conservation of historic landscapes and local identity, promoting designs that complement and celebrate the area's unique characteristics. The policy also seeks to minimise adverse visual impacts, protect important landscape features and incorporate high-quality landscaping that enhances local character and biodiversity. Overall, a major positive impact on the landscape is identified (SA Objective 4). A minor positive impact is identified for biodiversity (SA Objective 3) through the protection and enhancement of natural features such as trees and hedgerows, which serve as important habitats and ecological corridors. Additionally, the policy supports cultural heritage by conserving the historic environment and protecting the landscape, which serves as the setting for various historic assets throughout the district. As a result, a minor positive impact is also identified for cultural heritage (SA Objective 5).

H.6.3.3 Measures included within the policy to retain and enhance landscape features, trees, hedgerows and green infrastructure, together with appropriate screening and landscaping will be expected to improve access to a diverse range of natural habitats, which is known to have benefits for mental health and wellbeing, and may encourage more active, outdoor lifestyles among residents. Additionally, the retention and integration of natural features and associated GI is likely to contribute to broader environmental goals, including the mitigation of climate change impacts, improvements in air quality, improvements in water quality and enhanced flood resilience. As such, minor positive impacts are identified for climate change mitigation, climate change adaptation, air quality, water quality and health and wellbeing (SA Objectives 1, 2, 6, 7 and 10).

H.6.4 Policy DM4 – Light Pollution and Dark Skies

Policy DM4 – Light Pollution and Dark Skies

The visual impact of lighting on the surrounding area must be considered as part of the design process for new development. This includes avoiding overly bright or obtrusive lighting features that dominate the landscape or obscure important natural or cultural features or impact on the amenity of local residents.

1. All proposals that include external lighting should:

- Have a clear need and justification
- Follow best practice in outdoor lighting design, reflecting where relevant, the Cotswolds National Landscape Dark Skies Position Statement.
- Be designed and installed in a way that minimises light spill beyond the development site and prevents skyglow. Lighting should be directed downwards, shielded, and controlled to avoid upward light spill, glare, and light pollution.
- incorporate energy-efficient solutions and suitable timing and control systems to enable lighting to be switched off or dimmed when it is not needed, particularly in areas with low human activity at night (e.g., in rural or residential areas).
- be minimised and directed and controlled to avoid impacting dark skies and wildlife.
- be designed to ensure safety without excessive brightness. Where feasible, new developments should incorporate designs that integrate with the natural environment, utilising low-level, ground illuminating downcast lighting.

3. Proposals involving sports facilities requiring floodlighting must ;

- Demonstrate that lighting design minimises glare, skyglow, and light spill to surrounding areas, especially near residential properties, wildlife habitats, or designated dark sky areas.
- Only be used during operational hours and should incorporate time controls to ensure it is switched off when not in use.

2. Minimising Impact on Wildlife

New development must consider the potential impact of lighting on wildlife habitats, especially where these areas are known to support protected species, including river corridors recognised as dark ecological networks.

Proposals must incorporate design features that minimise the effects of lighting on sensitive species, such as low-light zones, lighting shields, and light-curtaining techniques.

Where new development is proposed near sensitive habitats (such as wetlands, woodlands, or wildlife corridors), a buffer zone should be maintained that limits the use of lighting and reduces its impact on biodiversity.

Lighting Assessment and Management

For developments likely to generate significant light pollution, a lighting impact assessment should be submitted as part of the planning application. The assessment must demonstrate how the proposed lighting scheme will prevent adverse impacts on dark skies, sensitive habitats, and local amenity and incorporate appropriate mitigation.

A commitment to the long-term management and maintenance of lighting systems must be secured to ensure ongoing compliance with this policy.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM4	+	0	+	+	0	0	0	0	0	0	+	0	0

- H.6.4.1 Policy DM4 aims to guide new developments in minimising their impact on the natural environment, focusing particularly on preserving dark skies, safeguarding wildlife habitats and associated species and reducing light pollution.
- H.6.4.2 The policy ensures that external lighting is justified and there is a clear need for it. External lighting should reduce light pollution, safeguards wildlife habitats and species, and maintains the visual quality and tranquillity of surrounding areas. This ensures that lighting contributes positively to the built environment without harming the night sky or local ecosystems. The policy sets out that development proposals must incorporate lighting solutions that align with the character of the area and requires lighting impact assessments for development proposals that are likely to generate significant light pollution, illustrating how the development will affect dark skies, sensitive habitats, and local amenities. Lighting is required to be energy-efficient, which will help reduce overall energy consumption and contribute to climate change mitigation by lowering carbon emissions associated with energy use. Furthermore, the policy ensures that lighting is designed to ensure safety without excessive brightness and to be minimised in areas of low-human activity at night. Overall, Policy DM12 is likely to have minor positive impacts on climate change mitigation, biodiversity, landscape and accessibility (SA Objectives 1, 3, 4 and 11).

H.6.5 Policy DM5 – Efficient Use of Land

Policy DM5 – Efficient Use of Land

1. Re-Use of Previously Developed Land

The re-use of previously developed land (brownfield land) will be strongly encouraged in order to make efficient use of land, support regeneration, and reduce pressure on greenfield sites.

Development on previously developed land will be supported where it:

- a) Avoids significant environmental harm or the loss of important natural features.
- b) Is sustainably located in accordance with the Spatial Strategy
- c) Contribute positively to the regeneration and the creation of sustainable communities; and
- d) Preserves or enhances the character and appearance of the area.

2. Efficient Land Use and Density

New development should make the most efficient use of land by achieving appropriate and sustainable density levels, having regard to the character of the area, infrastructure capacity, and the quality of the environment.

Higher-density development will be supported in urban areas and locations with good access to public transport, services, and employment opportunities, including areas around key transport hubs, provided it would not result in harm to local character, amenity or the wider landscape.

Proposals for development should:

- a) Optimise the use of land in a way that reflects the surrounding context and support sustainable infrastructure.
- b) Ensure that higher-density developments provides high standards of design, residential amenity, open spaces, and green infrastructure; and
- c) Promote a mix of uses including residential, commercial, and community uses, where appropriate, to support vibrant and sustainable neighbourhoods.
- d) Be designed to integrate with existing transport infrastructure and promote sustainable travel options, including walking, cycling, and public transport.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM5	+	0	+	+	0	+	0	++	0	+	+	+	+

- H.6.5.1 Policy DM5 encourages the re-use of previously developed land and efficient use of land. Higher densities are supported in urban areas around key transport hubs, where they will contribute to the vitality and sustainability of an area and will not harm the local character, amenity or surrounding landscape.
- H.6.5.2 Through supporting the re-use of previously developed land and encouraging higher-density development where appropriate, Policy DM5 will support the most effective and efficient use of available land for development. Development will be supported where it is designed to reflect the character and appearance of the surrounding area and contributes to regeneration with likely benefits for the appearance of the local area. As such, a major positive impact is identified for natural resources (SA Objective 8) and a minor positive impact is identified for landscape (SA Objective 4).
- H.6.5.3 Additionally, Policy DM5 supports development which avoids significant environmental harm and loss of natural features, likely including good quality soil and minerals, rivers, priority habitats and biodiversity designations. The policy is expected to contribute positively towards the protection of biodiversity; therefore, a minor positive has been identified for SA Objective 3. There is a possibility that some brownfield sites may support open mosaic habitats containing some ecological value and the reuse of PDL could result in adverse effects on these habitats where they are present.
- H.6.5.4 Policy DM5 supports higher density development around key transport hubs, which will ensure that urban areas and locations likely to have a high transport demand coincide with areas providing the greatest transport supply and will encourage a greater uptake in the use of sustainable transport options such as trains and buses. An increased uptake in use of sustainable transport will be likely to reduce private car use, reducing levels of emissions and pollutants released. Consequently, there is the potential for a minor positive impact with regard to climate change mitigation (SA Objective 1) and air quality (SA Objective 6) through construction and use of buildings and new transport development. Policy DM5 also sets out that development near transport hubs should be designed to integrate with the existing transport network, which will be expected to provide residents with a range of transport options for accessing services, amenities, education and employment opportunities. The policy also promotes active means of travel such as walking and cycling, which is encouraging active lifestyles. As such, a minor positive impact is identified for transport (SA Objective 11) and, assuming that infrastructure capacity is aligned with growth, secondary minor positive impacts are identified for health, education and economy (SA Objectives 10, 12 and 13).

H.6.6 Policy DM6 – Trees and Hedgerows

Policy DM6 – Trees and Hedgerows

Protection of Existing Trees and Hedgerows

Proposals for development should:

Policy DM6 – Trees and Hedgerows

Retain and incorporate existing trees and hedgerows. The loss of mature trees and hedgerows should be avoided unless it is absolutely necessary due to site constraints or health and safety risk.

Demonstrate how the development respects and integrates existing tree and hedgerow features into the site layout and design.

Avoid impacts on ancient woodland, ancient trees and veteran trees in accordance with standing advice, implementing appropriate buffers where necessary.

Implement a 50 metre development free buffer to all Ancient Woodland in support of the Councils Nature Recovery objectives

Major development proposals

Planning applications for major development should be accompanied by a tree survey and hedgerow assessment, prepared in accordance with the most up to date quality management standards. This should identify the location, condition, and species of all trees and hedgerows on or near the site.

Where it is necessary to remove trees or hedgerows, the reasons for removal must be clearly set out along with any compensatory planting proposals.

3. Replacement Planting

Where trees or hedgerows are lost as a result of development, developers will be required to provide replacement planting at a ratio of at least 2:1 for trees and 3:1 for hedgerows, unless this is not feasible due to site constraints. Replacement planting should be located on-site wherever possible and be of equivalent or greater biodiversity value.

Tree and Hedgerows Protection During Development

Where development is proposed in close proximity of an existing tree or hedgerow, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) and/or Hedgerow Protection Plan (HPP) must be submitted as part of the planning application demonstrating how trees and hedgerows and their root zones will be safeguarded during the construction phase

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM6	+	+	++	+	0	+	+	+	0	+	0	0	0

H.6.6.1 Policy DM6 aims to protect, enhance, and integrate trees and hedgerows within new developments by prioritising their retention, securing their protection during construction, requiring appropriate compensation where loss is unavoidable, and encouraging the planting of new vegetation that is equivalent to or greater biodiversity value.

H.6.6.2 The policy requires new developments to incorporate tree and hedgerow planting as a key component of green infrastructure, particular emphasis is placed on avoiding the loss of mature trees and hedgerows. Where the removal of trees or hedgerows is unavoidable, the policy requires developers to provide compensatory planting at a minimum ratio of 2:1 for trees and 3:1 for hedgerows. Planting schemes must also be equivalent or greater than the biodiversity value of previous ones and support local ecosystems. Major development proposals should be accompanied by a tree survey and hedgerow

assessment that identifies the location, condition and species of all hedgerows and trees on-site. Should development be located in close proximity to existing tree or hedgerows, the policy requires a Tree Protection Plan (TPP) and/or Hedgerow Protection Plan (HPP) and Arboriculture Method Statement (AMS) to be submitted to show how hedgerows and trees and their root zones will be protected during construction. Development should avoid impact on ancient woodland and ancient and veteran trees, with new development implementing a 50 metre buffer against ancient woodland in support of the Council's LNRS. Overall, Policy DM6 is likely to have a major positive impact on biodiversity (SA Objective 3).

H.6.6.3 Trees serve an important role in protecting soil from erosion as a result of rainfall and surface water runoff, due to the stabilisation provided by roots and interception of rainfall by foliage. Through conserving and enhancing tree coverage across the Plan area and safeguarding root zones during construction, this policy will be likely to help preserve soils and have a minor positive impact on natural resources (SA Objective 8). By reducing water runoff rates this will also be expected to enhance natural water storage and help to reduce the risk of fluvial and surface water flooding. As such, a minor positive impact is identified for climate change adaptation and water quality (SA Objective 2 and 7).

H.6.6.4 The retention and integration of trees and hedgerows into the GI network not only supports biodiversity but also delivers measurable benefits to residents' health and wellbeing by providing access to natural spaces that encourage physical activity and support mental wellbeing. Additionally, such integration contributes to broader environmental objectives, including increased mitigation of climate change impacts and improved air quality through the sequestration of carbon by the trees and hedgerows. As a result, the policy is expected to have minor positive impacts on climate change mitigation, air quality, and health (SA Objective 1, 6 and 10).

H.6.6.5 Furthermore, trees and hedgerows can be a useful tool to help integrate new development into the existing landscape character, for example, in terms of protecting or enhancing views, or providing visual interest. As such, a minor positive impact on landscape character is identified (SA Objective 4).

H.6.7 Policy DM7 – Sport, Recreation and Play

Policy DM7 – Sport, Recreation and Play

1. Safeguarding Existing Facilities

- a. Existing playing pitches and sport, recreation and play facilities, including formal and informal provision, leisure centres, parks, recreation grounds and playgrounds will be safeguarded against loss or degradation.
- b. Development proposals that would result in the loss or deterioration of such facilities, including associated infrastructures, will only be supported where:
 - a. An up-to-date and robust assessment of need, prepared in accordance with best practice guidance demonstrates that the facility is surplus to current and future requirements; or
 - b. Equivalent or improved replacement provision is secured, in terms of quantity, quality, functionality, and accessibility, in a suitable and convenient location serving the same settlement or catchment;; or
 - c. The proposal provides alternative sports or recreational facilities whose benefits clearly outweigh the loss of the existing facility.

Particular weight will be given to safeguarding facilities in locations where local evidence identifies existing or future shortfalls.

2. Provision to Meet the Needs of New Developments

Policy DM7 – Sport, Recreation and Play

a. New residential and mixed-use developments must make appropriate provision for sport, recreation and play to meet the needs arising from the development, including the needs of children and young people.

b. Provision will be delivered through

This should include:

- i. On-site facilities, designed in line with national and local standards;
- ii. Off-site provision or financial contributions, where on-site provisions is not appropriate or viable, and where this would deliver clear, timely and accessible benefits for the community.

c. In rural settlements and villages, provision may include smaller scale, informal, shared use or multifunctional facilities where this better reflects local character, access patterns and identified needs.

3. Supporting New and Enhanced Facilities

The Council will support proposals for new or expanded sport, recreation, and play facilities where they:

Subject to compliance with other relevant policies, the Council will support proposals for new or enhanced sport, recreation and play facilities where they:

Address identified needs and gaps in provision as set out in the West Oxfordshire Playing Pitch Strategy, West Oxfordshire Open Space Study and successor studies;

Are located within or adjacent to settlements and are accessible by walking, cycling, and public transport;

Are inclusive, safe, and designed to accommodate all ages, genders and abilities, with particular regard to increasing participation for all;

Secure long-term management and maintenance arrangements, in accordance with Policy CP4

Have regard to environmental impacts beyond the immediate vicinity of the site, e.g. lighting, noise and traffic impacts

Facilities should be designed in accordance with relevant best practice guidance.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM7	+	+	+	+	0	0	0	0	0	++	0	0	0

H.6.7.1 Policy DM7 sets out how playing pitches and sport, recreation and play facilities will be protected and enhanced throughout the district. The policy ensures that any loss or deterioration is only permitted in exceptional circumstances, including requiring a robust and up-to-date assessment to demonstrate that a facility is no longer needed, or securing a replacement that is equal or better in terms of quality, quantity, accessibility, and functionality located in the same settlement or catchment area. Furthermore, the policy prioritises the protection of facilities that reflect local needs, including children and young people. The policy also supports proposals for new or expanded facilities where they address identified needs and gaps, are accessible and inclusive, and are designed to high standards with long-term management in place. Overall, through encouraging the retention and provision of spaces for sport, recreation and play, the policy will help to

facilitate exercise and recreation for local residents, as such a major positive impact is identified in relation to health and wellbeing (SA Objective 10).

