

# Public Document Pack



Tuesday, 3 February 2026

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## EXECUTIVE

You are summoned to a meeting of the Executive which will be held in Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Wednesday, 11 February 2026 at 2.00 pm.**



Giles Hughes  
Chief Executive

To: Members of the Executive

Councillors: Andy Graham, Duncan Enright, Lidia Arciszewska, Hugo Ashton, Rachel Crouch, Andrew Prosser, Geoff Saul, Alaric Smith and Tim Sumner.

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

# AGENDA

1. **Apologies for Absence**  
To receive any apologies for absence from Members of the Executive. The quorum for the Executive is 3 Members.
2. **Declarations of Interest**  
To receive any declarations of interest from members of the Executive on any items to be considered at the meeting.
3. **Minutes of Previous Meeting (Pages 7 - 14)**  
To approve the minutes of the previous meeting, held on 14 January 2026.
4. **Receipt of Announcements**  
To receive any announcements from the Leader of the Council, Members of the Executive or the Chief Executive.
5. **Participation of the Public**  
Anyone who lives, works, or studies in West Oxfordshire is eligible to ask one question at the meeting, for up to three minutes, directed at the Leader of the Council or any Executive Member on any agenda item or on any issue that affects the district or its people.  
  
All questions must be no longer than three minutes long.  
  
Members of the public wishing to speak at a meeting must notify [democratic.services@westoxon.gov.uk](mailto:democratic.services@westoxon.gov.uk), or call Customer Services on 01993 861000 including their name and the agenda item or topic they wish to speak on, by 2.00pm two clear working days before the meeting (e.g. for a Wednesday meeting, the deadline would be 2.00pm on the Friday before).  
  
If the topic of the question is not within the remit of the Council, advice will be provided on where best to direct the question.  
  
The Leader or relevant Executive Member will either respond to a question verbally at the meeting or provide a written response which will be included in the minutes of the meeting.
6. **Reports from the Overview and Scrutiny Committee**  
To consider any reports or recommendations from the Overview and Scrutiny Committee on 4 February 2026.
7. **Matters raised by Audit and Governance Committee**  
To consider any matters arising from the Audit and Governance Meeting on 22 January 2026.

8. **Budget 2026/27 & medium term financial strategy** (Pages 15 - 134)

Purpose:

This report provides an update on the budget for 2026/27 following the provisional government funding settlement on 17 December 2025.

To consider:

1. The Draft Base Budget for 2026/27
2. The Council's Capital Programme for 2026/27 to 2030/31
3. The level of Council Tax for 2026/27
4. The Medium-Term Financial Strategy (MTFS)
5. The Capital Strategy 2026/27
6. The Investment Strategy 2026/27
7. The Treasury management Strategy 2026/27
8. The Responses from the Statutory Budget Consultation 2026/27
9. The Pay Policy Statement 2026/27

Recommendations:

That the Executive resolves to:

1. Note the Parish Precepts and Tax Levels set out in Annexes G.

And resolves to recommend to Council to:

1. Approve the General Fund Revenue Budget as Summarised in Annex A.
2. Approve the Updated Medium Term Financial Strategy in Annex B.
3. Approve the Capital Programme for 2026/27 to 2030/31 as set out in Annex C.
4. Approve the Council's Pay Policy Statement as set out in Annex I
5. Approve the Level of District Council Tax for 2026/27 for a Band D property of £134.38 as shown in Annexes D-G.

9. **Salt Cross Area Action Plan (AAP)** (Pages 135 - 274)

Purpose:

To consider the formal adoption of the Salt Cross Area Action Plan (AAP).

Recommendations:

That the Executive resolves to recommend to Council to:

1. Accept the Inspectors' recommendations regarding the Main Modifications required to make the AAP sound as set out at Annex A and Annex B;
2. Agree the incorporation of the additional modifications as set out at Annex C;
3. Adopt the Salt Cross Area Action Plan (AAP) attached at Annex D as a development plan document, incorporating all of the Main Modifications recommended by the Inspectors at Annex A and Annex B, together with the additional modifications at Annex C, in accordance with Regulation 26 of the Town and Country Planning (Local Planning) Regulations 2012;
4. Authorise the Head of Planning in consultation with the Executive Member for Planning, prior to the publication of the adopted Salt Cross AAP, to correct any minor spelling, grammatical or typographical errors together with any improvements from a presentational perspective including paragraph and policy numbering;
5. Note that the adoption of the Salt Cross AAP will supersede certain aspects of the West Oxfordshire Local Plan 2031 insofar as they relate to Salt Cross with immediate effect, specifically; Figure 3.2 of the AAP updates Figure 9.5e of the Local Plan, AAP Policy 16 supersedes Local Plan Policy T4 in respect of car parking standards and AAP Policy 25 supersedes Local Plan Policy H5 in respect of custom and self-build housing.

10. **Street Cleansing Vehicle Procurement (Pages 275 - 284)**

Purpose:

To seek approval to procure vehicles for the Street Cleansing service

Recommendations:

That the Executive resolves to:

1. Approve the use of capital funding of £260,000 to procure one small (~3.5t) electric-powered vehicle-mounted road sweeper on a like-for-like basis.
2. Delegate authority to the Director of Place, in consultation with the Executive Member for Environmental Services, the Executive Member for Finance, and the Director of Finance, to:
  - a. Review the sweeping re-scheduling report and assess depot capacity following a further electric vehicle trial.
  - b. Approve the use of capital funding of £235,000 - £435,000 to procure one large (~16t) vehicle-mounted road sweeper, based on the outcome of the review and trial.
  - c. Approve the use of capital funding of £15,000 to procure any necessary charging infrastructure if an electric option is selected for the larger sweeper.

11. **Investment in Public Conveniences (Pages 285 - 300)**

Purpose:

To seek funding for the renovation, redesign and repair of the Public Conveniences to be retained within the district to ensure a high-quality service for the customer.

Recommendations:

That the Executive resolves to:

1. Allocate funding of £532,140 within the capital programme for 2026/27 to enable the delivery of Option 2 - redesign, renovation and repair of public conveniences at Langdale Gate in Witney, Guildenford and High Street in Burford, Bampton Town Hall, New Street in Chipping Norton, Hensington Road in Woodstock and Kilkenny Country Park, and to introduce cashless payment at these sites.
2. Delegate authority to the Executive Director – Corporate Services in consultation with the Director of Finance and the Executive Members for Finance and for Environment, to agree the detailed design and improvements and to award the contract.

12. **Long Term Council Tax Empty Property Premium Exemption of Proposed Demolition Properties (Pages 301 - 306)**

Purpose:

To consider the removal of the Long-Term Empty Property Premium for Cottsway owned properties that are due to be demolished.

Recommendations:

That the Executive resolves to:

1. Delegate responsibility to the Director of Finance in consultation with the Executive Member for Finance and Executive Member for Housing and Social Care to remove, where it can be shown this will expedite the delivery of new social and affordable rent homes, the Long Term Empty Property Premiums for the properties set out in the report and other properties for registered providers that meet the same criteria; and,

2. Note that any removal of the Empty Property Premium is reviewed at least every twelve months to ensure that progress on redevelopment is being made.

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## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

### **Executive**

Held in the Woodstock Community Centre, 32 New Road, Woodstock, OX20 1PB at 2.00 pm on **Wednesday, 14 January 2026**

### PRESENT

Councillors: Andy Graham, Duncan Enright, Lidia Arciszewska, Hugo Ashton, Rachel Crouch, Andrew Prosser, Geoff Saul, Alaric Smith and Tim Sumner

Officers: Giles Hughes (Chief Executive Officer), Madhu Richards (Director of Finance), Andrea McCaskie (Director of Governance and Regulatory Services), Phil Martin (Director of Place), Andrew Brown (Head of Democratic and Electoral Services), Maria Harper (Democratic Services Assistant), Mathew Taylor (Democratic Services Officer), Rachel Biles (Leisure Strategy Manager), Michael David (Housing Delivery Programme Manager), Georgina Dyer (Head of Finance), Mandy Fathers (Business Manager - Environmental, Welfare & Revenue Service), Emma Peacock (Communications Officer) and Stuart Wilson (Leisure Contracts Lead)

Other Councillors in attendance: Julian Cooper, David Melvin, Elizabeth Poskitt and Liam Walker

#### **443 Apologies for Absence**

There were no apologies for absence.

#### **444 Declarations of Interest**

There were no declarations of interest.

#### **445 Minutes of Previous Meeting**

There were no amendments to the minutes of the previous meeting held on 17 December 2025.

The minutes were proposed by Councillor Andy Graham, Leader of the Council. Duncan Enright, Deputy Leader of the Council, seconded the proposal. The proposal was voted on and approved unanimously.

#### **RESOLVED:**

- I. To approve the minutes of the previous meeting held on 17 December 2025.

#### **446 Receipt of Announcements**

Councillor Andy Graham, Leader of the Council, welcomed the public to the meeting of the Executive and invited Executive Members and Officers attending the meeting to introduce themselves to the public present.

Councillor Graham reiterated that there was an engagement session that followed the meeting which would focus on future leisure provision, investment plans and would provide an update on Council facilities, including Woodstock swimming pool.

Councillor Graham advised that a letter had been received from the Minister of State for Local Government and Homelessness that had invited the Council to request a delay to the elections scheduled to take place in May 2026 due to Local Government Reorganisation (LGR). However, the Leader had consulted with officers, and the elections would go ahead as scheduled.

Councillor Duncan Enright, Deputy Leader of the Council, noted that Witney had seen a record number of shoppers over the Christmas period which was reflective of the vibrant town centres in the district and, in the context of the move to internet shopping, was a very positive result.

Councillor Rachel Crouch, Executive Member for Stronger Healthy Communities, announced that the Council's Youth Officer would be holding a District Youth Partnership meeting on 15 January 2026 at which twenty-five professionals would discuss youth needs. Councillor Crouch also informed the Executive that round six of the Westhive grant scheme would be closing on 11 February 2026 and encouraged those interested in discussing grants to look at the Council website and contact officers.

**447 Participation of the Public**

There was no participation of the public.

**448 Reports from the Overview and Scrutiny Committee**

The Executive noted that the Overview and Scrutiny Committee had met on 7 January 2026. The meeting had considered the Motion from Full Council on 3 December 2025, entitled Protecting Fire Services in West Oxfordshire. The Committee's written response to Oxfordshire County Council's consultation had been sent. The letter objected to and raised a series of concerns about the County Council's current proposals, which included the future closure of fire stations in Woodstock and Eynsham.

**449 Matters raised by Audit and Governance Committee**

The Audit and Governance Committee had not met since the previous meeting of the Executive.

**450 Draft Budget 2026/27 version 2**

Councillor Alaric Smith, Executive Member for Finance, introduced the item, the purpose of which was to provide an update on the developing budget for 2026/27 following the provisional government funding settlement which was announced on 17 December 2025.

In his presentation Councillor Smith focussed on the following areas of the report:

- The Council would approve the final budget, along with strategy papers for Treasury Management, Capital and Investments on 25 February 2026.
- The second draft presented to the meeting had been updated with the provisional government funding settlement which had been announced on 17 December 2025, draft fees and charges and the final Council Tax Base.
- The second draft showed a contribution to general fund reserves of £650,884 before growth requests. This position was significantly more optimistic than that initially presented following publication of the funding formula review in June 2025.
- The change in estimated funding in the Medium-Term Financial Strategy (MTFS) presented to Executive in December was a result of the Income Protection Floor. The expected cash-cut and cash-flat were not realised and subsequently there were material changes to the MTFS assumptions that had been made in June 2025. The table in the report at section 2.7 showed the changes in the funding position between June and those confirmed in December.
- The surplus from the Business Rates Pool, which the Council had chosen not to budget for, had been moved to earmarked reserves over recent years and would fund future gaps in revenue for the period of the MTFS and until the future Unitary Authority took over the Council's functions.
- Assumptions were set out in the report at section three.
- Improvements in the revenue position related to: the expected disposal of a property at Between Towns Road which would provide a budget saving in terms of future costs; bringing employees back to the Council from Publica and potential changes in the Council's public convenience provision.
- Increases in the income portfolio included: Investment property; development management and trade waste.
- Growth requests could be seen at section 4.2 of the report. These were required to deliver services at the Council. Councillor Smith suggested members of the Executive would report on the growth requests in their respective portfolios later in the meeting.
- Further items were to be reported to the Executive in February and would include the Capital Programme, Minimum Revenue Position and External Borrowing.

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- The Fees and Charges that were set out in the paper at section seven were in three categories: Those which were set centrally; those set on a cost recovery basis and those which were discretionary to the Council.
- The Capital Programme would be updated for February.
- The detailed analysis of the results of the Council's budget consultation which had ran to 19 December 2025 would be presented to the Executive and Council in February.

In the discussion Executive members noted and welcomed growth requests included in the budget in their respective portfolio areas (shown in section 4.2 of the report):

Councillor Rachel Crouch, Executive Member for Stronger Healthy Communities, stated that she was pleased that the budget had recognised funding needed for additional officer hours to work on preventing violence against women and girls in rural areas and to address health inequalities.

Councillor Hugo Ashton, Executive Member for Planning, welcomed the inclusion of sufficient resources to support the local plan process. Councillor Ashton was also pleased to note that the infrastructure development team had been strengthened to ensure that the correct contributions and funding was obtained from developers.

Referencing her portfolio of Environment, Councillor Lidia Arciszewska recognised growth provided by the budget in two areas. Firstly the appointment of an Environmental Crime Officer and secondly a statutory duties post that would support work around the Renters Rights Bill and pollution services.

Councillor Andrew Prosser, Executive Member for Climate Action and Nature Recovery, elaborated on the intention to extend the officer role in nature recovery as the original grant funding had ended. This was an important role that had included work such as connecting children to nature and the work had brought in more funding than it had cost to resource.

Councillor Geoff Saul, Executive Member for Housing and Social Care, gave the meeting background on the surge in residents presenting as homeless and the increase cost to the Council of providing temporary accommodation. Councillor Saul detailed the Council's intention to increase the Council owned temporary housing supply to ten properties.

A Member queried the figures for the increase in the tax base for Woodstock between 2025/26 and 2026/27 and suggested that the increase presented in the report appeared small. The Executive invited the Head of Finance to respond who advised that this figure could appear small due to a number of factors which were taken into account in arriving at the figure. The Officer reminded Members that the figure was an estimate of the number of additional band D equivalent properties made fifteen months in advance of the known figure.

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Councillor Smith proposed accepting the recommendations of the report.

Councillor Andy Graham, Leader of the Council, seconded the proposal and reiterated that the Council needed to ensure that it kept services functioning irrespective of LGR. It was essential to continue to invest in the improvement of assets to ensure that they would continue to provide the return necessary to fund services. The Council now had a Property Asset Plan which facilitated such work.

This was voted on and approved unanimously.

RESOLVED:

That the Executive:

1. Approved the Fees and Charges for 2026/27, as detailed in Annex D.

That the Executive recommended to Full Council to:

2. Approve the Council Tax Base shown in Annex C, calculated as 49,561.59 for the year 2026/27.
3. Authorise the Director of Finance to submit the National Non-Domestic Rates Return 1 (NNDR1) to Ministry of Housing, Communities and Local Government by the submission date of 31 January 2026.

#### **451 Enforcement Agent Commissioning**

Councillor Alaric Smith, Executive Member for Finance, introduced the item, the purpose of which was to seek approval to initiate a procurement process to tender for the provision of Enforcement Agent services.

In his presentation Councillor Smith made the following points:

- The current contract was due to expire on 2 October 2026, and a new contract was required to ensure continuity of service.
- The Enforcement Agent service was a critical function supporting recovery of outstanding debts to the Council.
- Enforcement and debt collection agencies were a last resort however they remained an essential resource.
- The open tender process would be undertaken via a Dynamic Purchasing System in partnership with five other councils.
- The contract would be awarded for three years with an option to extend for a further two, subject to performance.

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- A contract would be created for each Local Authority. This meant West Oxfordshire would not be impacted by LGR.

Councillor Smith proposed accepting the recommendations of the report.

Councillor Duncan Enright, Deputy Leader of the Council, seconded the proposal.

This was voted on and approved unanimously.

RESOLVED:

That Executive:

1. Approved the process to undertake a procurement exercise to appoint Enforcement Agent services for the Council; and,
2. Noted, that the procurement exercise will be undertaken via a Dynamic Purchasing System; and in partnership Cheltenham Borough, Stroud District, Tewkesbury Borough, Cotswold District and the Forest of Dean District councils.

#### 452 **Woodford Way**

Councillor Geoff Saul, Executive Member for Housing and Social Care, introduced the item, the purpose of which was to provide an update on the Woodford Way project, engagement with Registered Providers and a proposed way forward in regard to parking.

In his presentation Councillor Saul made the following points:

- The scheme provided seventy affordable homes consisting of one and two bed properties for social rent. Social rent was at 50% of the market rate.
- At present the district had 2,300 residents on the waiting list for housing, with 90 needing emergency accommodation, therefore this need was urgent.
- The Council was the landowner of the site and so this project had presented an opportunity to make the development 100% affordable.
- The central location of the site in Witney had made it ideal in terms of access to amenities and transport. Residents living in such close proximity to the town centre would also increase footfall in the town's shops.
- The Executive did recognise that there was an impact of developing the site on the parking provision in the town. Councillor Saul acknowledged that this could displace people in the day and residents who used the car park at night. However, the Council was actively working on solutions that could include the use of the available capacity at Marriotts Walk or a key fob scheme for workers and residents.

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- A revised set of architect's designs had been produced since the publication of the report. These plans included additional public parking bays.
- The Executive had listened to public comment and were working to increase the parking and prioritise key workers.

The Director of Place expanded on the new architects plans and advised that these would be fully costed and viability checked before moving to the planning process.

Councillor Saul proposed accepting the recommendations of the report.

Councillor Alaric Smith, Executive Member for Finance, reiterated that this was a core policy of the Council. The Council owned the land which would mean the project could be delivered with lower cost and the scheme matched the parameters of Homes England who were supportive.

Councillor Andrew Prosser, Executive Member for Climate Action and Nature Recovery, queried the potential for multi-storey or underground parking on the site. The Director of Place responded and referenced the revised architects drawing that had picked up aspects of this approach in its design but noted such approaches could increase cost.

Councillor Duncan Enright, Deputy Leader of the Council, praised the movement from the original proposal that properties would be sold on the open market to 100% affordable and reiterated the benefits of the housing being in Witney town centre for businesses. Councillor Enright sought more clarity on the plans for key worker accommodation and the balance of the parking requirements of shoppers and residents of the area. Councillor Saul responded by stating that the Council was mindful of these considerations and how important this was to local Members. The detail of the scheme was still being developed. The proximity of the three blue light services was a key consideration, and the available capacity of Marriotts Walk was being looked at as a solution. Councillor Saul reminded the meeting that parking in Witney was still free. In expanding the discussion, Councillor Arciszewska reminded the meeting that the district was rural, and so cars were needed. This need for car use was required to be balanced against the use of land for parking when land was of limited availability in the district.

A Member of the opposition requested more detail of the under-croft aspect of the new architects' plans referenced by the Executive Member and Director of Place. The Director of Place explained that the latest set of drawings did not provide a multi-storey car park but included an under-croft. This feature would enable residents parking to be provided under one of the proposed blocks and would free up an additional fifty spaces for public parking. This would increase the total public parking spaces to seventy-seven on the site.

A Non-Executive Member noted that she had seen alternative low-cost methods of building in Bicester that could be considered. Additionally, the point was made that some residents did not feel secure in a multi-storey car pack and that this should be considered.

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Councillor Andy Graham, Leader of the Council, seconded the proposal and noted that there were two further opportunities for public engagement on this proposal. The first would be when the plans were completed and then a second consultation would form part of the planning application process. Details of these consultations would be communicated by the Council.

This was voted on and approved unanimously.

RESOLVED:

That the Executive:

1. Noted the update on progress with the Woodford Way project.
2. Endorsed the proposed approach to the residential development of the Woodford Way site and car parking (subject to planning permission).

The Meeting closed at 3.00 pm

CHAIR

 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>EXECUTIVE - 11 FEBRUARY 2026</b></p>
<p>Subject</p>	<p><b>BUDGET 2026/27 &amp; MEDIUM TERM FINANCIAL STRATEGY</b></p>
<p>Wards affected</p>	<p>All</p>
<p>Accountable member</p>	<p>CLlr Alaric Smith Executive Member for Finance Email: <a href="mailto:alaric.smith@westoxon.gov.uk">alaric.smith@westoxon.gov.uk</a></p>
<p>Accountable officer</p>	<p>Madhu Richards, Director of Finance Email: <a href="mailto:madhu.richards@westoxon.gov.uk">madhu.richards@westoxon.gov.uk</a></p>
<p>Report authors</p>	<p>Madhu Richards, Director of Finance Georgina Dyer, Head of Finance Email: <a href="mailto:georgina.dyer@westoxon.gov.uk">georgina.dyer@westoxon.gov.uk</a></p>
<p>Summary/Purpose</p>	<p>This report provides an update on the budget for 2026/27 following the provisional government funding settlement on 17 December 2025. To consider:</p> <ol style="list-style-type: none"> <li>1. The Draft Base Budget for 2026/27</li> <li>2. The Council's Capital Programme for 2026/27 to 2030/31</li> <li>3. The level of Council Tax for 2026/27</li> <li>4. The Medium-Term Financial Strategy (MTFS)</li> <li>5. The Capital Strategy 2026/27</li> <li>6. The Investment Strategy 2026/27</li> <li>7. The Treasury management Strategy 2026/27</li> <li>8. The Responses from the Statutory Budget Consultation 2026/27</li> <li>9. The Pay Policy Statement 2026/27</li> </ol>
<p>Annexes</p>	<p>Annex A - Prior Year Comparison Annex B - MTFS 2026/27 Annex C - Capital Programme 2026/27 Annex D - Council Tax Schedules 1-2 Annex E - Council Tax Schedule 3 Annex F - Council Tax Schedule 4 Annex G - Taxbase 2026/27 Annex H - Responses from the Statutory Budget Consultation 2026/27 Annex I - Pay Policy Statement 2026/27</p>

	Annex J - Capital Strategy 2026/27 Annex K - Investment Strategy 2026/27 Annex L - Treasury Management Strategy 2023/27
Recommendation(s)	That the Executive resolves to: <ol style="list-style-type: none"> <li>I. Note the Parish Precepts and Tax Levels set out in Annex G.</li> </ol> And resolves to recommend to Council to: <ol style="list-style-type: none"> <li>1. Approve the General Fund Revenue Budget as Summarised in Annex A.</li> <li>2. Approve the Updated Medium Term Financial Strategy in Annex B.</li> <li>3. Approve the Capital Programme for 2026/27 to 2030/31 as set out in Annex C.</li> <li>4. Approve the Council's Pay Policy Statement as set out in Annex I</li> <li>5. Approve the Level of District Council Tax for 2026/27 for a Band D property of £134.38 as shown in Annexes D-G.</li> </ol>
Corporate priorities	<ul style="list-style-type: none"> <li>• Working Together for West Oxfordshire</li> </ul>
Key Decision	No
Exempt	No
Consultees/ Consultation	Meetings with Directors, Heads of Service, Business Managers and key stakeholders

## 1. BACKGROUND

- 1.1 West Oxfordshire District Council (the Council) will approve the budget for 2026/27 on 25 February 2026. The first draft of the revenue budget for 2026/27 was presented to the Executive on 17 December 2025, an updated version on 14 January 2026 and this final version will be considered on 11 February 2026.
- 1.2 This final draft of the revenue budget for 2026/27 has been updated with the provisional government funding settlement announced on 17 December 2025, updated Publica and Ubico contract sums, Investment Property information and Retained Business Rates.
- 1.3 The strategy papers for Capital, Investment and Treasury Management were reviewed by the Audit and Governance Committee on 22 January 2026 and are included as annexes to this report.
- 1.4 This report provides details of the provisional funding settlement and the assumptions made for both the revenue budget and the Medium-Term Financial Strategy (MTFS) including the current drivers of growth.
- 1.5 Although the provisional settlement is now known, the final settlement will not be confirmed until 9 February 2026. The government's current methodology for calculating funding for 2026–2029 has provided this Council, and many other Districts, with strong business rates growth over the last decade, which has resulted in significantly more funding than anticipated.
- 1.6 It would therefore be prudent to assume that this methodology may be revised, which could result in a reduction to our overall funding. While any change is unlikely to affect 2026/27, due to the timing of the final settlement announcement, it could be that adjustments may impact 2027/28 and 2028/29.

## 2. FINAL PROPOSED BUDGET FOR 2026/27

This final draft of the 2026/27 budget is a **contribution to general fund reserves of £683,814 before growth requests** and a balanced budget after growth requests.

The table below shows the key movements in the budget presented to the Executive in January taking it from a contribution to General Fund of £650,884 (before growth) to this final proposed balanced budget after growth.

Budget presented to the Executive in January 2026	<b>(650,884)</b>
<b>Budget Movements since presentation to Executive</b>	<b>£</b>
<b><u>Revenue Changes</u></b>	
Ubico contract	<b>(134,404)</b>
Audit Fees	49,828
Earmarked Reserves	411,726
Interest on External Borrowing	<b>(37,924)</b>
Council Tax Surplus	<b>(47,072)</b>
Investment Property Rent, Service Charges and Business Rates	66,363
Standby Pay	26,262
Staff Mileage	18,850
Publica contract savings	<b>(513,276)</b>
Community Governance Review	50,000
Legal Services	6,342
Guildenford Car Park	100,000
Retained Business Rates	<b>(29,625)</b>
	<b>(32,930)</b>
<b>2026/27 REVISED DRAFT BUDGET</b>	<b>(683,814)</b>

<b>Growth Requests</b>	<b>£</b>
<b>Permanent</b>	
Sovereign Posts	168,526
Nature Recovery Officer FTC to Permanent	39,756
New Post - Shared Senior Officer, Pollution Services	16,565
New Post - Shared Senior Officer, Private Water Supplies	14,909
New Post - Shared Tenancy Relations Officer, Grant funded for 3 years	13,998
Healthy Communities Officer - Increased hours	16,971
Safer Communities Officer - Increased hours	10,299
Economic Development Assistant - FTC to permanent	33,679
Habitat improvements on council-owned land	23,100
Community and partnership initiatives	14,350
Part time Leisure Contracts Monitoring Officer 0.4 FTE	19,950
	<b>372,103</b>
<b>One Year</b>	
Planning Services Transformation Lead	<b>55,275</b>

<b>Permanent Posts Funded Through New Initiatives for 12 months</b>	
Community Funding Officer - Increased hours	19,140
Species recovery projects	41,000
Nature Recovery strategic projects and project development	34,000
Building Maintenance Officer	43,460
Temporary Housing Lead	45,403
Anti Violence Against Women Project	25,000
Environmental Crime Officer and regrade to Level 2 Case & Fieldworker	48,433
	<b>256,436</b>

## 2.1 Changes to Revenue

- The Ubico contract was initially included in the first draft of the budget as an increase of £319,784. Following extensive discussions this has reduced by £134,404 to £185,380 for 2026/27. The key changes relate to fuel, vehicle repairs and staffing.
- External Audit fees are set by the Public Sector Audit Appointments (PSAA) for the statutory accounts. In addition, we are also required to employ an external auditor to audit the Housing Benefit system each year. The additional complexity of the audit work is reflected in the increasing cost year on year.
- Additional movements to earmarked reserves represent amounts that have been earmarked to fund the Waste and Environmental Services Project (WESP) and the next phase of Local Government Reorganisation work. In total £1,509,529 has been earmarked from the 2026/27 budget to fund these two projects with the funds expected to be expended during the period 2026-2028.
- The cost of interest on external borrowing has been removed from the base budget as the Council will rely on the use of capital receipts and internal borrowing to fund the capital programme until 2027/28.
- The Council Tax surplus/deficit calculation is required to be submitted to the major preceptors (Oxfordshire County Council and Thames Valley Police) by 15<sup>th</sup> January each year. The Council's share of this surplus has been calculated at £180,988, an increase of £47,072 on 2025/26.
- Additional adjustments to Investment Property income and expenditure have been included as it is expected that two tenants will be leaving at the end of their current lease. The figure of £66,363 represents the loss of rent and the liability for Business Rates that will be charged to the Council in the second half of the year.
- Standby Pay had not previously been included in the base budget. It is the cost we incur to unlock and lock Woodgreen and the Town Centre Shop outside normal

working hours. These additional duties are undertaken by staff who have transferred from Publica back to the Council.

- Mileage has been included in the base budget for Planning and Building Control Officers who are required as part of their job to visit site.
- The Publica savings of £513,276 are due to the councils in the Publica partnership agreeing to adopt a re-based cost model from 2026/27 following Phase 1 and 2 of the Publica Review. This new cost model ensures that the funding provided to Publica is proportionate to the services received by each council in the partnership.
- A Community Governance review focussing on parish and town council boundaries was considered at the Council meeting on 28 January 2026. As a result of this motion, £50,000 for initial scoping work has been allocated in the 2026/27 budget, with a report containing more detailed costings expected to be taken to Council for consideration in September 2026.
- The additional budget for Legal Services relates to the assumed 3% pay award for 2026/27.
- The lighting in Guildenford car park has been assessed by our Health & Safety Officers and their findings show that it needs to be replaced. An estimate of £100,000 has been included in the Capital Programme, to be funded from a contribution from Revenue.
- The estimated Retained Business Rates is calculated from the NNDR I form, which has now been submitted to Ministry of Housing, Communities and Local Government (MHCLG). In the first draft of this budget, retained rates were assumed at the baseline of £2,490,393 as published in the draft local government finance settlement. The calculations for NNDR I show that we now expect to achieve an additional £29,625.

### 3. MAIN POINTS

- 3.1 This final draft of the 2026/27 budget is a **contribution to general fund reserves of £683,814 before growth requests and a balanced budget after growth requests**. This is a significantly more optimistic picture than the one painted by the government's results of the funding formula review published in June 2025. The funding formula is complex but for the Council the change in estimated funding in the MTFs presented to Executive in December and the one presented in this paper is the result of just one element – the Income Protection Floor (IPF). A more detailed explanation is included in paragraphs 3.4 to 3.7.
- 3.2 The detailed changes, in the previous iterations of this budget, are set out in sections 4 and 5 of this report, and a summary is provided in the table below:

Draft Budget Version	Use of/(Contribution) to Reserves
25/26 Base Budget	(£91,280)
26/27 1 <sup>st</sup> Draft - Exec 17.12.25 (before growth)	£21,447
26/27 2 <sup>nd</sup> Draft - Exec 14.01.26 (before growth)	(£650,884)
2026/27 Final Draft - Exec 11.02.26 (before growth)	(£683,814)
2026/27 Final Draft - Exec 11.02.26 (inc growth)	£ Nil

- 3.3** In June, MHCLG confirmed that for most councils there would be a 0% minimum funding floor to guarantee that funding did not fall in cash terms over the Spending Review period. However, the Council was one of the circa 40 councils who were informed that they would not receive this guarantee and instead would be subject to a cash cut of 5% in year one i.e. 2026/27 and then a cash flat allocation in years two and three.
- 3.4** Financial modelling undertaken by Pixel, who provide support and advisory services to local government focussing on funding analysis, indicated a £943,000 loss of income over the three-year period from 2026/27 to 2028/29 following the outcome of the MHCLG consultation.
- 3.5** The Local Government Finance Settlement was announced on 17 December 2025 and there are material changes to the MTFS assumptions made in June 2025. In hindsight, the assumptions made may have been too prudent, but they were based on the information available at the time. The level of Retained Business Rates and Revenue Support Grant has not moved significantly between June and December, rather it is the addition of an IPF that has provided an additional £8,163,998 over the 3-year settlement period which represents 90% of the change.
- 3.6** The IPF compares a Council's 2025-26 income before reform with the income it would have received in 2025-26 had the new Fairer Funding Formula been applied. As part of the transitional arrangements, it guarantees that eligible councils will retain at least 95% of their pre-reform income when moving to the new system. It ensures that councils facing the greatest potential reductions from the funding reform are protected from a sudden drop in resources, giving them time to adjust whilst phasing in the new system.
- 3.7** The tables below highlight the changes between the funding position estimated in June and the position confirmed in the provisional financial settlement in December. As part of its methodology, the government includes income from the Business Rates Pool (the Pool) surplus within core spending power. However, the Council has always chosen not to budget for this income because it is unpredictable, and we do not base ongoing revenue requirements on funding that cannot be guaranteed. This has proven to be very advantageous to the Council within the Fairer Funding Methodology.