- H.6.7.2 The policy promotes the importance of ensuring development does not have adverse environmental impacts on the immediate vicinity, including light, noise and air pollution from associated traffic, which may contribute to increasing levels of GHG emissions and affect surrounding wildlife habitats. Furthermore, the policy encourages new development to respect the local character, contributing positively to both its visual appeal and environmental value. Overall, minor positive impacts are identified with regard to climate change mitigation, landscape and air quality (SA Objectives 1, 4 and 6).
- H.6.7.3 The policy safeguards existing Sport, Recreation and Park facilities and requires environmental impacts associated with new or enhanced facilities to be considered. This may help protect green infrastructure assets and reduce indirect effects on biodiversity. Whilst biodiversity enhancement is not explicitly required, the policy is likely to result in a minor positive effect.
- H.6.7.4 **Recommendation:** The policy could be strengthened by making direct reference to biodiversity, and the importance of protecting it and creating multifunctional spaces where recreational facilities and biodiversity can coincide. The policy could provide further wording to encourage the design of facilities to be multifunctional, such as play areas with green roofs or sports fields that incorporate flood mitigation features like permeable surfaces or swales. Should these recommendation be in place, a minor positive is likely to be identified for CC Adaptation (SA Objective 2).

H.6.8 Policy DM8 – A Healthy Food Environment

Policy DM4 – A Healthy Food Environment

Having regard to the nature, scale and location of a proposal, development must contribute to a healthy food environment:

1. Development proposals will be expected to address the following requirements where they are relevant and proportionate;
 - a. Protect existing natural resources that support the provision of healthy food environments including soil and water resources;
 - b. Provide community food growing opportunities as part of new housing developments and in other appropriate locations, such as employment sites, new schools and community centres.
 - c. Provide opportunities for local food production within the public realm including edible landscapes, allotments and community orchards;
 - d. Support the establishment and operation of market gardens and food networks for the benefit of local communities;
 - e. utilise biodiversity friendly climate-responsive design to enable food growing incorporating habitats and/or features for wildlife such as orchards, hedgerows, wildflowers, companion planting and shelter for pollinators.
 - f. include features such as green roofs or walls and passive design techniques that support year-round food production, including hedgerows as boundary treatments;

Allotments and Community Gardens:

Larger residential developments (50 or more dwellings) will be expected to include dedicated space for community gardens and/or allotments on-site, unless it can be demonstrated that it is not feasible or necessary (e.g. expansion of an existing facility nearby would be preferable).

1. Where provided on-site, the design of these spaces should be integrated into the development's layout, ensuring easy access for all residents, including those with mobility issues. These spaces should support sustainable food

Policy DM4 – A Healthy Food Environment

production; use healthy uncontaminated soil; promote biodiversity; and be adaptable to different types of growing (e.g. vegetable patches, fruit trees, communal gardening spaces)

2. Proposals that support and strengthen short, transparent local food supply chains, including opportunities for local producers, growers and food enterprises to supply and serve the local community, will be encouraged subject to compliance with other relevant policies.

Where development provides food-growing spaces and initiatives, applicants should demonstrate how community participation and involvement will be supported in their planning, design, use, and ongoing management. This may include measures such as community gardening programmes, edible food walks, food workshops, and engagement with local food groups, urban farming networks, and community organisations.

Where development provides food-growing spaces and initiatives, applicants should demonstrate how community participation and involvement will be supported in their planning, design, use, and ongoing management. This may include measures such as community gardening programmes, edible food walks, food workshops, and engagement with local food groups, urban farming networks, and community organisations.

Provision for the future long-term maintenance and management of community food-growing opportunities must be agreed as part of the planning application. ,

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM8	+	+	+	0	0	0	+	+	0	++	+	0	0

H.6.8.1 Policy DM8 aims to promote food security, sustainability, and healthier lifestyles through a range of initiatives related to food growing and accessibility to healthier food choices.

H.6.8.2 The policy expects that larger developments of 50 or more dwellings include accessible community gardens or allotments, unless there is evidence that it is not feasible or necessary. These spaces must be designed to accommodate all residents, including those with mobility issues, and will also promote biodiversity through the incorporation of habitats and wildlife features. Community gardens and shared growing spaces not only contribute to sustainable food access but also serve as valuable social hubs that foster community interaction, inclusion, and cooperation. These spaces can help strengthen social cohesion by bringing together residents from diverse backgrounds through shared activities and goals. Furthermore, engagement in gardening and outdoor communal activities has been shown to improve mental wellbeing by reducing stress, enhancing mood, and providing a sense of purpose and connection to nature. Overall, by promoting sustainable access to healthy food, providing biodiverse and inclusive community spaces, the policy is anticipated to have a major positive impact on the health and wellbeing of residents (SA Objective 10) and a minor positive impact on biodiversity, natural resources and accessibility (SA Objectives 3, 8 and 11).

H.6.8.3 The policy promotes the integration of green roofs, green walls, and rainwater harvesting in new developments, offering benefits for both climate change mitigation and adaptation. These features help regulate building temperatures, reduce energy use and emissions, improve air quality, and support urban biodiversity. These features can also manage rainfall, reduce runoff, and mitigate the urban heat island effect. Rainwater harvesting systems capture and store rainwater, reducing flood risk and easing pressures on water

supplies. Overall, minor positive impacts are identified for climate change mitigation, climate change adaptation and both water quantity and quality (SA Objectives 1, 2 and 7).

H.6.9 Policy DM9 – Net Zero Carbon Development

Policy DM9 – Achieving Net-Zero Carbon Development

Development proposals must contribute to the achievement of net zero operational carbon and support the transition to a low-carbon and climate resilient built environment.

Proposals will be expected to minimise energy demand through a fabric-first approach, achieve high standards of energy efficiency, avoid the use of fossil fuel heating systems, and maximise the use of renewable and low-carbon energy technologies.

The requirements set out below should be met unless it can be robustly demonstrated that compliance is not feasible or viable having regard to the nature, scale, location and characteristics of the development, and that the proposal achieves the maximum reasonable reduction in carbon emissions.

Building Fabric and Energy Demand Standards

- a. Development proposals must be designed to achieve the following space heating demand standards:
 - Residential development: $\leq 15 \text{ kWh/m}^2/\text{year}$.
 - Bungalows: $\leq 20 \text{ kWh/m}^2/\text{year}$.

Applicants must demonstrate how building orientation, insulation, airtightness, thermal bridge reduction and passive design measures have been used to minimise energy demand.

2. Energy Efficiency

- a. For all major development, the following Energy Use Intensity (EUI) targets should be demonstrated at the design and construction stage:
 - i. Residential: $\leq 35 \text{ kWh/m}^2/\text{yr}$
 - ii. Offices: $\leq 55 \text{ kWh/m}^2/\text{yr}$
 - iii. Retail: $\leq 35 \text{ kWh/m}^2/\text{yr}$
 - iv. Warehouses: $\leq 35 \text{ kWh/m}^2/\text{yr}$
 - v. Schools: $\leq 55 \text{ kWh/m}^2/\text{yr}$

For other development types, applicants shall agree appropriate EUI targets with the District Council through pre-application discussions or provide evidence of compliance with recognised net zero carbon benchmarks.

3. Fossil Fuels and Zero Operational Carbon Balance

- a. A sequential approach shall be applied whereby:
 - i. Energy demand is minimised through building fabric and energy efficiency measures;
 - ii. Opportunities for on-site renewable and low-carbon energy generation are maximised;
 - iii. Any residual operational energy demand is met through renewable energy sources, including appropriately evidenced off-site renewable energy provision where necessary.
- b. Major development proposals must demonstrate how net zero operational carbon will be achieved through the submission of an Energy Strategy.

4. Embodied Carbon

- a. All major development must meet best practice targets for embodied carbon. Buildings should prioritise the use of re-used and low-carbon materials and be designed to enable disassembly at end of life, in line with circular economy principles.
- b. A Life Cycle Assessment (LCA) must be undertaken for all major developments to quantify carbon emissions and wider environmental impacts across the full lifecycle of the building. This should include appropriate embodied carbon calculations, proportionate to the level of design information available at each stage of the project.
- c. Residual, unavoidable embodied carbon emissions from major developments must be offset through financial contributions to the West Oxfordshire Climate Offsetting Fund.

Policy DM9 – Achieving Net-Zero Carbon Development

- d. Smaller developments are strongly encouraged to apply the same standards and principles where feasible.

5. Energy Strategy

- a. All major development must be accompanied by an Energy Strategy, which shall be updated as necessary prior to commencement of development and prior to occupation.
- b. The Energy Strategy must be based on a clear and robust calculation methodology and shall include, as a minimum, the following key elements:
- c. Predicted annual energy demand (kWh/year);
- d. Energy Use Intensity (kWh/m²/year);
- e. Space heating demand (kWh/m²/year);
- f. Total renewable energy generation (kWh/year).
- g. Energy modelling shall be agreed with the Council, submitted in support of the planning application, and updated prior to commencement of development and prior to occupation to reflect the finalised development.

The Energy Strategy shall also include appropriate and proportionate arrangements for Post-Occupancy Evaluation (POE), including monitoring and reporting. The scope, methodology, and reporting requirements shall be agreed with the District Council and secured through a planning condition and/or Section 106 agreement.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM9	++	+	0	0	0	+	0	0	0	0	0	0	0

H.6.9.1 Policy DM9 aims to promote sustainable development by ensuring that all new buildings achieve net-zero operational carbon, reduce embodied carbon and are designed for climate resilience. This is achieved through a combination of ultra-low energy building fabrics, high-efficiency systems, renewable energy generation, and fossil fuel-free alternatives. Through eliminating the use of fossil fuels for energy generation as alternatives, the policy directly reduces reliance on carbon-intensive energy sources. Furthermore, the focus on reducing embodied carbon through careful material selection and lifecycle analysis minimises emissions associated with construction. These measures collectively help lower GHG emissions, reduce the carbon footprint of the built environment within the district, and accelerate the transition to a low-carbon future. Overall, a major positive impact on climate change mitigation (SA Objective 1) is identified, as well as a minor positive impact on climate change adaptation (SA Objective 2).

H.6.9.2 The policy enhances air quality by reducing dependence on fossil fuels and embodied carbon emissions, which are key contributors to air pollution. By requiring fossil fuel-free developments, prioritising re-use of buildings and material and encouraging the use of energy-efficient systems on site, the policy will help lower emissions from heating and power generation, providing residents and wildlife in the surrounding areas with cleaner air. The policy is therefore anticipated to have a minor positive impact on air quality (SA Objective 6).

H.6.10 Policy DM10 – Renewable and Low Carbon Energy Development

Policy DM10 – Renewable and Low Carbon Energy Development

General Principles

Having regard to the findings of Oxfordshire Local Area Energy Planning and the 2016 Renewable and Low Carbon Energy Assessment and Strategy for West Oxfordshire, together with its associated landscape capacity assessments, development proposals for renewable and low carbon energy will be supported where they accord with relevant planning policies and meet the following criteria:

- i. Are located in the most suitable areas, in accordance with the Local Plan evidence base;
- ii. Avoid unacceptable adverse impacts on the district's intrinsic character and beauty; biodiversity; soil resources (including best and most versatile agricultural land); the significance of heritage assets; and the special qualities of its towns, villages and countryside;
- iii. Appropriately address amenity impacts, including noise, shadow flicker, and glint and glare, on nearby residents and sensitive receptors;
- iv. Avoid the coalescence of settlements;
- v. Contribute positively to the decentralisation and diversification of energy supply;
- vi. Facilitate, where reasonably practicable, the co-location of energy generation with potential heat users and suppliers;
- vii. Enhance the efficiency and resilience of the renewable and low carbon energy system.
- viii. Maximise opportunities for the deployment, repowering and extension of the operational life of renewable and low carbon energy technologies in suitable locations; and
- ix. Are supported by robust, site-specific assessments of technical feasibility, grid connectivity, and land quality, including consideration of best and most versatile agricultural land where relevant.

2. Cotswolds National Landscape

Within the Cotswolds National Landscape, renewable and low carbon energy proposals will be subject to particularly careful scrutiny to ensure consistency with the statutory purpose of conserving and enhancing natural beauty.

Small-scale proposals should demonstrate how they have addressed the relevant considerations set out in the Cotswolds National Landscape Board's Position Statement on Renewable Energy.

Large-scale proposals will only be supported in exceptional circumstances where it can be demonstrated that there is no significant harm to the landscape and that the development is in the public interest.

3. Community-Led Schemes

West Oxfordshire District Council places particular value on community-led renewable energy developments. Proposals that are initiated by, or demonstrably benefit, local communities (including through an agreed financial payment or equivalent) will be strongly supported, including those which contribute to local energy resilience, affordability, dual land use and democratic ownership.

4. Community benefits

Policy DM10 – Renewable and Low Carbon Energy Development

Financial contributions will be negotiated on a £/MW/Annum basis for large scale renewable energy generation schemes (>5MW) that directly impact local communities, in the form of a community benefits contribution

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM10	++	+	+	0	0	+	0	+	0	0	0	0	0

- H.6.10.1 Policy DM10 outlines the Council's strategic approach to promoting the transition to a net-zero carbon future through the encouragement of renewable and low-carbon energy generation, including heat and electricity.
- H.6.10.2 The policy promotes renewable energy technologies such as solar, wind, hydroelectricity, biomass, and renewable heat, supporting the transition to a net-zero carbon future. The policy encourages the decentralisation of energy supply and the co-location of energy generation with heat customers, which helps to further reduce carbon emissions. Additionally, by valuing small-scale, community-led projects, the policy strengthens local energy resilience and contributes to wider climate efforts of the Council to become a carbon-neutral council by 2030¹³. Overall, a major positive impact on climate change mitigation (SA Objective 1) is identified for Policy DM10. Furthermore, through reducing the reliance on fossil fuels for energy generation, which are significant sources of air pollutants, a minor positive impact on air quality (SA Objective 6) is identified.
- H.6.10.3 The policy will be expected to support the preservation of West Oxfordshire's distinctive landscape by ensuring renewable energy developments are strategically located to minimise visual and landscape impacts. Policy DM10 encourages projects that respect the intrinsic character and beauty of the district, particularly in sensitive areas like the Cotswolds National Landscape. Small-scale renewable energy projects are prioritised, with large-scale developments only supported in exceptional cases where they do not harm the landscape and the development is in the public interest. The policy also protects heritage assets requiring development to avoid adverse impacts on their settings, while ensuring the protection of local biodiversity and habitats, and encouraging net gains where possible. Overall, this policy will be expected to ensure there are no significant adverse impacts associated with landscape and cultural heritage (SA Objective 4 and 5) and as such a negligible impact has been identified for these SA Objectives. The promotion of dual land use strategies, could lead to a minor positive effect in terms of climate resilience (SA Objective 2) and biodiversity (SA Objective 3).
- H.6.10.4 The policy is expected to provide significant benefits to agricultural land retention and protection by prioritising the preservation of high-grade agricultural land in renewable energy developments. The policy encourages careful location of projects, to avoid using

¹³ WODC (2025). Climate action and what we are doing. Available at: <https://www.westoxon.gov.uk/environment/climate-action/climate-action-and-what-we-are-doing/#:~:text=In%20June%202019%2C%20West%20Oxfordshire,and%20restoration%20of%20natural%20ecosystems>. [Date accessed: 24/04/25]

high-grade agricultural land whenever possible. A site-specific assessment assessing the land quality including the BMV soils is required where relevant to ensure energy generation does not result in the permanent loss of valuable farming land. As a result, the policy is anticipated to have a minor positive impact on the district's natural resources (SA Objective 8).

- H.6.10.5 The policy supports various schemes for low-carbon and renewable energy generation, likely including solar, wind, biomass, hydro-electric and battery storage, each of which would need to be evaluated in more detail on a case-by-case basis to determine the potential for positive or adverse effects on sustainability.

H.6.11 Policy DM11 – Retrofitting for Energy Efficiency, Carbon Reduction and Climate Resilience

Policy DM11 – Retrofitting for Energy Efficiency, Carbon Reduction and Climate Resilience

The Council will encourage the retrofit of existing buildings to improve energy efficiency, reduce carbon emissions and enhance resilience to climate change.

The reuse, retention and adaptation of existing buildings and materials will be strongly encouraged over redevelopment where feasible, particularly where this results in reduced embodied carbon and waste generation

General Principles

Development proposals involving existing buildings should, where practicable:

- improve energy efficiency and reduce carbon emissions;
- Incorporate measures to address climate risks such as overheating, flooding and ventilation performance; and
- Take full advantage of opportunities to include low carbon and renewable energy technologies; and
- Avoid harm to biodiversity and provide appropriate mitigation and enhancement

Heritage and Traditional Buildings

A sensitive and supportive approach will be taken to retrofitting heritage assets.