MTFS Line item	2026/27	2027/28	2028/29	Total
<b>December MTFS</b>	£	£	£	£
Revenue Support Grant	6,400,150	5,049,739	3,721,757	15,171,646
Business Rates Share	2,360,000	2,407,200	2,455,344	7,222,544
Total	8,760,150	7,456,939	6,177,101	22,394,190

MTFS Line item	2026/27	2027/28	2028/29	Total
<b>Finance Settlement</b>	£	£	£	£
Revenue Support Grant	7,522,982	5,218,704	2,849,655	15,591,342
Business Rates Share	2,490,393	2,547,518	2,598,911	7,636,822
Income Protection Floor	776,198	2,721,460	4,666,340	8,163,998
Total	10,789,573	10,487,682	10,114,906	31,392,161

- 3.8** The surplus from the Pool has always been treated as “bonus” income over and above our budgeted Retained Business Rates amounting to £1,050,924 in 2024/25, £570,894 in 2023/24 and £928,265 in 2022/23. It is this income, along with any General Fund surplus that has been moved to earmarked reserves in recent years to fund future gaps in the revenue budget over the life of the MTFS.
- 3.9** The MTFS has been prepared without incorporating any potential impacts from Local Government Reorganisation (LGR). At this stage, it is not possible to provide credible financial projections until the Government has reviewed the proposals and confirmed which will be implemented. Consequently, the MTFS assumes that the Council will continue to operate as usual and meet its financial obligations for the foreseeable future, irrespective of any future LGR decisions.
- 3.10** While the reserves position for the Council is currently healthy, there remains significant unknowns, with the key one being the cost of LGR from the announcement of the successful bid in the summer of 2026 to vesting day on 1 April 2028. An estimated cost has been included in the MTFS for the likely costs to run a Programme Office in 2026/27, with sufficient employees and specialist consultants to facilitate the implementation of the new Unitary Authority. These costs are funded through earmarked reserves. The transformation costs of LGR i.e. any redundancies and the associated pension strain cannot be estimated at this time, but they are likely to be material amounts which will impact the MTFS in years 2 and 3.
- 3.11** The use of reserves to manage short term fluctuations in the Council’s financial position is necessary but cannot be sustained over the longer term – reserves can only be spent once.
- 3.12** The financing of the Capital Programme will look to use internal borrowing, grants and capital receipts as far as the Council is able to delay, for as long as possible, the requirement to take on external borrowing. Borrowing is not inherently bad and is a responsible way to finance capital projects, if the revenue budget can afford to service the debt. Public Works Loan Board (PWLB) rates are currently at a higher rate than the Council would want to

take out borrowing. In another year, as the Bank of England base rate falls, PWLB borrowing should be at a more palatable level.

#### **4. 2026/27 BUDGET ASSUMPTIONS**

- 4.1** The 2026/27 budget setting process has been informed by the key drivers of the financial performance in the current year, discussions with budget holders and takes into account the requirement for the Council to produce a balanced budget and to evidence financial sustainability over the life of the MTFS.
- 4.2** The table below shows the key changes, in arriving at the first draft of the budget, to the £91,280 contribution to General Fund Reserves in 2025/26 to a balanced budget in 2026/27 with an estimated contribution from General Fund of £21,447 excluding growth and a contribution from General Fund of £372,184 when growth requests are considered. This was the budget presented to the Executive on 17 December 2025.

2025/26 budget surplus	(91,280)
<b>Budget Movements</b>	<b>£</b>
<b><u>Changes in expenditure</u></b>	
Reversal of one off items from 25/26	(335,900)
Disposal of Between Towns Road	(157,826)
Publica Contract - New Cost Model	(1,401,035)
Retained Staff	1,326,496
Take out secondary Pension contribution	(635,039)
Provisional Ubico contract inflation	319,784
New Temporary Accommodation	(28,212)
Business Rates and Council Tax on Council Assets	76,462
Business Manager Review	224,385
Outsourcing of Markets	(27,000)
Private Sector Housing condition survey	60,000
	(577,885)
<b><u>Changes in income</u></b>	
Investment Property income	(207,128)
Development Management Income	(190,000)
Trade Waste income	(250,000)
End of Rural Crime project and funding	33,100
	(614,028)
<b><u>Changes in funding</u></b>	
Provisional Business Rates Reset	4,324,384
Provisional Funding Settlement	(3,554,710)
Minimum Revenue Provision (MRP)	192,960
Movements to/from earmarked reserves	1,009,853
Extended Producer Responsibility Grant increase	(652,216)
Council Tax from taxbase growth	(53,554)
Interest on long term borrowing	37,924
	1,304,641
<b>2026/27 DRAFT BUDGET</b>	<b>21,448</b>

<b>Growth Requests</b>	<b>£</b>
<b>Permanent</b>	
Building Maintenance Officer	43,460
Sovereign Posts	155,546
Nature Recovery Officer FTC to Permanent	39,756
Temporary Emergency Accommodation Lead	45,503
Town Centre footfall system	21,000
Shared Senior Officer - Pollution Services	16,565
Shared Tenancy Relations Officer	13,998
Shared Senior Officer - Private Water Supplies	14,909
	<b>350,737</b>
<b>2026/27 DRAFT BUDGET inc Growth</b>	<b>372,184</b>

4.3 The key changes to the budget from 2025/26 to 2026/27 are as follows:

#### Changes To Expenditure

- The reversal of one-off growth items from 2025/26 includes the £300,000 budget for the estimated one-off costs for Phase 2 of the Publica Review and the estimate of costs for the leisure contract options appraisal approved as a one-year growth item in 2025/26. The actual one-off costs for the Phase 2 Publica Review were £174,554.

#### Publica Review Costs

Costs	Phase 1	Phase 2	Total
£	£	£	£
One Off	218,281	174,554	392,835
Enduring	213,147	111,351	324,498
Total	431,428	285,905	717,333

- Between Towns Road – part of our Investment Property portfolio, this office property in Oxford has been vacant since November 2023 when Oxfordshire County Council moved out. Various options for its continued use were assessed with the optimum outcome being a recommendation to sell on the open market. Council approved this recommendation in the summer of 2025 with the sale completed on 28 January 2026. This sale provides a revenue budget saving of

£157,826 which reflects the Business Rates liability and the cost of securing the building. In addition, the sale provides the Council with a capital receipt which will be used to help fund the Capital Programme, thereby reducing the Council's need to borrow externally.

- The Publica contract – this saving has two elements, firstly the reduction in contract sum due to the TUPE of employees back into the Council on 1 July 2025 (£624,478) and the new cost model, the principle of which was agreed between all partners as part of the Phase 2 Publica Review (£776,557).
- Retained employees – this figure needs to be viewed together with the Publica saving as it represents the employment costs of employees TUPEed back to the Council on 1 July 2025.
- Secondary Pension - historically, the Council has paid both a primary and secondary pension contribution. The primary contribution is the amount paid monthly through payroll and the secondary contribution is an additional cash sum paid to make sure that the Council can meet the future obligations of the pension scheme from employing staff in the past.
- The secondary contribution was introduced in the aftermath of the 2008 financial crash which resulted in near zero bond yields and caused a funding deficit in the pension scheme. Now that the scheme returns have pushed the scheme into a notional asset rather than liability (before the inclusion of the Asset Ceiling), the secondary contribution (£746,000) has been withdrawn and the primary contribution raised from 17.6% to 20% (£110,961). The net saving is therefore £635,039.
- Ubico contract - discussions are underway with Ubico to agree a contract sum for 2026/27. It takes a protracted amount of time each year due to the complicated nature of the contract deliverables. The initial growth request from Ubico is £319,784, driven predominantly by an increase in vehicle repair costs, wages inflation, and vehicle hire. A final Ubico contract sum will be included in the final budget, presented to Executive in February 2026. (see section 2.1 above).
- Emergency Accommodation - the Council committed to the purchase of an additional 30 emergency accommodation beds in this financial year to add to our existing 22 hostel spaces. So far, the purchase of 2 properties has been completed with a further 6 properties on track to complete in Q4, in total these 8 properties will provide 21 beds for single households and 8 beds of family accommodation for 4 households.

- A programme of reconfiguration and refurbishment for all 8 properties, expected to complete by the end of January 2026, has begun with an estimated handover of the first property early in 2026. The provision of an additional 29 beds is estimated to reduce the net cost to the Council for emergency accommodation by £350,000 a year.
- Business Rates and Council Tax - the Council has liability for Business Rates on its operational buildings and Council Tax for some temporary accommodation. The increase in these costs for 2026/27 is estimated at £71,962 for Business Rates and £4,500 for Council Tax. It should be noted however that there will be a national Business Rates reset and revaluation for 1 April 2026 and it is possible that our Business Rates liability will increase.
- Business Manager review – this summarises a large volume of small adjustments across all the Council service areas which are not significant on their own. Included in this figure are amounts for publishing Planning Applications in local newspapers, licences for the tablets used by Building Control whilst they are onsite, inflationary increases for external contractors working on behalf of the Home Improvement Service, electricity costs, membership of the Oxfordshire Resources and Waste Partnership, professional subscriptions, the annual contribution to Better Homes Better Health, printing costs, etc.
- Markets - the management of the markets in Witney and Chipping Norton was outsourced in August 2025 to a commercial operator for an initial period of 2 years. The saving included in the budget relates to the costs associated with Ubico collecting the waste as this activity is no longer required.
- Housing Condition Survey - the Council has a statutory responsibility to undertake periodic housing condition surveys across the district. This review is due to take place in 2026 with an associated one-off budget of £60,000 that will be reversed in 2027/28.

### Changes To Income

- Investment Property – this income fluctuates year on year as tenancies end, new tenancies begin, properties come into charge from an initial rent-free period and rent reviews come into effect. In 2026/27 the total amount of income from Investment Property is budgeted to be £3,037,235.

- Marriotts Walk – this is not classified as an Investment Property but does generate income. The managing agents have provided an updated cashflow forecast for 2026/27 of £1,128,263 and a net contribution to revenue of £464,582.
- Development Management - income from Planning Applications has been particularly volatile over the last 2 years. In the current financial year, the Council has received some major applications which has resulted in a forecast year end position of £321,000 above target. Budget discussions with the Head of Planning and the Development Manager have resulted in an agreed increase in fee income for 2026/27 of £230,000 partially offset by additional expenditure of £40,000 for temporary employees needed for specialist advice as the expertise is not available in house and is not needed in a full-time capacity.
- Trade Waste - the budget for Trade Waste income has been increased by £250,000 in line with current year forecasts reported at the end of Q2. The exceptional performance of the service can be attributed to very active customer management and efficiencies in invoicing and income collection by the Publica Trade Waste team.

### Changes To Funding

- Retained Business Rates - it has long been reported to Members that the Business Rates system was going to be reset by the government as part of the Fairer Funding Review, with the aim of ensuring that local government funding reflects current assessments of need and resources, rather than historic allocations. This is because the system has not been fully reset since its introduction in 2013, meaning disparities have grown over time. By updating Baseline Funding Levels (BFLs) and Business Rates Baselines (BRBs), the government can redistribute resources more fairly across councils based on relative need.
- Minimum Revenue Provision (MRP) is a statutory requirement to recognise the use of our fixed assets over time requiring a charge to revenue over the useful life of that asset i.e. vehicles over 7 years and property over a maximum of 50 years. The movement in MRP year to year is due to the level of expenditure estimated in the Capital Programme and the inclusion of finance leases in the balance sheet for the first time in 2024/25 after the adoption of the Accounting Standard IFRS16.
- Earmarked reserve movements – this is calculated every year and is the sum of movements both in and out of reserves. Movements out are matched to expenditure on posts and projects that have been agreed by the Executive to further Council Priorities. Examples of earmarked reserves funding expenditure are homelessness prevention and support, project management and climate change.

- The Council has been allocated significant funding from the Extended Producer Responsibility Grant, amounting to £2,852,839 in 2025/26 and £2,990,216 in 2026/27. There will be a timing difference between the receipt of this grant and expenditure against it, therefore it is budgeted to be moved into Earmarked Reserves and may be used to buy new recycling vehicles and to fund elements of the Waste and Environmental Services Project (WESP).
- Interest for external borrowing had been included in the Capital Programme on the assumption that the Council may have to fund £1.7m of waste vehicles mid-way through the 2026/27 financial year. Due to the better-than-expected funding settlement, this capital expenditure will now be funded through capital receipts and internal borrowing. This interest cost has been removed in the final budget (see section 2.1 above).

#### 4.4 Inflationary Pressures

- Pay award – over the last few years, the approval of the national pay award has been agreed later in the year and after the Council budget is approved. The pay award for 2025/26 was approved in July 2025 at 3.2%, in line with the base budget assumption of 3% pay inflation for both Publica and retained employees.
- Initial discussions on the 2026/27 National Joint Council (NJC) pay award are taking place in December and January with a pay offer by the Local Government Association expected to be made to the Unions before the end of the current financial year. It is hoped that agreement will be reached earlier than in previous years, but it will be after the budget is considered by Full Council in February 2026. In the absence of any better information, a pay award of 3% has been included in the 2026/27 budget.
- Contract inflation – this is applied to individual contracts i.e. Ubico, Publica, Danfo (Public Conveniences) and Jade Security (Cash collection) based on their specific contract terms or agreed forecast expenditure, not as a generic percentage.
- General inflation – the rate of Consumer Price Index (CPI) inflation is reported to be at 3.2% in November, down from 3.6% in October. Inflation impacts the cost of supplies and services i.e. building maintenance, external legal fees and fuel which tend to be higher than the CPI level. The MTFS approved in February 2025 assumed a level of inflation of 2.5% for 2026/27 something which looks unlikely for at least the first half of the year.

- The Bank of England base rate fell to 3.75% in December, consistent with the advice we received from our Treasury Advisors. There remains some uncertainty about the timing of the next rate cut given that the rate of CPI inflation is sitting at 3.4% as at the end of December. Any rate cut will reduce the return we receive on our investments but will make any external borrowing the Council enters into cheaper.

## 5. MOVEMENTS IN VERSION OF BUDGET TAKEN TO EXECUTIVE IN DECEMBER

The table below shows the key movement in the budget presented to the Executive in December taking it from a contribution from General Fund of £21,447 (before growth) to an estimated contribution to General Fund of £650,884 excluding growth and balanced budget including growth.

Budget presented to the Executive in December 2025	<b>21,448</b>
<b>Budget Movements since presentation to Executive</b>	<b>£</b>
<b><u>Revenue Changes</u></b>	
Members Allowances	14,009
Waste & Environmental Services Programme	124,706
Closure of some Public Conveniences	(100,000)
Environmental Enforcement Legal Costs	28,000
Tree Work	39,500
Town Centre footfall data system - 3 year contract	21,000
LGR year one estimated cost	350,000
	477,215
<b><u>Funding Changes</u></b>	
Council Tax - growth in taxbase 1.68%	(300,250)
Income Protection Floor	(776,198)
Revenue Support Grant	(1,122,832)
Retained Business Rates	(130,392)
Movement to Earmarked Reserves	1,180,125
	(1,149,547)
<b>2026/27 REVISED DRAFT BUDGET</b>	<b>(650,884)</b>

<b>Growth Requests</b>	<b>£</b>
<b>Permanent</b>	
Sovereign Posts	155,546
Nature Recovery Officer FTC to Permanent	39,756
New Post - Shared Senior Officer, Pollution Services	16,565
New Post - Shared Senior Officer, Private Water Supplies	14,909
New Post - Shared Tenancy Relations Officer, Grant funded for 3 years	13,998
Healthy Communities Officer - Increased hours	16,971
Safer Communities Officer - Increased hours	10,299
Economic Development Assistant - FTC to permanent	33,679
Habitat improvements on council-owned land	23,100
Community and partnership initiatives	14,350
	<b>339,173</b>
<b>Permanent Posts Funded Through New Initiatives for 12 months</b>	
Community Funding Officer - Increase hours	19,140
Species recovery projects	41,000
Nature Recovery strategic projects and project development	34,000
Building Maintenance Officer	43,460
Temporary Housing Lead	45,403
Anti Violence Against Women Project	25,000
Environmental Crime Officer and regrade to Level 2 Case & Fieldworker	48,433
	<b>256,436</b>
<b>One Year</b>	
Planning Services Transformation Lead	55,275
<b>2026/27 DRAFT BUDGET inc Growth</b>	<b>0</b>

### Changes to Revenue since December

- Members Allowances are subject to an annual increase at the same percentage rates as the cost-of-living uplift in the national pay settlement for local government employees. This Scheme was approved for the period 1 April 2023 to 31 March 2027. Retained employee inflation has been included in the budget at 3%, but the

actual percentage will not be known until after the budget has been approved in February 2026.

- A paper reviewing the Public Conveniences provision was taken to Executive in September 2025. The aim was to provide a balance between the continued provision of good quality public toilet facilities, protect essential facilities into the future and to reduce the financial burden on the Council. Following subsequent work with Town and Parish Councils, and the Public Conveniences Task and Finish Group, a report will go forward to Executive in February 2026 recommending the closure of some facilities, where there are nearby alternatives, or transfer to Town and Parish Councils. The resulting savings relate to the cleaning contract to service fewer facilities.
- Legal costs will be incurred in 2026/27 to undertake environmental enforcement action.
- The Council is required to act as a “reasonable and prudent landowner” and prevent foreseeable harm (Occupiers’ Liability Acts 1957 & 1984), in effect, to ensure public safety. The Council’s Tree Officer conducts inspections to identify any risks related to trees on the Councils land that may cause harm to people, buildings or livestock i.e. disease, broken limbs, vandalism and age. Work required to mitigate identified risks is conducted by qualified tree surgeons. The current budget of £40,500 is no longer sufficient for the volume of work required, therefore growth of £39,500 has been added to the budget for 2026/27. This budget will be reviewed for the 2027/28 budget setting cycle.
- Town Centre footfall data system – this funding would enable the procurement of a real-time footfall analytics system for district centres i.e. Witney, Carterton and Chipping Norton. The system would provide anonymised data on visitor numbers, dwell time, repeat visits and consumer spending patterns. These insights would directly support town centre regeneration and tourism initiatives and inform our climate action and parking strategies. The data would also allow us to assess the impact of local events and interventions as they happen, helping us target future investment and develop evidence-based programmes.
- Tax Base – Taxbase growth for 2026/27 is 1.68% or 819.26 Band D equivalents. This includes 763.11 Band D equivalents charged the second home premium. It is recommended that Council Tax increases by the maximum of £5 to bring the district precept to £134.38 per Band D equivalent for 2026/27.
- Funding Settlement – the movement in the estimated funding in the MTFS presented to the Executive in December and the current version amounts to £2,029,422. The

explanation for this change in funding assumptions can be found in paragraphs 3.4 - 3.7 of this report. The main driver is the Government's decision to include certain funding streams within Core Spending Power for the first time—specifically the Business Rates Pool surplus and grants that the Council has previously treated as service-specific, such as the Homelessness Prevention Grant.

- An additional transfer to Earmarked Reserves is proposed to meet the anticipated cost of LGR in 2026/27.

## 5.1 Growth Requests

- Sovereign Posts - discussions are currently underway in relation to making a small number of posts sovereign in addition to the posts transferred back to the Council on 1 July 2025. This will add additional capacity to help support the Local Plan, deliver infrastructure, and respond to LGR.
- Nature Recovery Officer - The Council's ability to deliver its Nature Recovery Plan and meet legal obligations relies on the specialist Nature Recovery Officer role. Making this post permanent would ensure continuity for key projects, partnerships, and biodiversity duties while strengthening the Ecology Team's capacity amid growing environmental demands. Without a permanent officer, the Council risks losing expertise, delaying progress, and missing funding opportunities—making this a cost-effective investment in long-term ecological and climate commitments
- Shared Senior Officer Pollution Management and Shared Senior Officer Private Water Supplies – both posts are requested to stop the reliance on external contractors to fill resource gaps, both posts would be funded equally by the Council, Cotswold and Forest of Dean District Councils.
- Shared Tenancy Relations Officer – this position is recommended as a result of the Renters Rights Act which has just received royal assent. The Act will impose new statutory duties on local authorities and introduce new protections for tenants. This will increase the demand on the Private Sector Housing team in Publica and will require a new shared specialist officer to conduct an enforcement and prevention role as a statutory duty for local authorities. The role will also work with the Housing Team to help prevent homelessness as part of their enforcement role. The government have confirmed an allocation of £32,353 New Burdens funding to deliver this new statutory requirement.
- Healthy Communities Officer - this role is currently 0.5FTE and provides project and employee management support within Community Wellbeing overseeing work on inequality, neighbourhood engagement, community forums and the voluntary sector.

Due to increased demand within the service, the postholder has been engaged for an additional 11.5 hours per week on a temporary basis. The request is that these additional hours are made permanent as new externally funded projects are coming on stream, including the Oxfordshire Marmot Place Initiative which will keep demand in the service high. The core role is to co-lead the Oxfordshire County Council Public health funded Nature Recovery and Health Inequality project and manage the Community Builder roles.

- Safer Communities Officer – this role is currently 0.81FTE and oversees the Community Safety Partnership, is Prevent lead, is our interface with the Safer Oxfordshire Partnership and the Serious Violence work countywide. It coordinates preventative activity where capacity allows and links with the Oxfordshire Police and Crime Commissioner. Additional hours to bring this role to 1 FTE are being sought to enable the role to have the capacity to take on responsibility for CCTV related work.
- Economic Development Assistant – this role has been employed on a FTC basis since April 2024 with the contract due to end in April 2026. Approval to make this post permanent would provide capacity for the team to meet the additional demands for support, project management and operational delivery that has been increasing over the last 12 months.
- Habitat Improvements, Community & Partnership Initiatives, Nature & Species Recovery - the growth in the nature recovery budget will enable the delivery of the Council's Nature Recovery Plan, facilitate projects to implement the Oxfordshire Local Nature Recovery Strategy (OLNRS) and invest in targeted interventions that protect habitats, species and ecosystem resilience across the district. The aim is to place the Council at the forefront of nature recovery, ensuring the district meets its statutory duties while safeguarding irreplaceable species and habitats and enhancing natural capital across the district.
- Community Funding Officer – the role is currently 0.59FTE with the request being an increase to 1.00 FTE due to a significant increase in workload. From February 2026 the Council needs to start the process of recommissioning the 3-year service level agreements ready to commence in April 2027, to mobilise a new 3-year contract for a crowdfunder platform and to deliver two OCC commissioned pieces of work – the Community Insight Profile in Witney and a DCMS Local Youth Partnership Programme.
- Building Maintenance Officer – with the acquisition of 8 new properties for Temporary Accommodation, the Assets team will need additional resource to take on day-to-day repairs and maintenance that would otherwise have to be contracted out at a much higher cost than employing someone directly.

- Temporary Housing Lead - the Council currently operates The Old Courthouse in Witney and Horsefair in Chipping Norton as temporary emergency accommodation for 22 homeless single people. By the end of this financial year, it is expected that the Council will have added an additional 8 properties which will house 22 homeless singles and 4 households with children. A Temporary Housing Lead will be required to join the existing team to properly manage these additional properties.
- Anti Violence Against Women and Girls – this project is to commission a professional performance on the topic, perform it in numerous locations and provide training for the public in Bystander Awareness as a follow up. The focus is to tackle the issue of unwanted sexual attention by males towards females which has been raised as a priority by young people in the Youth Needs Assessment. The contribution from the Council represents circa 50% of the total required – only to be drawn down in the event of the remainder being available from external sources.
- A lack of resource has been identified to tackle environmental crime offences such as fly tipping, illegal waste disposal and abandoned vehicles. The Council is responsible for enforcing legislation effecting the visible environment, however the current resource level of 1 FTE is insufficient for the demands of the service.

## 5.2 Budget Risks

- Interest Rates – interest rates are now slowly starting to come down which for the Council is a double-edged sword. On the one hand, it will make any external borrowing that the Council enters into more affordable, but falling interest rates adversely impact the returns we make from our cash balances.
- Over the last three years and the year to date, Treasury Management short term investing has produced income returns far higher than budget due to prevailing global economic conditions and the high rate of return from the Money Market Funds and Debt Management Office (DMO). As interest rates fall back, so do these income returns.
- Level of Reserves – General Fund balances are currently healthy when compared to cost of services, however with the cost of LGR as yet undetermined it would be prudent to assume that there will be some impact on General Fund reserves before 2028. If LGR were to be delayed for any reason, the Council may need to implement a savings programme in order to continue to produce a balanced budget past the life of the current MTFs.

## **6. FAIRER FUNDING REVIEW**

- 6.1** The Government's proposals for the reform to local government funding went out for consultation earlier this year. Following on from this consultation, initial proposals were announced by MHCLG in July, and a policy statement was announced in December.
- 6.2** The Government proposed service-specific formulas (e.g. adult social care, children's services, highways) and a general "Foundation Formula" for other services.
- 6.3** There will be a phased approach to the formula element of the change i.e. in year one our settlement will be based on 2/3 the old formula and 1/3 the new formula. In year two it will be 1/3 the old formula and 2/3 the new formula etc.
- 6.4** There will be no phasing for the Business Rates reset which will be in effect for 1 April 2026 and it has been confirmed that New Homes Bonus will not be payable after 2025/26, but instead this funding will be redirected into needs-based formula.
- 6.5** The reset of the Business Rates system takes the Council back to a new Baseline and will effectively take out the growth over baseline achieved over the last decade that has made it beneficial to be a member of the Business Rates Pool. The Pool is therefore likely to close at the end of the 2025/26 financial year.
- 6.6** Over the summer it was indicated that for most councils there would be a 0% minimum funding floor to guarantee that funding did not fall in cash terms over the Spending Review period. However, the Council was one of the circa 40 councils who were informed that they would not receive this guarantee and instead would be subject to a cut of 5% to Core Spending Power in year one i.e. 2026/27 and a cash flat settlement for the other two years. Core Spending Power is the sum of Government Grants, Council Tax income and Retained Business Rates.
- 6.7** The settlement announcement on 17 December 2026 provided the Council with a much more positive funding position than the one in June 2025, due to the methodology used by the government to calculate the "damping" provided through the IPF and the inclusion of the Business Rates Pool surplus in our level of resources.
- 6.8** With the return to multi-year settlements the Council can plan budgets and the MTFS with a lot more confidence as much of the volatility is taken out of the process. Having known figures enables the Council to better manage reserves and mitigate financial shocks. However, the final settlement will be announced on 9 February 2026, and it is possible that our funding may change.

## **7. MEDIUM TERM FINANCIAL STRATEGY ASSUMPTIONS**

- 7.1** The MTFS assumes a general inflationary increase of between 2% and 2.5% will apply to the cost of services from 2027/28 onwards, excluding contracts where the actual inflationary increase is known i.e. Ubico contract, salary inflation, Publica contract and some software licence agreements.

- 7.2 Salary inflation over the last 3 years has been higher than we have historically estimated. For 2026/27 there is an assumed 3% increase, but this is expected to fall back over the life of the MTFS.
- 7.3 Over the last few years, the Council has deliberately built-up Earmarked Reserves by moving our additional retained Business Rates income (growth over baseline), the surplus remitted from the Business Rates Pool and any General Fund surplus into Earmarked Reserves to fund any gap in the revenue budget over the life of the MTFS. This policy should ensure the viability of our provision of front-line services until the end of the MTFS period in 2030/31. This is important, not just for the Council and our residents, but also for the new Unitary Authority that will take over from us.
- 7.4 For several years, the Council has paid both a primary and secondary pension contribution. The primary contribution is the amount paid monthly through payroll and the secondary contribution is an additional cash sum paid to make sure that the Council can meet the future obligations of the pension scheme from employing staff in the past.
- 7.5 The Actuaries undertake an exercise to value the pension scheme every three years to look at how much money is in the pension fund (assets) and how much is needed to pay all current and future pensions (liabilities).
- 7.6 They use assumptions about life expectancy, investment returns, inflation, pay growth and compare the assets against the liabilities to assess if the scheme is fully funded i.e. has enough money to fund its obligations. Based on the results, the actuaries recommend how much the Council needs to pay into the scheme over the next three years to keep it sustainable.
- 7.7 The next triennial period starts on 1 April 2026, and the Actuaries have advised that the Council can stop paying a secondary pension contribution and raise the primary contribution from 17.6% to 20%. This has resulted in an MTFS saving of £635,039.
- 7.8 Treasury Management activities have provided the Council with significant investment returns over the last three years through the placement of cash reserves into short term investments i.e. DMO and the Money Market Funds. This activity provided £625,889 of interest income over and above the budget of £1,156,230 in 2024/25 and is forecast to deliver a significant amount of additional income, above budget, (set at the same level as the previous year), in 2025/26. As interest rates fall, we will no longer benefit from this additional income and so the base budget for investment income in 2026/27 will be kept as is.
- 7.9 Council Tax is assumed to increase by £5 for a Band D equivalent, the higher of the increases allowed without triggering a referendum – being either an increase of 2.99% on the Band D in 2025/26 of £129.38 or £5.
- 7.10 The Asset Management Strategy (AMS) was approved by Executive in November 2024. The AMS and the detailed option plans for individual properties provide clear guidance for future decision making and investment in the Council's land and property assets. A rolling 5 year repairs and maintenance programme, informed by the AMS feeds into the Capital Programme to identify both expenditure and financing requirements.

7.11 The MTFS is based on the most reasonable forecasts of income and expenditure that can be inferred at this point in time.

## **8. FEES AND CHARGES**

8.1 Fees and charges are set on three separate bases.

- Fees that are set centrally over which the Council has no control i.e. premises licences and penalty notices.
- Fees that are set on a cost recovery basis i.e. Building Control, taxi licences and Street Trading. The Council is required to make sure that fees are set at a level that does not generate a profit compared to the cost of providing the service.
- Fees that are discretionary where the Council has full control. These are the commercial services that operate where the Council is in competition with the private sector i.e. Pre Application (Planning) advice, trade waste and bulky waste.

8.2 Fee increases in 2026/27 for services provided on a cost recovery basis have been increased in line with the estimated pay award of 3% and any proven increase in direct expenditure.

8.3 Discretionary fees have been reviewed on a case-by-case basis in consultation with budget holders, considering the commercial viability of the service and opportunities to maintain or grow market share.

8.4 The Executive approved the fees and charges schedule for 2026/27 in their meeting of 14 January 2026.

## **9. CAPITAL PROGRAMME**

9.1 The final Capital Programme is attached at Annex C.

9.2 Historically the Council has funded the Capital Programme through internal borrowing (use of cash balances), capital receipts, grant or S106 funding. Given the scale of capital expenditure in 2026/27 & 2027/28 i.e. waste vehicle fleet replacement, Leisure Centre Improvement Programme, proactive maintenance of our property portfolio and the provision of affordable housing, it was initially thought that we would need to call on external borrowing to fund elements of the Capital Programme from 2026/27. However, a better-than-expected finance settlement will now allow the Council to defer external borrowing until 2027/28.

- 9.3** The financial impact of external borrowing is in the revenue account where the MTFS already shows a significant funding gap in future years. This impact includes the cost of borrowing i.e. interest and MRP – the charge we must make to represent the use of the asset over its life. For vehicles this would be borrowing with the associated costs for 7 years, for land and property it would be a maximum of 50 years.
- 9.4** The PWLB interest rates are still high but should fall gradually over the next 12 months in line with the expected trajectory of the Bank of England Base Rate. There are however other options for borrowing other than PWLB i.e. Local Authority to Local Authority lending. The Treasury Management Strategy will be updated with a framework for future external borrowing.
- 9.5** Additional capital receipts are achieved through the disposal of assets where the income can then only be used to fund capital expenditure, not to support the provision of services. The AMS helps to inform decision making on the disposal of the Council’s assets where it is shown to be more advantageous to have a capital receipt to avoid external borrowing and MRP costs than to retain the asset for its capacity to generate revenue income.
- 9.6** The Council may wish to cash in an element of Pooled Funds in the future to finance capital expenditure if it proves to be more cost effective than to take on long term debt. However, interest generated from the Pooled Funds is instrumental in supporting front line Council services so any decision to release cash from long term investments should be carefully weighed against the impact on the MTFS in the longer term.
- 9.7** Further details about the way we fund the Capital Programme are included in the revised Treasury Management, Capital and Investment Strategy papers, which were considered by the Audit & Governance Committee at their 22 January 2026 meeting and are included as annexes to this report.
- 9.8** The proposed Capital Programme is in Annex C. Inclusion in the Capital Programme does not mean that the expenditure is authorised. Identifying the possible spend, and including it in the Capital Programme, ensures that potential borrowing requirements are identified. In most cases, a business case would still need to be prepared and brought forward for review.

## **10. LOCAL GOVERNMENT RE-ORGANISATION**

- 10.1** As stated in the body of this report, the budget and MTFS have been produced without incorporating any potential impacts from LGR, other than an estimate of the Project Office costs for 2026/27, due to the impossibility of providing any credible financial projections, but LGR will have an impact on the delivery of Council services and our financial position up until when the new Unitary Authority is established on 1 April 2028.

**10.2** Once the government announces their decision for Oxfordshire, expected in Summer 2026, there will undoubtedly be the need for a substantial resource commitment to a transition programme. During this time, we cannot fail to maintain our level of service provision to the residents of West Oxfordshire or to meet our financial obligations. It is recommended that an earmarked reserve of £1m is set up to fund LGR costs in the first instance. The funding requirement will be updated as a more detailed financial analysis can be done once a proposal is chosen.

## **11. BUDGET CONSULTATION**

**11.1** The Council's budget consultation, via the online engagement platform CitizenLab, went live on 10 November 2025 and ran to 19 December 2025.

**11.2** The Council has used a wide range of communication channels to promote the consultation including media engagement, social media, website, stakeholders and newsletters.

**11.3** The number of responses received for the 2026/27 budget consultation was 150. This is significantly lower than the responses received in previous years (a total of 370 responses in 2025/26 and 377 for 2024/25).

**11.4** This is thought to be due to "consultation saturation" bearing in mind the number of consultations conducted in recent months including LGR and Local Plan. It could also be due to resident's perception that district budgets are soon to be overtaken by unitary budgets with LGR on the horizon.

**11.5** A summary of the responses from the Annual Statutory Budget Consultation are attached at Annex H.

## **12. BUDGET REVIEW TIMETABLE**

**12.1** The Final Budget will be debated at Full Council on 25 February 2026.

## **13. CONCLUSIONS**

**13.1** This final draft of the 2026/27 budget is a surplus of **£683,814 before growth requests and a balanced budget after growth requests.**

**13.2** There are continued uncertainties and cost pressures, as detailed in this report, which will have an impact on the 2026/27 budget and the MTF5.

**13.3** The Council will need to set realistic budgets, balancing current need and future financial stability, to ensure that adequate reserves are maintained over the medium term.

## **14. FINANCIAL IMPLICATIONS**

**14.1** There are no financial implications arising from this paper as it outlines the approach and context of the 2026/27 budget setting process.

**15. LEGAL IMPLICATIONS**

**15.1** Apart from the statutory duties and obligations set out in this report, with regards to budget setting process, there are no further implications.