Proposals must:

- i. Seek to improve energy performance while conserving the significance of heritage assets;

Use appropriate materials and design approaches; and

Be informed by a proportionate understanding of the building's significance, fabric and condition.

Where harm to significance arises, this must be clearly justified and outweighed by public benefits in line with national policy.

Information Requirements

Applications should include proportionate information to demonstrate how retrofit opportunities have been considered, having regard to the scale and nature of the proposal.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM11	++	+	0	0	+	+	0	+	0	0	0	0	0

- H.6.11.1 Policy DM11 promotes the retrofitting of existing buildings with the aim of improving energy efficiency, reducing carbon emissions, and increasing resilience to climate change. The policy encourages development projects to incorporate energy-saving measures, renewable energy technologies, and strategies for adapting to climate challenges. Through improving the energy efficiency of buildings and incorporating on-site renewable energy technologies, overall energy consumption will be reduced. Overall, a major positive impact is identified for climate change mitigation (SA Objective 1). Furthermore, by utilising renewable energy technologies and moving away from fossil fuels, which are significant sources of air pollutants and particulate matter, the policy supports a transition to cleaner energy. This shift will potentially lead to a minor positive impact on air quality (SA Objective 6).
- H.6.11.2 The policy helps protect heritage assets by requiring development to follow a careful approach to retrofitting that preserves their historical significance while enhancing energy efficiency and resilience to climate change. The policy ensures that any changes are respectful of the building's heritage, comply with legal requirements, and are informed by expert advice. These measures allow historic assets to be modernised to meet sustainability standards, improving their long-term performance and elongating their lifespan without impacting their cultural significance. Overall, a minor positive impact on cultural heritage is identified (SA Objective 5). Secondary benefits of reusing and adapting existing buildings reduces the possibility of land and soil disturbance, providing the opportunity to preserve BMV soil. Therefore, a minor positive impact on natural resources is identified (SA Objective 8).
- H.6.11.3 The policy also sets out that development proposals should incorporate measures to adapt to future climate conditions, including through overheating risk reduction, improved ventilation and flood resilience. Harm to the biodiversity, must be avoided with appropriate mitigation methods in place. As such, a minor positive impact on climate change adaptation (SA Objective 2) is anticipated, and a negligible impact on biodiversity (SA Objective 3). **Recommendation:** the policy could be strengthened by expanding on the specifics of climate adaptation measures. For example, including more detailed strategies for increasing flood resilience, such as the use of water-resistant materials, raising structures above flood levels, or incorporating effective drainage systems to manage stormwater. Additionally, specific reference should be made to the surrounding historic landscape, ensuring new development reflects the landscape character.

H.6.12 Policy DM12 – Waste and the Circular Economy

Policy DM12 – Waste and the Circular Economy

Policy DM12: Waste and the Circular Economy

I. Waste Hierarchy and Circular Economy

- a. All development proposals must follow the principles of the 'waste hierarchy':

Policy DM12 – Waste and the Circular Economy

- i. Prevent waste through efficient design.
 - ii. Reuse materials and prioritise retention and adaptation of existing buildings.
 - iii. Recycle materials and provide accessible recycling facilities.
 - iv. Recover value from residual waste where appropriate.
 - v. Dispose only as a last resort.
- b. Development proposals that support a circular economy will be strongly encouraged including where feasible, the use of recycled and sustainably sourced materials in construction and designs that prioritise durability, adaptability, and future reuse.

2. Waste Minimisation in Construction

- a. Development proposals should minimise waste through efficient design and construction by:
 - i. Using materials efficiently, including modular or prefabricated elements where appropriate.
 - ii. Reducing packaging and construction waste.
 - iii. Reusing and recycling materials on-site where feasible.
- b. Major developments must submit a Construction Waste Management Plan (CWMP) outlining how waste will be reduced, reused, and recycled during construction.

3. Good Soil Management

- a. All developments are required to minimise adverse impacts on soil resources.
- b. New development should recognise and support the positive role that good soil management plays in creating thriving communities, delivering benefits for carbon sequestration and climate resilience, food security, sustainable urban drainage, BNG habitat creation, biodiversity enhancement, and nature recovery.
- c. In all cases, there must be a presumption against the import or export of soils from the development site. Where this is demonstrated to be unavoidable, any imported soils are expected to be responsibly sourced.
- d. All major development proposals should demonstrate careful consideration of sustainable soil management through the submission of a Soil Management Plan and Strategy comprised of three parts:
 - i. Soil Quality Baseline Report
 - ii. Constructure Phase Soil Management Plan; and
 - iii. Post-Construction Soil Management and Monitoring Strategy which sets out a clear, realistic, and measurable mechanism to ensure that soil management is appropriately maintained undertaken post-construction.

4. Operational Waste Management

- a. Major developments must include an Operational Waste Management Plan (OWMP) demonstrating:
 - i. Adequate space for the storage, segregation, and collection of waste and recycling.
 - ii. Clear and convenient access for occupants and collection services.
 - iii. Measures to encourage waste reduction, reuse, and recycling (including composting where feasible).

5. Managing Waste in New Developments

- a. All developments should provide appropriate waste storage and collection infrastructure, including:
 - i. Well-designed, accessible, and clearly labelled waste and recycling areas.
 - ii. Space for segregation of recyclable and non-recyclable waste.
- b. For larger strategic residential developments (300+ dwellings) innovative or advanced waste systems (such as underground storage) are encouraged where feasible and viable, taking account of local context, development densities, and collection arrangements.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM12	+	0	0	0	0	0	0	++	0	0	0	0	+

H.6.12.1 Policy DM12 requires developers to reduce waste during both construction and operation by using efficient design, reducing hazardous substances, and incorporating modular components. Major development proposals are required to submit a Construction Waste Management Plan and an Operational Waste Management Plan, detailing strategies for recycling, composting, and waste reduction. The policy requires adherence to the waste hierarchy, prioritises sustainable materials, and provision of adequate waste management infrastructure, especially for large-scale residential developments. Through reducing waste during construction and operation, and promoting re-use of buildings, the policy decreases the demand for raw materials, thereby lowering energy consumption and emissions linked to material extraction, production, and transportation. Additionally, prioritising recycled and locally sourced materials further decreases the proposed development's carbon footprint. Overall, the policy is anticipated to have a major positive impact on natural resources and minor positive impact on climate change mitigation of the district (SA Objectives 8 and 1).

H.6.12.2 Policy DM12 could have positive impacts on the economy in its alignment with circular economy principles. Through adopting circular economy principles, the policy could boost the local economy by promoting resource efficiency, reducing raw material costs, and lowering waste disposal expenses and can help stimulate job creation in waste management, recycling, and green construction. Additionally, the policy supports local economies by encouraging the use and re-use of locally sourced materials. As such, a minor positive impact on the economy is identified (SA Objective 13).

H.6.13 Policy DM13 – Air Quality and Pollution

Policy DM13 – Air Quality and Pollution

1. Air Quality Impact on Sensitive Locations

Development proposals that individually or cumulatively could lead to a material deterioration in air quality, particularly in or near the following air quality sensitive areas, will be required to demonstrate how airquality impacts will be mitigated:

- The Air Quality Management Areas (AQMAs)
- The Oxford Meadows Special Area of Conservation (SAC).

An Air Quality Impact Assessment (AQIA) will be required for:

- All major developments
- Any development likely to result in a significant increase in vehicle traffic or emissions (e.g. from heating, industrial uses).
- Any development located within or near an AQMA or the Oxford Meadows SAC.
- Proposals that form part of a larger cumulative development likely to impact local or strategic air quality levels.

The AQIA must assess the potential impacts on local air quality during both construction and operation, taking into account cumulative effects with other planned or existing developments. It should model pollutant levels where appropriate and evaluate impacts on human health and ecological receptors.

Policy DM13 – Air Quality and Pollution

Where an AQIA identifies likely significant adverse impacts on air quality, appropriate and proportionate mitigation must be secured through the planning process. Measures may include, but are not limited to:

- a) Sustainable transport infrastructure (e.g. walking, cycling, EV charging).
- b) Reduced car dependency and traffic management schemes.
- c) Low-emission building design, heating systems and energy sources.
- d) Landscaping and green infrastructure to support pollutant absorption.
- e) Off-site mitigation contributions, where on-site measures are insufficient.

All development proposals in or within 500m of the Oxford Meadows SAC must demonstrate compliance with the Habitat Regulations and ensure no adverse effect on the integrity of the protected site from air pollution, either alone or in combination with other plans or projects.

Construction Environmental Management Plans

All major developments must incorporate Construction Environmental Management Plans (CEMP) that include:

- a) Dust suppression and control measures.
- b) Monitoring of particulate matter
- c) Limiting construction vehicle emissions and on-site machinery impacts.
- d) Protocols for responding to air quality breaches during works.

Particular care must be taken in air quality sensitive areas (the AQMAs and within 500m of the Oxford Meadows SAC), where enhanced construction management and controls may be required.

Monitoring and Management

In air quality sensitive areas (the AQMAs and within 500m of the Oxford Meadows SAC), developments may be required to contribute to:

- a) Air quality monitoring during and post-construction.
- b) The preparation of Air Quality Management Plans.
- c) Ongoing compliance reviews and adaptive mitigation where thresholds are at risk of being exceeded.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM13	++	+	+	0	0	++	+	0	0	++	+	0	0

- H.6.13.1 Policy DM13 aims to protect air quality, ecological receptors and public health in West Oxfordshire by requiring Air Quality Impact Assessments (AQIA) for major or traffic-heavy developments, especially near sensitive areas like Air Quality Management Areas (AQMAs) and the Oxford Meadows Special Area of Conservation (SAC). The policy is anticipated to improve local and strategic air quality by identifying and mitigating pollution sources through AQIAs. Policy DM13 also sets out measures to reduce harmful emissions from traffic and construction such as the incorporation of Construction Environmental Management Plans (CEMP), promotes low-emission design, and protects sensitive areas like AQMAs and the Oxford Meadows SAC, safeguarding both ecological and public health. As such, a major positive impact on air quality is identified (SA Objective 6).

- H.6.13.2 The policy encourages low-emission building designs, energy-efficient systems, and sustainable transport infrastructure such as provision of EV charging, which collectively reduce carbon emissions. Through reducing car dependency and promoting GI, the policy helps lower overall carbon emissions and transport-associated pollutants such as nitrogen oxide (NO₂) and particulate matter (PM), while encouraging active modes of travel like walking and cycling. This will help to reduce environmental impacts as well as improve public health and wellbeing through increased physical activity and improved air quality. Additionally, the policy places priority on protecting the Oxford Meadows SAC which is sensitive to nitrogen deposition¹⁴. Overall, a major positive impact on climate change mitigation and public health is identified (SA Objectives 1 and 10), as well as minor positive impacts on biodiversity and transport (SA Objectives 3 and 11).
- H.6.13.3 The integration of GI is likely to contribute to broader environmental goals, including improvements in water quality and enhanced flood resilience through the capture and storage of surface water. As such, minor positive impacts are identified for climate change adaptation and water quality (SA Objectives 2 and 7).

H.6.14 Policy DM14 – Town Centres

Policy DM14 – Town Centres

1. New Town Centre Development

- a. Development within defined town centres will be supported where it contributes positively to the function, vitality and diversity of the town centre. Proposals should:
- i. Support a mix of retail, leisure, cultural, workspace, community and residential uses;
 - ii. Maintain active ground floor frontages, particularly within defined Primary Shopping Areas and key town centre frontages.
 - iii. Development that would result in inactive or predominantly residential ground floor frontages will not be supported where planning permission is required, unless it can be demonstrated that such development would not harm the vitality, viability or function of the town centre.
 - iv. Avoid harmful concentrations of a single use or non-town centre uses, including residential, that would undermine footfall, character, amenity, or the ability of the town centre to operate as a focus for economic and community activity
 - v. contribute positively to the quality, unique character and accessibility of the public realm, prioritising pedestrian and cyclist safety and supporting sustainable travel.

Loss of Town Centre Uses

Proposals involving the change of use or loss of town centre uses, where planning permission is required, will be resisted where they would undermine the vitality, viability or functional diversity of the town centre.

Such proposals will only be supported where it is robustly demonstrate, through an appropriate and proportionate marketing and viability exercise, that:

- a) continued or alternative town centre uses are not viable; and
- b) The proposed use would demonstrably support or enhance the vitality, viability, or functionality of the town centre.

¹⁴ Natural England (2014). Oxford Meadows SAC Site Improvement Plan. Available at: <https://publications.naturalengland.org.uk/publication/4942743310696448> [Date accessed: 25/04/25]

Policy DM14 – Town Centres

Where evidence demonstrates that permitted development rights are resulting in the loss of key town centre uses, inactive frontages, or harm to vitality and viability, the Council will consider the use of Article 4 Directions to remove specific permitted development rights in defined locations, particularly within Primary Shopping Areas and key frontages.

3. Sequential and Impact Assessments

The sequential and impact test will be applied to proposals for main town centre uses located outside defined town centres

Impact assessment may be required for out-of-centre retail and leisure proposals where the scale, nature or location of development could adversely affect town centre vitality, viability or investment. As a guide, proposals exceeding 280m² are likely to be required to submit an impact assessment, unless it can be clearly demonstrated that there would no significant adverse impact.

Markets and Town Centre Activity

- b. Permanent and temporary outdoor markets and other town centre activities will be supported where they enhance local distinctiveness and do not harm existing shopping facilities, amenity, the environment or traffic flows
- c. Development proposals that would have a detrimental impact on existing outdoor markets will not be supported unless the public benefits of the proposal clearly and demonstrably outweigh the harm. Where impacts are unavoidable, proposals must demonstrate appropriate mitigation measures to minimise disruption and ensure the continuity of market activity.

Where development is likely to generate additional car parking demand beyond existing capacity, this should be addressed through demand management measures, on-site provision or proportionate contributions, as appropriate.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM14	0	0	0	+	+	0	0	0	0	+	++	0	++

H.6.14.1 Policy DM14 aims to promote the long-term vitality, viability, function and diversity of town centres in West Oxfordshire by encouraging a diverse mix of uses, including retail, leisure, cultural, residential, and community spaces.

H.6.14.2 The policy will help boost the district's economy by promoting a mix of development uses including retail, leisure, cultural, residential, and commercial, enhancing employment and overall economic activity. The policy also prioritises the protection of Primary Shopping Areas (PSAs), ensuring vibrant commercial hubs that maintain strong footfall and retail diversity and supports development that will enhance the nighttime economy. Additionally, the policy sets out the importance of accessibility within town centres, alongside improvements to the public realm and public transport connections, making these areas more appealing and easier to access. The policy supports local markets, offering valuable opportunities for small businesses and encouraging local entrepreneurs. Overall, by focusing development within defined town centres (in line with the settlement hierarchy set out in Policy CP2) the policy will help to retain spending within the district. Therefore, the policy is expected to have a major positive impact on the economy (SA Objectives 13) and a minor positive on transport and accessibility (SA Objective 10).

- H.6.14.3 The policy supports the protection and enhancement of West Oxfordshire's distinctive landscapes, local character, and historic environments by promoting development that is sensitive to the unique identity of each town centre. Through encouraging investment in the public realm and ensuring the delivery of high-quality, well-designed spaces, the policy enhances the overall amenity and visual appeal of town centres for residents, visitors, and businesses. These improvements also support healthier, more active lifestyles by making public spaces more attractive and accessible for walking and cycling. Furthermore, preserving local character and identity helps to foster a sense of place, strengthen community pride, and improve social cohesion by bringing people together in shared, meaningful environments. As such, minor positive impacts are identified for landscape, cultural heritage and health and wellbeing (SA Objectives 4, 5 and 10).

H.6.15 Policy DM15 – Community Facilities and Services

Policy DM15 – Protection and Provision of Community Facilities and Services

1. Protection of Existing Community Facilities and Services

The Council will safeguard existing community facilities and services, including but not limited to public houses, schools, healthcare facilities, village halls, libraries, post offices, places of worship, recreational spaces, and local shops from development that would result in their unjustified loss or significant harm.

Development proposals involving the loss, change of use, or redevelopment of a community facility, including public houses, will only be permitted where it can be robustly demonstrated that:

- a) The facility is no longer viable, necessary, or in active use / no demand for, and that all reasonable efforts have been made to retain or repurpose it for community use, demonstrated through proportionate evidence.
- b) The proposal includes mitigation measures or makes provision for an equivalent or improved replacement facility that is accessible to the same community by sustainable means and where feasible, replacement provision should be delivered in advance of, or in parallel with, the loss.

Proposals for the change of use of community services and facilities will be considered on a sequential basis, prioritising alternative community and commercial uses, prior to change to residential use.

Provision of New Community Facilities and Services

The council strongly supports the delivery of new or enhanced community facilities where they:

- Address identified gaps in provision, supported by community consultation or strategic assessments;
- Are designed to be accessible, inclusive, flexible, and environmentally sustainable;
- Are well located, within or adjacent to existing settlements and accessible by walking, cycling, and public transport;
- Contribute to the creation of vibrant, healthy, and resilient communities, promoting opportunities for social interaction and wellbeing.
- Provide multi-functional community spaces that combine a variety of uses (e.g., meeting, sports, cultural activities) will be particularly supported to maximise social value and long-term sustainability.

Large and strategic-scale developments, particularly residential or mixed-use schemes, should include appropriate provision for community infrastructure. Where appropriate, proposals should be supported by a Community Infrastructure Statement outlining:

- What facilities will be delivered, when, and by whom;
- How facilities will be managed and maintained over time;
- How proposals respond to the needs of both existing and future populations.

2. Sequential Approach to Alternative Uses

Policy DM15 – Protection and Provision of Community Facilities and Services

Where the loss of a community facility is justified under the above criteria, applicants must demonstrate the application of a sequential approach to the consideration of alternative uses. The following order of preference will apply:

- a) Employment-generating uses that provide local job opportunities;
- b) Community-based uses (e.g co-working spaces, local enterprise hubs, cultural or educational uses);
- c) Affordable housing, particularly social or genuinely affordable rented homes;
- d) Open market housing or other commercial uses only where options (a) to (c) have been shown to be unfeasible.

3. Community Value Considerations

Where a facility, particularly a public house, has been designated or nominated as an Asset of Community Value (ACV), additional weight will be given to its retention. In such cases, applicants must demonstrate that the community has been given adequate and realistic opportunity to bid for or take on operation of the facility, and that local groups have been fully engaged as part of the marketing process.

4. Provision of New Community Facilities and Services

The Council strongly supports the delivery of new or enhanced community facilities where they:

- a) Address identified gaps in provision, supported by the community consultation or strategic assessments;
- b) Are designed to be accessible, inclusive, flexible, and environmentally sustainable;
- c) Are well located, within or adjacent to existing settlements and accessible by walking, cycling and public transport;
- d) Contribute to the creation of vibrant, healthy, and resilient communities, promoting opportunities for social interaction and wellbeing.
- e) Provide multi-functional community spaces that combine a variety of uses (e.g., meeting, sports, cultural activities) will be particularly supported to maximise social value and long-term sustainability.

Large and strategic-scale developments, particularly residential or mixed-use schemes, should include appropriate provision for community infrastructure. Where appropriate, proposals should be supported by a Community Infrastructure Statement outlining:

- f) What facilities will be delivered, when, and by whom;
- g) How facilities will be managed and maintained over time;
- h) How proposals respond to the needs of both existing and future populations.

1. Marketing Guidelines

- a. **Current lack of demand or a more profitable alternative use will not, on its own, be sufficient to demonstrate non-viability.**
- b. **Applicants must demonstrate, through a period of active marketing of an appropriate length (typically 12 months) and price having regard to the nature of the facility, together with financial or viability evidence where relevant, that the existing use is not viable in the longer term.**
- c. **Where a facility, particularly a public house, has been designated or nominated as an Asset of Community Value (ACV), significant weight will be given to its retention. In such cases, applicants must demonstrate that the community has been given adequate and realistic opportunity to bid for or take on operation of the facility, and that local groups have been fully engaged as part of the marketing process.**

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM15	0	0	0	0	0	0	0	0	0	+	0	+	+

- H.6.15.1 Policy DM15 seeks to safeguard existing community facilities and services and ensure development proposals do not result in unjustified loss of, or significant harm to, such facilities. The policy details that where such loss is justified, a sequential approach to its alternative uses should be demonstrably considered by applications. Where community facilities are designated as an Asset of Community Value (ACV), extra weight will be given to their retention. The policy supports the delivery of new/enhanced community facilities and sets out the requirement for major developments to incorporate an appropriate provision of community infrastructure with a Community Infrastructure Statement detailing the type of facility, who will delivering it, when it will be delivered, how it will be managed, and whether or not it meets the needs of future and existing populations.
- H.6.15.2 By safeguarding existing community facilities, supporting the development of new facilities and expecting all major developments incorporate appropriate facilities, Policy DM15 will ensure existing and future residents are able to access the facilities required to meet their needs with regard to health, faith and the provision of groceries. Ensuring the retention of community facilities and services where possible and the provisions of multi-functional community spaces will also be expected to foster positive relations and tolerance, encouraging community cohesion. As such, a minor positive impact is identified for health and wellbeing (SA Objective 10). Maintaining community facilities will also be expected to encourage people to spend locally, supporting businesses through continued stimulation of the local economy. A minor positive impact is identified for economy (SA Objective 13). In addition, it is expected community facilities will be accessible by modes of sustainable transport, including cycling and walking, likely reducing the reliance on private vehicles. Mitigating the potential effect on air quality and transport..
- H.6.15.3 The retention of schools and libraries, as well as their incorporation into major developments, will support the provision of education and development of skills, preventing unnecessary oversubscription of schools and overcrowding of classrooms. Therefore, a minor positive impact has been identified for education (SA Objective 12).
- H.6.15.4 Recommendation: the policy could be strengthened by including references to specific sustainable transport infrastructure to meet the needs of users of the community facilities, particularly for large-scale development sites to reduce the projected volume of independent vehicles on surrounding roads. Should this be included, a minor positive could be identified for air quality and transport (SA Objective 11 and 6)

H.6.16 Policy DM16 – Active and Healthy Travel

Policy DM16 – Active and Healthy Travel

1. Safeguarding Existing Active Travel Networks

Existing active travel routes, including public rights of way, footpaths, bridleways, and cycle paths, will be protected from development that harms their connectivity, accessibility, setting or character.

Policy DM16 – Active and Healthy Travel

Development proposals affecting these routes must demonstrate how their integrity and usability will be retained or enhanced, avoid severance where possible and provide appropriate mitigation where impacts cannot be avoided, such as diversions or improvements to alternative routes.

- a) Retain green corridors and features that enhance the user experience of active travel routes, such as tree cover, biodiversity and natural landscaping.

2. New and Enhanced Active Travel Networks

New relevant and practical, development should prioritise walking and cycling as integral components of layout and design. Proposals must:

- a) Provide safe, direct, and attractive active travel routes that connect with existing networks and key local destinations, including but not limited to, schools, workplaces, shops, healthcare facilities, and public transport hubs.
- b) Be designed in accordance with relevant national and local standards, including Local Transport Note 1/20 (Cycling Infrastructure Design) and adopted local guidance.
- c) be integrated with green infrastructure to create attractive, multi functional corridors that enhance biodiversity, climate resilience and user experience.
- d) incorporate appropriate landscaping, planting and sustainable drainage, and deliver high quality public realm improvements that prioritise pedestrian and cyclist safety through measures such as designing in natural surveillance, traffic calming, pedestrian priority spaces, and safe crossing points.
- e) Incorporate segregated walking and cycling paths, where appropriate, to ensure the safety and comfort of all users, including children, older people, and those with disabilities.
- f) Provide sufficient amenities to support active travel, such as secure cycle parking, storage, and charging facilities for e-bikes.

Implementation and Compliance

Where necessary and proportionate, major developments should include an Active Travel Plan, demonstrating how the proposal supports active and healthy travel and contributes to wider network connectivity.

Active travel enhancements should be phased to ensure early delivery alongside other development types.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM16	+	+	++	+	0	+	0	0	0	+	++	0	0

H.6.16.1 Policy DM16 seeks to ensure existing active travel networks are protected and safeguarded. The policy also seeks to ensure new development proposals are designed to a high standard and integrate new and enhanced travel networks, including active travel networks, to connect residents to sufficient amenities and services.

H.6.16.2 The policy aims to support active travel routes which are well integrated with GI networks and enhance biodiversity. The creation of multifunctional networks and corridors will be expected to not only provide improved and sustainable transport options for residents, but also increase opportunities for nature, particularly in urban areas, and enhance habitat connectivity. As such, major positive impacts are identified for transport and biodiversity (SA Objectives 11 and 3).

H.6.16.3 Promoting and incorporating active travel routes in new developments will be expected to reduce private car use and, as a result, reduce the level of emissions produced. Designing active travel networks to be integrated with GI will also support the functioning of

ecosystem services such as carbon sequestration and air filtration. As such, a minor positive impact is identified with regard to climate change mitigation and air quality (SA Objectives 1 and 6). The incorporation of planting and SuDS will help to reduce levels of surface runoff and increase rates of infiltration, allowing developments to be resilient and have capacity to adapt to climate change (specifically, anticipated increases in the intensity and magnitude of flood events). Therefore, a minor positive impact is also identified for climate change adaptation (SA Objective 2).

H.6.16.4 Ensuring developments incorporate active travel routes and GI will also be expected to support healthier lifestyles and accessible opportunities for connecting with nature for recreation, which has been shown to have benefits for both physical and mental health. A minor positive impact is identified in relation to health (SA Objective 10).

H.6.16.5 Supporting active travel and GI within new developments will also be expected to reduce the possibility for adverse impacts on the surrounding landscape character and setting. Reducing the prominence and domination of private vehicles in developments, as well as incorporating GI networks and corridors, will support more attractive and visually pleasing developments which integrate well with surrounding urban and rural settlements. As a result, an indirect minor positive impact on landscape (SA Objective 4) is identified.

H.6.17 Policy DM17 – Parking Standards for New Development (Car and Cycle Parking)

Policy DM25 – Parking Standards for New Development

1. General Approach

Proposals for new parking provision must be well-designed and located to protect the character and quality of place, ensure safety, and avoid harm to pedestrians and cyclists.

Provision should reflect inclusive design principles, including adequate accessible parking for Blue Badge holders, located as close as practicable to building entrances. Design should accord with relevant local guidance

Parking provision for new development should be informed by and align with the most up-to-date Oxfordshire County Council Parking Standards, taking account of site location, accessibility, availability of sustainable transport, and the ambition to promote active and low-carbon travel.

2. Car Parking Provision

- a. Parking provision should be proportionate and responsive to the nature and location of development, having regard to:
 - i. Site accessibility, including public transport, walking and cycling connections;
 - ii. The type, scale and tenure of development;
 - iii. Potential impacts on highway safety and surrounding streets.
- b. Reduced levels of parking, including low-car or car-free development, will be supported where accessibility to sustainable transport and local services is demonstrably high.
- c. In rural locations, parking provision should balance support for sustainable travel with the need to avoid inappropriate on or off-street parking or other highway safety issues.
- d. Non-residential development should follow Oxfordshire County Council's 'Decide and Provide' approach and be supported by proportionate transport evidence, with any deviation from standards clearly justified.

3. Cycle Parking

New development should provide high-quality, secure and accessible cycle parking, conveniently located and integrated into site design. Provision should support a range of cycle types, including larger, electric and adapted cycles, where appropriate.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM17	+	0	0	0	0	+	0	0	0	+	++	0	0

H.6.17.1 Policy DM17 sets out the Council's provision for parking standards for car and cycle parking for new developments in West Oxfordshire. The policy supports a general shift towards increased provision and use of active and sustainable travel infrastructure.

H.6.17.2 For residential and non-residential developments located in areas with high-quality public transport, as well as walking and cycling infrastructure there will be reduced on-site car parking, including low-car and car-free development. Policy DM17 seeks to ensure the provision of parking spaces which are accessible and located as close to buildings as possible are available for Blue Badge holders. Cycle parking which is of “*high-quality, secure and accessible*” is expected to be incorporated into all new developments which will likely support cycling for commuting and leisure purposes. Improving cycle-related infrastructure will provide a safer user experience, attracting more residents to opt for active modes of travel. The policy will be expected to lead to a major positive impact in relation to transport and accessibility (SA Objective 11), through ensuring residents have access to parking infrastructure and active modes of transport and ensuring there is appropriate infrastructure to meet different needs of people in West Oxfordshire.

H.6.17.3 The policy states that non-residential development proposals must align with Oxfordshire County Council's 'Decide and Provide' approach to reflect the ambition to reduce car trips by 25% by 2030¹⁵. The policy also requires all developments to be informed and aligned with the ambition to promote low-carbon travel, this may support a modal shift towards low-emissions vehicles and means of travel. By reducing West Oxfordshire's reliance on private vehicles, there will be a reduction in levels of transport-related carbon emissions and air pollutants, such as NO₂ and PM. This will be expected to help mitigate West Oxfordshire's impact on climate change and support improvements in air quality. Hence, secondary minor positive impacts are anticipated for climate change mitigation and air quality (SA Objectives 1 and 6).

H.6.17.4 Through encouraging a modal shift towards more active methods of travel, such as cycling, Policy DM17 will be expected to indirectly support more active and healthy lifestyles, providing means of exercise for commuting and leisure purposes. Therefore, an indirect minor positive impact on health (SA Objective 10) is also identified.

H.6.18 Policy DM18 – Windfall Housing

Policy DM18 – Windfall Housing Development on Unallocated Sites

Overview

¹⁵ Oxfordshire County Council (2023) Central Oxfordshire Travel Plan. Available at: <https://www.oxfordshire.gov.uk/transport-and-travel/local-transport-and-connectivity-plan/central-oxon-travel-plan> [Accessed: 23/06/26]

Policy DM18 – Windfall Housing Development on Unallocated Sites

Proposals for new residential development will be supported where they contribute towards the delivery of the overall housing requirement set out in Core Policy 2 and accord with the spatial strategy in Policy SP2.

Windfall development will be managed to ensure that it is delivered in the most sustainable locations, prioritises previously developed land, and does not undermine the planned strategy for growth.

Proposals that would undermine the delivery of allocated sites or the overall spatial strategy will not be supported.

Settlement Hierarchy and Distribution

Proposals for residential development will be supported in accordance with the settlement hierarchy set out in Policy SP2. A hierarchical approach will be applied to ensure development is focused in the most sustainable locations:

- i. Tier 1 – Principal Towns – Proposals at all scales will be considered
 - ii. Tier 2 – Service Centres – Proposals for small and medium and large scale (up to 100 dwelling) windfall developments will be considered
 - iii. Tier 3 – Large Villages - Small and medium-scale development (up to 50 dwellings) will be considered
 - iv. Tier 4 – Medium Villages - Small-scale development (up to 10 dwellings) will be considered
 - v. Tier 5 – Small Villages, Hamlets and Open Countryside - Small-scale development will only be supported where it accords with Policy SP2 and other relevant policies.
- b. Isolated homes in the countryside will not be supported unless national policy criteria are met.

Assimilating Growth in Settlements

The following guides to cumulative growth will be applied to windfall residential development, so as not to undermine the delivery of the spatial strategy and ensure growth remains proportionate to the scale and character of settlements:

In all settlements outside the Cotswolds National Landscape or the Oxford Green Belt: Windfall development should not increase the total number of dwellings within a settlement by more than 10% over the plan period, based on the number of dwellings built within the given settlement as of 1 April 2025

In settlements within the Cotswolds National Landscape or the Oxford Green Belt: Windfall development should not increase the total number of dwellings within a settlement by more than 5% over the plan period, based on the number of dwellings built within the given settlement as of 1 April 2025.

Any subsequent windfall proposals will only be permitted where it is clearly demonstrated that;

The level of growth can be assimilated without unacceptable harm to the character, appearance, or amenity of the settlement; or

There is a demonstrable and overriding need for housing such that any identified harms are significantly outweighed by the benefits of delivery.

Sequential Approach to Land

The Council supports the efficient use and re-use of land and buildings within settlement areas.