**16. RISK ASSESSMENT**

**16.1** None required as a result of the content of this report.

**17. EQUALITIES IMPACT**

**17.1** No direct equalities impact with regards to the content of this report.

**18. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS**

**18.1** None.

**19. BACKGROUND PAPERS**

None

(END)

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## 2026/27 Proposed Revenue Budget comparison to prior year

## Annex A

2024/2025 Actual £	Expenditure by Service Area	2025/2026 Budget £	2026/2027 Estimate £
(1,756,504)	Assets	(1,902,572)	(2,172,744)
7,356,043	Waste & Environmental	7,334,060	7,252,990
297,722	Communications & Marketing	364,598	835,099
(1,107,776)	Contracts	(642,553)	(864,999)
1,961,792	Corporate Finance	2,807,481	1,676,386
2,034,321	Corporate Responsibility	2,017,086	2,454,064
688,593	Customer Experience	1,347,654	1,241,864
937,361	Development Management	981,043	552,101
93,742	Environmental & Regulatory Services	111,624	110
928,598	Finance	828,430	783,574
648,050	Insight & Intelligence	837,669	1,545,114
692,468	Localities	890,861	869,032
2,215,746	Operational Services	1,933,079	2,355,205
301,271	People	355,568	551,516
1,109,522	Technology	1,565,843	1,289,640
<b>16,400,949</b>	<b>Total Cost of Services</b>	<b>18,829,873</b>	<b>18,368,954</b>

2024/2025 Actual £	Expenditure by Type	2025/2026 Budget £	2026/2027 Estimate £
3,960,834	Employees	6,283,699	7,594,691
1,903,977	Premises Related Expenditure	1,658,908	1,872,989
24,687	Transport Related Expenditure	16,310	35,160
9,385,246	Supplies & Services	6,401,414	7,705,416
19,952,698	Third Party Payments	17,874,452	15,821,541
15,127,666	Transfer Payments	14,006,097	10,707,275
1,791,591	Capital Charges	1,804,700	1,804,700
<b>52,146,700</b>	<b>Total Cost</b>	<b>48,045,579</b>	<b>45,541,772</b>
(35,745,751)	Income	(29,215,706)	(27,172,818)
<b>16,400,949</b>	<b>Total Cost of Services</b>	<b>18,829,873</b>	<b>18,368,954</b>

## 2026/27 Proposed Revenue Budget comparison to prior year

## Annex A

	2025/2026 Budget £	2026/2027 Estimate £
<b>Total Cost of Services</b>	<b>18,829,873</b>	<b>18,368,954</b>
Capital Expenditure funded through revenue	540,000	550,000
Minimum Revenue Provision	581,167	864,127
Interest on Long Term Borrowing	84,875	84,875
Capital charges - depreciation and amortisation	(1,804,700)	(1,804,700)
<b>Net Operating Expenditure</b>	<b>18,231,215</b>	<b>18,063,256</b>
Treasury and Investment Income	(1,156,228)	(1,156,228)
<b>Net Expenditure</b>	<b>17,074,987</b>	<b>16,907,028</b>
<u>Contributions to / (from):</u>		
General Fund Balance	91,280	0
Net contribution to / (from) Earmarked Reserves	1,444,732	4,046,436
<b>Balance to be met from Government Grants &amp; Council Tax</b>	<b>18,610,999</b>	<b>20,953,464</b>
Transfers to / (from) Collection Fund	(133,916)	(180,988)
Revenue Support Grant	(257,281)	(7,522,982)
New Homes Bonus	(506,346)	0
National Insurance Compensation Grant	(117,174)	0
Funding Floor (previously Funding Guarantee)	(1,964,639)	(776,198)
Extended Producer Responsibility (Waste)	(2,338,000)	(2,990,216)
Renewable Energy Schemes	(302,976)	(393,831)
Retained Business Rates (NNDR)	(6,684,384)	(2,429,163)
<b>Net Requirement</b>	<b>6,306,283</b>	<b>6,660,086</b>
<b>Taxbase</b>	<b>48,742.33</b>	<b>49,561.59</b>
<b>Council Tax (at Band D)</b>	<b>£129.38</b>	<b>£134.38</b>

**Medium Term Financial Strategy Updated February 2026**

**Annex B**

	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>Inflation</b>			2.0%	2.0%	2.0%	2.0%
Taxbase		1.0168	1.013	1.012	1.0125	1.012
Base Budget		18,231,214	18,063,255	21,345,543	21,485,695	22,171,613
Inflation - Generic			361,265	426,911	429,714	443,432
Inflation - Publica		(1,914,311)	195,669	201,539	207,585	213,813
External Audit Fees		49,828				
Inflation - Retained Staff		1,377,950	197,616	203,544	209,651	215,940
Secondary Pension contribution saving		(635,039)				
Closure of some Public Conveniences		(100,000)				
Waste & Environmental Services Project		124,706	277,000	(30,000)	(143,000)	(177,000)
Members Allowances		14,009	15,000	15,000		
Ubico contract		185,380	200,000			
New Temporary Accommodation		(28,212)				
Community Governance Review		50,000				
Leisure Contract Income			1,390,578			
Disposal of Between Towns Road		(157,826)				
MRP/RCCO movement		292,960	282,048	(76,430)	0	(121,187)
Investment Property Rent		(140,765)				
External Borrowing		0	63,113	49,588	(18,032)	(18,032)
Local Government Re-Organisation		350,000	300,000	(650,000)		
One-off growth - reversal of prior year		(335,900)				
Service Area Review		455,447				
Fees & Charges		(440,000)				
Growth Requests		683,814				
<b>Target Budget (NOE)</b>		<b>18,063,255</b>	<b>21,345,543</b>	<b>21,485,695</b>	<b>22,171,613</b>	<b>22,728,579</b>

<b>Financed by:</b>					
Revenue Support Grant	(7,522,982)	(5,218,704)	(2,849,655)	(549,655)	(274,828)
Business Rates Share	(2,429,163)	(2,547,518)	(2,598,911)	(2,676,878)	(2,757,184)
Renewables	(393,831)	(393,831)	(393,831)	(393,831)	(393,831)
Income Protection Floor	(776,198)	(2,631,507)	(4,543,994)	(5,343,995)	(4,093,995)
Extended Producer Responsibility (Waste)	(2,990,216)	0	0	0	0
<b>Government Grants &amp; Business Rates</b>	<b>(14,112,390)</b>	<b>(10,791,561)</b>	<b>(10,386,391)</b>	<b>(8,964,359)</b>	<b>(7,519,838)</b>
Investment Income - Pooled Funds	(1,156,227)	(924,982)	(832,483)	(749,235)	(711,773)
Contribution to/(from) earmarked reserves	4,046,436	(2,176,243)	(2,000,000)	(3,000,000)	(4,000,000)
Collection Fund	(180,988)	(110,000)	(110,000)	(110,000)	(100,000)
Council Tax	(6,660,086)	(6,994,243)	(7,332,090)	(7,680,832)	(8,033,177)
<b>Total Funding</b>	<b>(18,063,255)</b>	<b>(20,997,028)</b>	<b>(20,660,965)</b>	<b>(20,504,426)</b>	<b>(20,364,788)</b>
<b>Use of GF reserves</b>	<b>0</b>	<b>348,515</b>	<b>824,730</b>	<b>1,667,187</b>	<b>2,363,790</b>
TaxBase	49,561.59	50,181.11	50,783.28	51,418.07	52,035.09
Band D	134.38	139.38	144.38	149.38	154.38
<b>Tax increase</b>	<b>3.86%</b>	<b>3.72%</b>	<b>3.59%</b>	<b>3.46%</b>	<b>3.35%</b>
General fund balance	12,557,909	12,209,394	11,384,664	9,717,478	7,353,687

Scheme	2026/27	2027/28	2028/29	2029/30	2030/31	Total £
IT Provision - Systems & Strategy	100,000	100,000	100,000	100,000	100,000	500,000
Council Buildings Maintenance Programme	300,000	250,000	250,000	250,000	250,000	1,300,000
Purchase of Temporary Accommodation	1,200,000					1,200,000
IT Equipment - PCs, Copiers etc	40,000	40,000	40,000	40,000	40,000	200,000
Improvement Grants/Disabled Facilities Grants	880,000	880,000	880,000	880,000	880,000	4,400,000
Public Conveniences Refurbishment	535,000					535,000
Investment Property Repairs	1,000,000	500,000	150,000	150,000	150,000	1,950,000
Replacement dog and litter bins					25,000	25,000
Leisure Centre Improvement Programme	1,501,550	1,000,000	1,000,000	25,000		3,526,550
Shop Mobility - Replacement stock	10,000				10,000	20,000
Replacement waste and recycling fleet	3,401,266	2,750,000				6,151,266
Guildenford Car Park Lighting	100,000					100,000
	<b>9,067,816</b>	<b>5,520,000</b>	<b>2,420,000</b>	<b>1,445,000</b>	<b>1,455,000</b>	<b>19,907,816</b>
<b>Capital Financing</b>						<b>Total future years £</b>
<b>Revenue Contributions</b>	550,000	390,000	390,000	390,000	390,000	2,110,000
<b>Earmarked Reserves</b>						
Investment Property Reserve RES091	500,000	500,000	150,000	150,000	150,000	1,450,000
<b>External Contributions:</b>						
OCC Better Care Grant Funding (for DFGs)	880,000	880,000	880,000	880,000	880,000	4,400,000
Extended Producer Responsibility Grant	1,700,633					1,700,633
<b>Borrowing</b>						
Internal Borrowing	2,735,633					2,735,633
External Borrowing		2,750,000				2,750,000
<b>Capital Receipts</b>						
Capital Receipts general fund	2,701,550	1,000,000	1,000,000	25,000	35,000	4,761,550
	<b>9,067,816</b>	<b>5,520,000</b>	<b>2,420,000</b>	<b>1,445,000</b>	<b>1,455,000</b>	<b>19,907,816</b>

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## BASIC AMOUNTS OF COUNCIL TAX 2026/27

## SCHEDULES 1- 2

PARISH	TAX BASE	PARISH PRECEPT £	'BAND D' COUNCIL TAX		TOTAL BAND D COUNCIL TAX £ p
			PARISHES	DISTRICT	
			£ p	£ p	
ALVESCOT	243.67	18,000	73.87	134.38	208.25
ASCOTT-UNDER-WYCHWOOD	270.86	22,000	81.22	134.38	215.60
ASTHAL	173.33	4,159	23.99	134.38	158.37
ASTON,COTE,SHIFFORD & CHIMNEY	644.86	32,078	49.74	134.38	184.12
BAMPTON	1385.1	185,000	133.56	134.38	267.94
BLACK BOURTON	130.54	14,636	112.12	134.38	246.50
BLADON	417.63	52,500	125.71	134.38	260.09
BLENHEIM	27.96	0	0.00	134.38	134.38
BRIZE NORTON	922.65	96,104	104.16	134.38	238.54
BROADWELL	82.06	950	11.58	134.38	145.96
BRUERN	45.25	0	0.00	134.38	134.38
BURFORD TOWN COUNCIL	969.93	163,167	168.23	134.38	302.61
CARTERTON TOWN COUNCIL	5750.95	738,230	128.37	134.38	262.75
CASSINGTON	344.21	44,769	130.06	134.38	264.44
CHADLINGTON	413.99	46,013	111.15	134.38	245.53
CHARLBURY TOWN COUNCIL	1432.29	151,182	105.55	134.38	239.93
CHASTLETON	75.22	551	7.33	134.38	141.71
CHILSON	69.39	750	10.81	134.38	145.19
CHIPPING NORTON TOWN COUNCIL	2919.1	515,251	176.51	134.38	310.89
CHURCHILL & SARSDEN	405.93	39,790	98.02	134.38	232.40
CLANFIELD	374.77	27,350	72.98	134.38	207.36
COMBE	358.87	17,414	48.52	134.38	182.90
CORNBURY & WYCHWOOD	27.94	0	0.00	134.38	134.38
CORNWELL	27.05	0	0.00	134.38	134.38
CRAWLEY	81.95	4,000	48.81	134.38	183.19
CURBRIDGE & LEW	489.17	27,000	55.20	134.38	189.58
DUCKLINGTON	663.07	47,250	71.26	134.38	205.64
ENSTONE	623.06	46,372	74.43	134.38	208.81
EYNSHAM	2238.2	373,000	166.65	134.38	301.03
FAWLER	50.07	0	0.00	134.38	134.38
FIFIELD	112.64	6,700	59.48	134.38	193.86
FILKINS & BROUGHTON	244.35	22,000	90.03	134.38	224.41
FINSTOCK	309.16	27,727	89.68	134.38	224.06
FREELAND	705.88	72,381	102.54	134.38	236.92
FULBROOK	254.35	9,900	38.92	134.38	173.30
GLYMPTON	54.53	0	0.00	134.38	134.38
GRAFTON & RADCOT	33.63	0	0.00	134.38	134.38
GREAT TEW	113.45	500	4.41	134.38	138.79
HAILEY	528.38	58,679	111.05	134.38	245.43
HANBOROUGH	1469.62	121,258	82.51	134.38	216.89
HARDWICK WITH YELFORD	55.7	0	0.00	134.38	134.38
HEYTHROP	73.1	1,800	24.62	134.38	159.00
HOLWELL	32.04	0	0.00	134.38	134.38
IDBURY	79.37	0	0.00	134.38	134.38
KELMSCOTT	50.21	0	0.00	134.38	134.38
KENCOT	69.11	0	0.00	134.38	134.38
KIDDINGTON WITH ASTERLEIGH	60.96	0	0.00	134.38	134.38
KINGHAM	442.06	31,666	71.63	134.38	206.01

PARISH	TAX BASE	PRECEPT £	BAND D COUNCIL TAX		TOTAL BAND D COUNCIL TAX £ p
			PARISHES	DISTRICT	
			£ p	£ p	
LANGFORD	169.52	14,000	82.59	134.38	216.97
LEAFIELD	393.19	72,351	184.01	134.38	318.39
LITTLE FARINGDON	55.27	0	0.00	134.38	134.38
LITTLE TEW	111.04	1,300	11.71	134.38	146.09
LYNEHAM	107.39	0	0.00	134.38	134.38
MILTON-UNDER-WYCHWOOD	837.58	56,000	66.86	134.38	201.24
MINSTER LOVELL	749.6	80,000	106.72	134.38	241.10
NORTH LEIGH	1036.17	79,266	76.50	134.38	210.88
NORTHMOOR	197.21	11,530	58.47	134.38	192.85
OVER NORTON	230.04	32,110	139.58	134.38	273.96
RAMSDEN	192.46	36,763	191.02	134.38	325.40
ROLLRIGHT	252.79	13,851	54.79	134.38	189.17
ROUSHAM	27.47	0	0.00	134.38	134.38
SALFORD	134.85	12,000	88.99	134.38	223.37
SANDFORD ST MARTIN	159.29	11,051	69.38	134.38	203.76
SHILTON	298.69	9,286	31.09	134.38	165.47
SHIPTON-UNDER-WYCHWOOD	741.13	48,173	65.00	134.38	199.38
SOUTH LEIGH	165.45	11,346	68.58	134.38	202.96
SPELSBURY	174.24	12,200	70.02	134.38	204.40
STANDLAKE	716.04	40,000	55.86	134.38	190.24
STANTON HARCOURT	533.05	42,000	78.79	134.38	213.17
STEEPLE BARTON	624.49	21,560	34.52	134.38	168.90
STONESFIELD	727.47	46,304	63.65	134.38	198.03
SWERFORD	97.3	10,010	102.88	134.38	237.26
SWINBROOK & WIDFORD	115.04	3,500	30.42	134.38	164.80
TACKLEY	515.59	32,637	63.30	134.38	197.68
TAYNTON	86.46	4,000	46.26	134.38	180.64
WESTCOT BARTON	88.38	1,000	11.31	134.38	145.69
WESTWELL	64.16	0	0.00	134.38	134.38
WITNEY TOWN COUNCIL	11377.1	2,297,745	0.00	134.38	134.38
WOODSTOCK	1861.38	153,000	82.20	134.38	216.58
WOOTTON	317.97	17,163	53.98	134.38	188.36
WORTON	56.17	0	0.00	134.38	134.38
<b>AVERAGE COUNCIL TAX LEVY</b>			<b>124.90</b>	<b>134.38</b>	<b>259.28</b>
<b>TOTAL PRECEPTS</b>		<b>6,190,273</b>			

The Witney Town Council Precept has not yet been received so last year's precept has been stated here in the table above. When the final figure is known, the Council Tax schedules will be updated.

AMOUNTS OF COUNCIL TAX 2026/2027 - DISTRICT COUNCIL AND PARISHES

PARISH	BASIC AMOUNT OF COUNCIL TAX			BANDINGS							
	WODC	PARISHES	TOTAL	A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
ALVESCOT	134.38	73.87	208.25	138.83	161.97	185.11	208.25	254.53	300.81	347.08	416.50
ASCOTT-UNDER-WYCHWOOD	134.38	81.22	215.60	143.73	167.69	191.64	215.60	263.51	311.42	359.33	431.20
ASTHAL	134.38	23.99	158.37	105.58	123.18	140.77	158.37	193.56	228.76	263.95	316.74
ASTON,COTE,SHIFFORD & CHIMNEY	134.38	49.74	184.12	122.75	143.20	163.66	184.12	225.04	265.95	306.87	368.24
BAMPTON	134.38	133.56	267.94	178.63	208.40	238.17	267.94	327.48	387.02	446.57	535.88
BLACK BOURTON	134.38	112.12	246.50	164.33	191.72	219.11	246.50	301.28	356.06	410.83	493.00
BLADON	134.38	125.71	260.09	173.39	202.29	231.19	260.09	317.89	375.69	433.48	520.18
BLENHEIM	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
BRIZE NORTON	134.38	104.16	238.54	159.03	185.53	212.04	238.54	291.55	344.56	397.57	477.08
BROADWELL	134.38	11.58	145.96	97.31	113.52	129.74	145.96	178.40	210.83	243.27	291.92
BRUERN	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
BURFORD TOWN COUNCIL	134.38	168.23	302.61	201.74	235.36	268.99	302.61	369.86	437.10	504.35	605.22
CARTERTON TOWN COUNCIL	134.38	128.37	262.75	175.17	204.36	233.56	262.75	321.14	379.53	437.92	525.50
CASSINGTON	134.38	130.06	264.44	176.29	205.68	235.06	264.44	323.20	381.97	440.73	528.88
CHADLINGTON	134.38	111.15	245.53	163.69	190.97	218.25	245.53	300.09	354.65	409.22	491.06
CHARLBURY TOWN COUNCIL	134.38	105.55	239.93	159.95	186.61	213.27	239.93	293.25	346.57	399.88	479.86
CHASTLETON	134.38	7.33	141.71	94.47	110.22	125.96	141.71	173.20	204.69	236.18	283.42
CHILSON	134.38	10.81	145.19	96.79	112.93	129.06	145.19	177.45	209.72	241.98	290.38
CHIPPING NORTON TOWN COUNCIL	134.38	176.51	310.89	207.26	241.80	276.35	310.89	379.98	449.06	518.15	621.78
CHURCHILL & SARSDEN	134.38	98.02	232.40	154.93	180.76	206.58	232.40	284.04	335.69	387.33	464.80
CLANFIELD	134.38	72.98	207.36	138.24	161.28	184.32	207.36	253.44	299.52	345.60	414.72
COMBE	134.38	48.52	182.90	121.93	142.26	162.58	182.90	223.54	264.19	304.83	365.80
CORNBURY & WYCHWOOD	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
CORNWELL	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
CRAWLEY	134.38	48.81	183.19	122.13	142.48	162.84	183.19	223.90	264.61	305.32	366.38
CURBRIDGE & LEW	134.38	55.20	189.58	126.39	147.45	168.52	189.58	231.71	273.84	315.97	379.16
DUCKLINGTON	134.38	71.26	205.64	137.09	159.94	182.79	205.64	251.34	297.04	342.73	411.28
ENSTONE	134.38	74.43	208.81	139.21	162.41	185.61	208.81	255.21	301.61	348.02	417.62
EYNSHAM	134.38	166.65	301.03	200.69	234.13	267.58	301.03	367.93	434.82	501.72	602.06
FAWLER	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
FIFIELD	134.38	59.48	193.86	129.24	150.78	172.32	193.86	236.94	280.02	323.10	387.72
FILKINS & BROUGHTON	134.38	90.03	224.41	149.61	174.54	199.48	224.41	274.28	324.15	374.02	448.82

AMOUNTS OF COUNCIL TAX 2026/2027 - DISTRICT COUNCIL AND PARISHES

ANNEX E  
SCHEDULE 3 (CONT'D)

PARISH	BASIC AMOUNT OF COUNCIL TAX			BANDINGS							
	WODC	PARISHES	TOTAL	A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
FINSTOCK	134.38	89.68	224.06	149.37	174.27	199.16	224.06	273.85	323.64	373.43	448.12
FREELAND	134.38	102.54	236.92	157.95	184.27	210.60	236.92	289.57	342.22	394.87	473.84
FULBROOK	134.38	38.92	173.30	115.53	134.79	154.04	173.30	211.81	250.32	288.83	346.60
GLYMPTON	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
GRAFTON & RADCOT	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
GREAT TEW	134.38	4.41	138.79	92.53	107.95	123.37	138.79	169.63	200.47	231.32	277.58
HAILEY	134.38	111.05	245.43	163.62	190.89	218.16	245.43	299.97	354.51	409.05	490.86
HANBOROUGH	134.38	82.51	216.89	144.59	168.69	192.79	216.89	265.09	313.29	361.48	433.78
HARDWICK WITH YELFORD	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
HEYTHROP	134.38	24.62	159.00	106.00	123.67	141.33	159.00	194.33	229.67	265.00	318.00
HOLWELL	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
IDBURY	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
KELMSCOTT	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
KENCOT	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
KIDDINGTON WITH ASTERLEIGH	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
KINGHAM	134.38	71.63	206.01	137.34	160.23	183.12	206.01	251.79	297.57	343.35	412.02
LANGFORD	134.38	82.59	216.97	144.65	168.75	192.86	216.97	265.19	313.40	361.62	433.94
LEAFIELD	134.38	184.01	318.39	212.26	247.64	283.01	318.39	389.14	459.90	530.65	636.78
LITTLE FARINGDON	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
LITTLE TEW	134.38	11.71	146.09	97.39	113.63	129.86	146.09	178.55	211.02	243.48	292.18
LYNEHAM	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
MILTON-UNDER-WYCHWOOD	134.38	66.86	201.24	134.16	156.52	178.88	201.24	245.96	290.68	335.40	402.48
MINSTER LOVELL	134.38	106.72	241.10	160.73	187.52	214.31	241.10	294.68	348.26	401.83	482.20
NORTH LEIGH	134.38	76.50	210.88	140.59	164.02	187.45	210.88	257.74	304.60	351.47	421.76
NORTHMOOR	134.38	58.47	192.85	128.57	149.99	171.42	192.85	235.71	278.56	321.42	385.70
OVER NORTON	134.38	139.58	273.96	182.64	213.08	243.52	273.96	334.84	395.72	456.60	547.92
RAMSDEN	134.38	191.02	325.40	216.93	253.09	289.24	325.40	397.71	470.02	542.33	650.80
ROLLRIGHT	134.38	54.79	189.17	126.11	147.13	168.15	189.17	231.21	273.25	315.28	378.34
ROUSHAM	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
SALFORD	134.38	88.99	223.37	148.91	173.73	198.55	223.37	273.01	322.65	372.28	446.74
SANDFORD ST MARTIN	134.38	69.38	203.76	135.84	158.48	181.12	203.76	249.04	294.32	339.60	407.52

PARISH	BASIC AMOUNT OF COUNCIL TAX			BANDINGS							
	WODC	PARISHES	TOTAL	A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
SHILTON	134.38	31.09	165.47	110.31	128.70	147.08	165.47	202.24	239.01	275.78	330.94
SHIPTON-UNDER-WYCHWOOD	134.38	65.00	199.38	132.92	155.07	177.23	199.38	243.69	287.99	332.30	398.76
SOUTH LEIGH	134.38	68.58	202.96	135.31	157.86	180.41	202.96	248.06	293.16	338.27	405.92
SPELSBURY	134.38	70.02	204.40	136.27	158.98	181.69	204.40	249.82	295.24	340.67	408.80
STANDLAKE	134.38	55.86	190.24	126.83	147.96	169.10	190.24	232.52	274.79	317.07	380.48
STANTON HARCOURT	134.38	78.79	213.17	142.11	165.80	189.48	213.17	260.54	307.91	355.28	426.34
STEEPLE BARTON	134.38	34.52	168.90	112.60	131.37	150.13	168.90	206.43	243.97	281.50	337.80
STONESFIELD	134.38	63.65	198.03	132.02	154.02	176.03	198.03	242.04	286.04	330.05	396.06
SWERFORD	134.38	102.88	237.26	158.17	184.54	210.90	237.26	289.98	342.71	395.43	474.52
SWINBROOK & WIDFORD	134.38	30.42	164.80	109.87	128.18	146.49	164.80	201.42	238.04	274.67	329.60
TACKLEY	134.38	63.30	197.68	131.79	153.75	175.72	197.68	241.61	285.54	329.47	395.36
TAYNTON	134.38	46.26	180.64	120.43	140.50	160.57	180.64	220.78	260.92	301.07	361.28
WESTCOT BARTON	134.38	11.31	145.69	97.13	113.31	129.50	145.69	178.07	210.44	242.82	291.38
WESTWELL	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76
WITNEY TOWN COUNCIL	134.38	201.96	336.34	224.23	261.60	298.97	336.34	411.08	485.82	560.57	672.68
WOODSTOCK	134.38	82.20	216.58	144.39	168.45	192.52	216.58	264.71	312.84	360.97	433.16
WOOTTON	134.38	53.98	188.36	125.57	146.50	167.43	188.36	230.22	272.08	313.93	376.72
WORTON	134.38	0.00	134.38	89.59	104.52	119.45	134.38	164.24	194.10	223.97	268.76

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## AGGREGATE AMOUNTS OF COUNCIL TAX 2026/27

PARISH	BASIC AMOUNT OF COUNCIL TAX				TOTAL £ p	BANDINGS							
	OXON CC	PCCTV	WODC	PARISHES		A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p		£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
ALVESCOT	2,006.78	298.28	134.38	73.87	2,513.31	1,675.54	1,954.80	2,234.05	2,513.31	3,071.82	3,630.33	4,188.85	5,026.62
ASCOTT-UNDER-WYCHWOOD	2,006.78	298.28	134.38	81.22	2,520.66	1,680.44	1,960.52	2,240.59	2,520.66	3,080.80	3,640.95	4,201.10	5,041.32
ASTHAL	2,006.78	298.28	134.38	23.99	2,463.43	1,642.28	1,916.01	2,189.71	2,463.43	3,010.85	3,558.28	4,105.71	4,926.86
ASTON,COTE,SHIFFORD & CHIMNEY	2,006.78	298.28	134.38	49.74	2,489.18	1,659.45	1,936.04	2,212.60	2,489.18	3,042.32	3,595.48	4,148.63	4,978.36
BAMPTON	2,006.78	298.28	134.38	133.56	2,573.00	1,715.33	2,001.23	2,287.11	2,573.00	3,144.77	3,716.55	4,288.33	5,146.00
BLACK BOURTON	2,006.78	298.28	134.38	112.12	2,551.56	1,701.04	1,984.55	2,268.05	2,551.56	3,118.57	3,685.58	4,252.60	5,103.12
BLADON	2,006.78	298.28	134.38	125.71	2,565.15	1,710.10	1,995.12	2,280.13	2,565.15	3,135.18	3,705.21	4,275.25	5,130.30
BLENHEIM	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
BRIZE NORTON	2,006.78	298.28	134.38	104.16	2,543.60	1,695.73	1,978.36	2,260.98	2,543.60	3,108.84	3,674.08	4,239.33	5,087.20
BROADWELL	2,006.78	298.28	134.38	11.58	2,451.02	1,634.01	1,906.36	2,178.68	2,451.02	2,995.68	3,540.36	4,085.03	4,902.04
BRUERN	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
BURFORD TOWN COUNCIL	2,006.78	298.28	134.38	168.23	2,607.67	1,738.44	2,028.20	2,317.93	2,607.67	3,187.14	3,766.63	4,346.11	5,215.34
CARTERTON TOWN COUNCIL	2,006.78	298.28	134.38	128.37	2,567.81	1,711.87	1,997.19	2,282.50	2,567.81	3,138.43	3,709.05	4,279.68	5,135.62
CASSINGTON	2,006.78	298.28	134.38	130.06	2,569.50	1,713.00	1,998.51	2,284.00	2,569.50	3,140.49	3,711.49	4,282.50	5,139.00
CHADLINGTON	2,006.78	298.28	134.38	111.15	2,550.59	1,700.39	1,983.80	2,267.19	2,550.59	3,117.38	3,684.18	4,250.98	5,101.18
CHARLBURY TOWN COUNCIL	2,006.78	298.28	134.38	105.55	2,544.99	1,696.66	1,979.44	2,262.21	2,544.99	3,110.54	3,676.09	4,241.65	5,089.98
CHASTLETON	2,006.78	298.28	134.38	7.33	2,446.77	1,631.18	1,903.05	2,174.91	2,446.77	2,990.49	3,534.22	4,077.95	4,893.54
CHILSON	2,006.78	298.28	134.38	10.81	2,450.25	1,633.50	1,905.76	2,178.00	2,450.25	2,994.74	3,539.24	4,083.75	4,900.50
CHIPPING NORTON TOWN COUNCIL	2,006.78	298.28	134.38	176.51	2,615.95	1,743.96	2,034.64	2,325.29	2,615.95	3,197.26	3,778.59	4,359.91	5,231.90
CHURCHILL & SARSDEN	2,006.78	298.28	134.38	98.02	2,537.46	1,691.64	1,973.59	2,255.52	2,537.46	3,101.33	3,665.21	4,229.10	5,074.92
CLANFIELD	2,006.78	298.28	134.38	72.98	2,512.42	1,674.94	1,954.11	2,233.26	2,512.42	3,070.73	3,629.05	4,187.36	5,024.84
COMBE	2,006.78	298.28	134.38	48.52	2,487.96	1,658.64	1,935.09	2,211.52	2,487.96	3,040.83	3,593.71	4,146.60	4,975.92
CORNBURY & WYCHWOOD	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
CORNWELL	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
CRAWLEY	2,006.78	298.28	134.38	48.81	2,488.25	1,658.83	1,935.31	2,211.78	2,488.25	3,041.19	3,594.13	4,147.08	4,976.50
CURBRIDGE & LEW	2,006.78	298.28	134.38	55.20	2,494.64	1,663.09	1,940.28	2,217.46	2,494.64	3,049.00	3,603.36	4,157.73	4,989.28
DUCKLINGTON	2,006.78	298.28	134.38	71.26	2,510.70	1,673.80	1,952.77	2,231.73	2,510.70	3,068.63	3,626.56	4,184.50	5,021.40
ENSTONE	2,006.78	298.28	134.38	74.43	2,513.87	1,675.91	1,955.24	2,234.55	2,513.87	3,072.50	3,631.14	4,189.78	5,027.74
EYNHAM	2,006.78	298.28	134.38	166.65	2,606.09	1,737.39	2,026.97	2,316.52	2,606.09	3,185.21	3,764.35	4,343.48	5,212.18
FAWLER	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
FIFIELD	2,006.78	298.28	134.38	59.48	2,498.92	1,665.94	1,943.61	2,221.26	2,498.92	3,054.23	3,609.55	4,164.86	4,997.84
FILKINS & BROUGHTON	2,006.78	298.28	134.38	90.03	2,529.47	1,686.31	1,967.37	2,248.42	2,529.47	3,091.57	3,653.67	4,215.78	5,058.94