- a. Proposals for windfall residential development must:
 - Prioritise previously developed land and suitable existing buildings;
 - Make effective use of land in accessible and sustainable locations;

Policy DM18 – Windfall Housing Development on Unallocated Sites

Avoid the unnecessary use of undeveloped (greenfield) land, particularly outside settlement areas.

- b. Proposals on undeveloped land outside settlement areas will only be permitted where they comply fully with national policy.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM18	0	0	0	+	0	0	0	+	+	0	0	0	0

- H.6.18.1 Policy DM18 sets out the provision for windfall housing in West Oxfordshire. Windfall development will be considered in line with the settlement hierarchy set out in Policy SP2. The policy directs development to the most sustainable settlements through a hierarchical approach, with the largest scale of windfall development being accommodated in Tier 1 Principal Towns and Tier 2 Service Centres, and more limited scales of development being supported in lower-tier settlements. Isolated homes in the countryside will not be supported.
- H.6.18.2 Windfall development will support the provision of additional housing, ensuring there is an appropriate provision of accommodation of the type and tenure to meet the local need. A minor positive impact is identified with regard to housing and equality (SA Objective 9).
- H.6.18.3 The policy introduces cumulative growth guides for settlements, whereby windfall development should generally not increase the housing stock of settlements outside the Cotswolds National Landscape or Oxford Green Belt by more than 10% over the plan period, and by more than 5% within settlements located in the CNL or Oxford Green Belt. These provisions will help ensure that growth remains proportionate to the scale and character of settlements. In addition, the policy sets out that development cannot harm the character, appearance or amenity of the settlement. By helping to protect important landscapes and respect the landscape character, a minor positive impact is identified for landscape (SA Objective 4).
- H.6.18.4 Policy DM18 ensures priority will be given to the re-use of previously developed land and suitable existing buildings, ahead of undeveloped land/greenfield sites. This will promote the most efficient use of land, ensuring greenfield sites are not unnecessarily developed on and are protected where possible. Therefore, a minor positive impact is identified with regard to natural resources (SA Objective 8).

H.6.19 Policy DM19 – Creating Mixed and Balanced Communities

Policy DM19 – Creating Mixed and Balanced Communities

All residential development must contribute toward the objective of creating mixed and balanced communities,

Dwelling Mix

All residential development must contribute toward the objective of creating mixed and balanced communities by providing an appropriate mix of housing types, sizes, and tenures to meet identified local housing needs of different groups as far as reasonably practicable,

Policy DM19 – Creating Mixed and Balanced Communities

Design and integration

All new homes should be designed to be tenure blind as far as reasonably practicable, and tenures be mixed and integrated across the development.

Innovative Housing Delivery

Innovative models of high-quality housing that contribute to providing a range of housing options in the district will be supported, including build-to-rent and co-living, where these proposals meet an identified need and accord with other relevant policies in the Plan.

Accessible and Adaptable Homes

All new homes should as a minimum be built to Building Regulations M4(2) accessible and adaptable Dwellings standards, or any equivalent replacement standards.

A minimum 5% of new homes in major developments must be built to Building Regulations M4(3) - wheelchair user dwellings standards.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM19	0	0	0	0	0	0	0	0	++	+	0	0	0

H.6.19.1 Policy DM19 details the need for the development to contribute to providing a wide-ranging mix of housing types, tenures and sizes to meet the identified local housing need and support the creation of well balanced and mixed communities. Major developments will be expected to provide housing in accordance with the indicative dwelling size requirements set out in this policy for both market and affordable housing.

H.6.19.2 Providing a mix of housing types, tenures and sizes will ensure the local identified need in West Oxfordshire is met and there is opportunity to access housing which meets different needs. The policy seeks to ensure all new homes are built in accordance with the appropriate standard for accessible and adaptable homes (M4 (2)- Category 2: Accessible and Adaptable Dwellings) and are capable of adapting to different needs over their lifetime. Major developments will also be required to provide a percentage (at least 5%) of market and affordable homes which are designed to be wheelchair accessible in line with Building Regulation Requirement M4 (3). As such, a major positive impact is identified in relation to housing and equality (SA Objective 9). By providing accessible and adaptable dwellings to meet the varying needs of residents, a minor positive impact on human health and wellbeing (SA Objective 10) is also likely.

H.6.20 Policy DM20 – Affordable Housing

Policy DM28 – Affordable Housing

1. Affordable Housing Requirement Threshold

- a. Development proposals creating new residential floorspace in the following circumstances are required to provide affordable housing:

Policy DM28 – Affordable Housing

- i. Major development resulting in a net gain of 10 or more dwellings or involving a site of 0.5 hectares or more.
- ii. Development proposals located within the Cotswolds National Landscape (CNL) and resulting in a net gain of 5 or more dwellings.
- iii. Where the threshold is triggered, 40% of the proposed number of homes must be provided as affordable housing, unless the site is located within the Oxford Green Belt where the Golden Rules set out in national policy apply.
- iv.
- v. The affordable housing requirement must be provided on-site unless exceptional circumstances demonstrate to the council's satisfaction dictate that on-site provision is not feasible or off-site provision would better meet identified housing needs.
- vi.
- vii. Where onsite provision is not feasible or viable, the council will seek a financial contribution for offsite provision of affordable housing in lieu of onsite provision
- viii.
- ix. Market and affordable housing should be integrated across the development so that they are tenure blind.
- x.
- xi. In large scale schemes, affordable housing should be arranged in small clusters, proportionate to the overall scale of the development.
- xii.
- xiii. Affordable and market housing should have benefit from equivalent levels of amenity provision, including views, siting, daylight, noise, proximity to open space, play space, community facilities and shops.
- xiv.

'Qualifying' Market Housing Developments

Affordable housing will be sought as part of market housing-led schemes in the following circumstances:

- Major developments resulting in a net gain of 10 or more dwellings or involving a site of 0.5 hectares or more.
- Within the Cotswolds National Landscape (CNL) a lower threshold of 5 or more dwellings will apply.

The requirement to provide affordable housing will apply to market-led specialist older persons' housing (e.g. sheltered housing and extra-care housing) where self-contained units of accommodation are proposed.

On-Site Provision

A general presumption applies in favour of on-site affordable housing provision. Alternative delivery through off-site contributions or financial payments will only be considered where robust justification is provided, demonstrating that on-site provision is unfeasible or that off-site alternatives would better meet local housing needs.

Affordable Housing Requirement

Subject to viability, an overall District-wide requirement of 40% affordable housing will apply on market-led housing schemes.

Proposals exceeding the 40% requirement will be positively considered in the planning balance, provided they deliver an appropriate mix of housing types and tenures.

Where major development is brought forward within the Oxford Green Belt under the 'Golden Rules,' set out in national policy, the level of affordable housing provision sought will be increased to at least 50%, subject to viability.

Developments that involve the re-use or redevelopment of vacant domestic buildings will benefit from a reduced affordable housing contribution, equivalent to the existing gross floorspace of the buildings.

1. Tenure Mix of Affordable Homes

Policy DM28 – Affordable Housing

- a. A minimum 65% of affordable housing must be provided as social rent, with the remaining 35% provided as a range of tenures for which there is an identified need in the district, including affordable home ownership products.
- b. The mix of housing types and sizes should be determined in accordance with Policy DM21 but predominantly a combination of 1 and 2 bed dwellings.

Type and Mix of Affordable Homes

Affordable housing will be required to meet identified local housing needs, with a particular emphasis on the provision of social rented homes¹⁶.

For build to rent schemes, affordable private rent will be the expected form of affordable housing provision and will generally be set at 20% in line with national policy.

Design and Layout

Affordable homes should be tenure blind and well-integrated across developments. On larger schemes, affordable housing should be arranged in small clusters, proportionate to the overall scale of the development.

Rural Exception Sites (RES)

Small-scale rural exception sites will be supported where robust evidence demonstrates a specific local need for affordable housing. Proposals must be well-related to existing built-up areas. Where family homes are proposed as part of the proposed mix of house types, the site should be within walking distance of a primary school.

Affordable homes on rural exception sites will be secured as affordable in perpetuity through legal agreements. A limited proportion of market homes may be permitted where essential to support site viability.

First Home Exception Sites

First Home Exception Sites will be supported where the following criteria are met:

- The site is adjacent to an existing settlement.
- The proposal addresses an identified local housing need.
- The proposal is proportionate to the scale of the settlement, considering the existing number of households and the relative increase.

In line with national policy, First Home Exception Sites will not be supported within the Oxford Green Belt or the Cotswolds National Landscape.

Priority will be given to applicants with a local connection to the village, parish, or neighbouring parishes. A small proportion of market homes (generally no more than 20% of the total) may be permitted where necessary to ensure the site's viability.

Consideration may also be given to other affordable housing tenures as part of the mix, subject to evidence of local need.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM20	0	0	0	0	0	0	0	0	++	+	0	0	0

- H.6.20.1 Policy DM20 aims to ensure there is an appropriate provision of affordable housing to meet the local housing need, a range of housing options are available to residents across the district, and well balanced and mixed communities are supported.

¹⁶ In line with the identified requirements of the West Oxfordshire LHNA (2025)

- H.6.20.2 The policy requires 40% affordable housing on qualifying developments and introduces a tenure requirement whereby at least 65% of affordable housing must be provided as social rent, with the remaining proportion delivered through other affordable tenures that address identified local needs. Rural exception sites (RES) will also be permitted should it meet local housing needs and be well-related to the existing settlement area and be within safe walking distance to a primary school. In addition, the policy resists the net loss of affordable housing and requires like-for-like replacement where affordable homes are redeveloped. These measures are expected to increase the supply, retention and accessibility of affordable housing across the district, particularly for households with the greatest need. As such, a major positive effect is identified in relation to housing and equality (SA Objective 9).
- H.6.20.3 By increasing the provision of social rented housing and helping to ensure that affordable housing remains available over the long term, the policy may help reduce housing insecurity and financial pressures experienced by lower-income households. Secure and affordable housing is associated with improved physical and mental wellbeing and therefore the policy is expected to have a minor positive effect on health and wellbeing (SA Objective 10).

H.6.21 Policy DM21 – Specialist Housing

Policy DM21– Specialist Housing for Older People

Proposals for specialist housing, (including extra-care, sheltered housing, care homes and other forms of supported living), will be supported in suitable, sustainable locations, that are well served by existing services, facilities and public transport connections, where they accord with other relevant planning policies and meet and identified local housing need.

Integration and Social Inclusion

Specialist housing should be integrated with other forms of housing, and designed to encourage social integration and inclusion, enabling residents to remain active and engaged.

Provision on Larger Strategic Sites

- Proposals for strategic scale development are required to make provision for specialist housing meets identified local housing needs
- Where it is demonstrated to the council's satisfaction that making provision for specialist housing is not feasible on-site, the Council may accept provision in a suitable, sustainable off-site location elsewhere in the district.

Design and Accessibility

All proposals for specialist housing must be designed to meet the needs of residents, including accessibility and adaptability requirements in accordance with Policy DM19.

Mixed-Tenure and Affordable Housing

Proposals for specialist housing that fall within Use Class C3 must provide affordable housing in accordance with Policy DM20.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM21	0	0	0	0	0	0	0	0	++	+	0	0	0

- H.6.21.1 Policy DM21 aims to support the provision of specialist housing to ensure in West Oxfordshire have the opportunity to access accommodation which meets their needs, including affordable housing and housing of a range of types and tenures, such as extra-care housing, sheltered housing and other forms of supported living. Proposals for this housing will be encouraged in sustainable locations with public transport connections and access to existing services and facilities. The policy sets out means to ensure specialist housing is well integrated into developments (to foster social inclusion) and is designed to meet the needs of West Oxfordshire's older residents.
- H.6.21.2 This will be expected to ensure older residents in West Oxfordshire, who are more likely to be vulnerable to social isolation and suffer from issues relating to mobility and accessibility, are able to access housing which caters to their specialist needs and is of appropriate size, type and tenure. As such, a major positive impact is identified for housing and equality (SA Objective 9).
- H.6.21.3 Providing specialist housing which will meet the needs of the ageing population has the potential to result in a minor positive impact for health and wellbeing (SA Objective 10), with opportunities for varying levels of support and assistance in the home, dependant on personal needs.

H.6.22 Policy DM22 – Custom and Self-Build Housing

Policy DM22 – Custom and Self-Build Housing

Proposals for self-build and custom housebuilding will be supported in suitable, sustainable locations where they accord with other relevant planning policies of the Local Plan.

Provision of Serviced Plots

- a. All major development proposals creating 100 or more dwellings (gross) are required to provide at least 10% of the residential plots as serviced plots for self-build and custom housebuilding opportunities as far as reasonably practicable. This can include partially completed units for self-finish.
- b. Relevant proposals that do not meet the 10% requirement must demonstrate to the council's satisfaction that:
 - i. The site and/or location are not suitable for this form of housing; or
 - ii. There are other valid reasons why provision of this form of housing cannot be made, such as viability or site constraints for example.

Where it is demonstrated to the council's satisfaction that meeting the 10% requirement is not feasible on-site, the Council may accept the provision of serviced plots in a suitable, sustainable off-site location elsewhere in the district.

Marketing and Release:

- Serviced plots must be actively marketed for a minimum of 12 months, including direct promotion to those on the Council's Self-Build and Custom Housebuilding Register. If the plots remain unsold after this period and it is demonstrated to the council's satisfaction that there is a lack of interest, the plots may be developed by the applicant for market housing.

Affordable Custom and Self-Build Housing

Proposals for self and custom housebuilding that meet the definition of major development, will be required to provide a proportion of the plots as affordable self and custom-build plots in accordance with Policy DM20.

Design and Integration

- a. Self-build and Custom housing must have regard to the West Oxfordshire Design Guide and other relevant national design guidance.

Policy DM22 – Custom and Self-Build Housing

- b. Serviced plots provided should be integrated into the site's masterplan and contribute to creating a mixed and balanced community.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM22	0	0	0	+	0	0	0	+	+	0	0	0	+

- H.6.22.1 Policy DM22 supports the delivery of custom and self-build housing in West Oxfordshire, with the aim of diversifying the housing market, increasing the opportunity for a choice of housing and contributing to meeting the identified need. All residential developments of 100 dwellings or more will be required to provide at least 10% of the plots as serviced plots for custom and self-build housing. The policy also seeks to ensure that custom and self-build homes are sustainable and of high-quality design, in line with the West Oxfordshire Design Code and the National Design Guide and Design Code. By encouraging such developments to follow these design codes and integrate into mixed and balanced communities, a minor positive impact on the local landscape could be identified (SA Objective 4).
- H.6.22.2 As such, Policy DM22 will support the provision of a range of housing types, including affordable custom and self-build housing, to ensure West Oxfordshire's residents are able to access accommodation that meets their needs. Therefore, a minor positive impact is identified for housing and equality (SA Objective 9).
- H.6.22.3 Encouraging a proportion of self-build homes can also lead to benefits for the local economy, where individuals are likely to employ local businesses. A minor positive impact on the economy (SA Objective 13) could therefore be seen.
- H.6.22.4 **Recommendation:** It is recommended that specific reference be made to directing new development away from BMV agricultural land and towards PDL. Where this approach contributes to the conservation of natural resources, a minor positive effect may be identified against SA Objective 8.

H.6.23 Policy DM23 – Community-Led Housing

Policy DM31 – Community-Led Housing

Community-led housing developments will be supported in suitable, sustainable locations, where proposals accord with other relevant Local Plan policies.

Town and Parish Councils should identify suitable sites for community-led housing in their Neighbourhood Plans, reflecting local priorities and aspirations.

Community-Led Exception Sites

Community-led sites will be supported on land that would not otherwise be considered suitable for residential development in accordance with national policy.

The predominant form of housing on community-led exception sites should be affordable housing, with a strong emphasis on social rented homes.

Policy DM31 – Community-Led Housing

The council will consider on a case-by-case basis if a limited proportion of market homes (no more than 20% of the total) may be permitted on Community-led Exception Sites where essential to support site viability.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM23	0	0	0	0	0	0	0	0	+	0	0	0	0

H.6.23.1 Policy DM23 aims to ensure the provision of community-led housing in West Oxfordshire, supporting the deliverance of the local housing need in a manner that likely promotes inclusive development and helps to empower local communities by giving them the opportunity to contribute. The policy also encourages Town and Parish Councils and Neighbourhood Forums to identify suitable sites for community-led housing through Neighbourhood Plans, reflecting local priorities and aspirations.

H.6.23.2 By supporting community-led housing which has a primary focus on affordable housing and social rented homes, Policy DM23 will contribute to the provision of a range of housing opportunities to meet the needs of local people. Community-led housing will also be expected to foster positive relations within the local community and reflect local priorities and aspirations. The provision for a limited proportion of market homes where necessary to support site viability may also assist in bringing forward community-led housing schemes. As a result, a major positive impact is identified for housing and equality (SA Objective 9), where Policy DM31 will support the local housing need.

H.6.24 Policy DM24 – Meeting the Needs of Travelling Communities

Policy DM24 – Travelling Communities

The Council will meet the identified need for 36 new pitches over the plan period, through a combination of extant planning permissions, the regularisation of unauthorised sites / pitches or sites and provision of additional plots, pitches and identification of new sites. This includes;

- 28 new pitches to meet the identified housing needs of Gypsies and Travellers
- 8 new pitches to meet the identified housing needs of Travelling Showpeople

1. Proposals for Gypsy, Traveller and Travelling Showpeople Accommodation

- Proposals for new sites or the expansion and/or intensification of existing sites to provide Gypsy, Traveller, and Travelling Showpeople accommodation will be supported in suitable, sustainable locations where they meet the following criteria and accord with other relevant planning policies:
 - The site must be located in proximity to settlements with a range of services and facilities, particularly healthcare and education. Sites should generally be located within 5km of the settlement area of Tier 1, 2 and 3 settlements to ensure access to essential services and facilities.

Policy DM24 –Travelling Communities

- ii. The site must avoid areas at risk of flooding, pollution and significant noise or disturbance, and must avoid harm to the historic and natural environment,
 - iii. The site must have safe access to the highway network, with the potential to provide necessary utilities (electricity, drinking water, sewage treatment, and waste disposal) without significant impact.
 - iv. The site must offer a high-quality living environment, including safe access to outdoor amenity space or provisions for such space on-site, especially child friendly areas.
 - v. Larger proposals must include arrangements for proper site management to promote community cohesion between settled and traveller communities.
 - vi. Sites must be capable of being developed efficiently, with clear demarcation of pitch or plot boundaries and appropriate landscaping in keeping with the local context.
- b. Proposals for Gypsy, Traveller, and Travelling Showpeople accommodation located in the Cotswolds National Landscape or Oxford Green Belt will be assessed in accordance with national policy.

Loss of Existing Sites

The loss of existing authorised pitches or plots for Gypsies, Travellers, or Travelling Showpeople will not be supported unless it can be demonstrated to the Council's satisfaction that:

- The site is no longer suitable for its intended use, and suitable alternative provision is made available on a site of equal or better quality, with access to comparable services.
- There is no longer a need for such provision.
- Any alternative provision must be secured through planning conditions and legal agreements, with replacement pitches made available before the original site is lost.

Community-Led Sites

The Council will support community-led proposals for Gypsy, Traveller, and Travelling Showpeople sites will be supported, where they are led by, or with, a not-for-profit organisation, meet the needs of the local travelling community and accords with other relevant planning policies.

1. Strategic Site Provision

- a. All strategic sites, including site allocations and windfall proposals, will be required to assess the potential for including accommodation for travelling communities as part of the overall development mix, in accordance with Development Templates at Annex 1.
- b. Comprehensive evidence must be provided to demonstrate that appropriate consideration has been given to this requirement.
- c. Strategic sites that do not include such provision will only be permitted if clear evidence shows that there is no identified need, or if a well-reasoned rationale demonstrates that the site is unsuitable for this purpose.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM24	0	0	0	0	0	0	0	0	++	+	+	+	+

H.6.24.1 Policy DM24 aims to ensure the provision of 36 new pitches for Gypsies, Travellers and Travelling Showpeople in West Oxfordshire, which adequately meets their accommodation needs. The policy details that proposals are required to include arrangements for proper site management and to encourage community cohesion between the settled and traveller community. As such, a major positive impact is identified with regard to housing and equality (SA Objective 9).

H.6.24.2 By incorporating outdoor amenity space on site, or being within safe access of such a site, residents will have opportunities for recreation and exercise, which will be expected to support positive mental and physical wellbeing. Being proximate to settlements will offer residents access to key local services and amenities necessary to meet their needs, such as a GP surgery, pharmacy and supermarket. As such, a minor positive impact is identified for health and wellbeing (SA Objective 10). The policy sets out that proposals should incorporate appropriate landscaping in keeping with the local context which will be expected to ensure there are no adverse impacts on the surrounding landscape character and setting, a negligible impact for landscape (SA Objective 4) is therefore identified.

H.6.24.3 Policy DM24 also seeks to avoid adverse impacts in relation to the historic and natural environment, as well as avoiding developing sites which could be at risk of flooding, pollution and significant disturbance. As such negligible impacts have been identified in relation to climate change adaptation, biodiversity, cultural heritage and air quality.
Recommendation: The policy could benefit from specific reference to GI which would support a wider range of positive effects in relation to climate change mitigation and adaptation, and biodiversity (SA Objectives 1, 2 and 3).

H.6.24.4 The policy also sets out the need for sites to have safe access to the highway network. This will ensure sites are accessible to a range of opportunities, such as for education or employment. Overall, a minor positive impact is identified for transport, education and economy (SA Objectives 11, 12 and 13).

H.6.25 Policy DM25 – Loss, Replacement and Sub-Division of Existing Dwellings

Policy DM25 – Loss, Replacement and Sub-Division of Existing Dwellings

Subdivision of existing dwellings

Proposals for the sub-division of existing dwellings will be supported where they meet the following criteria and accord with other relevant planning policies:

- Respect the character, appearance, and architectural integrity of the existing building and the surrounding area.
- Not cause unacceptable harm to the amenity of neighbouring properties, residents, or visitors.
- Provide high-quality internal and external living conditions.
- Include appropriate levels of private outdoor space, parking provision, and refuse storage.

Replacement of Existing Dwellings

Policy DM25 – Loss, Replacement and Sub-Division of Existing Dwellings

Proposals for the ‘one-for-one’ replacement of existing permanent dwellings will be supported where they meet the following criteria and accord with other relevant planning policies:

- Do not result in a net loss of residential accommodation.
- Are of a scale and design that is proportionate to the original dwelling and in keeping with the character and appearance of the surrounding area.

Loss of Existing Dwellings

The loss of existing dwellings will only be permitted in exceptional circumstances where one or more of the following criteria are satisfied:

- The dwelling is located in a demonstrably unsuitable location for residential use.
- The property fails to provide satisfactory living accommodation that cannot reasonably be improved.
- The dwelling is not needed to meet identified local housing needs
- The proposed use would deliver a demonstrable benefit to the local community, such as enhancing local services, facilities, or amenities. The case of which must be set out in a ‘statement of community benefit’

Proposals that result in high concentrations of short-term rental accommodation within communities will not be supported.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM25	0	0	0	0	0	0	0	+	+	+	0	0	0

H.6.25.1 To contribute towards meeting the identified local housing need, Policy DM25 supports the alteration, extension and sub-division of dwellings; the replacement of existing dwellings on a ‘one-for-one’ basis; and the active use of empty homes. This will be expected to encourage the most efficient use of existing dwelling stock and contribute to an increase in overall housing supply. As such, a minor positive impact has been identified for Policy DM25 with regard to housing and equality (SA Objective 9). By encouraging efficient use of housing stock, a minor positive effect in terms of the efficient use of land will also be likely (SA Objective 8).

H.6.25.2 Policy DM25 seeks to avoid high concentrations of short-term rental accommodation, helping to maintain balanced communities and support social cohesion. In addition, the policy requires high-quality living conditions and appropriate supporting amenities for subdivided dwellings. Therefore, a minor positive effect is identified in relation to health and wellbeing (SA Objective 10)

H.6.25.3 The policy supports the sub-division of dwellings where the new development reflects the character, appearance and integrity of the existing dwelling and surrounding area. Therefore, a negligible impact has been identified for Landscape (SA Objective 5)

H.6.26 Policy DM26 – Conversion, Extension and Alteration of Traditional Buildings

Policy DM26 – Conservation, Extension and Alteration of Traditional Buildings

Development proposals involving the conversion, extension, or alteration of traditional buildings will only be supported where they are informed by a clear understanding of the building’s historic significance, architectural qualities, and relationship to its setting.

Policy DM26 – Conservation, Extension and Alteration of Traditional Buildings

Proposals should:

- a) Re-use and repair existing features and materials rather than replace them;
- b) Minimise the need for substantial structural intervention;
- c) Maintain or reinstate traditional layouts, uses, or construction methods where this contributes positively to heritage significance;
- d) Incorporate traditional sustainable design principles, provided these are compatible with the historic fabric.
- e) Avoid unjustified alteration to the existing structure or result in the loss of historic fabric, features of architectural or vernacular interest (such as traditional roof structures, fireplaces, openings, internal layouts, or decorative detailing).
- f) Avoid extensions, dormers or new openings that would unbalance, obscure or compromise the original scale, form, massing or proportions of the building.
- g) Avoid se inappropriate or unsympathetic materials or detailing that detract from the traditional character or integrity of the building.

1. Proposals that secure the long-term viable use of a traditional building in a manner that sustains and enhances its significance and comply with the requirements of this policy will be supported in principle.

- a. All proposals involving the conversion, extension, or alteration of traditional buildings must demonstrate to the council's satisfaction high-quality and sensitive design and construction which responds to the character, appearance, materials, and craftsmanship of the original structure.
- b. All development proposals involving the conversion, extension, or alteration of traditional buildings must be supported by a Heritage Statement setting out the building's historic and architectural significance, assessing the impact of proposed changes and explaining how the design responds to this understanding. This includes;
 - i. The building's age, construction techniques, architectural form and original or historic function.
 - ii. The contribution it makes to local character, distinctiveness, and landscape setting.
 - iii. Any evidence from the Historic Environment Record (HER), Conservation Area Appraisals or local heritage list.
- c. Where harm is proposed, this must be clearly justified and, where possible, mitigated through careful design and appropriate detailing.
- d. Proposals for the conversion of traditional buildings will be considered in accordance with DM28
- e. Harm the setting or curtilage of the building, including traditional outbuildings, walls, boundary treatments or landscaping features associated with its historic use.

	1	2	3	4	5	6	7	8	9	10	11	12	13
Policy Ref	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM26	0	0	0	+	++	0	0	+	0	0	0	0	0

- H.6.26.1 Policy DM26 outlines the criteria for the conversion, extension, or alteration of traditional buildings within West Oxfordshire, with the aim of securing their long-term viable use whilst preserving their architectural, historical, and landscape value.
- H.6.26.2 Through safeguarding the architectural integrity of traditional buildings through high-quality and sensitive design and restoration, the policy provides benefits to the local landscape and heritage assets. The policy requires development proposals to respond to the character, appearance, materials, and craftsmanship of the original structure and seeks to minimise harmful alterations through appropriate design and detailing. Additionally, proposals are required to respect the building's setting, ensuring that surrounding landscape features, such as traditional outbuildings, boundary walls, and traditional landscaping, are protected. Development proposals are required to include a Heritage Statement, assessing the building's historic and architectural significance and any relevant evidence from the Historic Environment Record, Conservation Area Appraisals, or local heritage lists. Furthermore, the policy encourages reusing original materials which supports sustainability by conserving the district's natural resources. Overall, a major positive impact is identified for cultural heritage (SA Objective 5) minor positive impacts are identified for the landscape and natural resources (SA Objectives 4 and 8).

H.6.27 Policy DM27 – Provision and Protection of Land for Employment

Policy DM34 – Provision and Protection of Land for Employment

Proposals for employment development for all business types and sizes will be supported where they are demonstrably aligned with the Council's economic vision and objectives, particularly where they contribute to the advancement of the district's key growth sectors in accordance with Policy CP3 and align with other policies of the Local Plan.

1. Provision of employment land and premises

a. *Proposals for new employment uses will be supported in sustainable locations, including existing and allocated employment sites and at the district's market towns and villages, where they accord with the spatial strategy and other relevant planning policies.*

Employment development will also be supported where they meet the following criteria and accord with other relevant planning policies:

The scale and nature of the development is appropriate to the location and the settlement hierarchy;

The site is well connected to local infrastructure, services, and sustainable transport options;

The scale and type of use/s proposed can be accommodated by existing infrastructure or provision of improved infrastructure, particularly access, parking and servicing.

The proposal makes efficient use of land, with a preference for the re-use or redevelopment of previously developed (brownfield) land over the use of greenfield sites, including upward extension or infill where appropriate.

.Provides flexible and adaptable accommodation suitable for future reuse

Are compatible with surrounding land uses and do not result in unacceptable harm to the amenity of nearby occupiers or the environment.

Proposals for employment development within Tier 5 settlements and rural locations will be determined under the provisions of Policy DM28 – Supporting the Rural Economy.

Supports flexible working patterns, including the provision of co-working or shared workspace where appropriate to the scale and location of development.

Loss of Employment Land and Premises

Proposals involving the partial or complete loss of employment land, will only be permitted where it is demonstrated to the council's satisfaction that:

Policy DM34 – Provision and Protection of Land for Employment

a) The site is no longer economically viable or suitable for continued employment use, and there is no reasonable prospect of its continued use for employment purposes. This must be demonstrated with evidence of active and realistic marketing for at least 12 months;

b) The proposed loss would not harm the overall supply of employment land in that locality over the plan period and would not undermine the Council's economic objectives;

c) The proposal would provide significant wider public benefits, such as delivering affordable housing, community infrastructure or environmental enhancements, which outweigh the loss of employment space.

In considering such proposals for the partial or complete loss of employment land, the Council will have regard to the nature, condition, and location of the site, market demand, and the strategic importance of the employment use.

2. Marketing Guidelines

a. Current lack of demand or a more profitable alternative use will not, on its own, be sufficient to demonstrate non-viability.

b. Applicants must demonstrate, through a period of active marketing of an appropriate length (typically 12 months) and price having regard to the nature of the facility, together with financial or viability evidence where relevant, that the existing use is not viable in the longer term.

Where a facility, particularly a public house, has been designated or nominated as an Asset of Community Value (ACV), significant weight will be given to its retention. In such cases, applicants must demonstrate that the community has been given adequate and realistic opportunity to bid for or take on operation of the facility, and that local groups have been fully engaged as part of the marketing process.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM27	0	0	0	0	0	0	0	+	0	0	+	+	++

H.6.27.1 Policy DM27 aims to ensure employment development proposals are supported where they align with the Council's economic vision and objective up to 2041 and contribute to the advancement of the district's key growth sectors. The policy also seeks to ensure that employment development is directed to sustainable locations and accords with the spatial strategy and other relevant planning policies.

H.6.27.2 Through supporting the provisions of employment land and premises for businesses of all types and sizes, and only allowing the loss of employment land and premises under certain conditions, it is expected that employment opportunities in West Oxfordshire will be safeguarded and expanded. Furthermore, supporting opportunities within the district's key growth sectors has the potential to attract and train skilled workers from the surrounding areas, bolstering West Oxfordshire as a key economic driver in the region. As such, a major positive impact is identified for economy (SA Objective 13).

H.6.27.3 The policy also supports the efficient use of land and buildings, with a preference for the reuse and redevelopment of PDL, whilst requiring employment development to be supported by appropriate infrastructure and located in close proximity to sustainable transport connections. As such, a minor positive impact is identified for natural resources and transport and accessibility (SA Objective 8 and 11).

- H.6.27.4 Whilst the policy supports allocated employment development on existing and allocated employment sites and within the district's towns and villages, it also supports employment development within Tier 5 settlements and rural locations, in line with Policy DM28 (Supporting the Rural Economy). Furthermore, the policy encourages the provision of flexible and adaptable employment accommodation capable of responding to changing economic needs over time. By supporting employment growth across the district, the policy may also increase opportunities for employment training, apprenticeships and skills development, supporting career progression and encouraging young people to pursue learning opportunities outside of the school environment. As such, a minor positive impact has been identified in relation to education (SA Objective 12).