PARISH	BASIC AMOUNT OF COUNCIL TAX				TOTAL	BANDINGS							
	OXON CC	TVPA	WODC	PARISHES		A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p		£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
FINSTOCK	2,006.78	298.28	134.38	89.68	2,529.12	1,686.08	1,967.10	2,248.11	2,529.12	3,091.14	3,653.17	4,215.20	5,058.24
FREELAND	2,006.78	298.28	134.38	102.54	2,541.98	1,694.65	1,977.10	2,259.54	2,541.98	3,106.86	3,671.74	4,236.63	5,083.96
FULBROOK	2,006.78	298.28	134.38	38.92	2,478.36	1,652.24	1,927.62	2,202.99	2,478.36	3,029.10	3,579.85	4,130.60	4,956.72
GLYMPTON	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
GRAFTON & RADCOT	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
GREAT TEW	2,006.78	298.28	134.38	4.41	2,443.85	1,629.23	1,900.78	2,172.31	2,443.85	2,986.92	3,530.00	4,073.08	4,887.70
HAILEY	2,006.78	298.28	134.38	111.05	2,550.49	1,700.32	1,983.72	2,267.10	2,550.49	3,117.26	3,684.04	4,250.81	5,100.98
HANBOROUGH	2,006.78	298.28	134.38	82.51	2,521.95	1,681.30	1,961.52	2,241.73	2,521.95	3,082.38	3,642.81	4,203.25	5,043.90
HARDWICK WITH YELFORD	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
HEYTHROP	2,006.78	298.28	134.38	24.62	2,464.06	1,642.70	1,916.50	2,190.27	2,464.06	3,011.62	3,559.19	4,106.76	4,928.12
HOLWELL	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
IDBURY	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
KELMSCOTT	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
KENCOT	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
KIDDINGTON WITH ASTERLEIGH	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
KINGHAM	2,006.78	298.28	134.38	71.63	2,511.07	1,674.04	1,953.06	2,232.06	2,511.07	3,069.08	3,627.10	4,185.11	5,022.14
LANGFORD	2,006.78	298.28	134.38	82.59	2,522.03	1,681.35	1,961.59	2,241.80	2,522.03	3,082.47	3,642.93	4,203.38	5,044.06
LEAFIELD	2,006.78	298.28	134.38	184.01	2,623.45	1,748.96	2,040.47	2,331.95	2,623.45	3,206.43	3,789.42	4,372.41	5,246.90
LITTLE FARINGDON	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
LITTLE TEW	2,006.78	298.28	134.38	11.71	2,451.15	1,634.10	1,906.46	2,178.80	2,451.15	2,995.84	3,540.54	4,085.25	4,902.30
LYNEHAM	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
MILTON-UNDER-WYCHWOOD	2,006.78	298.28	134.38	66.86	2,506.30	1,670.86	1,949.35	2,227.82	2,506.30	3,063.25	3,620.21	4,177.16	5,012.60
MINSTER LOVELL	2,006.78	298.28	134.38	106.72	2,546.16	1,697.44	1,980.35	2,263.25	2,546.16	3,111.97	3,677.78	4,243.60	5,092.32
NORTH LEIGH	2,006.78	298.28	134.38	76.50	2,515.94	1,677.29	1,956.85	2,236.39	2,515.94	3,075.03	3,634.13	4,193.23	5,031.88
NORTHMOOR	2,006.78	298.28	134.38	58.47	2,497.91	1,665.27	1,942.83	2,220.36	2,497.91	3,052.99	3,608.09	4,163.18	4,995.82
OVER NORTON	2,006.78	298.28	134.38	139.58	2,579.02	1,719.34	2,005.91	2,292.46	2,579.02	3,152.13	3,725.25	4,298.36	5,158.04
RAMSDEN	2,006.78	298.28	134.38	191.02	2,630.46	1,753.64	2,045.92	2,338.19	2,630.46	3,215.00	3,799.55	4,384.10	5,260.92
ROLLRIGHT	2,006.78	298.28	134.38	54.79	2,494.23	1,662.82	1,939.96	2,217.09	2,494.23	3,048.50	3,602.77	4,157.05	4,988.46
ROUSHAM	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
SALFORD	2,006.78	298.28	134.38	88.99	2,528.43	1,685.62	1,966.56	2,247.49	2,528.43	3,090.30	3,652.17	4,214.05	5,056.86
SANDFORD ST MARTIN	2,006.78	298.28	134.38	69.38	2,508.82	1,672.54	1,951.31	2,230.06	2,508.82	3,066.33	3,623.85	4,181.36	5,017.64

PARISH	BASIC AMOUNT OF COUNCIL TAX				TOTAL	BANDINGS							
	OXON CC	TVPA	WODC	PARISHES		A	B	C	D	E	F	G	H
	£ p	£ p	£ p	£ p		£ p	£ p	£ p	£ p	£ p	£ p	£ p	£ p
SHILTON	2,006.78	298.28	134.38	31.09	2,470.53	1,647.02	1,921.53	2,196.03	2,470.53	3,019.53	3,568.54	4,117.55	4,941.06
SHIPTON-UNDER-WYCHWOOD	2,006.78	298.28	134.38	65.00	2,504.44	1,669.62	1,947.91	2,226.17	2,504.44	3,060.97	3,617.52	4,174.06	5,008.88
SOUTH LEIGH	2,006.78	298.28	134.38	68.58	2,508.02	1,672.01	1,950.69	2,229.35	2,508.02	3,065.35	3,622.69	4,180.03	5,016.04
SPELSBURY	2,006.78	298.28	134.38	70.02	2,509.46	1,672.97	1,951.81	2,230.63	2,509.46	3,067.11	3,624.77	4,182.43	5,018.92
STANDLAKE	2,006.78	298.28	134.38	55.86	2,495.30	1,663.53	1,940.80	2,218.04	2,495.30	3,049.80	3,604.32	4,158.83	4,990.60
STANTON HARCOURT	2,006.78	298.28	134.38	78.79	2,518.23	1,678.82	1,958.63	2,238.43	2,518.23	3,077.83	3,637.44	4,197.05	5,036.46
STEEPLE BARTON	2,006.78	298.28	134.38	34.52	2,473.96	1,649.30	1,924.20	2,199.07	2,473.96	3,023.72	3,573.49	4,123.26	4,947.92
STONESFIELD	2,006.78	298.28	134.38	63.65	2,503.09	1,668.72	1,946.86	2,224.97	2,503.09	3,059.32	3,615.57	4,171.81	5,006.18
SWERFORD	2,006.78	298.28	134.38	102.88	2,542.32	1,694.88	1,977.37	2,259.84	2,542.32	3,107.27	3,672.23	4,237.20	5,084.64
SWINBROOK & WIDFORD	2,006.78	298.28	134.38	30.42	2,469.86	1,646.57	1,921.01	2,195.43	2,469.86	3,018.71	3,567.57	4,116.43	4,939.72
TACKLEY	2,006.78	298.28	134.38	63.30	2,502.74	1,668.49	1,946.58	2,224.66	2,502.74	3,058.90	3,615.06	4,171.23	5,005.48
TAYNTON	2,006.78	298.28	134.38	46.26	2,485.70	1,657.13	1,933.33	2,209.51	2,485.70	3,038.07	3,590.45	4,142.83	4,971.40
WESTCOT BARTON	2,006.78	298.28	134.38	11.31	2,450.75	1,633.83	1,906.15	2,178.44	2,450.75	2,995.35	3,539.97	4,084.58	4,901.50
WESTWELL	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88
WITNEY TOWN COUNCIL	2,006.78	298.28	134.38	201.96	2,641.40	1,760.93	2,054.43	2,347.91	2,641.40	3,228.37	3,815.35	4,402.33	5,282.80
WOODSTOCK	2,006.78	298.28	134.38	82.20	2,521.64	1,681.09	1,961.28	2,241.46	2,521.64	3,082.00	3,642.36	4,202.73	5,043.28
WOOTTON	2,006.78	298.28	134.38	53.98	2,493.42	1,662.28	1,939.33	2,216.37	2,493.42	3,047.51	3,601.60	4,155.70	4,986.84
WORTON	2,006.78	298.28	134.38	0.00	2,439.44	1,626.29	1,897.35	2,168.39	2,439.44	2,981.53	3,523.63	4,065.73	4,878.88

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**ANNEX G**

**PARISH PRECEPTS AND TAXBASE 2025/26 & 2026/27**

PARISH	TAXBASE		
	← 2025/2026	2026/2027 →	%
	No.	No.	CHANGE
ALVESCOT	239.95	243.67	1.55
ASCOTT-UNDER-WYCHWOOD	265.07	270.86	2.18
ASTHAL	162.65	173.33	6.57
ASTON,COTE,SHIFFORD & CHIMNEY	636.52	644.86	1.31
BAMPTON	1,355.41	1,385.10	2.19
BLACK BOURTON	131.29	130.54	(0.57)
BLADON	413.13	417.63	1.09
BLENHEIM	26.92	27.96	3.86
BRIZE NORTON	828.34	922.65	11.39
BROADWELL	74.80	82.06	9.71
BRUERN	42.35	45.25	6.85
BURFORD	931.48	969.93	4.13
CARTERTON	5,724.60	5,750.95	0.46
CASSINGTON	343.40	344.21	0.24
CHADLINGTON	404.92	413.99	2.24
CHARLBURY	1,390.51	1,432.29	3.00
CHASTLETON	76.32	75.22	(1.44)
CHILSON	59.90	69.39	15.84
CHIPPING NORTON	2,898.39	2,919.10	0.71
CHURCHILL & SARSDEN	382.87	405.93	6.02
CLANFIELD	370.75	374.77	1.08
COMBE	347.94	358.87	3.14
CORNBURY & WYCHWOOD	27.56	27.94	1.38
CORNWELL	25.80	27.05	4.84
CRAWLEY	79.95	81.95	2.50
CURBRIDGE & LEW	486.59	489.17	0.53
DUCKLINGTON	657.42	663.07	0.86
ENSTONE	616.79	623.06	1.02
EYNSHAM	2,217.93	2,238.20	0.91

**PARISH PRECEPTS AND TAXBASE 2025/26 & 2026/27**

PARISH	TAXBASE		
	← 2025/2026	2026/2027 →	%
	No.	No.	CHANGE
FAWLER	48.86	50.07	2.48
FIFIELD	111.26	112.64	1.24
FILKINS & BROUGHTON POGGS	232.95	244.35	4.89
FINSTOCK	313.40	309.16	(1.35)
FREELAND	702.54	705.88	0.48
FULBROOK	252.30	254.35	0.81
GLYMPTON	47.36	54.53	15.14
GRAFTON & RADCOT	31.05	33.63	8.31
GREAT TEW	99.33	113.45	14.22
HAILEY	523.31	528.38	0.97
HANBOROUGH	1,444.14	1,469.62	1.76
HARDWICK WITH YELFORD	52.55	55.70	5.99
HEYTHROP	84.00	73.10	(12.98)
HOLWELL	29.27	32.04	9.46
IDBURY	78.86	79.37	0.65
KELMSCOTT	47.00	50.21	6.83
KENCOT	67.67	69.11	2.13
KIDDINGTON WITH ASTERLEIGH	59.54	60.96	2.38
KINGHAM	415.57	442.06	6.37
LANGFORD	165.85	169.52	2.21
LEAFIELD	377.59	393.19	4.13
LITTLE FARINGDON	45.80	55.27	20.68
LITTLE TEW	109.22	111.04	1.67
LYNEHAM	100.55	107.39	6.80
MILTON-UNDER-WYCHWOOD	819.92	837.58	2.15
MINSTER LOVELL	753.46	749.60	(0.51)
NORTH LEIGH	1,011.10	1,036.17	2.48
NORTHMOOR	197.55	197.21	(0.17)
OVER NORTON	223.20	230.04	3.06

**PARISH PRECEPTS AND TAXBASE 2025/26 & 2026/27**

PARISH	TAXBASE		
	← 2025/2026	2026/2027 →	%
	No.	No.	CHANGE
RAMSDEN	187.92	192.46	2.42
ROLLRIGHT	244.49	252.79	3.39
ROUSHAM	25.87	27.47	6.18
SALFORD	131.67	134.85	2.42
SANDFORD ST MARTIN	149.75	159.29	6.37
SHILTON	289.90	298.69	3.03
SHIPTON-UNDER-WYCHWOOD	718.63	741.13	3.13
SOUTH LEIGH	165.42	165.45	0.02
SPELSBURY	166.93	174.24	4.38
STANDLAKE	698.48	716.04	2.51
STANTON HARCOURT	531.27	533.05	0.34
STEEPLE BARTON	609.57	624.49	2.45
STONESFIELD	729.85	727.47	(0.33)
SWERFORD	93.41	97.30	4.16
SWINBROOK & WIDFORD	107.53	115.04	6.98
TACKLEY	516.22	515.59	(0.12)
TAYNTON	82.55	86.46	4.74
WESTCOT BARTON	88.65	88.38	(0.30)
WESTWELL	58.10	64.16	10.43
WITNEY	11,298.35	11,377.10	0.70
WOODSTOCK	1,824.21	1,861.38	2.04
WOOTTON	306.79	317.97	3.64
WORTON	52.02	56.17	7.98
<b>TOTAL TAXBASE (No.)</b>	<b>48,742.33</b>	<b>49,561.59</b>	<b>1.68</b>
<b>TOTAL PRECEPT (£)</b>			
<b>AVERAGE 'BAND D' COUNCIL TAX (£)</b>			

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# Budget consultation Nov/Dec 2025



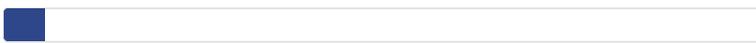
Project: West Oxfordshire District Council budget consultation

Period: 10 November 2025 - 19 December 2025

## 1. How well do you think we currently deliver housing advice and homelessness prevention?

150/150 - Multiple choice - choose one - required

Really well 5.3% (8 choices)



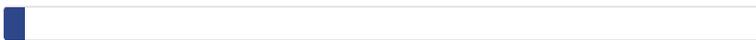
Quite well 16.7% (25 choices)



Not that well 7.3% (11 choices)



Not very well at all 2.7% (4 choices)



Not used this service 68% (102 choices)



## How important do you think it is the council invests in housing advice and homelessness prevention?

150/150 - Multiple choice - choose one - required

Very important 50.7% (76 choices)



Somewhat important 36.7% (55 choices)



Not very important 9.3% (14 choices)



Not at all important 3.3% (5 choices)



## How well do you think we currently run council tax and business rates collection?

150/150 - Multiple choice - choose one - required

Really well 25.3% (38 choices)



Quite well 49.3% (74 choices)



Not that well 7.3% (11 choices)



Not very well at all 5.3% (8 choices)



Not used this service 12.7% (19 choices)



## How important do you think it is the council invests in council tax and business rate collection?

150/150 - Multiple choice - choose one - required

Very important 48% (72 choices)



Somewhat important 36.7% (55 choices)



Not very important 14% (21 choices)



Not at all important 1.3% (2 choices)



## How well do you think we currently deliver waste and recycling collections?

150/150 - Multiple choice - choose one - required

Really well 40% (60 choices)



Quite well 49.3% (74 choices)



Not that well 5.3% (8 choices)



Not very well at all 5.3% (8 choices)



Not used this service 0% (0 choice)



## How important do you think it is the council invests in waste and recycling collections?

150/150 - Multiple choice - choose one - required

Very important 72% (108 choices)



Somewhat important 24% (36 choices)



Not very important 4% (6 choices)



Not at all important 0% (0 choices)



## How well do you think we currently deliver building control services?

150/150 - Multiple choice - choose one - required

Really well 3.3% (5 choices)



Quite well 16.7% (25 choices)



Not that well 14.7% (22 choices)



Not very well at all 7.3% (11 choices)



Not used this service 58% (87 choices)



## How important do you think it is the council invests in building control services?

150/150 - Multiple choice - choose one - required

Very important 45.3% (68 choices)



Somewhat important 47.3% (71 choices)



Not very important 6.7% (10 choices)



Not at all important 0.7% (1 choices)



## How well do you think we currently deliver licensing of taxis, gambling premises, alcohol and entertainment licencing, temporary events, animal activities, skin piercing and scrap metal dealers?

150/150 - Multiple choice - choose one - required

Really well 2.7% (4 choices)



Quite well 17.3% (26 choices)



Not that well 6.7% (10 choices)



Not very well at all 1.3% (2 choices)



Not used this service 72% (108 choices)



**How important do you think it is the council invests in licensing of taxis, gambling premises, alcohol and entertainment licencing, temporary events, animal activities, skin piercing and scrap metal dealers?**

150/150 - Multiple choice - choose one - required

Very important 32% (48 choices)



Somewhat important 50% (75 choices)



Not very important 14% (21 choices)



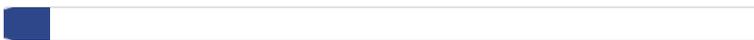
Not at all important 4% (6 choices)



**How well do you think we currently deliver local plans and managing planning applications?**

150/150 - Multiple choice - choose one - required

Really well 6% (9 choices)



Quite well 22% (33 choices)



Not that well 26.7% (40 choices)



Not very well at all 21.3% (32 choices)



Not used this service 24% (36 choices)



## How important do you think it is the council invests in creating local plans and managing planning applications?

150/150 - Multiple choice - choose one - required

Very important 66.7% (100 choices)



Somewhat important 28% (42 choices)



Not at all important 4% (6 choices)



Not very important 1.3% (2 choices)



## How well do you think we currently run elections?

150/150 - Multiple choice - choose one - required

Really well 40.7% (61 choices)



Quite well 50% (75 choices)



Not that well 5.3% (8 choices)



Not very well at all 0.7% (1 choices)



Not used this service 3.3% (5 choices)



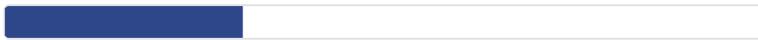
## How important do you think it is the council invests in running elections?

150/150 - Multiple choice - choose one - required

Very important 50.7% (76 choices)



Somewhat important 31.3% (47 choices)



Not very important 17.3% (26 choices)



Not at all important 0.7% (1 choices)



## How well do you think we currently deliver council-owned car parks?

150/150 - Multiple choice - choose one - required

Really well 45.3% (68 choices)



Quite well 42% (63 choices)



Not that well 7.3% (11 choices)



Not very well at all 2.7% (4 choices)



Not used this service 2.7% (4 choices)



## How important do you think it is the council invests in council-owned car parks?

150/150 - Multiple choice - choose one - required

Very important 64% (96 choices)



Somewhat important 30% (45 choices)



Not very important 4% (6 choices)



Not at all important 2% (3 choices)



## How well do you think we currently promote economic growth and regeneration?

150/150 - Multiple choice - choose one - required

Really well 3.3% (5 choices)



Quite well 33.3% (50 choices)



Not that well 22.7% (34 choices)



Not very well at all 8.7% (13 choices)



Not used this service 32% (48 choices)



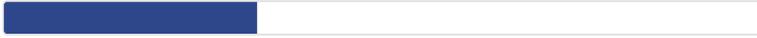
## How important do you think it is the council invests in promoting economic growth and regeneration?

265/370 - Multiple choice - choose one - required

Very important 57.3% (86 choices)



Somewhat important 33.3% (50 choices)



Not very important 7.3% (11 choices)



Not at all important 2% (3 choices)



## How well do you think we currently help tackle the climate and biodiversity emergencies?

150/150 - Multiple choice - choose one - required

Really well 4.7% ( choices)



Quite well 30.7% (46 choices)



Not that well 31.1% (47 choices)



Not very well at all 10% (15 choices)



Not used this service 23.3% (35 choices)



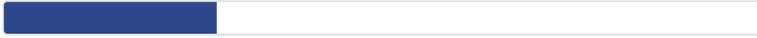
## How important do you think it is the council invests in tackling the climate and biodiversity emergencies?

150/150 - Multiple choice - choose one - required

Very important 42.7% (64 choices)



Somewhat important 28% (42 choices)



Not at all important 15.3% (23 choices)



Not very important 14% (21 choices)



## How well do you think we currently provide grants and financial support to local groups?

150/150 - Multiple choice - choose one - required

Really well 5.3% (8 choices)



Quite well 20.7% (31 choices)



Not that well 8.7% (13 choices)



Not very well at all 2% (3 choices)



Not used this service 63.3% (95 choices)



## How important do you think it is the council invests in providing grants and financial support to local groups?

150/150 - Multiple choice - choose one - required

Very important 29.3% (44 choices)



Somewhat important 44% (66 choices)



Not very important 20% (30 choices)



Not at all important 6.7% (10 choices)



## How well do you think we currently support local communities through local projects, professional advice and other support around health and wellbeing and community activity?

150/150 - Multiple choice - choose one - required

Really well 6% (9 choices)



Quite well 26% (39 choices)



Not that well 14% (21 choices)



Not very well at all 4% (6 choices)



Not used this service 50% (75 choices)



**How important do you think it is the council invests in supporting local communities through local projects, professional advice and other support around health and wellbeing and community activity?**

150/150 - Multiple choice - choose one - required

Very important 32.7% (49 choices)



Somewhat important 46% (69 choices)



Not very important 16% (24 choices)



Not at all important 5.3% (8 choices)



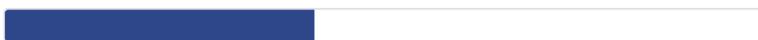
**How well do you think we currently deliver leisure centres and other leisure facilities?**

150/150 - Multiple choice - choose one

Really well 12% (13 choices)



Quite well 40.7% (61 choices)



Not that well 12.7% (19 choices)



Not very well at all 8.7% (13 choices)



Not used this service 26% (39 choices)



## How important do you think it is the council invests in leisure centres and other leisure facilities?

150/150 - Multiple choice - choose one - required

Very important 48.7% (73 choices)



Somewhat important 44.7% (67 choices)



Not very important 6.7% (10 choices)



Not at all important 0% (0 choices)



## How well do you think we currently support creating more affordable homes?

150/150 - Multiple choice - choose one - required

Really well 4% (6 choices)



Quite well 12% (18 choices)



Not that well 26% (39 choices)



Not very well at all 25.3% (38 choices)



Not used this service 32.7% (49 choices)



## How important do you think it is the council invests in creating more affordable homes?

150/150 - Multiple choice - choose one - required

Very important 52% (78 choices)



Somewhat important 30% (45 choices)



Not very important 13.3% (20 choices)



Not at all important 4.7% (7 choices)



Would you like to make any general comments about the West Oxfordshire Budget?

This is a AI generated summary of the 55 comments made to this question.

Many respondents emphasised the importance of maintaining free parking, particularly in Witney, and opposed spending on schemes perceived as “anti-car” or on implementing 20mph zones

There was also repeated opposition to allocating budget towards asylum seekers or “illegal immigrants”

Several responses called for a focus on supporting economic growth, local businesses, and high streets, with suggestions to improve planning services and invest in youth and community groups

Housing provision, especially for local people, was also highlighted as a priority

There was criticism of spending on climate change initiatives, with some arguing that local action is ineffective without global cooperation, and that resources should be redirected to more immediate local issues

Others, however, supported continued investment in climate change mitigation, biodiversity, and public services

A few respondents commented on the need for better council accessibility and customer service, including improved phone and reception services

Calls for prudent spending and more efficient use of resources were also present

Overall, the most common themes were strong support for free parking, opposition to spending on asylum seekers and certain climate initiatives, and a desire for more focus on economic growth, housing, and local services.

**Would you like to make any general comments about the West Oxfordshire budget?  
The following are all comments made to the above question. 55/150 responses**

"The questions in this survey are impossible to answer in any meaningful way.

The Council should renegotiate staff pensions to bring them in line with the private sector

The Council should reconsider the amount it spends on climate change policies until the big polluters in the world, China, India and the USA, reduce their output of greenhouse gases. Virtual signalling achieves nothing."

"Keep free parking. Do NOT spend any budget on 20mph. Don't close Witney High st - manage the parking better 30 mins max to pop into shops etc.

Make local homes for local people only.

Do NOT allocate any monies to asylum seekers. "

Please spend the budget on supporting economic growth, speeding up the process for building new houses, and increasing investment in the youth. These are areas where local authorities can have a real impact, as opposed to global problems such as climate change.

Please concentrate on key issues such as providing key public services, helping address inequality, climate change mitigation/adaptation, promoting biodiversity gain, supporting local community groups, supporting our High Streets and small businesses.

Please focus on housing provision, support for high streets (including free car parks) and support for the health of the local population (eg leisure centres) .

Do not cancel free car parking in Witney - it is the making of the town

"Almost impossible to contact any one by phone at WODC.

NO reception staff, surely a rota could be organised, the old reception site had staff working in an office who then came to help you at reception. Could staff still do their jobs at reception?"

stop wasting money on anti car schemes

"Stop wasting money on giving away "free trees" to villages and putting up signs saying no mow May. Find brownfield sites for housing and do not build on the car park in Marriott's Way. Homes do not need to

Be in town centre and cause massive congestion at Marriott's way car park which is not equipped to deal with large entry's/exits of vehicles. Not interested in carbon footprint until USA/China are onboard. Spending too much on the illegal immigrants in the hotel in witney and did not consult the resident if we wanted to object under planing laws."

Stimulate growth through business investment, not by simply turning W/Oxon in to another Oxford dorma town and relying on council tax to get you through.

"Please avoid allocating Money & other resources to house Illegal immigrants eg at 4 Pillars Hotel at Witney. Hopefully the number if those has already reduced...."

spend wisely

"You should charge more to get much better professional services that have more impact - planning is one!!!! to radically improve support for economic development and making our market towns look and feel smart and welcoming ....and nag the County to do much more as well!!!!!"

It would be criminal to increase the cost YET again

Money is tight. But if you are going to provide a service do it well. Eg swimming pools at pleasure centres should be clean, bins should be collected etc

Need good facilities for swimming pool at Witney which is currently unpleasant and cycle lanes in and around Witney to encourage health and well being.

You have involvement in 'Promoting economic growth and regeneration - Our team supports local businesses, local markets, local towns and other partners to grow our economy, providing jobs and growing business. ' Yet you worked with OCC to close the Witney High Street against the wishes of the majority of traders and residents.

HMOs damage neighbourly/community relationships; mostly benefitting Landlords financially. The council should build council managed small blocks of flats with income fed back into the community and not landlords pockets.

I am sceptical that surveys such as this have any impact at all on council spending considerations. I suspect the council will just do/spend what it was going to do anyway.

Money is wasted on stupid rulings/ events that not many support but you never listen to the majority (hence Witney high street not open but done nothing about stopping those who still drive through it)

Considering the amount of money that is required for Councilors' Pension contributions, I believe top priority should be given making existing infrastructure work properly. Thus, roads should be maintained in a "fit-for-purpose" condition to enable workers to move freely between home and workplace. Housing costs will never be genuinely "affordable" for a large number of people in West Oxfordshire so we should not delude ourselves with the terminology. Equally, estates of smaller and therefore cheaper houses should not adversely affect existing areas of housing. Plans must provide for all the services required to live in any area, including utilities and in West Oxfordshire this is a critical stumbling block: until Thames Water is somehow forced to upgrade the sewage facilities and surface water runoff is adequately provided for by them of the appropriate Council, no further houses should be built.

Not sure if you spend any money on fly-tipping. A reported a case some years ago and got a good response. Second time I reported zilch so I don't bother with you now.

Like any successful business , continuously improve efficiency cut out waste and invest cost savings in areas such as road upkeep.

I should like the council to consider buying back ex-council houses that come on to the housing market. Also compulsorily purchase long term empty houses/properties to increase social housing stock. If budgets allow!

"Keep car parking free. A lifeline for the town and businesses "

I would like to see more investment into making this country particularly Witney more cycle friendly and safer for vulnerable road users, there needs to be a shift in people's attitudes and behaviour as currently there are a lot of bullies who use their vehicles to abuse .so put things in place to discourage the use of vehicles and to enforce more road safety measures as I have seen a dramatic increase on road traffic incidents in the last few years.

Many of the problems faced by local councils and national government eg housing, roads, climate change, pollution, lack of biodiversity, is because we have too many humans to provide for. More budget should be allocated to fund family planning support, so that in 20 years time and further into the future we are not still facing even greater problems re the same issues with the population still escalating. Prevention is better than the crisis management we are tackling now. More houses, roads and facilities being built just lets the problem spiral. Our concrete jungles are growing ever bigger at the expense of natural habitats and biodiversity. Our green spaces are disappearing under more and more housing for more and more people. I would like to see the real problem being addressed ie. population growth, so that all life on Earth has a chance to survive. Invest in managing the problem rather than in encouraging the problem to get bigger.

Please don't ruin these beautiful historic areas with careless building of 'affordable' housing.

Stop increasing council tax - it's high enough already!

Employ waste people who do not throw bins across the road If you show you don't care about the kitchen waste why would people continue to put out their kitchen bins. People see bins strewn all over roads and pavements and then prefer to put their food waste into the other bin Terrible for the planet I have watched one waste employee carefully replace every bin so it can be done.

Affordable houses are still not affordable for so many. Bring back council houses - should never been allowed to be sold off. Building costs are far too high so houses will never be affordable. Wake and smell the roses.

Council tax is too high

Please do not bring in carpark charges - it would be another nail in the coffin for the high street. Also you need to be more pro-active in forcing landlords to find occupiers for vacant properties - the empty buildings in Chipping Norton are a disgrace.

The roads are a real mess! Someone must be accountable, is this WODC, who knows!

Please give absolute priority to Renewable Energy and TOTAL BAN on fossil fuels !!

I would like to see more investment in staff for safeguarding the local historic environment as Conservation Officers. Archaeologists and Historic Buildings Inspectors

Spacehive is extremely difficult for community groups to navigate. Too great an emphasis on online and not enough on community need.

Whichever entity is responsible for roads needs to take urgent action to fill in potholes and resurface roads. Local roads are some of the worst in the country. It makes driving, especially at night or in the wet, a nightmare.

Please keep investing in Leisure and Communities.

stop spending on EDI nonsense. concentrate on delivering core services efficiently and cut waste.

The Council needs to upgrade its planning enforcement and take into account the legislation governing AONBs where your officers are misquoting your obligations.

I can see huge amounts of waste in the way money is being spent. Also lots of money being spent on services we shouldn't have to be paying for through our taxes. You should be looking to lower spending, reduce the size of the council and cut our tax bills.

The council has a very difficult job to do yet does it well with limited resources. My personal priority is tackling the climate emergency and the state of the environment but I recognise other issues are extremely important.

"I don't currently live in West Oxfordshire. I lived there 1965-2006 2012-2018. I have become mostly housebound since moving to Leicester in 2018. I have applied to move back to Witney as I get carer 45 mins each morning. The rest of the time my husband who has his own medical issues has to do everything for me. I have 4 sons, 3 grandchildren, 1 brother and sister in law, nephews and nieces as well as friends in West Oxfordshire. I have various things, including Hypothyroidism, Bullous Pemphigoid, Spondylolisthesis, Urethral stricture (which needs permanent indwelling catheter), Hearing loss, Eye issues. I have applied to come back via the council but with all the things I have sent, I have not got above bronze. Here in Leicester an OT visited me for assessment in 2021 and I was on top grade and offered choice of 4 properties within 1 week. I am in an assisted bungalow here. But I feel such a burden, I need to be back nearer my family so they can help look after me. And also for me to see them. I hope someone reads this "

Focus on climate care solutions, cleanliness and access, support and invest in areas with potential for thriving, expanding business and community.

Prioritize local people. Do not take easy options and cause issues by building on Woodward road car park. Stop giving away trees. Start road sweeping, litter picking and having zero tolerance for illegal parking in Witney (Greggs, high street etc)

Get a refund for the 20 mph signs they do not work.

Prioritise your budget. Spend less on initiatives that duplicate the work of other agencies, particularly in the fields of climate change.

In planning, ensure that infrastructure and providing facilities is produced before approving more housing in all areas.

"Community backing of the government in general is at an all time low. Public confidence has flatlined, even this survey is so poorly worded, nobody can actually comment on issues which are important to them.

So many exercises are completed as a 'box ticking exercise' to pay lip service to the obligations without actually taking into account any of the community views. This survey is a perfect example. "

Really, I am not fully equipped, knowledgeable enough, au fait enough in financial matters, to give a valid considered opinion

Yes ...stop wasting money and do the essential jobs... well... before throwing money away on pet projects

"Please cut back on climate issues, large amounts of money are spent on this without clearly defined and monitored affects. This could be spent to further help local residents.

If you do continue please add KIPs for the outcomes."

The first duty of a council is to review all expenditure and see how much can be saved. No council is particularly good at getting good value for taxpayers. A good start would be to ban all party politics from council business. Also when spending taxpayers money, ban the word "investment" and substitute "waste". This would help to concentrate minds.

Roads need more attention, instead of poorly patching them up temporarily they need better contractors to fix them properly. I travel all over the UK for work and my last 10 minutes home are the worst by far. So many friends have had damaged alloys. And the 20mph limit is creating more of a hazard in our villages and should be returned to 30mph, it causes road rage and is unreasonable in nearly all circumstances except around schools.

**Pay Policy Statement – West Oxfordshire District Council 2026/2027**

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## **1. Background**

1.1. The purpose of this Pay Policy Statement ('the Statement') is to meet the following requirements:

- s38 (1) of the Localism Act 2011 which requires the Council to approve a Pay Policy Statement annually prior to the commencement of the financial year;
- the Council's obligations under the associated statutory guidance set out in the Openness and Accountability in Local Pay: Guidance under section 40 of the Localism Act (February 2012) together with the Local Government Transparency Code 2015.

## **2. Scope of the Statement**

2.1. To avoid confusion and provide transparency this Statement will only apply to Officers that are employees of West Oxfordshire District Council ('the Council').

2.2. Details of pay for staff employed by Publica are found within Publica's statement of accounts.

2.3. The current Statement sets out the following elements:

- pay for each of the in-scope Officers
- remuneration of lowest paid Officer
- the pay relationship between the highest paid Officers and other Officers
- performance related pay and bonuses, termination payments, transparency
- other aspects of remuneration.

## **3. Officers covered by the policy statement**

3.1. Below is a list of those officers covered by the Statement:

- Chief Executive (Head of Paid Service)
- Director of Finance Services (s151 officer)
- Director of Governance and Regulatory Services (Monitoring Officer)
- Director of Place Services
- Head of Services
- Other Officers of the Council.

3.2. Those not covered by this statement include Officers who are wholly or primarily employed by Publica and who retain dual employment contracts to deliver statutory elements of their roles such as, Parking Appeal decisions or delegated Environmental Health decisions that require an employment relationship with the Council.

## 4. General Statements

- 4.1. The Council has a range of Human Resources policies that apply equally to all Officers across the Council from the highest paid to the lowest paid. These policies cover a wide range of Human Resources issues including annual leave arrangements and sickness arrangements.
- 4.2. The Council determined that directly employed employees should adopt similar policies as the Publica employees in the interests of fairness and equity.
- 4.3. Subsequent to Publica merging its multiple pay and grading structures in 2020 and adopting a new comprehensive job evaluation scheme to ensure equal pay compliance, the Council has adopted a scheme built on similar principles in line with the previous Council resolutions.
- 4.4. The new Pay and Grading structure was designed in consultation with the Trade Unions and seeks to provide flexibility for the Council to adapt to changes in pay pressures and market conditions whilst retaining equal pay protection. The scheme also provides for local pay increases in addition to the national (cost of living) pay award in a similar way to incremental pay in the current scheme.
- 4.5. Following the conclusion of the staff consultation process, the pay structure was implemented in June 2022 (backpay to 1 April 2021). This pay structure does not cover senior (Statutory roles and Non – Statutory) roles which remain subject to the previous benchmark approach as agreed by the Council on the 27<sup>th</sup> November 2024.

## 5. Policy on Remuneration

- 5.1 The policy for the year 2026/2027 in respect of Chief Officers is to maintain the level of pay in the same bands as the current year following the move to Chief Officer Terms and Conditions effective 1 November 2024, subject to any cost-of-living award that may be agreed nationally in relation to year 2026/2027.

### Chief Officers

**Statutory Officers** (Joint Negotiating Committee for Local Government Chief Officers – JNC)

Chief Executive (Head of Paid Service) - £122,705

Director of Finance Services (s 151 officer) - £104,722

Director of Governance and Regulatory Services (Monitoring Officer) – £104,722

### **Non-Statutory Officers**

Director of Place - £104,722

- 5.2. In respect of other senior pay the revised scheme was implemented in June 2022 (pay back dated to 1 April 2021). This will also be subject to the national pay award in respect of 1 April 2026.
- 5.3. The pay and grading scheme is made up of four levels based upon the nature of the role (Core, Implement, Guide & Translate) with each level sub divided into generic job groups (Business Manager, Level 1 Manager, Level 4 Specialist, Level 3 Specialist, Level 2 Specialist, Level 1 Specialist, Level 2 Case/Field Work, Level 1 Case/Field Work, Customer Advisor, Process & Internal Support) and specific comparable pay peer groups.
- 5.4. At the time of publication of this Statement no annual pay award has been agreed for 2026/2027. These pay levels will be automatically upgraded by the agreed pay award.

5.5. Other factors relating to pay:

- Officers are generally placed upon the bottom pay point (peer group minimum) on appointment, but this can be varied by the approval of the appropriate appointments panel.
- Pay levels above the Job Group mid-point need to be supported by special factors such as market conditions/market forces.
- No performance related pay exists for any Officer of the Council.
- No bonuses are available for any Officer of the Council.
- Termination benefits payable will be in line with that available to all other Officers as set out in the Restructuring/Redundancy/Efficiency Policy guidelines in line with Employment Rights Act tables.
- Full Council will retain the decision to make any new appointment of an Officer where the pay (incorporating all payments and benefits in kind) exceeds £100,000.
- Full Council will retain the decision to approve any severance payments where the compensation payments exceed £100,000.

5.5 The details of the payments in respect of all these Officers are set out in the [Transparency page](#) of the Councils website.

5.6 None of the senior Statutory Officers or Non Statutory Officers are entitled to receive overtime payments for time worked beyond the contracted hours and out of ordinary working hours.

5.7 The Returning Officer for election purposes also receives a payment for the statutory duties undertaken by virtue of the specific, additional appointment to that role in addition to other responsibilities. For national elections and referenda the amount is set and is payable by the government. For District and Town/Parish Council elections, the fees are payable by the District Council in accordance with an approved scale.

## 6. Tax avoidance

6.1. The Council does not and will not employ senior managers in permanent positions via service companies that could be construed as avoiding tax and national insurance contributions. From time to time, the Council may employ individuals via service companies to cover interim or short-term project roles. However, the Council will comply with its responsibilities regarding the application of HMRC regulations on payments made to personal service companies (known as IR35) by applying income tax and national insurance deductions to the payment.

## 7. Market forces supplement

7.1. Evidence from market and recruitment data shows that for some professions a higher salary may be necessary to attract and retain staff. For non Chief Officer roles this is built into the pay & grading scheme utilising the in-built flexibility above mid-point. For Chief Officer statutory roles external benchmarking will be undertaken.

## 8. Retention payments

8.1. A retention payment scheme is available to all areas of the Council, and might be used in the following cases:

- Difficulty in recruiting the most suitable candidate for a post.
- Difficulty in retaining key people where their leaving would significantly affect internal and/or external service delivery.

- 8.2 All additional payments will be time limited and reviewed at predetermined intervals to reconsider their appropriateness against the prevailing job market.
- 8.3 The scheme may be applied flexibly and can mean:
- Paying someone at a higher salary level
  - Making a one-off payment.
- 8.4 These can be used in combination with other benefits that the Council offers. A package to suit the particular circumstances should be used and no individual should receive benefits that equate to more than 15% above the maximum of their substantive grade.

## 9. Lowest paid employees

9.1. Lowest paid employees of the Council are defined as those employees (excluding Apprentices) who are in a full time or part time role, who are above the age of 21, and are paid within the Core category of the new Job Evaluation scheme (the lowest band). From 1 April 2025 the lowest Core Grade was £25,949. This amount is subject to pay award pending in respect of April 2026.

9.2 The pay differential between the highest paid officer and the median officer is set out below:

Highest	£122,705
Median Employee	£ 40,932
Multiple	2.998

## 10. Pay protection

10.1. The Council seeks to ensure that all employees receive equal pay for work of equal value. To be consistent with equal pay principles the Council's protection arrangements will not create the potential for pay inequalities (e.g. open-ended protection).

10.2. There may be times when the grade for an individual's role changes for reasons unrelated to their performance e.g. restructures. In such cases the protection arrangements outlined will apply for 3 years from the date of the change.

## 11. Severance payments

11.1. The Council has a consistent method of calculating severance payments which it applies to all employees without differentiation. The payment is intended to recompense employees for the loss of their livelihood and provide financial support whilst they seek alternative employment.

11.2. In line with the statutory redundancy payment scheme, the Council calculates redundancy severance payments using the following calculation. The calculation is based on an employee's age and length of continuous local government service (please note that employees must have a minimum of 2 years' continuous service to qualify for a redundancy payment) the multiplier for the number of weeks is then applied to the employee's actual weekly earnings.

11.3. The amount of redundancy pay will be calculated as follows:

- 0.5 week's pay for each full year of service where age at time of redundancy is less than 22 years of age;

- 1 week's pay for each full year of service where age at time of redundancy is 22 years of age or above, but less than 41 years of age;
- 1.5 weeks' pay for each full year of service where age at time of redundancy is 41+ years of age.

11.4 The maximum number of service years taken into account is 20. The maximum number of weeks' pay is 30 for anyone aged 61 years of age or older with 20 years or more service

11.5 Your weekly pay is the average you earned per week over the 12 weeks before the day you got your redundancy notice.

## **12. Honorarium payments**

12.1. Payment of honoraria is a method by which the Council may reward an employee who has temporarily undertaken the duties and responsibilities of a higher graded post, or to recognise a specific contribution that an employee has made to the Council.

## **13. The Real Living Wage**

13.1. The Council and Publica are committed to paying the Real Living Wage (RLW). The RLW rate effective 1 May 2026 is:

- £13.45 per hour across UK (except London - £14.80) for workers 18 years and older.

13.2 The RLW is voluntary and is independently calculated based on what people need to get by. The Government encourages all employers that can afford to do so to ensure their employees earn a wage that meets the costs of living, not just the government minimum.

13.3 For Council employees whose substantive post is less than the RLW they will automatically receive the rate set out in 13.1 above.

## **14. Other pay and conditions in operation**

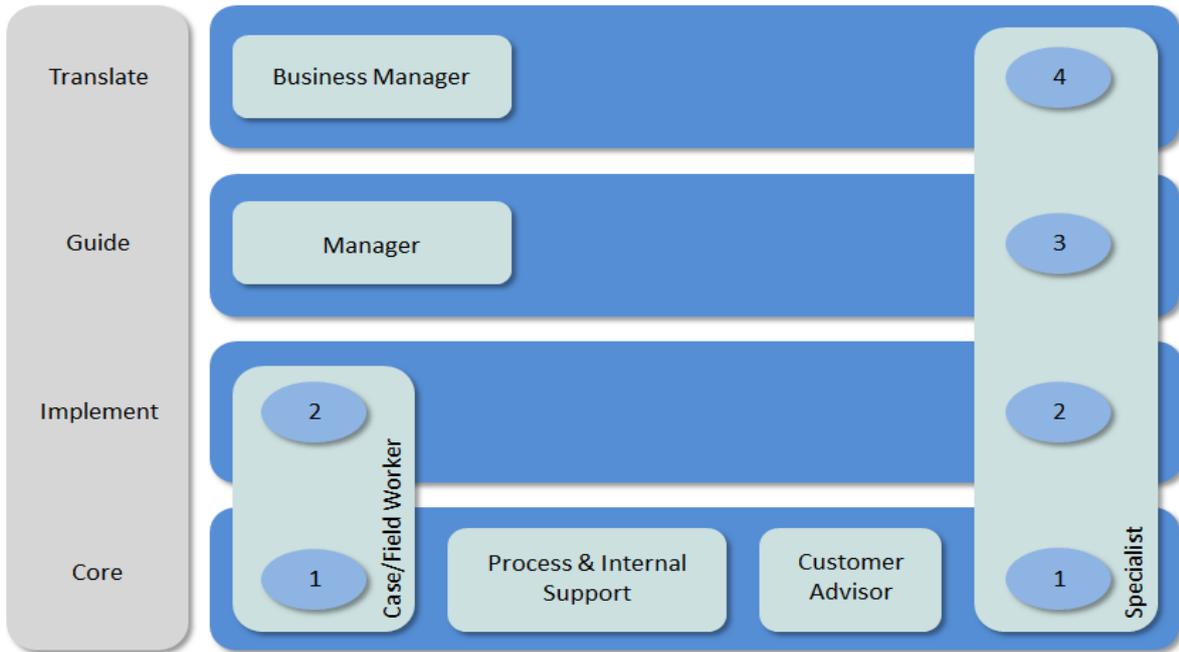
- Stand by and call out payments
- Long service award

## **15. The Local Government Pension Scheme (LGPS)**

15.1. The LGPS provides for the exercise of discretion that allow retirement benefits to be enhanced. The Council will consider each case on its merits but has determined that it does not normally enhance pension benefits for any of its employees, nor does it operate any discretions under the Local Government (Discretionary Payments) (injury Allowances) Regulations 2011.

15.2. Further information regarding the Oxfordshire County Council administering body for the Council is available from the [Oxfordshire County Council](#) website.

## Appendix I Evaluate Pay & Grading Framework – Non- Statutory Roles



	Job Group	2025/2026 RANGES Pay award inc NJC		
		MIN	MEDIAN	MAX
<b>TRANSLATE</b>	Business Manager	57436	71794	86153
	Level 4 Specialist	57436	71794	86153
<b>GUIDE</b>	Manager	45441	56801	68162
	Level 3 Specialist	45441	56801	68162
<b>IMPLEMENT</b>	Level 2 Specialist	36611	45763	54916
	Level 2 Case & Field Worker	30419	38024	45629
<b>CORE</b>	Level 1 Specialist	26837	33546	40256
	Level 1 Case & Field Worker	25223	29986	35984
	Customer Advisor	25223	29503	35404
	Process & Internal Support	25223	29472	35404

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## **Capital Strategy Report 2026/27**

### **West Oxfordshire District Council**

#### **Summary**

The Prudential Code for Capital Finance places key responsibilities on UK local authorities, requiring them to ensure capital plans are affordable, prudent, and sustainable, setting their own borrowing limits based on revenue, managing investment risks, and integrating capital spending with overall strategy. Authorities must create a formal capital strategy, manage debt within set indicators and demonstrate value for money.

As part of the annual budget setting process, the Council proposes a five-year Capital Programme, setting out the estimated expenditure on capital projects that will be undertaken by various service areas across the Council, based on identified need.

Typically, capital expenditure relates to either the acquisition or improvement of non-current assets for service delivery e.g. Leisure Centres and Waste Vehicles, or to provide economic or social benefits for residents e.g. the provision of affordable housing and Disabled Facilities Grants. Other activities and investments need to deliver financial returns in order to support them e.g. Investment Property.

We are taking a financially responsible approach to all of our plans, ensuring that optional expenditure is at the very least cost neutral to the Council and, where possible, delivers an ongoing revenue contribution to support council services.

The Council's capital strategy supports the delivery of our Council priorities whilst also covering the cost of capital and supporting our revenue budget. New investments will need to meet the criteria set by the Public Works Loan Board (PWLB) – which is a source of lending we are not in a position to forego our eligibility to - and deliver a yield that makes the risk of investment worthwhile and clears the hurdle rates set out in the Council's investment strategy.

#### **Introduction**

This Capital Strategy provides a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability.

Decisions made this year on capital and treasury management will have financial consequences for the Council for many years to come. They are therefore subject to both a national regulatory framework and to a local policy framework, summarised in this report.

While some elements of the capital programme are financed by revenue, some of the projects in it will require the Council to borrow. This can be because it is outside of our normal revenue expenditure or, previous internal borrowing (which is discussed at greater length later in this paper) means that we now need external borrowing to fund the expenditure.

### **What is Capital Expenditure?**

Local Authorities operate under a capital prudential framework and under a statutory legal environment through the Local Government Act 2003.

Expenditure can only be capitalised (i.e. recorded as an asset on the Council's balance sheet) under these regulations, if the spend is incurred in:

- Acquiring, constructing, or enhancing assets, such as land, buildings, plant, vehicles, and equipment
- Advancing a loan to a third party that would be for capital purposes if incurred by the council e.g. Southill Solar
- Granting of funds to a third party which is to be used for a capital purpose e.g. Affordable Housing schemes
- Purchasing or enhancing assets from which the council does not have the right to economic or service benefits from but would otherwise be capital if the council had those rights (Revenue Expenditure Funded by Capital Under Statute) e.g. Disabled Facilities Grant

Capital expenditure is where the Council spends money on assets, such as property or vehicles that will be used for more than one year. In local government this can include spending on assets owned by other bodies, and loans and grants to other bodies enabling them to buy assets. The Council has some limited discretion on what counts as capital expenditure, for example assets costing below £10,000 are not capitalised and are charged to revenue in year.

Occasionally the Council may be required to capitalise expenditure below this threshold in order to comply with grant conditions.

For details of the Council's policy on capitalisation, see the Council's accounting policies which are contained within the annual Statement of Accounts.

In 2026/27, the Council is planning new capital expenditure of £8.43m:

## Estimates of capital expenditure in £m

	2025/26 Forecast £m	2026/27 Budget £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
Capital Expenditure - Services	8.08	8.43	2.77	2.42	1.45	1.43

**Governance:** Service managers will typically update Finance, as part of the budget setting process, with regards to projects to include in the Council's capital programme. Proposals are collated by the Finance team who calculate the financing cost (which could be nil if the project is fully funded by external contributions). The financing cost is included in the Medium-Term Financial Strategy (MTFS) and detailed budgets for the forthcoming financial year.

While future expenditure is estimated for the purpose of calculating our borrowing requirement and projecting a cost of capital through the MTFS, individual projects still require business cases to be presented to the Senior Leadership Team (SLT) which if agreed are put forward to Executive and Council for consideration before expenditure can be committed.

For full details of the Council's proposed capital expenditure see Annex B of the 2026/27 budget papers, which itemises the proposed capital programme.

All capital expenditure must be financed, either from external sources (government grants and other contributions), the Council's own resources (revenue, reserves and capital receipts) or debt (borrowing and leasing). The planned financing of the expenditure in the proposed Capital Programme is as follows:

### Sources of Capital Financing

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
External Sources	2.24	2.58	0.88	0.88	0.88	0.88
Own Resources	0.54	3.65	1.89	1.54	0.57	0.55
Internal & External Borrowing	5.30	2.20	0.00	0.00	0.00	0.00
	8.08	8.43	2.77	2.42	1.45	1.43

Capital financing includes:

- Earmarked Reserves – during 2026/27 50% of the repairs to Investment Properties will be funded through earmarked reserves with the remainder through internal borrowing. The most significant expenditure relates to the re-roofing of Units 1-3 Carterton Industrial Estate which was approved by Executive in July 2025. The project is currently under construction and is expected to be completed in Q1 of 2026/27. The Council holds a relatively large investment property portfolio, and a rolling programme of renovations and improvement is required to keep properties in a good state of repair and to retain tenants on the most commercial rent.
- Capital Receipts – the capital receipts reserve will be utilised to fund the upgrading of our leisure centres and the purchase of any temporary emergency accommodation that may be required. The Council has been successful in acquiring several new properties in 2025/26 which will help to reduce our reliance on Bed & Breakfast and Hotel accommodation.
- Section 106 contributions from developers – these are used to provide additional infrastructure in communities where new homes have increased the number of residents. They have funded play parks, community facilities, new affordable housing and public art amongst other things.
- The Disabled Facilities Grant (DFG) – this grant funds adaptations to residents' homes and other supporting activities.
- External borrowing – this may be required to fund the next phase of the renewal of the Waste Vehicle fleet in 2027/28. Depending on the grant conditions, it may be possible to fund the replacement of recycling vehicles through the Extended Producer Responsibility Grant. This will be confirmed with Pack UK who administer the scheme on behalf of the Government.

### **Minimum Revenue Provision (MRP)**

Before the start of the financial year, a statement of MRP policy for the forthcoming financial year must be approved by Full Council.

The Local Government Act 2003 requires the Authority to have regard to the Ministry of Housing, Communities and Local Government's (MHCLG's) *Guidance on Minimum Revenue Provision* (the Guidance), most recently issued in 2024.

Borrowing, both internal and external, must be paid back and so every year the Council calculates how much must be charged to the Revenue Budget to pay off the borrowing over the life of the asset – this is called the MRP. The MRP charge is how capital expenditure, that has been funded through borrowing, is paid for by Council taxpayers. It reduces the Council's need to borrow, as represented by the Capital Financing Requirement. The MRP charge must demonstrate prudence and be made with due regard to statutory guidance published by central government.

For the purpose of the calculation we determine the useful life of each asset as no less than 5 and no more than 50 years. The broad aim of the Policy is to ensure that MRP is charged over a period that is reasonably consistent with the period over which the capital expenditure, which gave rise to the debt, provides benefits. Where a local authority's overall Capital Financing Requirement (CFR) (see below) is £nil, or a negative amount, there is no requirement to charge MRP.

If no life can be reasonably attributed to an asset, such as freehold land, the life is taken to be a maximum of 50 years. In the case of freehold land on which a building or other structure is constructed, the life of the land will be treated as equal to that of the structure. In exceptional cases, where a Qualified Valuer has estimated the useful life of the asset to be more than 50 years, that useful life will be used.

So, if we borrowed £1m to buy an asset with a useful life of 40 years we would need to provide  $(1,000,000/40) = £25,000$  per year for 40 years in our revenue budget. If the asset were only expected to last for 7 years, like for example some of our vehicles, then the charge to the revenue budget would be  $£1m / 7 = £142,857$  per year.

There are two main ways we could calculate MRP – the equal instalment method and the annuity method. The equal instalment method has been used in the example above while the annuity method has lower repayments in the early years which increase every year over the repayment period. MRP is only concerned with the repayment of the principal amount borrowed, so, if viewed like a repayment mortgage, the repayment of the principal under the annuity method is much lower in the early years.

MRP commences in the financial year following that in which the expenditure is incurred or, in the year following that in which the relevant asset becomes operational.

Where capital loans and finance leases made to third parties are repaid in annual or more frequent instalments of principal, these “capital receipts” arising from principal repayments reduce the capital financing requirement and thereby the need for MRP.

Capital expenditure incurred on acquiring assets under finance leases will have an MRP charge made equal to the capital rent payment made to reduce the lease liability in year.

West Oxfordshire District Council has chosen to use the Equal Instalment Method in general but uses the Annuity Method where this most closely matches corresponding capital receipts, for example in the case of the loan to Cottsway housing which is being repaid in that profile. This avoids a mismatch between attributable MRP and the offsetting capital receipt.

If appropriate, shorter repayment periods (i.e. less than asset life) may be used for new investments.

Taking all available advice into account, the final decision on the determination of asset life rests with the Director of Finance.

The General Fund MRP charge using the above method is estimated at £864,127 for 2026/27

## MRP

	2026/27 Budget £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
MRP on internal/external borrowing	1.62	2.06	2.39	2.32	2.14
Capital Receipts (exc Asset Disposal)	(0.76)	(0.90)	(1.30)	(1.23)	(1.18)
MRP provision applied	0.86	1.16	1.09	1.09	0.97

## IFRS 16 - Leases

The Council adopted IFRS 16 in the 2024/25 financial year. Under this accounting standard, all assets the council leases need to be brought onto the balance sheet unless they are of low value (less than £10,000 over the term) or short-term in nature (less than 1 year in duration). Assets previously accounted for as an operating lease with lease payments classed as revenue expenditure now become capital expenditure and therefore are subject to MRP.

For existing leases identified within the revenue account i.e. Swain Court Industrial Estate and Supergas Industrial Estate in Minster Lovell, that have been brought onto the balance sheet, the revenue rental payments move from the service area's budget to the Council's central financing revenue budget. Payments of MRP act as the financing of the principal balance of the lease. The revenue impact of reclassification from revenue to capital is therefore nil.

The assessment made by the Head of Finance is that there is no material impact on the Council's capital financing position as a result of the adoption of IFRS 16.

## Capital Financing Requirement (CFR)

The Council's cumulative outstanding amount of debt finance is expressed as its Capital Financing Requirement. This increases with new debt-financed capital expenditure and is reduced by MRP and capital receipts used to replace debt. The CFR is expected to increase by £2.279m during 2026/27. Based on the figures shown above for expenditure and financing, the Council's estimated CFR is as follows:

## Capital Financing Requirement (CFR)

	2025/26 Forecast £m	2026/27 Forecas t £m	2027/28 Forecas t £m	2028/29 Forecas t £m	2029/30 Forecas t £m	2030/31 Forecast £m
General fund services	23.81	24.65	22.85	20.72	18.66	16.77
Capital Investments	9.06	8.81	8.55	8.29	8.03	7.77
Total CFR	32.88	33.46	31.40	29.01	26.69	24.55

When a capital asset is no longer needed, it may be sold so that the proceeds, known as capital receipts, can be spent on new assets or to repay debt. Large scale sale of our investment property portfolio is not recommended with the current PVLB rules not permitting the Council to purchase replacement assets for yield. Any material reduction in the income we receive from investment properties would put a considerable strain on the revenue budget.

An Asset Management Strategy was approved by the Executive on 20<sup>th</sup> November 2024 with the aim of providing a clear strategy for future decision making and investment in the Council's land and property assets, ensuring a coordinated approach, linked to Council Priorities and the MTFS.

The overarching strategic document is complimented by a review of the Council's assets to consider what future approach should be taken. This is based on data such as current value, how the property is performing (lease income and return on investment) and broader opportunities to maximise income or in some cases dispose of a financial liability.

There is scope to significantly increase the efficiency with which assets are managed by streamlining delegations and decision making based on the adopted strategy and transferring or selling assets that provide no value but take time and money to manage and maintain.

Condition surveys inform this by identifying current defects or items which will require repair or replacement over the next 5 years. This assessment of condition, and likely costs, will enable work to be planned in advance, efficiencies in procurement and more accurate budgeting, rather than reactive repairs which are often more expensive and harder to manage. Through this process two properties have been identified for disposal, with the completion of both sales expected before the end of the 2025/26 financial year.

The capital receipt from these sales will fund the Leisure Centre Improvement Programme and, if needed, the acquisition of additional temporary emergency accommodation in 2026/27.

## Capital Receipts

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
Asset Disposal	3.60	0.01	0.01	0.01	0.01	0.01
Leases and Loans	0.63	0.76	0.90	0.91	0.84	0.78
	4.23	0.77	0.91	0.92	0.85	0.79

The lease and loan repayments relate to vehicles purchased and then leased to Ubico and loan repayments from Cottsway Housing Association and Southill Solar.

## Treasury Management

Treasury management is concerned with keeping sufficient but not excessive cash available to meet the Council's spending needs, while managing the risks involved. Surplus cash is invested until required, while a shortfall in cash may be met by borrowing. Treasury management is discussed in more detail in the Treasury Management Strategy paper but in terms of Capital we will look at the impact that our capital plans have on projected borrowing requirements.

In the past all asset purchases, even those that might have been expected to require external borrowing to fund them, have been able to be funded from existing cash balances, also known as internal borrowing, capital receipts or external contributions. Over the lifetime of the MTFS and Capital Programme the Council will continue to prioritise the most beneficial financing strategies at any given time i.e. the use of capital receipts should an asset be sold, thereby saving the MRP on the new asset, the use of external borrowing when PWLB interest rates have fallen to a more affordable level or the use of internal borrowing when cash balances allow.

The Council's main objectives when borrowing are to achieve a low but certain cost of finance while retaining flexibility should plans change in future. These objectives are often conflicting, and the Authority therefore seeks to strike a balance between cheaper short-term loans and long-term fixed rate loans where the future cost is known but higher.

The Council does not borrow to invest for the primary purpose of financial return and therefore retains full access to the Public Works Loans Board.

## Prudential Indicators

Under the Prudential Code, the Council is required to ensure that all decisions relating to capital expenditure, investments, and borrowing are both prudent and sustainable. In meeting this obligation, the Council must consider:

- Arrangements for debt repayment (including through MRP)
- Assessment and management of risk
- The impact on the Council's overall financial sustainability

Each year, a series of prudential indicators are set out in the Capital Strategy. These indicators demonstrate that the Council has given due consideration to these factors when determining its capital programme.

The Council may only borrow to fund capital purposes; borrowing for revenue or speculative purposes is not permitted. Furthermore, the Council must ensure that, except in the short term, gross debt does not exceed the sum of the Capital Financing Requirement (CFR) for the preceding year plus the estimated increases in CFR for the current and next two financial years.

The table below shows the projected levels of the Council's total outstanding debt (including borrowing and leases) compared with the Capital Financing Requirement.

## Gross Debt and the Capital Financing Requirement

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
Debt	0.00	0.00	2.75	2.55	2.16	1.76
Capital Financing Requirement	32.88	33.46	31.40	29.01	26.69	24.55

Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen from the table above, the Authority expects to comply with this in the medium term.

## Authorised Limit and Operational Boundary

The Council is legally required to determine, and keep under review, an affordable borrowing limit, known as the authorised limit for external debt, each year. In addition, and in accordance with statutory guidance, the Council sets a lower limit called the operational boundary.

The operational boundary represents the Council's estimate of the maximum level of external debt in the most likely scenario. It reflects the point above which the Council does not expect borrowing to rise, based on current cashflow forecasts and the approved capital programme. This boundary therefore acts as an early warning indicator: if external debt consistently exceeds this level, it may signal a need for review.

Both the authorised limit and the operational boundary established by the Council are shown in the table below.

As part of the review of prudential indicators, the Council is asked to approve the following:

**Authorised limit and operational boundary for external debt £m**

	2026/27 Budget £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
Capital Financing Requirement (CFR)	33.46	31.40	29.01	26.69	24.55
Operational Boundary	35.46	33.40	31.01	28.69	26.55
Authorised Borrowing Limit	40.46	38.40	36.01	33.69	31.55

**Estimates of financing costs to net revenue stream**

Although capital expenditure is not charged directly to the revenue budget, as has been explained above, interest payable on loans and MRP are charged to revenue, offset by any investment income receivable. The net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants and expressed as a percentage of that to determine if financing costs are proportionate and affordable.

<i>Financing costs to Net Revenue Stream</i>	2026/27 Budget £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m	2030/31 Forecast £m
Interest Payable	0.000	0.063	0.113	0.095	0.077
MRP	0.864	1.164	1.087	1.087	0.966
Total borrowing costs	0.864	1.227	1.200	1.182	1.043
Net Revenue Stream (per MTFS)	17.11	15.19	13.22	11.34	11.50
Proportion of Net Revenue Stream	5.05%	8.08%	9.08%	10.42%	9.06%

The table shows that the ratio of financing costs to net revenue stream is very low and meet the requirements to be affordable and proportionate.

The Council makes investments to assist local public services. Many of these are crucial to our statutory provision of services but where the expenditure is not mandatory, the Council is required to find the most efficient way of delivering this service and where possible, seek grants or external funding to provide additional investment.

Proposals brought forward for new capital expenditure must have an appropriate business case to protect the Council from risk around unforeseen costs and to ensure that wherever possible any opportunity to raise additional revenue to support service delivery for the Council is explored.

### **Net income from commercial & service investments to net revenue stream**

This Indicator shows the financial exposure of the authority to the loss of its non-treasury investment income, i.e., income from investment property:

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Capital Investments	3.16	3.10	3.23	3.23	3.23
Service Investments	1.08	1.13	1.13	1.13	1.13
	4.24	4.23	4.36	4.36	4.36
Net Revenue Stream (per MTFS)	15.32	17.11	15.19	13.22	11.34
Proportion of Net Revenue Stream	27.68%	24.74%	28.70%	32.98%	38.43%

The table shows that investment income forms a significant part of the Council's net revenue stream, making it essential to closely monitor the risks associated with any potential loss. The Assets team works in partnership with the Head of Finance and Director of Finance, providing regular updates to the Executive. This collaborative approach ensures that risks are identified early, enabling timely mitigation plans to protect the Council's ability to deliver a balanced budget.

The Asset Management Strategy, supported by individual condition surveys and a proactive approach to property maintenance and improvement, helps safeguard this crucial income stream by retaining existing tenants and reducing the likelihood of income disruption.

## **Governance**

Decisions on service investments are made by the Council on advice from the Director of Finance and must comply with the Capital Strategy and Investment Strategy. Most loans are capital expenditure and will therefore be approved as part of the capital programme.

Further details on service investments can be found in the Investment Strategy.

## **Current Projects**

The Council owns assets totalling £130,142,116. These Assets are held principally as either commercial investments (£53.49m), to provide services such as Leisure, Waste or Council offices (£73.15m) or as a result of historic ownership, particularly of small plots of land (£3.5m).

To effectively manage this portfolio, the Council needs to understand its condition so it can plan, and budget for, pro-active repairs and maintenance and future investment can form part of decision making on whether an asset is retained, redeveloped or sold.

The Council currently has £300,000 allocated in the capital programme in 2026/27, falling to £250,000 in 2027/28 for repair and maintenance of the Council offices and a further £1,000,000 for Investment Properties in 2026/27, falling to £500,000 in 2027/28.

In some cases, responsibility for the asset is split between the Council and the tenant e.g. the Council is responsible for the main structure of the leisure centres but GLL (leisure contract provider) has responsibility for internal repairs, maintenance and equipment.

The majority of the Councils' commercial investment property is let on a full repairing and insuring lease. There is a schedule of condition attached to the initial lease and then a Schedule of Dilapidations completed when the tenancy comes to an end.

As part of the budget setting process for 2025/26, the Executive agreed to invest in an in-house qualified Surveyor resource to carry out condition surveys, repair specifications and option appraisals, all of which are functions which have previously been bought in from consultants, due to a lack of capacity.

On 1<sup>st</sup> July 2025, the Assets team were TUPE'd from Publica back to the Council and an additional post of Facilities Lead was created and recruited to. Operating solely for one Council will allow the team to be more agile in responding to any changes in Council Priorities.

The Council's Overview and Scrutiny Committee will receive an annual report on the Council's investment property portfolio. In addition, the Council's Audit and Governance Committee also receives information on the Council's asset portfolio as part of the financial statements.

The construction phase of the decarbonisation of Witney Leisure Centre began in September and will complete before the end of the 2025/26 financial year. Funding has been secured through SALIX, a non-departmental Public Body, who administer grants for Energy

Security and Net Zero (formerly BEIS). The grants are used to upgrade heating systems in public buildings to be cleaner, cheaper and powered by renewable energy.

Grant funding will not cover the entire cost of the decarbonisation project. The Council will have to make an estimated contribution of £565,000 as well as fund ongoing revenue costs.

The need for Temporary Emergency Accommodation was recognised as acute in 2025/26, with an average of 80 people in need of accommodation but the Council only having 24 units available. The capital programme for 2025/26 included £3m to acquire an additional 30 beds to reduce reliance on Bed & Breakfast and hotel accommodation. A total of 29 additional beds have been identified, with the purchase of the first property completing in November 2025 and the legal work currently in progress to complete a further 7 acquisitions during Q4.

The properties will provide accommodation for both single people and families. Most of the properties will require some degree of refurbishment and re-configuration works which will take a little time to procure and therefore at this stage an estimated date for occupation of all the properties is not yet available. However, it is expected that at least the first property will be ready to be handed over to tenants in Q4.

The re-roofing of Units 1-3 Carterton Industrial Estate is underway, with completion expected in the spring of 2026. The Council holds a relatively large investment property portfolio, and a rolling programme of renovations and improvement is required to keep properties in a good state of repair and to retain tenants on the most commercial rent.

A phased replacement programme for waste vehicles, was approved by the Executive in February 2024 for the purchase of 6 replacement waste vehicles (2 standard fuel, 4 electric) and 3 electric supervisor vans. The 2 standard fuel vehicles and the electric supervisor vans were delivered in September 2024 & February 2025. The 4 electric food waste vehicles are on order with a delivery time estimated as Q4 2026/27 due to long lead times in the supply chain.

## **Knowledge and Skills**

The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. The Chief Finance Officer and members of her team are qualified accountants with extensive experience. The Council pays for junior staff to study towards relevant professional qualifications such as the Chartered Institute of Public Finance and Accountancy (CIPFA).

Where Council staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Council currently employs Arlingclose Limited as treasury management advisers. The Council employs other specialist consultants to advise upon specific, extra-ordinary transactions as required. Examples of such transactions include property acquisitions, and loans to third parties. This approach is more cost effective than employing such staff directly and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.

The Council has experience of investing in commercial property over many years. The team of property officers have the following qualifications:

- BSc Hons Real Estate Management
- Associate Member Royal Institution Chartered Surveyors
- Fellow of Royal Institute Chartered Surveyors
- Royal Institution of Chartered Surveyors Registered Valuer
- Member Institute Welfare & Facilities Management

The Council's legal team have experience of carrying out due diligence checks, particularly for commercial property acquisitions, and the legal officers have the following qualifications:

- Fellows of the Chartered Institute of Legal Executives (CILEx)
- Student Member of the Chartered Institute of Legal Executives
- Solicitors and Paralegals

The Property and Legal teams work together with the Finance team to support the Council's Chief Finance Officer in developing investment proposals for the Council. External specialist advice is obtained when required to support these teams.