H.6.28 Policy DM28 – Supporting the Rural Economy

Policy DM28 – Supporting the Rural Economy

Proposals that support the sustainable growth, diversification and resilience of the rural economy in tier 5 locations will be supported, where they are appropriately located, sensitively designed, consistent with the character and function of the countryside and accord with other relevant planning policies.

Employment Development in Rural Areas

Small-scale employment proposals in rural locations will be supported where they meet the following and criteria accord with the spatial strategy and other relevant planning policies of the Development Plan.

- a) The scale and nature of the proposal is commensurate with the size and character of the settlement or rural location;
- b) It does not detract from residential amenity or landscape or historic character;
- c) Safe and suitable access is available and both traffic impacts and impacts on the local road network are acceptable;
- d) Opportunities for sustainable transport access are maximised, including opportunities to enhance footpath or cycle connectivity.
- g) Support new and flexible forms of rural working, including small-scale co-working hubs or shared workspace, where they are appropriate to the location and do not adversely affect residential amenity or rural character.

New or replacement buildings for employment use will be supported in Tier 5 settlements and open countryside only where they meet the following criteria and accord with other relevant planning policies:

- a) The proposal is required for a specific rural business need or land-based enterprise that cannot be reasonably accommodated in a more sustainable location;
- b) The scale, design and siting of the development is compatible with a countryside location;
- c) Existing buildings are re-used as far as reasonably practicable;
- d) The development is physically well-related to existing settlements as much as possible and uses previously developed (brownfield) land.

Farm and Estate Diversification and Land-Based Enterprises

Proposals for farm and estate diversification will be supported where they meet the following criteria and accord with other relevant planning policies:

- a) Form part of an existing farm or rural estate business and will contribute to its ongoing viability;
- b) Remain secondary to the primary agricultural function and do not prejudice future agricultural activity;
- c) Are compatible with rural character and landscape setting;
- d) Re-use existing buildings as far as reasonably practicable;
- e) Demonstrate no significant adverse impacts on local amenity, highways or public rights of way;
- f) Include a business plan or whole estate management plan demonstrating long-term viability and developed in conjunction with the council to ensure they deliver the economic benefits of diversification

Policy DM28 – Supporting the Rural Economy

Secure the viable use of traditional buildings with priority given to economic uses for the benefit of the community, estate or business.

- h) Diversification proposals that include retail development, will only be supported where they meet the following criteria and accord with other relevant planning policies:
- Are part of a genuine farm diversification scheme.
 - Primarily sell produce from the host farm or those in the immediate vicinity.
 - Do not harm the viability and vitality of nearby town or village centres.
 - Are of an appropriate scale and design for their setting.
 - Are subject to planning conditions limiting the sale of non-local goods where necessary.

Rural Worker Dwellings

Where essential to the functioning of a rural business, proposals for rural workers' dwellings will be supported where it can be demonstrated that there is an essential operational or specific local need that cannot be met in any other way, including through the re-use of existing buildings.

Rural worker dwellings must be proportionate in scale, location, and occupancy to the demonstrated need and will remain tied to the enterprise via condition or legal agreement.

The Council will resist the loss of Agricultural Workers Dwellings unless it can be demonstrated that;

- The property is no longer required to serve the holding
- Is not suitable to serve another agricultural holding in the vicinity of the site
- Is not suitable for other uses that are appropriate to serve the rural economy such as visitor accommodation, rural business or affordable housing to meet a local need

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM28	0	0	0	+	+	0	0	+	+	0	0	+	++

H.6.28.1 Policy DM28 aims to support sustainable growth, diversification and the resilience of the rural economy in West Oxfordshire. The implications and uncertainties facing many rural enterprises, particularly farming, as a result of climate change are only likely to worsen over the coming years and so the importance of supporting long-term viability, different land-based enterprises and farm diversification is growing stronger. Through supporting small-scale employment development, farm and estate diversification, land-based enterprises and farm shops/local produce outlets, a range of job opportunities will be supported, providing individuals and communities with multiple and varied streams of income. As such, a major positive impact on the local economy (SA Objective 13) is identified.

H.6.28.2 Moreover, in supporting small-scale employment areas in Tier 5 settlements and rural locations, Policy DM28 will not only be expected to increase opportunities for employment,

but also opportunities for professional training and development. This may offer young people a greater variety of opportunities for learning and career progression outside of the school environment, for example through apprenticeship schemes. Furthermore, the policy seeks to maximise opportunities for sustainable transport access, including improvements to footpath and cycle connectivity, helping to improve access to employment opportunities in rural areas. Therefore, a minor positive impact is identified for education (SA Objective 12). Therefore, a minor positive impact is identified for education and transport and accessibility (SA Objective 12 and 11).

H.6.28.3 Policy DM28 also has the potential to result in a minor positive impact on housing (SA Objective 9), as rural worker dwellings will be supported where this is “*essential to the functioning of a rural business*” and where an operational need can be demonstrated. This would be expected to support the provision of housing in rural areas and contribute to meeting the local housing need associated with the rural enterprises.

H.6.28.4 In addition, the policy includes safeguards that expect development to respect landscape and historic character, re-uses existing buildings where reasonably practicable and makes use of previously developed land where appropriate, helping to minimise potential adverse impacts on the rural and historic environment, including BMV land. Therefore, a minor positive impact is identified for natural resources, cultural heritage and landscape (SA Objective 8,5 and 4)

H.6.29 Policy DM29 – Learning, Skills and Training Opportunities

Policy DM36 – Learning, Skills, and Training Opportunities

The Council will take a proactive, positive and collaborative approach to supporting the development of further education, skills and training opportunities across the district.

Education Provision

Proposals for the creation, expansion or improvement of education facilities will be supported where they accord with the spatial strategy and other relevant planning policies, particularly where these directly support planned or committed growth.

Development should maximise opportunities to co-locate further education and training facilities alongside employment growth.

Major developments will be required to make provision for education infrastructure, informed by an appropriate assessment of needs or make a financial contribution towards education, skills and employment initiatives in the district.

Learning, Skills and Employment Integration

Proposals for large and strategic scale development will be required to prepare and submit a Community Employment and Skills Plan (CESP), with major development strongly encouraged to do so.

The scope of the CESP should be proportionate to the scale of development but should include the following:

- 1) Provision of apprenticeships and vocational technical training pathways;
- 2) Delivery of employment and training initiatives across all age groups;
- 3) Traineeships for young people, particularly those not in employment, education, or training (NEET);
- 4) Maximise opportunities for local labour, including pre-employment training programmes and opportunities for local businesses to participate in procurement processes;
- 5) Support for local and regional skills and training events;
- 6) Engagement initiatives with schools, colleges, and universities.
- 7) Promotion of inclusive economic development, including partnerships with social enterprises, volunteering opportunities, charitable contributions, and community outreach projects related to learning, skills, and employment.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM29	0	0	0	0	0	0	0	0	0	0	0	++	++

H.6.29.1 Policy DM29 sets out support for the development of further education, skills and training opportunities across West Oxfordshire, recognising how these opportunities facilitate inclusive growth, social mobility and community resilience.

H.6.29.2 As set out in the policy, proposals for the creation, expansion or improvement of education facilities will be supported, particularly where these directly support planned or committed growth. Major developments will be expected to make provision for education infrastructure on-site where appropriate, informed by an assessment of needs, or make a financial contribution towards education, skills and employment initiatives. This will be expected to ensure local schools and spaces of learning do not become oversubscribed. The policy also seeks to maximise opportunities to co-locate further education and training facilities alongside employment growth and sets out details to ensure that larger developments and strategic-scale developments embed opportunities for skills development and training. This will support the professional development and career progression of residents. As such, a major positive impact is expected in relation to education (SA Objective 12).

H.6.29.3 Large and Strategic-scale developments will be required to submit a Community Employment and Skills Plan (CESP). This will help to ensure that developments incorporate opportunities for the provision of apprenticeships and vocational technical training pathways, employment and training initiatives for all age groups, traineeships for young people, particularly those not in employment, education or training (NEET), and pre-employment training programmes. The CESP should also help to maximise opportunities for local labour and business participation in procurement processes, support local and regional skills events, encourage engagement with schools, colleges and universities, and promote inclusive economic development through volunteering, and community and outreach opportunities. This will be expected to increase opportunities for employment, skills development and career progression, as well as supporting local businesses, educational institutions and community organisations. As a result, a major positive impact has been identified in relation to the local economy (SA Objective 13).

H.6.30 Policy DM30 – Sustainable Tourism

Policy DM30 – Sustainable Tourism

- 1) Tourism and leisure proposals that positively contribute to the local economy and enhance the distinct character, landscape, and built environment of West Oxfordshire will be supported, particularly where they meet the following criteria and accord with the spatial strategy and other relevant planning policies:

:

- 2) Promote year-round tourism to reduce seasonal pressures.
 - a. Increase dwell time and overnight stays

Policy DM30 – Sustainable Tourism

- a. Encourage low-carbon and sustainable forms of travel and accommodation including support for existing public transport networks.
- .3) Engage local communities and support local supply chains.
 - a. Conserve and, as far as reasonably practicable, enhance the natural environment, historic assets, and landscape character, particularly within designated areas such as the Cotswolds National Landscape.
 - b. Prioritise the reuse of previously developed (brownfield) land and existing buildings as far as reasonably practicable.
 - c. Incorporate high-quality design that reflects local character and vernacular.
 - d. Avoid proliferations / concentrations of short term holiday lets within settlements
2. Proposals for tourism and leisure uses such as hotels, conference facilities, and cultural venues, should be located where they support other services and facilities, such as town centre locations, unless strong justification is provided for alternative locations based on functional or locational needs.
3. Proposals for new and expanded tourism and visitor proposals in Tier 5 locations will only be supported where they are appropriate to their rural context, meet one or more of the following criteria and accord with other relevant planning policies:
 4. a. Are functionally linked to a specific rural, historic, or environmental attraction.
 5. b. Are of a type and scale that cannot reasonably be accommodated within the built area of a Tier 1-4 settlements
 6. c. Support the diversification of an existing farm enterprise or rural estate.
 7. d. Involve the sensitive re-use of an existing building that is appropriate in scale, design, and location.
 8. e. avoid adverse impacts on landscape character, biodiversity, and local amenity and deliver clear economic or community benefits.
9. Development / intensification of existing tourist attractions/facilities will be supported where it is demonstrated to the council's satisfaction that they will have a high design standard, minimal landscape impacts and are supported by a Transport Management Plan.

Policy Ref	1 CC Mitigation	2 CC Adaptation	3 Biodiversity	4 Landscape	5 Cultural Heritage	6 Air Quality	7 Water	8 Natural Resources	9 Housing	10 Health	11 Transport	12 Education	13 Economy
DM30	+	+	+	+	+	+	0	+	0	0	0	0	++

H.6.30.1 Policy DM30 will support the tourism industry in West Oxfordshire, with a particular focus on the district's unique natural, cultural and heritage assets. The policy states that tourism and leisure proposals will be supported where they contribute to the local economy and sustainable communities; enhance the district's character, landscape and built environment; and (particularly) where they aim to reduce seasonal pressure, and encourage low carbon and sustainable forms of travel and accommodation.

H.6.30.2 By supporting sustainable tourism, Policy DM30 will continue to bolster the local economy. Through directing tourism and leisure uses such as hotels, conference facilities and cultural venues towards locations that support other services and facilities, visitors will be within walkable distances of local services and amenities (such as shops and restaurants) which will encourage local spending and support local businesses. The policy also

supports appropriately scaled tourism development in rural areas where it is linked to rural, historic or environmental attractions, supports farm diversification, or involves the sensitive re-use of existing buildings. This will help diversify the rural economy whilst providing additional income streams for rural businesses and estates. Encouraging longer visitor stays and year-round tourism activity is also expected to increase visitor expenditure and reduce seasonal fluctuations in economic activity. As such, a major positive impact is identified in relation to the local economy (SA Objective 13).

H.6.30.3 Centring tourism around West Oxfordshire's unique natural, cultural and heritage assets will be expected to promote their importance, educating visitors about key aspects of history (for instance, events occurring in relation to Blenheim Palace or RAF Brize Norton). Tourism and leisure proposals will be expected to *"conserve and, where possible enhance the natural environment, historic assets, and landscape character"*, particularly within sensitive areas such as the CNL. The policy also prioritises the re-use of previously developed land and existing buildings and requires high-quality design that reflects local character and vernacular. Proposals in rural locations must avoid adverse impacts on landscape character, biodiversity and local amenity. This will be expected to continue to at least support and maintain, and ideally improve, the condition of the key features which attract visitors to West Oxfordshire. As such, minor positive impacts are identified in relation to landscape and cultural heritage (SA Objectives 4 and 5). There is also potential for a minor positive impact in relation to biodiversity (SA Objective 3), where enhancements to the natural environment will be expected to support expansion of the habitat network. A minor positive impact is also identified for natural resources through the prioritisation of development on previously developed land.

H.6.30.4 The policy encourages low-carbon and sustainable forms of travel and accommodation and supports existing public transport networks. Furthermore, proposals for the development or intensification of existing tourist attractions and facilities are required to be supported by a Transport Management Plan, helping to manage visitor movements and minimise transport-related impacts. This will be likely to increase provisions of, and connection to, sustainable and active modes of transport (such as local bus routes), ensuring they are accessible to tourists. By encouraging a shift towards low-carbon energy provision, it is anticipated that there will be a reduction in carbon emissions and air pollutants, such as NO₂ and PM, which will mitigate West Oxfordshire's impacts on climate change. As such, minor positive impacts are identified in relation to climate change mitigation, adaptation and air quality (SA Objectives 1, 2 and 6).

H.6.31 Policy DM31 –Digital Infrastructure and Connectivity

Policy DM31 – Digital Infrastructure and Connectivity

1. Where planning permission is required, the provision of new and upgraded fixed and mobile digital infrastructure will be supported where it meets the following criteria and accords with other relevant planning policies, particularly where it would deliver benefits to underserved areas of the district:
 - a. Delivers fast, reliable, and future-proof connectivity, such as full-fibre broadband and 5G networks.
 - b. Facilitates flexible and sustainable working practices, including remote working and the development of co-working hubs.
 - c. Contributes to the district's economic resilience and competitiveness by supporting home-based businesses, start-ups, and innovation.
 - d. Is designed and sited to minimise visual intrusion, particularly in sensitive locations such as the Cotswolds National Landscape or Conservation Areas.

Policy DM31 – Digital Infrastructure and Connectivity

- e. Avoids harm to the natural environment, including protected habitats and species, and incorporate mitigation measures where necessary.
 - f. Uses shared infrastructure, such as mast-sharing or co-location, to reduce unnecessary proliferation of equipment.
2. All new development proposals must meet the following criteria:
- a. Be designed to incorporate the highest standard of digital connectivity, including full-fibre broadband infrastructure, from the outset.
 - b. Ensure that new residential, commercial, and mixed-use developments provide sufficient capacity to meet current and future digital connectivity needs.
 - c. Treat digital connectivity as a key consideration at the master planning and design stages.

Evidence Requirements

All planning applications involving digital infrastructure or major new development must provide evidence of consultation with relevant stakeholders, including telecommunications providers and the local community.

Policy Ref	1	2	3	4	5	6	7	8	9	10	11	12	13
	CC Mitigation	CC Adaptation	Biodiversity	Landscape	Cultural Heritage	Air Quality	Water	Natural Resources	Housing	Health	Transport	Education	Economy
DM31	+	0	0	0	0	+	0	0	0	0	0	+	++

- H.6.31.1 Policy DM31 aims to ensure the provision of new and upgraded digital infrastructure to ensure fast connectivity to full-fibre broadband and 5G networks throughout the district, flexible and sustainable working practices, and greater district-wide economic resilience and competitiveness.
- H.6.31.2 The incorporation and enhancement of fast and modern digital infrastructure will bolster West Oxfordshire's economy through supporting home-based businesses, start-ups and innovation. Co-working spaces and increased digital connectivity will also support a sustainable pattern of working, allowing residents to work from home or close to home, thereby reducing transport-related carbon emissions and air pollutants, such as NO₂ and PM. As such, a major positive impact is identified in relation to the economy (SA Objective 13) and minor positive impacts are identified in relation to climate change mitigation and air quality (SA Objectives 1 and 6).
- H.6.31.3 A strong network of digital infrastructure will also be expected to have a minor positive impact on education (SA Objective 9), where it will be expected to improve access to online educational resources and programs.
- H.6.31.4 Minimising environmental impacts, including avoiding harm to the natural environment and sensitive landscape locations such as the CNL, will be expected to avoid any adverse impacts on local biodiversity and the local landscape character. As such, negligible impacts have been identified in relation to biodiversity and landscape (SA Objectives 3 and 4).