# Investment Strategy Report 2026/27

## West Oxfordshire District Council

### Introduction

The CIPFA Prudential Code for Capital Finance requires that the Investment Strategy, presented annually to Full Council, includes details of all the authority's financial investments, as well as non-financial investments—such as those held for service delivery or to generate a financial return.

Local authority investments, including commercial property, are classified according to their primary purpose. The Chief Financial Officer determines this primary purpose based on professional judgment.

The Council invests its money for three broad purposes:

- Treasury Management Investments - to generate additional revenue from surplus cash because of timing differences in its day-to-day activities. These are referred to as treasury management investments and are typically short to medium term cash funds with high liquidity but can be invested with the expectation of a longer-term hold when our cashflow forecasting shows no medium-term requirement for the cash.
- Service Investments - to support local public services by lending to other organisations or purchasing assets which generate no return but are used solely for the delivery of services (service investments), and
- Commercial Investments - to earn investment income where, alongside the achievement of Council priorities, the objective is also to earn a return – although that may not be the primary purpose.

This Investment Strategy meets the requirements of the statutory guidance on Investments for Local Government which came into effect on 1 April 2018.

We are the custodians of third-party monies such as external grants and developer contributions through S106. We also have a portfolio of commercial investments which further Council priorities while providing crucial support to our revenue budget and therefore the delivery of our services.

Any changes to Local Government Funding from 2026/27 will put pressure on the Council's budget, with the progression of the funding gap evidenced in the Medium-Term Financial Strategy (MTFS). Our ability to generate investment income is therefore a key factor in our financial stability.

Any proposed new investments must combine the delivery of the Council's priorities with revenue returns of 2% over and above the cost of borrowing, providing additional funding to the Council to deliver services not only in the immediate year but over the life of the MTFs. In order to minimise risk, investments will only be made where there are proportional underlying assets that can be used as security against the loan.

While everything the Council does relates to serving the residents of the district by furthering the Council's stated priorities, the investment strategy is also designed to generate new revenue streams for the Council.

The Council has a good track record of investments, having purchased a portfolio of commercial property in the past from capital receipts and cash balances that provides a healthy net revenue stream that is crucial to supporting our budget today.

The Council takes a commercial view of all potential projects to ensure that revenue is generated where possible. This does not mean that we are seeking to charge for services where we would not have otherwise, but rather that opportunities to generate income are not ignored and where income is able to be generated in a situation, the Council seeks to retain an appropriate proportion of it.

There has been a move in recent years by HM Treasury's Public Works Loan Board (PWLB) lending facility to severely restrict what Councils are allowed to invest in. This is in response to a very small number of Councils investing large sums and destabilising their finances as a result. Since the PWLB is a vital source of relatively low-cost loans for the Council, it would be unwise to contravene its requirements unless we could be certain that we did not need to call on it. The requirements are so stringent however that the very act of "investing primarily for yield" is enough to render the Council ineligible to access their funds, even if the investment in question was not made using their funding.

It is permissible to purchase property for the purpose of regeneration or housing, and property purchased should be within the boundaries of the Council's district, but any asset bought primarily for yield will preclude the authority from accessing PWLB funds.

Whilst the previous prudential code stated that authorities must not "borrow more than or in advance of need" current restrictions are much more prescriptive. There is some allowance for financing capital expenditure primarily related to the delivery of the authority's functions, temporary cashflow management or the refinance of current borrowing (including internal borrowing). This would allow us to borrow, for example, to replace the waste fleet – which helps with the timing of cashflow. There is no return on these vehicles, and they do not repay the money spent on them. They are a cost that is paid for annually from our revenue budget as part of our delivery of services. The more we spend on the vehicles, the higher the cost-of-service delivery.

The PWLB supports investment in Housing which includes spending on delivering new homes, improving existing homes and purchasing built homes to deliver housing services. The Council

transferred its housing stock to an affordable housing provider decades ago, so the skill sets required to build and manage housing is no longer available within the Council. For this reason, any projects we are considering need to be in conjunction with an experienced partner to reduce the risk inherent in the construction process. The Council currently employs a Strategic Housing Development Manager to provide appropriate resource and knowledge to oversee the key Council priority of delivering more affordable housing in the district.

It is important to note that all projects are required to serve Council priorities, meet the criteria set out above and be cash generating, providing returns that equal or better the rate agreed in the Council's investment strategy. The exception is where the Council is involved in the provision of social housing, which by its nature could not generate a revenue return over and above the cost of capital.

The Prudential Code does not require us to sell existing assets to fund new investments but does require us to consider that as an option when pursuing new opportunities. Capital receipts from asset sales can only be used for capital expenditure.

It also requires the S151 officer to confirm that the Council has no intention, either now, or in the next three years, to invest primarily for financial return.

In accordance with this, we can confirm that West Oxfordshire District Council has complied with paragraphs 51 to 53 of the Prudential Code in relation to investments for commercial purposes, in particular the requirement that an authority must not borrow to invest for the primary purpose of financial return and that our capital programme includes no such plans.

The Council is currently undertaking the decarbonisation of Windrush Leisure Centre, the phased replacement of the waste vehicle fleet, the acquisition of emergency accommodation and the refurbishment of the district's leisure centres and investment property.

## **Treasury Management Investments**

In general, the Council receives the bulk of its funding (for example, through taxes and grants) before it pays for its expenditure (for example, through payroll and invoices). As a Council Tax 'billing authority' it collects local taxes on behalf of other local authorities and the Police and holds reserves for future expenditure. Any cash surplus is invested in accordance with guidance from the Chartered Institute of Public Finance and Accountancy (CIPFA).

Short-term investments include money market funds, UK Government Debt Management Office (DMO) deposits, fixed-term bank deposits, and investments with other local authorities.

The Council's long-term investments consist of pooled funds that have been held for many years. These are externally managed strategic funds invested across bonds, equities, and multi-asset portfolios. Unlike short-term investments, where security and liquidity are the main priorities, these pooled funds focus on generating regular income and maintaining long-term capital stability.

The global financial markets have been volatile since 2020 and as a result, many of our pooled funds lost a material amount of capital value while producing a significantly higher revenue return. The capital value has recovered somewhat over the last year with current advice from our treasury advisors being a complete recovery over the next 2 years as interest rates fall.

The expectation is that for the short to medium term, our treasury investments will remain relatively static in terms of where they are invested. When the capital values have recovered, the use of pooled funds rather than external borrowing for capital expenditure will be carefully weighed against the prevailing economic conditions at the time.

These investments contribute to the objectives of the Council by providing income to fund operational activity in support of the Council's priorities.

Details of the Council's policies and its 2026/27 plans for treasury management are covered in the Treasury Management Strategy in Annex M.

### **Service Investments: Loans**

The Council lends money to support local public services and stimulate local economic growth. These include loans to organisations within the district which support the priorities of the Council.

The main risk when making service loans is that the borrower will be unable to repay the principal loaned and/or the interest due. To limit this risk, and ensure that total exposure to service loans remains proportionate to the size of the Council, upper limits on the outstanding loans to each category of borrower have been set as follows:

### **Loans for service purposes £m**

Category of Borrower	Actual at 31st March 2025			Forecast at 31st March 2026	
	Balance	Loss	Statement of	Balance	Approved
	Owing	Allowance	Accounts	Owing	Limit
	£m	£m	£m	£m	£m
Local Businesses	2.17	0.00	2.17	2.03	2.03
Town/Parish Councils	0.08	0.00	0.08	0.07	0.07
Housing Associations	7.39	0.00	7.39	7.30	7.30
Local Residents (Equity Loans)	0.23	0.00	0.23	0.23	0.23
<b>Total</b>	<b>9.87</b>	<b>0.00</b>	<b>9.87</b>	<b>9.63</b>	<b>9.63</b>

Accounting standards require the Council to set aside a loss allowance for loans, reflecting the likelihood of non-payment. The loans that the Council has made are limited to specific service areas where the risk of non-payment is minimal. As a result, no allowance for loss

has been included against the loan balances. Should there be any indication that there is a risk of default then the risk will be assessed and a provision established at that time. Should a loan default, the Council will make every reasonable effort to collect the full sum lent and recover any overdue repayments.

The Council assesses the risk of loss before entering service loans by undertaking credit checks and ensuring that appropriate legal documentation is in place to secure the Council's money.

### **Service Investments: Shares**

The Council has a £1 shareholding in Ubico Ltd. Ubico Ltd is wholly owned by eight local authorities and operates as a not-for-profit enterprise. Ubico Ltd is an environmental services company which provides household and commercial refuse collection, recycling, street cleansing, grounds maintenance and fleet maintenance services to the Council.

One of the risks of investing in shares is that they potentially could fall in value meaning that the initial outlay may not be recovered. This is not relevant with the share held in Ubico for the reasons discussed below. The Council has no other shareholdings. The Council also owns Publica along with Cotswold District Council, Forest of Dean District Council and Cheltenham Borough Council but it is limited by guarantee and has no share capital. The same potential for upside or loss exists as with Ubico.

### **Shares held for service purposes**

Category of Company	Amount Invested	Gains or losses	Value in Accounts	Approved Limit
Local Authority owned company	£1	£0	£1	£1

The Council has not invested in Ubico to generate a financial return. It has invested to support service provision. Ubico is a cost sharing company and any surplus generated within Ubico Ltd is returned to the partner Councils (shareholders) but any deficit would also be met by the Councils. This means that the Council's investment in Ubico carries with it an obligation to underwrite the costs of the service and that, while a budget is agreed each financial year, the Council must cover in cash any overspend to that budget which relates to the services delivered in West Oxfordshire. This is the material risk in the Ubico investment, not the £1 shareholding. This risk is mitigated through regular communication with Ubico and complete transparency. The Council is also working with Ubico on a service transformation programme to find new efficiencies and more cost-effective ways of working.

The shareholding in Ubico does not appreciate in value due to the cost sharing nature of the company, it merely gives a shareholder's stake in the control of the company. The Council has no intention to sell its investment in the foreseeable future and the principle of Teckal precludes ownership by third parties.

Shares are the only investment type that the Council has identified that meets the definition of a non-specified investment in the government guidance. The limits above on share investments are therefore also the Council's upper limits on non-specified investments. The Council has not adopted any procedures for determining further categories of non-specified investment since none are likely to meet the definition.

## Commercial Investments in Property

Investment Property is defined in the CIPFA code of practice on Local Authority Accounting as property (land or building, or both) held solely to earn rentals, for capital appreciation, or both. The Council holds a number of assets which it classifies as Investment Properties.

The Council has historically invested in Investment Property both within West Oxfordshire and outside of the district, funded through capital receipts and internal borrowing, with the intention of generating ongoing income to support the revenue budget.

Investment Property performance will be reported to the Council's Overview and Scrutiny Committee on an annual basis.

With the PWLB's restrictions on allowable investments, the existing property portfolio is extremely valuable to the Council. The sale of any property would generate a capital receipt, but the Council would not be able to use that to support the revenue budget and would find it difficult to find another replacement investment that would deliver ongoing revenue budget support in the way that the existing property portfolio does.

## Properties held for investment purposes in £m

Type of Property	Inside District £m	Outside District £m	Inside County £m	Outside County £m
Commercial Investment Property	18.49	27.88	42.84	3.53
Industrial Estates	7.12	0.00	7.12	0.00
Subtotal	25.61	27.88	49.96	3.53
Total Held	<b>53.49</b>		<b>53.49</b>	

The table above shows the value of the properties held by the Council on 31<sup>st</sup> March 2025. The valuations as at 31<sup>st</sup> March 2026 will be assessed by our ongoing valuation process and by external audit. The table shows the geographical split of properties inside the district and outside it and which of those properties are located inside the county. It should be noted that

while just over half of the portfolio is outside of West Oxfordshire, most properties are within Oxfordshire itself.

In accordance with government guidance, the Council considers a property investment to be secure if its accounting valuation is at or higher than its purchase cost including taxes and transaction costs.

A fair value assessment of the Council's investment property portfolio is made each year as part of the final accounts process. Investment Property is valued at market value.

The demand for larger office spaces since the pandemic has declined and so the Council's vacant office building at Between Towns Road is in the process of being sold with the resulting capital receipt being used to deliver the capital programme thereby reducing the amount of any future external borrowing.

No valuation has yet been undertaken for March 2026 when further updates will be available. The Council's Investment Property is held primarily to generate a stable income stream to support the revenue budget. Should a property be sold, any 'loss' will be recognised at that point.

To maximise returns, the Council aims to generate a revenue return from Investment Property assets which is greater than the return able to be generated by its Treasury Management activity. It is understood that the fair value of property will fluctuate. The Council aims wherever possible to secure its ongoing revenue streams by letting to tenants on long leases of 10 to 15 years. The return available from Treasury investments is also subject to change as interest rates rise and fall.

Compared with other investment types, property is difficult to sell and convert to cash at short notice and can take a considerable period to sell in certain market conditions. To ensure that the Council has cash funds that can be accessed when they are needed, the Treasury Management Strategy includes the provision of liquid investments should the Council need cash at short notice. The Council currently has a Treasury Management Investment portfolio with good short-term access to liquidity so no circumstances are foreseen where the Council would be required to sell Investment Property to raise money at short notice.

### **Loan commitments and financial guarantees**

Although not strictly counted as investments, since no money has exchanged hands, loan commitments and financial guarantees carry similar risks to the Council and are included here for completeness.

The Council is a shareholder of Ubico Ltd (one eighth) and is a joint partner in Publica Group (Support) Limited (one quarter owner). In both cases, should the company overspend, the Council would be liable for its share of the additional costs. In both companies, transparency of reporting to the Council mitigates the risk that additional sums will be required without adequate notice.

The Council has made the following commitment in terms of cash flow cover to both Publica and Ubico and the expectation is that these will continue for 2026/27.

- Publica Group - £500k up to one year duration
- Ubico - £500k up to one year duration

The Council needs investment generated income to fund its revenue budget. The table below shows the extent to which the expenditure planned to meet the service delivery objectives of the Council is dependent on achieving the expected income from investments over the lifecycle of the Medium-Term Financial Strategy (MTFS). If it cannot generate sufficient income to fund its budget, the Council will be required to draw additional balances from reserves or generate savings elsewhere within the budget to continue to provide its services.

The table below includes the hoped for return generated by the investment strategy outlined above and in the MTFS, albeit that this is a reduced and hopefully more attainable level than that projected previously.

### Proportionality of investments

	2025/26 Forecast £m	2026/27 Budget £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Gross Service Expenditure*	34.04	34.72	35.41	36.12	36.84
Treasury Investment Income	1.84	1.16	1.16	1.16	1.16
Loans Income	0.19	0.20	0.21	0.21	0.22
Service Investments	1.079	1.128	1.128	1.128	1.128
Commercial Investments: Property	3.16	3.104	3.230	3.230	3.230
Total	6.28	5.59	5.72	5.73	5.74
Investment income as a proportion of expenditure	18.44%	16.10%	16.16%	15.86%	15.57%

\* excluding Housing Benefit payments

Government guidance is that local authorities must not borrow more than, or in advance of their needs, purely to profit from the investment of the extra sums borrowed. The Council has plans to borrow in 2026/27 to part finance the replacement of the waste fleet but has no plans to borrow in advance of need.

## Scrutiny Arrangements

The Executive will make recommendations to full Council on new investments that are not considered to be covered under the Treasury Management strategy.

Financial Performance is reported quarterly to the Council's Overview and Scrutiny Committee and to the Executive. This includes the performance of all income and expenditure against budget.

An annual report on Commercial Property will be presented to the Overview and Scrutiny Committee which will include yield, valuation and risk to future revenue. Treasury Management performance is reported quarterly to the Council's Audit & Governance Committee and Executive.

The Council's internal audit provider South West Audit Partnership Ltd (SWAP) regularly audit the Council's Treasury Management activity and its processes and procedures for approving investment and performance management. SWAP report to the Council's Audit and Governance Committee.

## Investment Indicators

The Council has set the following quantitative indicators to allow elected members and the public to assess the Council's total risk exposure as a result of its investment decisions.

The table below shows the Council's total exposure to potential investment losses. This would include amounts the Council is contractually committed to lend but have yet to be drawn down, but no such obligations exist at this point in time.

The Council has issued no guarantees to any third-party loans.

## Total investment exposure £m

	31st Mar 2025 Actual £m	31st Mar 2026 Forecast £m	31st Mar 2027 Forecast £m
Treasury Management investments	47.02	43.53	41.53
Service Investments: Loans	9.870	9.629	9.629
Property investments	53.49	53.49	49.99
Total investments / exposure	110.38	106.65	101.15
Total Exposure	110.38	106.65	101.15

Government guidance is that these indicators should include how investments are funded. Since the Council does not normally associate particular assets with particular loan liabilities, and future investments may require external borrowing because of previous internal borrowing, this guidance is difficult to comply with. The capital financing requirement (CFR) gives an indication of how much internal borrowing the Council has undertaken so far and also shows how that funding position is expected to move towards external borrowing over time.

Currently, all the Council's investments have been funded by usable reserves, capital receipts and cash balances but the refinancing of some internal borrowing may be required in 2026/27 to fund the capital programme.

### Forecast borrowing requirement £m

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Capital Financing Requirement (CFR)	32.88	33.46	31.40	29.01	26.69
Less external borrowing	0.00	0.00	(2.75)	(2.55)	(2.16)
Internal borrowing	32.88	33.46	28.65	26.46	24.53
Usable reserves	(37.19)	(33.74)	(26.19)	(18.12)	(13.70)
Working capital	(14.01)	(14.71)	(13.97)	(15.37)	(13.84)
Cash available for investments	(18.32)	(15.00)	(11.52)	(7.03)	(3.01)

### Investment net rate of return

	2025/26 Actual	2026/27 Forecast	2027/28 Forecast
Treasury Management	4.14%	4.00%	3.50%
<u>Service investments: Loans</u>			
Local Businesses	3.85%	3.85%	3.85%
Town & Parish Councils	1.40%	1.40%	1.40%
Housing Associations	2.56%	2.56%	2.56%
Local Residents (equity loans)	0.00%	0.00%	0.00%
Commercial investments	5.47%	5.91%	6.21%

The table shows the investment income received, less the associated costs, as a proportion of the sum initially invested. Note that due to the complex local government accounting framework, not all recorded gains and losses affect the revenue account in the year they are incurred. It is also worth noting that while all of these investments have previously been

funded by internal borrowing, and therefore currently have no cost of borrowing associated with them, new investments will be financed by external borrowing and some current investments may also have to be refinanced with external borrowing and the interest rate associated with that will reduce their return accordingly.

The Councils £1 share in both Ubico and Publica is not held to generate any return via a dividend or growth in value. They are both profit sharing companies and any savings or surplus generated results in lower contract fees for shareholders.

The Treasury Management return is diluted by the large amount of cash held as short term, highly liquid funds. For returns on higher interest earning pooled funds, please see the Treasury Management Strategy paper.

### **Summary of knowledge and skills available to the Council:**

The Council employ professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. The Chief Finance Officer and members of the finance team are qualified accountants with extensive experience. The Council pays for junior staff to study towards relevant professional qualifications such as the Chartered Institute of Public Finance and Accountancy (CIPFA).

Where Council staff do not have the knowledge and skills required, external advisers and consultants that are specialists in their field are utilised. The Council currently employs Arlingclose Limited as treasury management advisers. The Council employs other specialist consultants to advise upon specific, extra-ordinary transactions as required. Examples of such transactions include property acquisitions, and loans to third parties. This approach is more cost effective than employing such staff directly and ensures that the Council has access to knowledge and skills as and when needed.

The Council has experience of investing in commercial property over many years. The Council's property service transferred back to the Council on 1<sup>st</sup> July 2025. The team of property officers have the following qualifications:

- BSc Hons Real Estate Management
- Associate Member Royal Institution of Chartered Surveyors
- Fellow of Royal Institution of Chartered Surveyors
- Royal Institution of Chartered Surveyors Registered Valuer
- Member of Institute of Welfare & Facilities Management

The Council's legal team have experience of carrying out due diligence checks, particularly for commercial property acquisitions, and the legal officers have the following qualifications:

- Fellows of the Chartered Institute of Legal Executives (CILEx)
- Student Member of the Chartered Institute of Legal Executives
- Solicitors and Paralegals

The Property and Legal teams work together with the Finance team to support the Council's Chief Finance Officer in developing investment proposals for the Council.

### **Overview of Strategies**

The Council's Capital Strategy is concerned with its future plans for investments in a broad range of projects, the funding for these is underpinned by the Treasury Management Strategy while the Investment Strategy considers the type of investments the Council might make in the context of the risk profile and return of those it already holds.

# Treasury Management Strategy Report 2026/27

## West Oxfordshire District Council

### Summary

The Council has cash balances invested in various financial instruments; Money Market Funds, Short Term deposits and pooled funds, delivering a vital income stream to support the Council's revenue budget. Events in the financial markets in the last three years have meant that many of our pooled funds lost a material amount of capital value while producing a significantly higher revenue return. The capital value has significantly recovered over the last year with current advice from our Treasury advisors being a complete recovery over the next 18 months to 2 years as interest rates fall.

The statutory override for pooled funds, which allows fair value gains and losses to be recorded in an unusable reserve rather than the revenue account (unless the fund is sold), has been extended until 31 March 2029 for investments held before 1 April 2024.

The override was due to end in March 2025 and in preparation for this the Council established an earmarked reserve in 2023/24 to absorb fair value changes in pooled funds and mitigate any adverse impact on revenue. This reserve was used to fund the capital loss when the UBS pooled fund was withdrawn in September 2024; the remaining balance in this reserve will now be released.

The Council has always stated its intention to endeavour to maintain an investment balance of £10m which allows us to retain our status under Markets in Financial Instruments Directive (MiFiD) 2 criteria as a professional investor. This categorisation allows us access to a wider range of financial instruments than we would otherwise be able to use.

The current levels of Treasury Investment are made up not only of the Council's general reserves but also capital receipts, unspent earmarked reserves and capital grants unapplied. These balances will be used up over time as they have designated purposes and, in some cases, we are merely the custodians of them.

The CIPFA Code requires the Council to manage its treasury investments with prudence, prioritising security and liquidity before seeking to maximise returns. The Council's investment objective is to maintain an appropriate balance between risk and return, minimising the risk of financial loss through defaults and avoiding unduly low income from investments.

For funds expected to be invested for more than one year, the Council will seek to achieve a total return at least equal to the prevailing rate of inflation, thereby preserving the real value of the invested sum. In addition, the Council is committed to being a responsible investor and will take environmental, social, and governance (ESG) considerations into account when making investment decisions.

## **Introduction**

Treasury Management is the management of the Council's cash flows, borrowing and treasury investments, and the associated risks. The Council has invested significant sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of financial risks are therefore central to the Council's prudent financial management.

Treasury risk management at the Council is conducted within the framework of the Chartered Institute of Public Finance and Accountancy's 'Treasury Management in the Public Services: Code of Practice 2017 Edition' (the CIPFA Code) which requires the Council to approve a treasury management strategy before the start of each financial year. This report fulfils the Council's legal obligation under the Local Government Act 2003 to have regard to the CIPFA Code.

Non treasury investments, are considered in the Council's Investment Strategy paper but the approach to borrowing outlined here and the availability of cash will underpin both that paper and the Capital Strategy paper.

Treasury Management is important to both the short and long term plans of the Council. On a day to day basis it ensures that there is sufficient immediately available cash to settle all payments the Council needs to make, that surplus cash is earning money where possible and that everywhere that cash is held has been assessed for current risk.

In the longer term it provides an important source of income for the Council and underpins the availability of cash and selection of sources of borrowing for capital spend and investments. The revenue budget is set out at the start of the year and monitored quarterly to ensure that we stay within plan, but the management of cash is a daily function that facilitates every transaction the Council undertakes. We regularly receive cash on behalf of third parties such as council tax, business rates, grant funding and S106 monies and the Treasury function must deal appropriately with those monies and forecast when they will need to be "spent" in order to determine the best way to do that.

## Balances

On 31<sup>st</sup> December 2025, the Council held £35.47m of investments as shown in the tables below.

### WODC Treasury investments – one year return

Investments	December 2024 -December 2025			
	Dec 2025 £	Capital Return	Income Return	Total Return
Money Market Funds	20,000,000	0.00%	4.26%	4.26%
Bank Account	500,000	0.00%	4.06%	4.06%
Short Term Deposit	2,500,000	0.00%	4.10%	4.10%
Internal Investments	23,000,000	0.00%	4.14%	4.14%
Strategic Pooled Funds:				
Aegon Diversified Monthly Income Fund	3,018,861	7.40%	5.21%	12.61%
CCLA Better World Cautious Fund	2,749,375	-2.58%	2.47%	-0.11%
M & G Strategic Corporate Bond Fund	1,809,248	1.66%	5.04%	6.70%
Royal London Short Dated Credit Fund	1,895,530	2.48%	5.04%	7.52%
Schroder Income Maximiser Fund	1,083,148	15.65%	7.60%	23.25%
Threadneedle UK Equity Income Fund	1,268,301	7.98%	2.82%	10.80%
Fundamentum Social Housing REIT	650,000	-5.80%	3.26%	-2.54%
	12,474,463	3.41%	4.36%	7.77%
Total Investment	35,474,463	Annualised income return		4.14%
Pooled funds	12,474,463	Annualised income return		4.36%

You can see from the table above that there is a spread of holdings both of shorter term more liquid holdings and of longer-term holdings which have an element of both capital appreciation (or depreciation) and income.

The forecast average cash position for 2025/26 is £18.82m in the overnight Money Market Funds returning interest of £593,425. Effective cashflow forecasting gives us some certainty over our short term cash requirements (12 months), which is essential when identifying any need for borrowing. To keep our borrowing requirement at as low a level as possible, we have reduced the amount of working capital required to meet our daily expenditure.

This is vital when interest rates are high, due to the negative impact on potential investment returns. There is an active lending market between local authorities for short term requirements making it possible to leave money in higher return funds and supplement a fluctuation in working capital requirements with short term borrowing if interest rates determine that as the more advantageous course of action.

## WODC Treasury investments – lifetime return

Investments	Mar 14 to Dec 25		
	Dec 2025	Capital Return	Income Return Total Return
	£		
Strategic Pooled Funds:			
Aegon Diversified Monthly Income Fund	3,018,861	0.63%	24.23% 24.86%
CCLA Better World Cautious Fund	2,749,375	-8.35%	14.62% 6.27%
M & G Strategic Corporate Bond	1,809,248	-9.54%	32.70% 23.16%
Royal London Short Dated Credit Fund	1,895,530	-4.40%	21.59% 17.19%
Schroder Income Maximiser Fund	1,083,148	8.31%	72.73% 81.04%
Threadneedle UK Equity Income Fund	1,268,301	26.83%	28.86% 55.69%
Fundamentum Social Housing REIT	650,000	-35.00%	13.96% -21.04%
	12,474,463	-3.96%	26.72% 22.76%
Pooled Funds	12,474,463	Annualised income return	3.45%

## Borrowing requirement

The forecast borrowing requirement tracks the transition from internal borrowing to external borrowing showing our Capital Financing Requirement (CFR) and how increasing capital funding requirements will affect the amount of cash available for investment. The balance between retained treasury investments and external borrowing will be dictated by the relative interest rates for both borrowing and investment and the recovery of the capital values of the funds.

In the table below, the underlying need to borrow for capital purposes is measured by the CFR, while usable reserves and working capital are the underlying resources available for investment. The Council's strategy has been to use our cash reserves to fund capital expenditure – internal borrowing, rather than to borrow externally. At some point however, our capacity to internally borrow will be exhausted and the refinancing of existing capital expenditure will necessitate taking on external debt.

CIPFA's Prudential Code for Capital Finance in Local Authorities recommends that the Council's total debt should be lower than its highest forecast CFR over the next three years. The table below

shows that the use of borrowing is expected to change the Council's debt free position from 2027/28 onwards in order to fund the Capital Programme.

### Forecast borrowing requirement £m

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Capital Financing Requirement (CFR)	32.88	33.46	31.40	29.01	26.69
Less external borrowing	0.00	0.00	(2.75)	(2.55)	(2.16)
Internal borrowing	32.88	33.46	28.65	26.46	24.53
Usable reserves	(37.19)	(33.74)	(26.19)	(18.12)	(13.70)
Working capital	(14.01)	(14.71)	(13.97)	(15.37)	(13.84)
Cash available for investments	(18.32)	(15.00)	(11.52)	(7.03)	(3.01)

The authorised limit for external debt uses the calculated CFR to set limits for agreement on the amount of external debt that it would be prudent for the Council to stay within. Above the CFR there is an operational boundary which should provide an early warning system that we are close to our limits, followed by the Council approved Authorised limit, which should never be exceeded.

The Council is asked to approve the following authorised limit:

### Authorised limit and operational boundary for external debt £m

	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Capital Financing Requirement (CFR)	32.88	33.46	31.40	29.01	26.69
Operational Boundary	34.88	35.46	33.40	31.01	28.69
Authorised Borrowing Limit	39.88	40.46	38.40	36.01	33.69

This limit needs to be set or revised by the full Council. It reflects the level of external debt which, while not desired, could be afforded in the short term, but is not sustainable in the longer term.

This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although this power has not yet been exercised.

The final prudential indicator in this set is the liability benchmark. It tracks the projected situation were we to use up all of our available funds ahead of borrowing. It shows the funding requirement we currently have (CFR) and how we are projecting that into the future and how much of that could be funded by usable reserves should we choose to do so. It considers our balance sheet working capital in the form of debtors and creditors, plus a liquidity allowance which we have set around the balance we intend to maintain in pooled funds till they recover their capital value.

The liability benchmark should then show the level of external funding required. Our estimated borrowing is within this indicator showing that we are making good use of internal borrowing before going externally. While it shows that if we are unable to recover the capital value of our currently invested funds, we may have to increase our external borrowing, it is important to note that working capital balances are very difficult to project accurately far in advance and this indicator is reviewed quarterly and reported to the Audit & Governance Committee in the Treasury Management report.

What it does show is that our expected external borrowing levels are justified and prudent. The liquidity allowance of £14m allows us to hold our current treasury investments pending capital recovery and also keeps us above the £10m threshold required to qualify as a professional investor under MiFiD 2.

<b>Liability Benchmark</b>	2025/26 Forecast £m	2026/27 Forecast £m	2027/28 Forecast £m	2028/29 Forecast £m	2029/30 Forecast £m
Capital Financing Requirement (CFR)	32.88	33.46	31.40	29.01	26.69
Less usable reserves	(37.19)	(33.74)	(26.19)	(18.12)	(13.70)
Less working capital	(14.01)	(14.71)	(13.97)	(15.37)	(13.84)
Net loans requirement	(18.32)	(15.00)	(8.77)	(4.48)	(0.85)
Plus liquidity allowance	14.00	14.00	14.00	14.00	14.00
Liability Benchmark	(4.32)	(1.00)	5.23	9.52	13.15

## **Borrowing Strategy**

The Council is likely to enter into debt before the end of 2027/28 to fund the replacement of the waste vehicle fleet and other planned capital expenditure which is demonstrated by the table above.

The Council may need to convert some of its current internal borrowing into external borrowing, providing this does not exceed the authorised limit but there are no current plans to borrow in advance of need.

The treasury management function ensures that the Council's cash is organised in accordance with the relevant professional codes, so that sufficient cash is available to meet service activity. This will

involve both the organisation of the cash flow and, where capital plans require, the organisation of appropriate borrowing facilities.

The Council's chief objective when borrowing money is to strike an appropriately low risk balance between securing low interest costs and achieving certainty of those costs over the period for which funds are required. The flexibility to renegotiate loans, should the Council's long-term plans change, is a secondary objective.

The Council's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio. A mixture of short term and long term borrowing will be used as determined by the medium to long term expectations on interest rates.

While very short term requirements may involve borrowing from other local authorities, if longer term loans were considered appropriate, the preferred option would be to use the Public Works Loan Board (PWLB). The Council will however consider long-term loans from other sources including banks, pensions and local authorities, and will investigate the possibility of issuing bonds and similar instruments, in order to lower interest costs and reduce over-reliance on one source of funding in line with the CIPFA Code.

PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield but the Council's investment strategy aims to find investments within the local area that deliver the Council's priorities and are compliant with the PWLB requirements.

### **Sources of borrowing:**

The approved sources of long-term and short-term borrowing are:

- HM Treasury's PWLB lending facility (formerly Public Works Loan Board)
- any institution approved for investments (see below)
- any other bank or building society authorised to operate in the UK
- any other UK public sector body
- UK public and private sector pension funds (except Oxfordshire County Council Pension Fund)
- capital market bond investors
- UK Municipal Bonds Agency plc and other special purpose companies created to enable local Council bond issues
- Community bonds

In addition, capital finance may be raised by the following methods that are not borrowing:

- leasing
- sale and leaseback

**Municipal Bonds Agency:** UK Municipal Bonds Agency plc was established in 2014 by the Local Government Association as an alternative to the PWLB. It issues bonds on the capital markets and lends the proceeds to local authorities. This is a more complicated source of finance than the PWLB for two reasons: borrowing authorities will be required to provide bond investors with a guarantee to refund their investment in the event that the agency is unable to for any reason; and there will be a lead time of several months between committing to borrow and knowing the interest rate payable. Any decision to borrow from the Agency will therefore be the subject of a separate report to full Council.

**Short-term and variable rate loans:** These loans leave the Council exposed to the risk of short-term interest rate rises and are therefore subject to the limit on the net exposure to variable interest rates in the treasury management indicators below.

<b>Interest Rate Risk</b>	<u>Limit £k</u>
Upper limit on one year revenue impact of a 1% rise in interest rates	350
Upper limit on one year revenue impact of a 1% fall in interest rates	(350)

We are also required to set upper and lower limits for the maturity structure of any borrowing. The reality is that the period of the loan will be determined by the optimum affordability based on the cashflows delivered by the project but should not exceed the life of the underlying asset it is funding.

<b>Maturity structure of borrowing</b>	Upper Limit	Lower Limit
Under 12 months	100%	0%
12 months and within 24 months	100%	0%
24 months and within 5 years	100%	0%
5 years and within 10 years	100%	0%
10 years and within 30 years	100%	0%
30 years and above	100%	0%

### **Treasury Investment Strategy**

The Council holds invested funds, representing income received in advance of expenditure plus balances and reserves held.

### **Objectives**

Both the CIPFA Code and the Communities and Local Government (CLG) Guidance require the Council to invest its treasury funds prudently, and to have regard to the security and liquidity of its investments before seeking the highest rate of return, or yield. The Council's objective when investing money is to strike an appropriate balance between risk and return, balancing the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income. Where

balances are expected to be invested for more than one year, the Council will aim to achieve a total return that is equal to or higher than the prevailing rate of inflation, in order to maintain the spending power of the sum invested.

### **Ethical Investment Approach**

While the Council's primary investment priorities remain security, liquidity, and yield in accordance with the CIPFA Code, the Council recognises the importance of responsible investment practices.

Therefore:

- The Council will incorporate ESG considerations into its investment decisions where this does not conflict with its statutory obligations and primary objectives. Ethical considerations will not override the requirement to ensure security and liquidity, but they will form an equal part of the evaluation process when selecting investment instruments and counterparties.
- Preference will be given, where possible, to counterparties and financial institutions that demonstrate strong ESG credentials, such as commitments to sustainability, ethical governance, and social responsibility.

For any new investment in pooled funds, the Council will avoid any direct or indirect investment in organisations whose primary activities include:

- Fossil fuel extraction and combustion
- Support for oppressive regimes
- Manufacture or sale of armaments and weapon systems
- Gambling operations
- Pornography
- Tobacco production or distribution
- Provision of high-cost, short-term ("pay-day") loans

In conjunction with the priorities of the CIPFA Code, the Council will actively seek opportunities to invest in organisations or financial products that prioritise:

- Renewable energy generation and technologies
- Green and sustainable investment products
- Social housing and low-carbon housing initiatives

In April 2025, the Council showed its commitment to ethical investing by placing funds in a new Money Market Fund with HSBC. Specifically, their Sterling ESG Liquidity Fund. This fund prioritises the safety of the Council’s money while also taking account of ESG factors.

## Strategy

Given the relatively low returns from short-term unsecured bank investments, the Council, in previous years, diversified into more secure and/or higher yielding asset classes and this strategy will be maintained through 2026/27. The majority of the Council’s current surplus cash is invested in money market funds and pooled funds.

**Approved counterparties:** The Council may invest its surplus funds with any of the counterparty types in the table below, subject to the cash limits (per counterparty) and the time limits shown.

## Treasury investment counterparties and limits

Sector	Time Limit	Counterparty Limit	Sector Limit
The UK Government	50 years	Unlimited	n/a
Local Authorities	3 years	£15m	Unlimited
Other Government Entities	25 years	£4m	Unlimited
Secured investments*	25 years	£10m	Unlimited
Banks (unsecured)*	13 months	£3m	£10m
Building societies (unsecured)*	13 months	£2m	£5m
Registered providers (unsecured)*	5 years	£3m	£5m
Money market funds*	n/a	£5m	Unlimited
Strategic pooled funds	n/a	£5m	£25m
Real estate investment trusts	n/a	£3m	£5m
Other investments*	5 years	£5m	£10m

\*Treasury Management investments will only be made with entities whose lowest published long term rating is no lower than A-

**Minimum Credit rating** Treasury investments in the sectors marked with an asterisk will only be made with entities whose lowest published long-term credit rating is no lower than A-. Where available, the credit rating relevant to the specific investment or class of investment is used, otherwise the counterparty credit rating is used. However, investment decisions are never made solely based on credit ratings, and all other relevant factors including external advice will be taken into account. For entities without published credit ratings, investments may be made where external advice indicates the entity to be of similar credit quality.

**Government:** Loans, bonds and bills issued or guaranteed by national governments, regional and local authorities and multilateral development banks. These investments are not subject to bail-in, and there is generally a lower risk of insolvency, although they are not zero risk. Investments with the UK Government are deemed to be zero credit risk due to its ability to create additional currency and therefore may be made in unlimited amounts for up to 50 years.

**Secured Investments:** Investments secured on the borrower's assets, which limits the potential losses in the event of insolvency. The amount and quality of the security will be a key factor in the investment decision. Covered bonds and reverse repurchase agreements with banks and building societies are exempt from bail-in. Where there is no investment specific credit rating, but the collateral upon which the investment is secured has a credit rating, the higher of the collateral credit rating and the counterparty credit rating will be used. The combined secured and unsecured investments with any one counterparty will not exceed the cash limit for secured investments.

**Banks and building societies (unsecured):** Accounts, deposits, certificates of deposit and senior unsecured bonds with banks and building societies, other than multilateral development banks. These investments are subject to the risk of credit loss via a bail-in should the regulator determine that the bank is failing or likely to fail. See below for arrangements relating to operational bank accounts.

**Registered providers (unsecured):** Loans to, and bonds issued or guaranteed by, registered providers of social housing or registered social landlords, formerly known as housing associations. These bodies are regulated by the Regulator of Social Housing (in England), the Scottish Housing Regulator, the Welsh Government and the Department for Communities (in Northern Ireland). As providers of public services, they retain the likelihood of receiving government support if needed. If the Registered Provider has no credit rating, then due diligence checks through our external treasury advisors will be conducted beforehand.

**Money market funds:** Pooled funds that offer same-day or short notice liquidity and very low or no price volatility by investing in short-term money markets. They have the advantage over bank accounts of providing wide diversification of investment risks, coupled with the services of a professional fund manager in return for a small fee. Although no sector limit applies to money market funds, the Council will seek to diversify its liquid investments over a variety of providers to ensure access to cash at all times.

**Strategic Pooled funds:** Bond, equity and property funds offer enhanced returns over the longer term but are more volatile in the short term. These allow the Council to diversify into asset classes other than cash without the need to own and manage the underlying investments. Because these funds have no defined maturity date, but are available for withdrawal after a notice period, their performance and continued suitability in meeting the Council's investment objectives will be monitored regularly.

**Real estate investment trusts (REITs):** Shares in companies that invest mainly in real estate and pay the majority of their rental income to investors in a similar manner to pooled property

funds. As with property funds, REITs offer enhanced returns over the longer term but are more volatile especially as the share price reflects changing demand for the shares as well as changes in the value of the underlying properties. Investments in REIT shares cannot be withdrawn but can be sold on the stock market to another investor.

**Other investments:** This category covers treasury investments not listed above, for example unsecured corporate bonds and company loans. Non-bank companies cannot be bailed-in but can become insolvent placing the Council's investment at risk. This is reflected in the lower time and sector limits. Additional due diligence and monitoring would be required in these instances.

**Operational bank accounts:** The Council banks with Lloyds (Lloyds Banking Group). On adoption of this Strategy, it will meet the minimum credit criteria of A- (or equivalent) long term. It is the Council's intention that even if the credit rating of Lloyds Bank falls below the minimum criteria A- the bank will continue to be used for short term liquidity requirements (overnight and weekend investments) and business continuity arrangements. This would of course be reviewed should the credit rating fall significantly.

**Policy Investments:** The Council provides cash-flow cover for third-party organisations linked to the Council. The following limit is set for 2026/27:-

- Publica Group - £500,000 up to one year duration
- Ubico - £500,000 up to one year duration

**Risk assessment and credit ratings:** Credit ratings are obtained and monitored by the Council's treasury advisers, who will notify changes in ratings as they occur. Where an entity has its credit rating downgraded so that it fails to meet the approved investment criteria then:

- no new investments will be made,
- any existing investments that can be recalled or sold at no cost will be, and
- full consideration will be given to the recall or sale of all other existing investments with the affected counterparty.

Where a credit rating agency announces that a credit rating is on review for possible downgrade (also known as "rating watch negative" or "credit watch negative") so that it may fall below the approved rating criteria, then only investments that can be withdrawn on the next working day will be made with that organisation, and avoided completely, if possible, until the outcome of the review is announced. This policy will not apply to negative outlooks, which indicate a long-term direction of travel rather than an imminent change of rating.

**Other information on the security of investments:** The Council understands that credit ratings are good, but not perfect, predictors of investment default. Full regard will therefore be given to other available information on the credit quality of the organisations in which it invests, including financial statements, information on potential government support and reports in the quality financial press and analysis and advice from the Council's treasury management adviser. No investments will

be made with an organisation if there are substantive doubts about its credit quality, even though it may otherwise meet the credit rating criteria.

When deteriorating financial market conditions affect the creditworthiness of all organisations, this is not generally reflected in credit ratings but can be seen in other market measures. In these circumstances, the Council will restrict its investments to those organisations of higher credit quality and reduce the maximum duration of its investments to maintain the required level of security. The extent of these restrictions will be in line with prevailing financial market conditions. If these restrictions mean that insufficient commercial organisations of high credit quality are available to invest the Council's cash balances, then the surplus will be deposited with the UK Government, via the Debt Management Office or invested in government treasury bills for example. This may cause investment returns to fall but would protect the principal sum invested.

**Investment limits:**

The Council's forecast revenue reserves available to cover investment losses are £37.19 million on 31st March 2026. In order that no more than 20% of available reserves will be put at risk in the case of a single default, the maximum that will be lent to any one organisation (other than the UK Government and registered providers) will not exceed £7.4 million. A group of banks under the same ownership will be treated as a single organisation for limit purposes. Limits will also be placed on fund managers, investments in brokers' nominee accounts, foreign countries and industry sectors as below. Investments in pooled funds and multilateral development banks do not count against the limit for any single foreign country since the risk is diversified over many countries.

	<b>Cash limit</b>
Any single organisation, except the UK Central Govt	£5m each
UK Central Govt	unlimited
Any group of organisations under the same ownership	£5m per group
Any group of pooled funds under the same mgmt	£5m per manager
Real Estate Investment Trusts (REITS)	£3m max per REIT
Foreign countries	£1m per country
Registered providers	£5m in total
Unsecured investments with building societies	£2m in total per BS
Money Market Funds	£5m per MMF

Limits on long-term investments are set by reference to the Council's medium term financial plan and cash flow forecast.

**Treasury Management Indicators**

The Council measures and manages its exposures to treasury management risks using the following indicators.

**Security:** The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average credit rating of its investment portfolio. This is calculated by applying a score to each investment (AAA=1, AA+=2, etc.) and taking the arithmetic average, weighted by the size of each investment. Unrated investments are assigned a score based on their perceived risk.

**Credit Risk Indicator**

	<u>Rating</u>
Portfolio Average Credit Target	A-
Portfolio Credit Risk at 31st December 2025	A+

The Council has adopted a voluntary measure of its exposure to liquidity risk by monitoring the amount of cash available to meet unexpected payments within a rolling 3 month period without borrowing.

<u>Liquidity Risk indicator</u>	<u>Target</u>
Total cash available within 3 months	£5m

**Interest rate exposures:** This indicator is set to control the Council’s exposure to interest rate risk. The upper limits on fixed and variable rate interest rate exposures, expressed as the proportion of net principal borrowed will be:

	<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>
Upper limit on fixed interest rate exposure	100%	100%	100%
Upper limit on variable interest rate exposure	100%	100%	100%

Fixed rate investments and borrowings are those where the rate of interest is fixed for at least 12 months, measured from the start of the financial year or the transaction date if later. All other instruments are classed as variable rate. The table above reflects the fact that, at time of writing, we have no current borrowing and that any future borrowing would be recommended on its merit and suitability as the need arose. The Council’s preference is not to undertake variable rate borrowing over long periods of time.

**Principal sums invested for periods longer than 364 days:** The purpose of this indicator is to quantify and control cash tied up for longer than the current financial year. Penalties may be incurred for money withdrawn early but for the reasons explained above, longer term investment opportunities are likely to need to be held where they are in the short to medium term to avoid crystallising capital losses. Although removing funds early potentially risks a variation in capital value, in most cases the money can be withdrawn in around a week and the returns that can be earned in the meantime are significant. Where funds are known to be needed, they would not be placed in

long term funds but in the absence of firm timescales, it is beneficial to the Council to earn as much on the available funding as possible, within the constraints in the tables above.

**Principal sums invested for periods longer than a year**

	2026/27	2027/28	2028/29	2029/30
Limit on principal invested > year	£15m	£15m	£15m	£15m
Treasury invested with no fixed maturity date	£15m	£15m	£15m	£15m

The limits on the long-term principal sum invested to final maturities beyond the period end will be:

**Price risk indicator**

	2026/27	2027/28	2028/29	No fixed date
Limit on principal invested beyond year end	£15m	£15m	£15m	£15m

**Other Items**

There are a number of additional items that the Council is obliged by CIPFA or CLG to include in its Treasury Management Strategy.

**Policy on the use of financial derivatives:** Local authorities have previously made use of financial derivatives embedded into loans and investments both to reduce interest rate risk (e.g. interest rate collars and forward deals) and to reduce costs or increase income at the expense of greater risk (e.g. Lender Option Borrower Option (LOBO) loans and callable deposits). The general power of competence in Section 1 of the *Localism Act 2011* removes much of the uncertainty over local authorities' use of standalone financial derivatives (i.e. those that are not embedded into a loan or investment).

The Council will only use standalone financial derivatives (such as swaps, forwards, futures and options) where they can be clearly demonstrated to reduce the overall level of the financial risks that the Council is exposed to. Additional risks presented, such as credit exposure to derivative counterparties, will be taken into account when determining the overall level of risk. Embedded derivatives, including those present in pooled funds and forward starting transactions, will not be subject to this policy, although the risks they present will be managed in line with the overall treasury risk management strategy.

Financial derivative transactions may be arranged with any organisation that meets the approved investment criteria, assessed using the appropriate credit rating for derivative exposures. An

allowance for credit risk calculated using the methodology in the Treasury Management Practices document will count against the counterparty credit limit and the relevant foreign country limit.

**Mifid 2:** Is a legislative framework instituted by the European Union to regulate the financial markets and improve protections for investors. This Council has elected for Professional Client Status which means that to be able to invest in certain investments, it must hold a minimum of £10m in investments. If this falls below the minimum level, then access to certain financial market instruments would not be available to this Council. This threshold will be monitored and taken into consideration when evaluating whether to borrow externally or cash in an investment.

**Investment training:** The needs of the Council's treasury management staff for training in investment management are assessed annually as part of the staff appraisal process, and additionally when the responsibilities of individual members of staff change. Staff will regularly attend training courses, seminars and conferences provided by Arlingclose, CIPFA and other such organisations.

**Investment advisers:** The Council appointed Arlingclose Limited as treasury management advisers through a tender process in February 2023. The level of desired treasury support has been increased to reflect the greater complexity of managing our cash balances and the dynamic nature of global markets.

## **Arlingclose Limited Economic Forecast December 2025**

The Bank of England cut interest rates in December as expected. However, even though recent economic data has been weak, the Monetary Policy Committee (MPC) meeting notes show that policymakers are cautious about inflation and how quickly they should cut rates further. The vote was very close (5-4), which means it might be harder to get more rate cuts than people thought, even though inflation could hit the 2% target in 2026.

Government policies and technical factors will help bring inflation down in 2026, along with slow economic growth and a weaker job market. But some policymakers worry that businesses and households still expect prices to rise, which could keep inflation higher for longer. Expectations fell slightly in December but are still above the 2% target at 3.5%.

These concerns seem a bit out of step with current data: inflation dropped to 3.2% in November, wage growth is slowing, unemployment is at its highest since the pandemic, and the economy shrank in October. Business surveys show slightly better activity in December but also suggest that weakness before the Budget was not just temporary. Overall, the trend points to tough economic conditions affecting prices and wages.

Risks for growth and inflation are mostly on the downside, which could mean lower interest rates than expected. But the minutes suggest it will be harder to cut rates below 3.25%, and short-term risks for higher rates have grown. Still, inflation expectations should fall naturally as headline inflation drops.

Investors have eased pressure on the UK government after the Budget, with long-term borrowing costs slightly lower than in late summer. However, heavy borrowing worldwide, the UK issuing more short-term debt, and doubts about fiscal plans will keep short- and medium-term borrowing costs higher than interest rate expectations alone would suggest.

	Current	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28
<b>Official Bank Rate</b>													
Upside risk	0.00	0.25	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Central Case	3.75	3.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
Downside risk	0.00	0.00	-0.25	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
<b>3-month money market rate</b>													
Upside risk	0.00	0.25	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Central Case	3.82	3.55	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.35	3.35	3.35
Downside risk	0.00	0.00	-0.25	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50	-0.50
<b>5yr gilt yield</b>													
Upside risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	3.96	3.85	3.80	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.80	3.80	3.80
Downside risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
<b>10yr gilt yield</b>													
Upside risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	4.52	4.40	4.35	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.35	4.35	4.35
Downside risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
<b>20yr gilt yield</b>													
Upside risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	5.16	5.00	4.95	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.95	4.95	4.95
Downside risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85
<b>50yr gilt yield</b>													
Upside risk	0.00	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.70	0.70	0.70	0.70	0.70
Central Case	4.74	4.65	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.65	4.65	4.65
Downside risk	0.00	-0.50	-0.60	-0.70	-0.80	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85	-0.85

PWLB Standard Rate (Maturity Loans) = Gilt yield + 1.00%; PWLB Certainty Rate (Maturity Loans) = Gilt yield + 0.80%

PWLB HRA Rate (Maturity Loans) = Gilt yield + 0.40%; National Wealth Fund Rate (Maturity Loans) = Gilt yield + 0.40%

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 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>EXECUTIVE – 11 FEBRUARY 2026</b></p>
<p>Subject</p>	<p><b>SALT CROSS AREA ACTION PLAN (AAP)</b></p>
<p>Wards affected</p>	<p>ALL</p>
<p>Accountable member</p>	<p>Cllr Hugo Ashton – Executive Member for Planning Email: <a href="mailto:hugo.ashton@westoxon.gov.uk">hugo.ashton@westoxon.gov.uk</a></p>
<p>Accountable officer</p>	<p>Chris Hargraves – Head of Planning Email: <a href="mailto:chris.hargraves@westoxon.gov.uk">chris.hargraves@westoxon.gov.uk</a></p>
<p>Report author</p>	<p>Chris Hargraves – Head of Planning Email: <a href="mailto:chris.hargraves@westoxon.gov.uk">chris.hargraves@westoxon.gov.uk</a></p>
<p>Summary/Purpose</p>	<p>To consider the formal adoption of the Salt Cross Area Action Plan (AAP).</p>
<p>Annexes</p>	<p>Annex A – Schedule of Main Modifications – March 2023 Annex B – Schedule of Main Modifications – January 2026 Annex C – Schedule of additional modifications – January 2026 Annex D – Composite draft AAP including main and additional modifications – circulated separately</p>
<p>Recommendation(s)</p>	<p>That the Executive resolves to recommend to Council to:</p> <ol style="list-style-type: none"> <li>1. Accept the Inspectors’ recommendations regarding the Main Modifications required to make the AAP sound as set out at Annex A and Annex B;</li> <li>2. Agree the incorporation of the additional modifications as set out at Annex C;</li> <li>3. Adopt the Salt Cross Area Action Plan (AAP) attached at Annex D as a development plan document, incorporating all of the Main Modifications recommended by the Inspectors at Annex A and Annex B, together with the additional modifications at Annex C, in accordance with Regulation 26 of the Town and Country Planning (Local Planning) Regulations 2012;</li> <li>4. Authorise the Head of Planning in consultation with the Executive</li> </ol>

	<p>Member for Planning, prior to the publication of the adopted Salt Cross AAP, to correct any minor spelling, grammatical or typographical errors together with any improvements from a presentational perspective including paragraph and policy numbering;</p> <p>5. Note that the adoption of the Salt Cross AAP will supersede certain aspects of the West Oxfordshire Local Plan 2031 insofar as they relate to Salt Cross with immediate effect, specifically; Figure 3.2 of the AAP updates Figure 9.5e of the Local Plan, AAP Policy 16 supersedes Local Plan Policy T4 in respect of car parking standards and AAP Policy 25 supersedes Local Plan Policy H5 in respect of custom and self-build housing.</p>
Corporate priorities	<p>The formal adoption of the AAP aligns with the following priorities:</p> <ul style="list-style-type: none"> <li>• Putting Residents First</li> <li>• Enabling a Good Quality of Life for All</li> <li>• Creating a Better Environment for People and Wildlife</li> <li>• Responding to the Climate and Ecological Emergency</li> <li>• Working Together for West Oxfordshire</li> </ul>
Key Decision	NO
Exempt	NO
Consultees/ Consultation	The Salt Cross AAP has been subject to extensive public consultation throughout its preparation as well as independent examination by the Planning Inspectorate.

## **1. INTRODUCTION**

- 1.1** The West Oxfordshire Local Plan 2031 identifies land to the north of the A40 near Eynsham as a Strategic Location for Growth (SLG) with around 2,200 new homes and 40 hectares of business land to be taken forward in the form of a new Garden Village.
- 1.2** The Local Plan requires that the development of the Garden Village is guided by a separate Area Action Plan (AAP).
- 1.3** Following independent examinations in 2021/22 and 2024/25, the Council is now in a position to be able to formally adopt the AAP.
- 1.4** Once adopted, the AAP will form part of the statutory development plan for West Oxfordshire, alongside the West Oxfordshire Local Plan 2031, and any adopted Neighbourhood Development Plans, including the Eynsham Neighbourhood Plan.

## **2. BACKGROUND**

- 2.1** Initial work on the AAP began in 2018 and following extensive public consultation, the proposed submission draft version was published in October 2020 and submitted for examination in February 2021.
- 2.2** A series of examination hearing sessions took place in June/July 2021, following which, the Inspector wrote to the Council to 'pause' the examination and allow for additional work on a number of matters including the phasing of infrastructure.
- 2.3** Subsequently, the Inspector wrote to the Council in May 2022 to confirm that the AAP is capable of being found sound and adopted, subject to a number of Main Modifications.
- 2.4** Consultation on those modifications took place from September to November 2022 and the Inspector's final report was received in March 2023.
- 2.5** Importantly however, after the Inspector's report was received, a legal challenge was submitted by a third party organisation called Rights Community Action. The challenge focused on the conclusions reached by the Inspector in relation to the soundness of AAP Policy 2 – Net Zero Carbon Development.
- 2.6** The case was heard in the High Court in November 2023 and the written judgement was handed down on 20 February 2024. A subsequent agreed draft order dated 4 March 2024 confirmed that the Inspector's report and proposed Main Modifications were quashed insofar as they related to Policy 2.
- 2.7** As a result, the District Council wrote to the Planning Inspectorate in April 2024 to request that the examination be re-opened on a focused basis to re-consider Policy 2.
- 2.8** A new Inspector was appointed and, following the completion of new evidence by the Council, a revised version of Policy 2 was put forward and considered at a virtual hearing session held on 30 June 2025.

- 2.9** On 1 August 2025, the Inspector issued a post-hearing note to the Council which concluded that the revised Policy 2 approach put forward by the District Council is legally compliant and consistent with national policy and whilst unsound, is capable of being made sound through Main Modifications.
- 2.10** Consultation on those Main Modifications took place from 3 October – 14 November 2025 and responses were received from 12 individuals and organisations.
- 2.11** Taking account of the representations received, the Inspector’s Report was published on 7 January 2026, outlining her overall conclusions regarding Policy 2 and the Main Modifications needed to make the policy sound.

### **3. RECOMMENDED MAIN MODIFICATIONS**

- 3.1** As outlined above, the first Inspector’s Report of 1 March 2023 included a series of Main Modifications that are required in order for the AAP to be found sound. With the exception of the recommendations relating to Policy 2, those Main Modifications remain valid and are attached to this report at Annex A.
- 3.2** The second Inspector’s Report of 7 January 2026 includes a series of Main Modifications specific to Policy 2 and its supporting text in order for it to be found sound. These are attached to this report at Annex B.
- 3.3** Taken as a whole, the two schedules (Annex A and Annex B) set out the entirety of the Main Modifications needed for the AAP to be found sound and formally adopted.
- 3.4** It is important to note that these recommendations are binding on the Council and must either be accepted in whole or not at all.

### **4. ADDITIONAL MODIFICATIONS**

- 4.1** Whilst the Inspectors’ Main Modifications in Annex A and B are binding, the Council does have discretion to make more minor changes to the AAP provided they do not materially affect its content.
- 4.2** A schedule of minor additional modifications is attached at Annex C. These additional modifications are proposed to ensure alignment and consistency with the Inspectors’ recommended Main Modifications throughout the AAP and to address minor presentational, typographical and grammatical issues.
- 4.3** For ease of reference, a composite version of the AAP is attached to this report at Annex D. This incorporates all of the main and additional modifications set out in Annexes A, B and C.

### **5. NEXT STEPS**

- 5.1** Subject to the approval of Council, in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the adopted Salt Cross Area Action Plan (AAP) will be published and made available together with an adoption statement, the Sustainability Appraisal (SA) report and adoption statement and details of

where the AAP is available for inspection and the places and times at which the document can be inspected.

- 5.2 A copy of the AAP adoption statement will be sent to all those who have requested to be notified and also to the Secretary of State.

## **6. ALTERNATIVE OPTIONS**

- 6.1 The District Council could choose not to formally adopt the Salt Cross Area Action Plan (AAP) but this would mean there would be no detailed planning policy framework in place against which to consider any current or future planning applications pertaining to Salt Cross Garden Village.
- 6.2 This would create a significant degree of uncertainty and lead to further delays with delivery.

## **7. FINANCIAL IMPLICATIONS**

- 7.1 The most significant financial implications are associated with the preparation and examination of the AAP including Officer time, the cost of supporting evidence and technical advice, public consultation and legal and professional fees including those of the Planning Inspectorate.
- 7.2 Those costs have already been incurred and accounted for.
- 7.3 There are some minor additional costs associated with the preparation of the Sustainability Appraisal adoption statement and also formatting the final adoption version of the AAP.

## **8. LEGAL IMPLICATIONS**

- 8.1 The report raises no direct legal implications. The AAP has been prepared, submitted and examined in accordance with legislative requirements and is intended to be formally adopted in accordance with those requirements.

## **9. RISK ASSESSMENT**

- 9.1 Any decision to not adopt the AAP at this stage of the process would create a policy vacuum leading to uncertainty and further delay.
- 9.2 There is a risk of legal challenge upon adoption of the AAP under Section 113 of the Planning and Compulsory Purchase Act 2004 on the ground that the document is not within the appropriate power or a procedural requirement has not been complied with.
- 9.3 Any such legal challenge must be made within 6 weeks of the AAP being formally adopted.

**10. EQUALITIES IMPACT**

**10.1** The examination of the AAP has been considered in the context of S149(1) of the Equality Act 2010.

**11. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS**

**11.1** Tackling the climate and ecological emergency is a core component of the Salt Cross AAP, exemplified by the approach towards net zero carbon development outlined in Policy 2.

**12. BACKGROUND PAPERS**

**12.1** None.

**Annex A – Schedule of Main Modifications (March 2023)**

General		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM1	New paragraph (to be inserted after paragraph 1.6)	<p>Insert new paragraph after existing paragraph 1.6 as follows:</p> <p><b><u>In relation to the land within the identified boundary of the AAP, the AAP is intended to amend the following in the West Oxfordshire Local Plan -</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Figure 3.2 of the AAP updates Figure 9.5e of the Local Plan to confirm the boundary of the Garden Village Strategic Location for Growth and include land to the north within it.</u></b></li> <li>• <b><u>AAP Policy 25 supersedes Local Plan Policy H5 in respect of custom and self build housing.</u></b></li> <li>• <b><u>AAP Policy 16 supersedes Local Plan Policy T4 in respect of car parking standards.</u></b></li> </ul>

Climate Action		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM3	<p>Policy 1 – Climate Resilience and Adaptation</p> <p>Paragraph 5.25</p>	<p>Amend Policy 1 as follows:</p> <p>Development proposals at Salt Cross will be required to adopt <del>and demonstrate</del> a ‘natural capital’ based approach which positively exploits the site’s environmental characteristics and opportunities to ensure climate resilience and adaptation.</p> <p>Building use, design, siting, orientation and layout will be <del>required to demonstrate resilience</del> <b>resilient</b> to the future impacts of climate change including increased temperatures, wind speeds and changes in rainfall patterns and intensity.</p> <p>Key design decisions <del>must</del> <b>will</b> be guided by consideration of three core elements: flexibility, durability and adaptability.</p> <p>Amend paragraph 5.25 as follows:</p> <p><b><u>Through compliance with the policies in the AAP taken as a whole, development</u></b> <del>Development</del> proposals at Salt Cross will be required to demonstrate that these and other opportunities to achieve climate resilience through the protection and enhancement of the site’s natural capital have been fully explored and exploited as fully as possible.</p>

MM5	Policy 3 – Towards ‘Zero Waste’ Through the Circular Economy	<p>Amend the first paragraph of Policy 3 as follows:</p> <p><b><u>So far as practicable, proposals</u></b> <del>Proposals</del> for development at Salt Cross will be required to embed the concept of the ‘circular economy’ and demonstrate a commitment towards reducing waste, increasing material re-use and recycling and minimising the amount of waste sent for disposal.</p>
MM6	Policy 3 – Towards ‘Zero Waste’ Through the Circular Economy	<p>Amend the second paragraph of Policy 3 as follows:</p> <p><del>‘In support of any outline planning application for the whole garden village site and any major* reserved matters or other detailed applications, a</del> <b>A</b> waste strategy will be required <del>demonstrating</del> <b>to demonstrate</b> how the core components of the circular economy have been taken into account through appropriate design and construction solutions and opportunities to effectively manage waste on or near site.</p> <p>This will include consideration of the potential use of advanced waste collection systems such as URS.</p> <p><del><i>*Defined as 10 or more residential units or 1,000m<sup>2</sup> or more for non-residential development.</i></del></p>

Healthy Place Shaping		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM7	Policy 4 – Adopting Healthy Place Shaping Principles	<p>Amend the final paragraph of Policy 4 as follows:</p> <p>A <del>Rapid</del> Health Impact Assessment (HIA) will be required to accompany <del>the outline planning application and</del> any planning application for major development at the garden village, aligned with the <del>emerging</del> Oxfordshire HIA methodology <b>and toolkit</b>, to fully identify the needs of everyone (including vulnerable and excluded groups) in how they will live and work, access and use all types of infrastructure, services and networks. The HIA should include details of implementation and monitoring.</p>
MM8	Policy 5 – Social Integration, Interaction and Inclusion	<p>Amend the final paragraph of Policy 5 as follows:</p> <p>The appointment of a Community Development Officer will be needed early in the development stage of Salt Cross to empower and support the emerging community through an asset based community development (ABCD) approach** and, if required, to help in the co-production of local strategies, such as a community development strategy, cultural wellbeing strategy and public arts strategy. This role will be secured and funded as appropriate <del>through a planning condition or legal agreement</del> <b>proportionate to the needs of the development as they evolve over time.</b></p>

MM9	Policy 6 – Providing Opportunities for Healthy Active Play, Leisure and Lifestyles	<p>Amend the second paragraph of Policy 6 as follows:</p> <p>Opportunities for healthy active play, leisure and lifestyles will need to be provided <del>in accordance with</del> <b>paying appropriate regard to</b> Sport England’s Active Design Principles and Play England’s ‘Design Principles for Successful Play’, and, in particular:</p> <ul style="list-style-type: none"><li>a) Meet the needs generated by the development, complementing existing nearby provision</li><li>b) Be based on up to date assessments of local need, and</li><li>c) Deliver good quality multi-purpose provision that is flexible, adaptable, safe, social and inclusive</li></ul>
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MM10	Policy 7 – Green Infrastructure	<p>Amend the first paragraph of Policy 7 as follows:</p> <p>The planning, design and delivery of Salt Cross will be underpinned by a comprehensive approach to the provision, maintenance and long term management of a high quality network of green and blue infrastructure, through the submission, for approval, of a Green Infrastructure Strategy <del>with the outline planning application for the garden settlement</del>. The strategy will also be expected to set out the governance and funding mechanisms and the maintenance plans for each element of the green infrastructure.</p> <p>Amend the fourth paragraph of Policy 7 as follows:</p> <p><del>The outline planning application for</del> Development at the garden village will need to be accompanied by a landscaping scheme which identifies how the existing landscape within and around the site has been assessed and how it informs the new community and its green infrastructure network, including long distance views to Wytham Wood and Church Hanborough spire, the treatment of ‘water features’, network of hedgerows, trees and woodland, historic environment and assets. All structural landscaping schemes should include a detailed phasing and management plan.</p>
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MM11	Policy 7 – Green Infrastructure	<p>Insert new second paragraph into Policy 7 as follows:</p> <p><b><u>The Green Infrastructure Strategy should be prepared in the context of the overall site-specific Infrastructure Delivery Plan (IDP) required under Policy 30 – Provision of Supporting Infrastructure.</u></b></p>
MM12	Policy 7 – Green Infrastructure	<p>Amend the third paragraph of Policy 7 as follows:</p> <p>An ambitious approach to green and blue infrastructure provision is expected for Salt Cross, with the requirement for <b><u>around 50% (including private gardens and green roofs)</u></b> of the area to form the overall green infrastructure network, <del>and for the accessibility</del> <b><u>Accessibility</u></b> and quality standards and minimum quantitative standards for specific green infrastructure types <del>to be met at the outline planning application stage, as set out in</del> <b><u>will be agreed as part of applications for major development, paying regard to</u></b> Tables 6.1 and 6.2. Achievement of high quality will need to be demonstrated, <b><u>which may be through the use of the Building with Nature standards.</u></b> <del>As an exemplary development is proposed, ‘Full Award Accreditation – Excellent’ will need to be achieved.</del></p>