Appendix I: Reasons for Selection and Rejection of Reasonable Alternative Sites

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I.1 Introduction

- I.1.1.1 PPG on SEA states that the SA process should outline the reasons why alternatives were selected and the reasons the rejected options were not taken forward.
- I.1.1.2 An overview of the reasons for site selection and rejection of each reasonable alternative sites has been provided by West Oxfordshire District Council (WODC), as summarised in **Table I.2.1** for strategic sites and **Table I.3.1** for non-strategic sites. The tables list all reasonable alternative sites that have been evaluated throughout the SA process, and indicates which have been:
- **Selected** – i.e. the reasonable alternative sites that have been chosen as preferred sites for allocation and are set out in the Regulation 19 version of the Local Plan; or
 - **Rejected** – i.e. the reasonable alternative sites that have been considered as part of the SA process but are not preferred sites for allocation in the Local Plan.
- I.1.1.3 The outline reasons for selecting or rejecting each of the reasonable alternative sites, as set out in **Tables I.2.1** and **I.3.1** below for each site, have been provided by WODC and are reflective of the Council's consideration of the iterative SA findings as well as other evidence base information, including wider considerations of the suitability, availability and achievability of potential site allocations.

I.2 Strategic sites

Table I.2.1: Outline reasons for selection / rejection of reasonable alternative strategic sites

Site reference	R18 or R19 site	Site name	Proposed site use	Selected/rejected?	Outline reason for selection or rejection provided by WODC
BAM002	R18	Land west of Station Road	Residential	Rejected	Strategic scale development in this location would have a detrimental impact on the landscape and historic setting of Bampton.
BAM003	R18	Land east of Station Road	Residential	Rejected	Strategic scale development in this location would have a detrimental impact on the landscape and historic setting of Bampton.
BAM005	R18	Land north of Aston Road	Residential	Rejected	Now forms a part of selected site BA2.
BG001	R18	Land at Barnard Gate	Mixed use (residential and employment)	Rejected	Strategic scale development in this location would not align with the preferred strategy. It would represent development of a new settlement resulting in significant impacts on cultural heritage and natural resources.
BN001	R18	Kilkenny Farm - Upper Norton	Mixed use (residential and community)	Rejected	Now forms a part of selected site CA6.
BN001a	R18	Kilney Farm (Phase 1) - Middle Norton	Residential	Rejected	Now forms a part of selected site CA6.
BUR002	R18	Land south of Sheep Street	Residential	Rejected	Strategic scale development in this location would have a detrimental impact on the setting of Buford and the Cotswolds National Landscape
CA5 (previously ALV002 at R18)	R18	Land west of Carterton	Mixed use (residential and community)	Selected	Selected as a location for strategic development to be planned as a standalone community in landscape setting with ecological enhancements. Aligns with preferred spatial strategy
CA6	R19	Land North of Carterton Strategic Location for Growth	Residential	Selected	Selected as a location for strategic development to be planned as a standalone community in landscape setting with ecological enhancements. Aligns with preferred spatial strategy. Site is considered suitable in part
CA7 (previously BN003 at R18)	R18	Land north of Brize Norton and Carterton - Foxbury Farm	Mixed use (residential and employment)	Selected	Selected as a location for strategic development to be planned as a standalone community in landscape setting with ecological enhancements. Aligns with preferred spatial strategy. Site is considered suitable in part
CA8 (previously BN006 at R18)	R18	Land east of Brize Norton	Mixed use (residential and community)	Selected	Selected as a location for strategic development to be planned as a standalone community in landscape setting with ecological enhancements. Aligns with preferred spatial strategy. Site is considered suitable in part

Site reference	R18 or R19 site	Site name	Proposed site use	Selected/rejected?	Outline reason for selection or rejection provided by WODC
CHAR005	R18	Land south and west of Charlbury	Residential	Rejected	Strategic scale development in this location would have a detrimental impact on the setting of Charlbury and the Cotswolds National Landscape
CHIP006	R18	Land adjacent to East Chipping Norton SDA	Residential	Rejected	Now forms a part of site CN3.
CN1	R18	East Chipping Norton SDA	Residential	Rejected	Strategic scale development to the south of London Road would result in harmful cultural heritage impacts due to the proximity of the Scheduled Monument. A revised allocation should focus north of London Road.
CN3	R19	Land East of Chipping Norton at London Road	Residential	Selected	Strategic scale development in this location would form a logical extension to Chipping Norton outside of the Cotswolds National Landscape. It would form part of a revised allocation for development in a less constrained area to the east of the town.
CUR001	R18	Land at Curbridge	Residential	Rejected	Strategic scale development in this location is not considered appropriate for a medium village. Could represent a longer term strategic option
CUR003	R18	Land at Curbridge Downs Farm	Residential	Rejected	Now forms a part of selected site WIT7.
CUR008	R18	Land west of Downs Road	Residential	Rejected	Now forms a part of selected site WIT6.
EW1	R18	Salt Cross (Oxfordshire Cotswolds) Garden Village	Mixed use (residential, employment and community)	Rejected	Local plan 2043 does not supersede allocation from Local Plan 2031
EW2	R18	West Eynsham SDA	Residential	Rejected	Local plan 2043 does not supersede allocation from Local Plan 2031
MIN002	R18	Land west of Minster Lovell	Mixed use (residential, employment and community)	Rejected	Further strategic scale development to the west of Minster Lovell not sustainable at this time. There are existing approvals for large scale development yet to be implemented to the west of the village.
MIN006	R18	Land west of Witney, west of Downs Road	Mixed use (residential, employment and community)	Rejected	Now forms a part of selected site WIT6.
SHIL002	R18	Land west of Shilton Road	Residential	Rejected	Strategic scale development in this location would have a detrimental impact on the setting of Shilton with detrimental landscape impacts
SHIL003	R18	Land north of Price Way	Residential	Rejected	Now forms a part of selected site CA6.

Site reference	R18 or R19 site	Site name	Proposed site use	Selected/rejected?	Outline reason for selection or rejection provided by WODC
SL006	R18	Land at Shores Green	Mixed use (residential and community)	Rejected	Strategic scale development in this location does not relate well to Witney and would result in detrimental impacts to the setting of the town and natural resources in the area.
WIT002	R18	Land East of Witney	Mixed use (residential and community)	Rejected	Strategic scale development in this location does not relate well to Witney and would result in detrimental impacts to the setting of the town and natural resources in the area.
WIT006	R18	Land north of Burford Road	Residential	Rejected	Now forms a part of selected site WIT7.
WIT2	R18	North Witney SDA	Mixed use (residential and community)	Rejected	Local plan 2043 does not supersede this allocation from Local Plan 2031.
WIT5 (previously WIT001 at R18)	R18	Land at South Witney	Mixed use (residential, employment and community)	Selected	Selected as a location for strategic development to be planned as a standalone community in landscape setting with ecological enhancements. Aligns with preferred spatial strategy. Site is considered suitable in part
WIT6	R19	Land West of Witney	Residential	Selected	Development in this location would be broadly consistent with the spatial strategy as it is situated on the edge of Witney and is located in close proximity to existing employment opportunities to the west of the town. This is considered to be a suitable location for a mix of employment and residential development.
WIT7	R19	Land north of Burford Road Strategic Location for Growth (SLG)	Residential	Selected	Strategic scale development in this location would form a logical extension to Witney in an accessible location close to existing employment provision and services.
WOOD001	R18	Land north and east of Banbury Road	Residential	Rejected	Strategic scale development in this location does not relate well to Woodstock and would result in detrimental impacts to cultural heritage, the setting of the town and natural resources in the area.

I.3 Non-strategic sites

Table I.3.1: Outline reasons for selection / rejection of reasonable alternative non-strategic sites

Site reference	R18 or R19 site	Site name	Proposed use	Selected/ rejected?	Outline reason for selection or rejection provided by WODC
ALV006	R18	Alvescot Lodge	Residential	Rejected	Development in this location would have a detrimental impact on the setting of the village.
AST001	R18	South of Bampton Road	Residential	Rejected	Development in this location would have a detrimental impact on the setting of the village.
AST004	R18	Land at North Street (Site C)	Residential	Rejected	Now forms a part of selected site RA3.
AST008	R18	Land east of North Street	Residential	Rejected	Development in this location would have a detrimental impact on the setting of the village.
BA2	R19	Land east of Bampton	Residential	Selected	Development in this location would be consistent with the Local Plan Spatial Strategy. The site relates well to existing settlement. Development can be well contained within existing landscape structure, provided flood risk can be mitigated.
BAM001	R18	Land west of Mount Owen Road, Bampton	Residential	Rejected	Development in this location would have a detrimental impact on the landscape and historic setting of Bampton.
BAM006	R18	Land east of Mount Owen Road	Residential	Rejected	Development in this location would have a detrimental impact on the landscape and historic setting of Bampton.
BAM007	R18	Land east of Mount Owen Road	Residential	Rejected	Development in this location would have a detrimental impact on the landscape and historic setting of Bampton. Site could be developed in part in conjunction with neighbouring sites.
BN002	R18	Land north and east of Carterton	Employment	Rejected	Site now forms a part of selected site CA8.
BU3	R19	Land south of Sheep Street	Residential	Selected	Development in this location is consistent with the Local Plan Spatial Strategy. Landscape impacts of development within the CNL can be mitigated due to the slope of the land.
BUR001	R18	Burford Laundry, Tannery Yard	Residential	Rejected	Suitable brownfield development opportunity within the town. Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
BUR003	R18	Burford Wysdom Caravan Park	Residential	Rejected	Suitable brownfield development opportunity within the town. Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
BUR005	R18	Westfield Recreation Ground	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
BUR008	R18	Land west of Shilton Road	Residential	Rejected	Development in this location would expand development too far south from the town with harmful landscape impacts.
CA1	R18	REEMA North and Central	Residential	Rejected	Existing allocation now benefits from planning approval for residential development.
CART001	R18	Land at Sunset View, Upavon Way	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.

Site reference	R18 or R19 site	Site name	Proposed use	Selected/ rejected?	Outline reason for selection or rejection provided by WODC
CART004	R18	Land at 23 Brize Norton Road	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA, Site no longer available for development.
CART007	R18	Land at Shilton Road	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
CH2 (previously CHAR004 at R18)	R18	Land at Jefferson's Piece	Residential	Selected	Site relates well to existing settlement. Development can be well contained within landscape provided access constraints can be overcome.
CH3 (previously CHAR006 at R18)	R18	Land south of Hydac	Residential	Selected	Site relates well to existing settlement. Development can be well contained within landscape provided access constraints can be overcome.
CHAR007	R18	Hixet Wood	Residential	Rejected	Development in this location would have a detrimental impact on the landscape and historic setting of Charlbury.
CHIP004	R18	Highways Depot, Banbury Road	Residential	Rejected	Suitable brownfield development opportunity within the town. Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
CHIP005	R18	Land at Rockhill Farm	Residential	Rejected	Now forms part of selected site CN3.
CHIP018	R18	Rockhill Farm	Residential	Rejected	Now forms part of selected site CN3.
CHIP019	R18	Land west of Pine Trees	Residential	Rejected	Development in this location would result in linear development as an outlier to Chipping Norton with detrimental landscape impacts.
CHIP021	R18	Former Chipping Norton FC	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
CLAN001	R18	Land north of Mill Lane	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA. Site is constrained by unsuitable access.
CUR004	R18	Land at Main Road	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
CUR007	R18	Land south of Main Road	Residential	Rejected	Development in this location would impact setting of Curbridge
CUR008	R18	Land west of Downs Road	Employment	Rejected	Now forms part of selected site WIT6.
DUCK002	R18	Land to the south of Standlake Road	Residential	Rejected	Site now has planning permission for residential development and is counted as a commitment
ENS001	R18	Enstone Business Park	Employment	Rejected	Site considered to represent logical extension to existing employment provision.
FREE002	R18	Land south of Freeland	Mixed Use (retained employment)	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
FREE004	R18	Land east of Wroslyn Road	Residential	Rejected	Planning permission has been granted for residential development on this site.
KING002	R18	Land at Lockwoods Orchard	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
KING005	R18	Land adjacent to Kingham Station	Residential	Rejected	Now forms a part of selected site RA4.

Site reference	R18 or R19 site	Site name	Proposed use	Selected/ rejected?	Outline reason for selection or rejection provided by WODC
LANG001	R18	Land at the Elms	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
LEA002	R18	Land at Fairspear Road	Residential	Rejected	Development in this location would extend linear development to the north west of Leafield into the Cotswold National Landscape.
LEA004	R18	Land at Greenwich Lane	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
LH3 (previously HAN001 at R18)	R18	Land at Hanborough Station	Residential	Selected	This is considered to be a suitable location for strategic scale growth due service centre location and proximity to public transport infrastructure
MB001	R18	Land north of Holliers Crescent	Residential	Rejected	Part of site has planning approval for residential development. Development to the south of site forms logical complement to Middle Barton and better contained within landscape.
MB004	R18	Land at Holliers Farm	Residential	Rejected	Part of site has planning approval for residential development. Development to the south of site forms logical complement to Middle Barton and better contained within landscape.
NL005	R18	Land west of Common Road	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
NL012	R18	Rear of 75 Park Road	Residential	Rejected	Development in this location would impact landscape setting of North Leigh.
NL014	R18	Park Road	Residential	Rejected	Site is considered suitable for development in part but not allocated in the Plan. Identified as part of housing land supply in HELAA
RA3	R19	Land North of Aston	Residential	Selected	Development in this location would form a logical complement to the village.
RA4	R19	Land at Kingham Station	Residential	Selected	Development in this location is considered to be compatible with the Local plan spatial strategy by focussing development along public transport corridors.
RA5 (previously STAN001 at R18)	R18	Land at the Downs	Mixed Use	Selected	Development in this location considered to form logical complement to village. Development will have to be supported with additional infrastructure provision to enhance the sustainability of the settlement
STON005	R18	Land east of Charity Farm	Residential	Rejected	Site is considered suitable for development in part but not allocated in the Plan. Identified as part of housing land supply in HELAA
SUW001	R18	Glebe Field, North of Ascott Road	Residential	Rejected	Site is considered suitable for development in part but not allocated in the Plan. Identified as part of housing land supply in HELAA.
RA6 (previously TACK003 at R18)	R18	Land west of Rousham Road, Tackley	Residential	Selected	Development in this location would accord with the preferred spatial strategy by location development along public transport corridors.
TACK004	R18	Land at Rousham Road	Residential	Rejected	Development in this location would result in detrimental landscape impacts and affect the setting of Tackley.
TACK005	R18	Land off Lower Hades Road	Residential	Rejected	Site is considered suitable for development in part but not allocated in the Plan. Identified as part of housing land supply in HELAA.
WIT004	R18	Land north of Woodstock Road	Residential	Rejected	Site is considered suitable for development in part but not allocated in the Plan. Identified as part of housing land supply in HELAA.

Site reference	R18 or R19 site	Site name	Proposed use	Selected/ rejected?	Outline reason for selection or rejection provided by WODC
WIT005	R18	Land at Milking Lane	Residential	Rejected	Development in this location would result in detrimental landscape impacts and affect the setting of Witney.
WIT007	R18	Land at Dark Lane	Residential	Rejected	Site is considered suitable for development but not allocated in the Plan. Identified as part of housing land supply in HELAA.
WIT010	R18	BT Depot and Clarkes Timber Yard	Mixed Use (Residential and community)	Rejected	Development in this location would support the regeneration of Witney is an accessible location. Site located within WIT4 policy area
WIT011	R18	Welch Way Civic Buildings	Mixed Use (Residential and community)	Rejected	Development in this location would support the regeneration of Witney is an accessible location. Site located within WIT4 policy area
WIT3	R18	Woodford Way Car Park	Residential	Rejected	Local Plan 2043 does not supersede allocations from Local Plan 2031.



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