MM13	Policy 7 – Green Infrastructure	<p>Delete the fifth paragraph and amend the sixth paragraph of Policy 7 as follows:</p> <p><del>Given the significance of the green infrastructure network, its long term management and maintenance (at least 30 years), to national standards of excellence, needs to be secured. A comprehensive management plan is especially important for the strategic scale green infrastructure, particularly the Biodiverse Country Park.</del></p> <p>Stewardship and maintenance arrangements for the GI network will <del>therefore</del> need to be addressed as part of any Community Management and Maintenance Plan (CMMP) or equivalent, submitted in accordance with Policy 31 – Long-Term Maintenance and Stewardship.</p>
MM14	Policy 8 – Enabling Healthy Food Choices	<p>Amend the second paragraph of Policy 8 as follows:</p> <p>A food strategy should <del>accompany the outline planning application, setting</del> <b>set</b> out the overall approach to food growing and consumption at the garden village making use of current good practice<sup>33</sup>, including: an assessment of suitable areas for food growing; consideration of approaches to achieve a diversity of food outlets; and the approach to incorporating edible plants within the public realm.</p>

Protecting and Enhancing Environmental Assets		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM15	Policy 9 – Biodiversity Net Gain	<p>Amend the second paragraph of Policy 9 as follows:</p> <p>Development at Salt Cross will be required to demonstrate an overall biodiversity net gain of 25%. This will be measured using the DEFRA Biodiversity Metric Version 2.0 (or subsequent updated versions) <b><u>(as may be amended and in force at the time of the application)</u></b>.</p>
MM16	Policy 9 – Biodiversity Net Gain	<p>Amend the third paragraph of Policy 9 as follows:</p> <p>The main focus of this biodiversity net gain approach will be the garden village site itself through <b><u>maximising opportunities for</u></b> on-site mitigation and enhancement <del>and then off-site enhancements will be sought to make up the total number of biodiversity units required to deliver the full 25%.</del></p> <p>The remaining part of the third paragraph which relates to off-site net gain, to be moved to the end of the policy along with the existing fifth paragraph and amended to read as follows:</p> <p><del>... and then off-site enhancements will be sought</del> <b><u>Whilst the presumption is that net gain will be delivered on-site, where required</u></b> to make up the total number of biodiversity units <del>required to deliver</del> <b><u>to the full 25%, off-site enhancements will be sought.</u></b></p>

		<p><del>An</del> <b>In particular, an</b> appropriate financial payment will be sought by the District Council for the delivery of off-site biodiversity net gain (via an off-site delivery provider) and this will be used to meet the aims and objectives of nearby Conservation Target Areas (CTAs), the restoration and enhancement of designated sites, the delivery of a Nature Recovery Network, the restoration of priority habitats and species, and/or the creation of new Green Infrastructure within the local area.</p>
<p>MM17</p>	<p>Policy 9 – Biodiversity Net Gain</p>	<p>Amend paragraphs 6 – 9 of Policy 9 as follows:</p> <p><del>Any application should be supported by a Biodiversity Net Gain Strategy or equivalent with a Biodiversity Impact Map, Biodiversity Proposals Map, a full copy of any net gain metric calculations (not a summary), a justification that all the principles within the Good Practice Principles and associated Practical Guide have been met and an indication of how the delivery of on-site net gain will be implemented, managed and monitored. All assumptions applied within the metric must be explicit (e.g. how proposed habitats might look, use of green roofs) within the strategy.</del></p> <p><del>The complete details of all off-site delivery of biodiversity net gain, where the developer takes responsibility for this rather than making a financial contribution to a recognised delivery provider, shall be incorporated into the strategy, including implementation, management and monitoring for a minimum period of 30 years, and details of how this will be audited.</del></p>

		<p>An 'As Built' final biodiversity net gain report will be required to provide a complete audit of the delivery of on-site habitats included in the net gain calculations.</p> <p>A Biodiversity Mitigation, Compensation, Monitoring and Management Framework, detailing all the mitigation requirements for the development and incorporating details of compensation, including strategies for farmland birds and rare arable wildflowers, the basic details of a monitoring strategy and indications of habitat and species management requirements, is also required as part of any outline application to provide details that can be used by subsequent reserved matters applications to ensure that they are fully compliant with all the necessary mitigation and compensation measures for biodiversity.</p> <p><b><u>A Biodiversity Net Gain Strategy shall be submitted with applications for major development that includes:</u></b></p> <ol style="list-style-type: none"> <li>i. <b><u>A full copy of any net gain metric calculations (not a summary);</u></b></li> <li>ii. <b><u>Assumptions made within the metric and explicit reasons for these (e.g. how proposed habitats might look, use of green roofs);</u></b></li> <li>iii. <b><u>Consideration of the principles within the Good Practice Principles and associated Practical Guide;</u></b></li> <li>iv. <b><u>Outline of the design process, including aims and objectives, justifications for the types of habitats that have been incorporated, site context, ecological networks, and species conservation;</u></b></li> <li>v. <b><u>Biodiversity Impact Map and Biodiversity Proposals Plan (drawings and GIS map layers of where the habitats are located before and after development so that they can be easily</u></b></li> </ol>
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		<p><u>recognised when compared to the habitats recorded in the metric, i.e. clearly labelled, numbered and categorised);</u></p> <p>vi. <u>An indication of how the delivery of on-site net gain will be implemented, including of habitat protection, creation, restoration, enhancement (e.g. based on phasing plans);</u></p> <p>vii. <u>Complete details of all off-site delivery of biodiversity net gain, where the developer takes responsibility for this rather than making a financial contribution to a recognised delivery provider, including implementation, management and monitoring for a minimum period of 30 years, and details of how this will be audited;</u></p> <p>viii. <u>Proposals for management and monitoring of biodiversity net gain outcomes over at least the 30-year period; and</u></p> <p>ix. <u>A commitment to the production and submission of an ‘As Built’ final biodiversity net gain report to provide a complete audit of the delivery of on-site habitats included in the net gain calculations.</u></p>
<p>MM18</p>	<p>Policy 10 – Water Environment</p> <p>Paragraph 7.78</p>	<p>Amend the first and second paragraphs of Policy 10 as follows:</p> <p>An ambitious approach to the water environment is expected for the Garden Village and its surrounding catchment, adopting a sustainable integrated management of water that fully incorporates high quality green and blue infrastructure. Achievement of this high quality <del>will need to</del> <b>may</b> be demonstrated through the use of the Building with Nature standards.; <del>at the design stage of development, a Design Award accreditation will be required, and in the following stages the delivery of exemplary Green and Blue Infrastructure will be required through the Full Award – Excellent accreditation.</del></p>

		<p>In terms of flood risk, <del>the OCGV</del> <b>development at Salt Cross</b> will be required to be sequentially designed to avoid areas at high flood risk from all potential sources of flooding and reduce surrounding flood risk, particularly through the use of natural flood management techniques. The potential impact of climate change will need to be fully assessed, in accordance with Environment Agency’s guidance on flood risk and climate change allowances. Built development will need to be located outside the 70% climate change fluvial flood extent. All major planning applications should be accompanied by:</p> <p>Delete paragraph 7.78 as follows:</p> <p><del>Building with Nature (see Section 6 – Healthy Place Shaping) recognises the relationship between the water environment and development and includes water as a key theme, with a commitment to: improve water quality on site and in the wider area; reduce the risk of flooding; and manage water naturally for maximum benefit.</del></p>
MM19	Policy 10 – Water Environment	<p>Amend criterion a) of Policy 10 as follows:</p> <p>a) a detailed Flood Risk Assessment, including <b>appropriate consideration of cumulative impact and</b>, where required by the Lead Local Flood Authority and the Environment Agency, detailed modelling of any ordinary watercourses on the site using the most up to date model data to define the Flood Zones and model the effect of climate change;</p>

<p>MM20</p>	<p>Policy 10 – Water Environment</p>	<p>Amend criterion d) of Policy 10 as follows:</p> <p>d) an exemplar sustainable drainage system (SuDS), as part of a comprehensive SuDS strategy, making extensive use of diverse SuDS features to provide multifunctional benefits, in particular achieving net biodiversity gain, and giving details of delivery, future management and maintenance.</p> <p><del>Using a methodology first agreed in writing by the local planning authority,</del>  the <b>The</b> SuDS features will need to be informed by up to date information obtained through:</p> <ul style="list-style-type: none"> <li>i) Infiltration testing;</li> <li>ii) Groundwater monitoring;</li> <li>iii) Contaminated land surveys;</li> <li>iv) Local data and watercourse survey to calculate greenfield run-off rates for sub-catchment areas; and</li> <li>v) An outline drainage strategy to include an assessment of storage volumes.</li> </ul>
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MM21	Policy 10 – Water Environment	<p>Amend the final paragraph of Policy 10 as follows:</p> <p>For wastewater and water quality, a focused local strategy <del>is required to be undertaken and submitted with the outline planning application,</del> <b><u>will be required</u></b> based on an assessment of the wastewater network capacity, highway drainage systems, water quality conditions and flood risk, including impact on the receiving River Thames. The strategy should <b><u>be prepared in the context of the site-wide Infrastructure Delivery Plan (IDP) required by Policy 30 and</u></b> <del>set out details of a comprehensive waste water conveyance and treatment solution</del> <b><u>consider appropriate waste water conveyance and treatment solutions including</u></b> <del>for the Garden Village,</del> the phasing of new waste water and highway drainage infrastructure and measures to ensure there will not be an adverse impact <del>in</del> <b><u>on</u></b> water quality or an increase in the risk of sewer flooding as a result of waste water flows from the development. Opportunities should be taken to improve water quality, including through the use of SuDS, to ensure the discharge of clean water into watercourses.</p>
MM22	Policy 11 – Environmental Assets	<p>Amend the second paragraph of Policy 11 as follows:</p> <p>The following reports are particularly important and will be required <del>to accompany the outline planning application:</del> <b><u>for major development:</u></b></p>

<p>MM23</p>	<p>Policy 12 – Conserving and Enhancing the Historic Environment of Salt Cross</p> <p>Paragraph 7.134</p> <p>Paragraph 7.145</p> <p>Paragraph 7.147</p> <p>GV16</p>	<p>Add a new penultimate bullet point to Policy 12 as follows:</p> <ul style="list-style-type: none"> <li>• <b><u>Retention of Tilgarsley, its spatial relationship along with other key elements of its setting that contribute to its heritage significance;</u></b></li> </ul> <p>Amend paragraph 7.134 as follows:</p> <p>There are sixteen non-designated assets identified in the LUC Study, including a number of historic pathways/ tracks/ roads and hedgerows that are historically important and the <del>suggested</del> remains of a deserted medieval village known as Tilgarsley which was purportedly depopulated during the Black Death and abandoned by 1349.</p> <p>Amend paragraph 7.145 as follows:</p> <p>A total of 16 non-designated assets have been identified within the garden village site including a number of historic pathways/ tracks/ roads and hedgerows, the site of a Bronze Age Barrow Complex recorded at New Wintles Farm, an area of cropmarks to the west of New Wintles Farm and in the north-west area of the site, a substantial hollow way leads to an area of earthworks (banks and hollows) and soilmarks, <del>suggested to form</del> <b>forming</b> the remains of the deserted medieval village at Tilgarsley, which was purportedly depopulated during the Black Death and abandoned by 1349. The remains identified here are thought to comprise a village green surrounded on all sides by houses, accessed via a hollow way.</p> <p>Amend paragraph 7.147 as follows:</p>
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		<p>The gravel deposits recorded within the eastern half of the site are a known focus for settlement, as indicated by the recorded prehistoric and early medieval activity. In the west of the site, many of the fields have been reorganised and amalgamated and as such, there is a good potential for former field boundaries and other low value medieval and post-medieval agricultural features.</p> <p>Opportunities: It will be critical for a programme of archaeological work to evaluate the significance of these assets and to inform a mitigation strategy. The <del>possible</del> Tilgarsley medieval deserted village and its hollow way and earthwork remains could potentially be of high value, although not currently designated, and may require preservation in-situ. Assuming that preservation in-situ is required, then the area including this asset could be demarcated as strategic open land, in which no ground intrusive work, vehicular movement, etc. is permitted.</p> <p>Remains of lesser value may be ‘preserved by record’. Depending on their value this could entail full excavation and recording or an archaeological watching brief. Any programme of work would also be designed to clarify the potential for any hitherto unknown heritage assets and the evidence of the past environments of the site which may be high given the recorded presence of alluvial deposits and river terrace gravels.</p> <p>Amend GV16 as follows:</p> <p>To fully address and capitalise on the constraints and opportunities presented by heritage assets including the listed buildings at City Farm and the <del>suspected</del> site of the former medieval village of Tilgarsley.</p>
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Movement and Connectivity		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM24	Policy 14 – Active and Healthy Travel	<p>Replace Policy 14 as follows:</p> <p><del>Walking and cycling routes must be coherent, direct, safe and attractive, whilst being inclusive and wide enough to accommodate people with disabilities and young children. Routes must be multi-purpose, providing access to services and facilities including schools and public transport, as well as serving leisure needs.</del></p> <p><del>There must be multiple suitable access points for walking and cycling into the site, which connect to a coherent internal (and external) pedestrian and cycle network including to the proposed improvements to walking and cycling routes along the A40.</del></p> <p><del>Existing public rights of way and cycle routes must be retained and enhanced to improve accessibility for all, both within and in the vicinity of the Garden Village. New roads crossing existing rights of way shall be minimised but where this is necessary, appropriate crossings must be provided.</del></p> <p><del>New routes must be created both within and in the vicinity of the site to provide safe and convenient connections to key services and facilities including schools.</del></p>

		<p>A grade-separated crossing (underpass) shall be provided between the Garden Village and Eynsham. The Salt Cross and West Eynsham Strategic Development Area developers will need to cover the design and construction costs of the underpass, with costs reasonably apportioned.</p> <p>Segregated cycle and pedestrian provision via Lower Road to Hanborough Station shall be provided, with segregated facilities for cyclists and pedestrians also the preference within the Garden Village.</p> <p>The concept of 'school streets' will be promoted, including along Cuckoo Lane and on other roads linking to the schools. Cuckoo Lane will be closed to through traffic whilst ensuring properties at the southern end are accessible.</p> <p>Specific cycle and pedestrian zones will be included within the masterplan such that access for motor vehicles will be restricted at certain times (or at all times) to specific streets, or networks of streets.</p> <p>The spine road through the Garden Village must be designed with a strong sense of place, where pedestrians and cyclists have a safe presence. Traffic calming measures and a 20mph speed limit across the whole Garden Village site should be introduced. It is important to ensure that the spine road does not lead to severance and divide the Garden Village, and adequate crossing points for pedestrians and cyclists must be provided.</p> <p>Improvements of existing routes into Eynsham e.g. to ensure safe connections from the new underpass must be provided.</p> <p>Evidence of safe routes to school must be provided and shall include crossing points on routes to school; school signage; barriers; zig zag 'keep clear' markings at crucial crossing points outside the school; appropriate</p>
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		<p>roads/pavement/verge design; and appropriate highway parking provision which must be inline and not head on parking. Where a site is provided for e.g. a 2FE school but initially only a 1FE school is to be built, the pupil drop requirements will be for the maximum potential size of the site i.e. 2FE or 3FE.</p> <p>Planning permission will not be granted for development that compromises the delivery of these pedestrian and cycle improvements.</p> <p>Planning permission will only be granted for new roads within or serving Salt Cross if they are based on low vehicle speeds and are designed to prioritise pedestrian and cycle movements, and easy access to public transport.</p> <p><b>Cycle parking</b></p> <p>Ample cycle parking must be provided at appropriate points around the development, including provision for electric bikes and bike/ electric bike hire. Cycle parking must be provided in accordance with the minimum standards below:</p> <ul style="list-style-type: none"> <li>• Residential cycle parking: <ul style="list-style-type: none"> <li>1 bed – at least 2 spaces per dwelling</li> <li>2 bed – at least 3 spaces per dwelling</li> <li>3+ bed – at least 4 spaces per dwelling</li> </ul> </li> <li>• Employment cycle parking (covered): 1 space per 50m<sup>2</sup></li> <li>• Retail cycle parking: 1 space per 75m<sup>2</sup> (gross internal area)</li> </ul>
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		<p>Residential: If a garage is suitably sized then it can be considered as secure cycle storage. Where no garage is available then secure, enclosed cycle parking must be provided. This is likely to be in a rear garden in the form of a specific cycle store or garden shed. Convenient access will be required to the cycle storage area without the need to go through the house. Alternatively, cycle storage could be provided to the front of the house, designed as part of the house facade design. Residential areas should include provision of at least a 13A power supply for charging electric bikes although consideration will be needed for the provision of a higher power supply where necessary e.g. for charging cargo bikes.</p> <p>Apartments: Communal cycle storage must be in close proximity to the entrance of the apartment block for convenience and security. This could comprise:</p> <ul style="list-style-type: none"> <li>• Communal ground floor storage within the building, with secure external access and positioned in a well overlooked area.</li> <li>• Communal separate secure covered cycle store which should be suitably lit.</li> </ul> <p>Employment sites: Facilities must be provided to support sustainable travel including appropriate provision of lockers, showers and changing facilities.</p> <p>Financial contributions towards off site cycle parking provision will be required including at Hanborough Station, Eynsham Park &amp; Ride, Eynsham Village Centre and Oxford City Centre.</p>
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		<p>Schools: Covered cycle parking must be provided, which is future proofed for expansion. For the Primary School: 1 space per 5 pupils plus 1 space per 3 staff. For the Secondary School: 1 space per pupil plus 1 space per 3 staff. Entrances must be provided at various points around the school sites with excellent and safe access for all users including deliveries and school buses. Access for vehicles must be possible via a continuous circular route. The design of the school site shall accord with OCC requirements and standards for schools.</p> <p><b>A40 infrastructure improvements for pedestrians and cyclists</b></p> <p>S106 planning obligations will be required to secure financial contributions towards cycle and walking infrastructure including the B4044 cycle route and improvements to be delivered as part of the A40 Corridor improvements. Specifically, the following will be provided along the A40 to support walking and cycling to/from the Garden Village, and the internal network of routes within Salt Cross must link into these:</p> <p>Pedestrian and cycle crossings on A40</p> <ul style="list-style-type: none"> <li>• A40/ Witney Road signalised junction: Upgraded pedestrian and cycle crossing.</li> <li>• Crossing near Spareacre Lane: A new signalised crossing.</li> <li>• Crossing near Hanborough Road: A new signalised crossing</li> </ul> <p><b>Improved pedestrian/cycle provision at A40 junctions</b></p>
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		<p>To improve provision for pedestrians and cyclists at junctions along the A40 in the vicinity of Eynsham, junction reconfiguration and improvements will be provided at the following locations:</p> <ul style="list-style-type: none"> <li>• A40/Cuckoo Lane • A40/Witney Road</li> <li>• Esso petrol station entry/egress</li> <li>• Eynsham Roundabout</li> <li>• A40/Cassington Signals</li> <li>• Horsemere Lane: closure to traffic with access maintained for equestrians, pedestrians and cyclists</li> </ul> <p><b>Upgraded A40 footway/cycleway</b></p> <p>Upgraded shared use footways and cycleways will be provided along the A40 as part of the A40 Corridor improvements ensuring that a continuous route is provided between Witney, Eynsham Park &amp; Ride and Oxford.</p> <p><b>A40 Duke's Cut Bridge works</b></p> <p>The A40 Corridor improvements will involve widening and/or strengthening these structures to enable the delivery of improved footway/cycleway provision. A new foot/cycle path connection from the A40 to the National Cycle Network (Route 5) along the canal towpath will also be delivered in the vicinity of the structures.</p>
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		<p><b>Speed limit</b></p> <p>The speed limit along the A40 in the vicinity of Eynsham will be reduced from the National Speed Limit to a maximum of 50 mph.</p> <p>Smart Technology: Provision of infrastructure to enable the smart, real-time monitoring of the take up of sustainable transport modes and car use must be provided within the Garden Village and on roads in the vicinity of the site.</p> <p>Precise mapping of utilities' infrastructure to support long term maintenance must be provided within the Garden Village and as part of the A40 Corridor improvements.</p> <p><b><u>The development of Salt Cross should make walking and cycling the most attractive forms of local transport, supported by an extensive network of high quality walking and cycling routes both on and off-site. These shall include:</u></b></p> <ul style="list-style-type: none"> <li><b><u>- The southern section of the Lower Road segregated cycle route in the eastern part of the development.</u></b></li> <li><b><u>- Improved crossing facilities of the A40. In addition to at grade crossings, this shall include a grade separated crossing. The grade separated crossing shall be an underpass unless it is clearly demonstrated that the crossing is not necessary to meet placemaking objectives or cannot be delivered due to technical feasibility.</u></b></li> <li><b><u>- A spine road design that ensures a safe and attractive environment for walking and cycling and minimises severance of the site.</u></b></li> </ul>
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		<p><b><u>- Subject to the necessary order(s), Cuckoo Lane closed to through traffic and incorporated into the walking and cycling network of the site.</u></b></p> <p><b><u>- Improvements to existing connections including to Freeland, Long Hanborough and Eynsham for walking and cycling.</u></b></p> <p><b><u>Any masterplan for the Garden Village site must include specific cycle and pedestrian zones such that access for motor vehicles will be restricted at certain times (or at all times) to specific streets, or networks of streets. Evidence of safe routes to school will also be required.</u></b></p> <p><b><u>Ample cycle parking must be provided at suitably accessible locations around the site (including provision for electric bikes and bike/electric bike hire) in accordance with the following minimum standards:</u></b></p> <ul style="list-style-type: none"> <li><b><u>• Residential cycle parking:</u></b></li> </ul> <p><b><u>1 bed – at least 2 spaces per dwelling</u></b></p> <p><b><u>2 bed – at least 3 spaces per dwelling</u></b></p> <p><b><u>3+ bed – at least 4 spaces per dwelling</u></b></p> <ul style="list-style-type: none"> <li><b><u>• Employment cycle parking (covered): 1 space per 50m<sup>2</sup></u></b></li> <li><b><u>• Retail cycle parking: 1 space per 75m<sup>2</sup> (gross internal area)</u></b></li> </ul>
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		<p><b><u>Financial contributions towards off-site cycle parking provision will be required including at Hanborough Station, Eynsham Park &amp; Ride, Eynsham Village Centre and Oxford City Centre.</u></b></p> <p><b><u>Financial contributions will also be required in respect of the B4044 cycle route and the segregated cycle route connection from the northern boundary of the Garden Village to Hanborough Station.</u></b></p> <p><b><u>Development of the Garden Village must demonstrate effective integration with the walking and cycling elements of the A40 corridor improvements. As these will be forward funded through HIF, S106 planning obligations will be required to secure financial contributions towards repayment of HIF which has enabled their early delivery.</u></b></p> <p><b><u>Provision of infrastructure to enable the smart, real-time monitoring of the take up of sustainable transport modes and car use must be provided within the Garden Village and on roads in the vicinity of the site.</u></b></p>
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<p>MM25</p>	<p>Policy 15 – Public Transport</p>	<p>Replace Policy 15 as follows:</p> <p><del>An integrated and innovative approach must be taken to public transport to facilitate high bus and rail patronage.</del></p> <p><del>The Sustainable Transport Hub (centred on a new Park &amp; Ride site) and supporting A40 infrastructure developments must be integrated in the Garden Village design, with a focus on pedestrian and cycle connectivity, whilst restricting private vehicular access to the Park &amp; Ride site from the Garden Village.</del></p> <p><del>Connections to Hanborough Station must be significantly improved and take account of the Masterplan being developed for the station. Consideration must be given to a new entrance from Lower Road south of the railway, with a focus on bus, pedestrian and cycling accessibility.</del></p> <p><del>Development must ensure provision of high quality, comfortable and fully accessible bus stops. If bus stops are located further than 400 metres from dwellings due to a higher frequency service being provided, appropriate provisions must in place that enable the elderly and less mobile to still reach a bus stop easily.</del></p> <p><del>Financial contributions will be required for the improvement of A40 corridor bus services between Carterton, Witney, Oxford and the Eastern Arc, including a bus service (3 buses per hour) through the Garden Village itself.</del></p> <p><del>The planning application for the Park &amp; Ride includes an 850 space car park, whilst the Local Plan Policy allows for 1,000 spaces. Consideration should therefore be given to accommodating means for future expansion of the site.</del></p>
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		<p><b>A40 corridor</b></p> <p><del>S106 planning obligations will be required to secure financial contributions towards the A40 Corridor infrastructure schemes and the required repayment of the HIF funding secured to facilitate the delivery of these schemes ahead of the receipt of S106 funding. S106 contributions will be required from developers at Salt Cross and other development sites proposed along the A40 corridor.</del></p> <p><del>Specifically, the following will be provided by S106 funding:</del></p> <ul style="list-style-type: none"> <li><del>• A40 Eastbound bus lanes: Between Eynsham Park &amp; Ride and Wolvercote roundabout (including widening and/ or strengthening works to the bridge structures at Duke's Cut).</del></li> <li><del>• A40 Westbound bus lanes: Between Eynsham Park &amp; Ride and Duke's Cut Bridges.</del></li> <li><del>• Adjustments to A40 junctions and the provision of bus gates to give priority to buses joining the general traffic lane where continuous bus lanes cannot be provided.</del></li> <li><del>• Improved bus stop provision.</del></li> </ul> <p><del>Land will be safeguarded along the southern boundary of the Garden Village to support widening of the A40 to accommodate the bus lanes and shared foot/ cycle paths.</del></p> <p><b>Rail improvements</b></p>
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		<p>Financial contributions towards the North Cotswold Line Transformation will be required from developers at Salt Cross and other strategic development sites proposed along the A40 corridor that will benefit from improved rail accessibility in West Oxfordshire.</p> <p>Specifically, there will be a focus on the development of Hanborough as a transport hub (as part of the wider infrastructure and service upgrade proposed for the North Cotswold Line). Details regarding the enhancement of Hanborough Station will be set out in a Station Masterplan Supplementary Planning Document, but is likely to include: a station building; provision of a second platform; an accessible footbridge with lifts; new seating and waiting facilities; a secure cycle hub; new bus stops and waiting shelters; high quality real time bus and train service information; and additional car parking.</p> <p><b><u>An integrated and innovative approach must be taken in relation to public transport to facilitate high levels of bus and rail use.</u></b></p> <p><b><u>The Garden Village design must be integrated with the Sustainable Transport Hub (centred on a new Park &amp; Ride site) and supporting A40 infrastructure developments, with consideration given to accommodating means for future expansion of the Park and Ride site. There will be a focus on pedestrian and cycle connectivity, with private vehicular access to the Park &amp; Ride site from the Garden Village to be restricted, wherever possible.</u></b></p> <p><b><u>Development must ensure the provision of high quality, fully accessible bus stops in suitable locations across the site and financial contributions will be required for the improvement of A40 corridor bus services</u></b></p>
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		<p><b><u>between Carterton, Witney, Oxford and the Eastern Arc, including a bus service through the Garden Village itself.</u></b></p> <p><b><u>Development of the Garden Village must demonstrate effective integration with the public transport elements of the A40 corridor improvements. As these will be forward funded through HIF, S106 planning obligations will be required to secure financial contributions towards repayment of HIF which has enabled their early delivery.</u></b></p> <p><b><u>To facilitate the widening of the A40 in order to accommodate bus lanes and shared foot/cycle paths, any comprehensive masterplan prepared in accordance with AAP Policy 28, must make provision for land along the southern boundary of the Garden Village as necessary.</u></b></p> <p><b><u>Connections to Hanborough Station must be significantly improved, with a focus on bus, pedestrian and cycling accessibility and consideration to be given to a new entrance from Lower Road south of the railway.</u></b></p> <p><b><u>Financial contributions will be required towards improvements at Hanborough Station which will be set out in a masterplan for the station, reflecting its increasing importance as a key transport hub forming part of the wider infrastructure and service upgrade proposed for the North Cotswold Line.</u></b></p>
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<p>MM26</p>	<p>Policy 16 - Reducing the Overall Need to Travel Including by Car</p>	<p>Replace Policy 16 as follows:</p> <p><del>Robust evidence must be provided to demonstrate that all reasonable efforts have been made to reduce the overall need to travel to include as a minimum:</del></p> <ul style="list-style-type: none"> <li><del>• the overall mix of different land uses which are appropriately phased;</del></li> <li><del>• the provision of ‘clusters’ of complimentary mixed-use development;</del></li> <li><del>• shared use facilities; and</del></li> <li><del>• the provision of flexible working spaces within residential and employment areas, including within individual houses.</del></li> </ul> <p><del>Full fibre broadband and considerations for 5G provision must be implemented early in the development; the site, including every property within Salt Cross, must be fitted with the necessary infrastructure to enable the provision of Ultrafast Fibre to premises’ broadband and to assets such as street lights and traffic lights which will provide important connectivity in public spaces. There should also be flexibility in the ducting to future proof additional connectivity.</del></p> <p><b>Car Parking</b></p> <p><del>The physical provision of car parking is a key tool in influencing travel behaviour and reducing dependency on the private car, alongside other demand management measures and the provision of more sustainable travel options. Applications for development must therefore be supported by:</del></p>
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		<p>A Spatial Car Parking Management Plan setting out:</p> <ul style="list-style-type: none"> <li>• <del>The areas of the site that will be car free development (minimum 15% of total dwellings).</del></li> <li>• <del>Site-wide demand management measures including Car Free Zones.</del></li> <li>• <del>Details of how future technological development will be included and provided for e.g. parking sensors in business areas to monitor car parking occupancy/ usage; digital mapping of all parking spaces to facilitate repurposing.</del></li> <li>• <del>An indication as to how land used for car parking could cost effectively be converted to other uses (such as open space) as demand reduces.</del></li> <li>• <del>Parking restrictions — including any Controlled Parking Zones (CPZs) required within Salt Cross and the wider Eynsham area. This will include any restrictions that may be required to discourage displaced parking to the Park &amp; Ride.</del></li> <li>• <del>On and off site principles of car parking for local centre land uses and schools including kerbside management and provision of drop-off zones.</del></li> <li>• <del>Measures for discouraging driving to the Park &amp; Ride from Salt Cross.</del></li> </ul> <p><del>Each subsequent Phase/Parcel of the development shall provide a Detailed Car Parking Management Plan which will:</del></p>
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		<ul style="list-style-type: none"> <li>• Take all reasonable opportunities to provide private car parking at the lowest reasonable levels</li> <li>• Make use of current, and where appropriate anticipated, technological developments.</li> <li>• Account for both current and anticipated travel behaviours in the design proposals, as well as enabling adaptation for emergency planning.</li> <li>• So far as is possible, integrate car parking into the street design and allow for cost effective conversion, particularly for private areas.</li> <li>• Provide for appropriate levels of EV charging within each parking area; EV charging points must be provided at the following locations within the Garden Village:             <ul style="list-style-type: none"> <li>— All residential properties with a parking space</li> <li>— 50% of non-allocated parking spaces</li> <li>— 25% of non-residential development parking spaces</li> </ul> </li> </ul> <p>Charging points in non-allocated spaces must be located conveniently for residents with no longer than a 5 minute walk (approximately 500 metres) from any property with non-allocated parking and their nearest EV charging point. To future proof developments and reduce longer term costs, all non-allocated parking areas should include appropriate cable provision to prepare for increased demand in the future.</p>
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		<p>The absolute maximum car parking provision shall be 1 space per 60 m<sup>2</sup> of employment space with residential provision as below:-</p> <p>1 bed units — 0.75 non-allocated per property</p> <p>2 &amp; 3 bed units — 1 off-street bay per property</p> <p>4+ bed units — 1 off-street bay per property plus the equivalent of 1 non-allocated bay per property</p> <p>Electric Vehicle charging</p> <p>Future increases in energy demand must be anticipated and measures delivered to ensure sufficient electrical capacity within Salt Cross for the long term, including potential implications for street lighting and Alternative Fuels Infrastructure Regulations 2017 and the Open Charge Point Protocol (OCPP) or agreed alternative standard. EV charger units for non-allocated parking should be managed by a professional contractor with demonstrable experience and appropriate maintenance to ensure that EV chargers remain functional.</p> <p>Travel Demand Management</p> <p>Car clubs and a bike hire scheme should be established at accessible locations throughout the Garden Village, with robust arrangements in place for long-term management.</p>
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		<p>Proposals will be required to demonstrate the use of innovation to enable residents and employees to plan their journeys by means other than the car.</p> <p>TDM measures should be implemented to encourage sustainable travel, including car sharing. This should include residents of Eynsham Village and the West Eynsham Strategic Development Area where their wider involvement improves the viability of initiatives.</p> <p>Incentivised travel initiatives including public transport discounts and bike vouchers should be provided.</p> <p>A Framework (site wide) Travel Plan and subsidiary Travel plans will be required to cover all residential areas, schools, employment sites and mixed use areas. The Travel Plans must include robust monitoring programmes and be linked to the Transport Assessment. Achieving trip generation and mode split targets will be incentivised and secured through planning conditions.</p> <p>School Travel Plans will be required that will include the provision of pupil drop-off parking spaces. The number required will need to be agreed with OCC, based on the developers' evidence based assessment of the school's requirements.</p> <p>An effective monitoring approach will be required, utilising smart technologies which should be set out in an Innovation Plan and linked into the Framework Travel Plan. Monitoring data will need to be provided to the Council directly via an Application Programming Interface (API) to enable live, integrated monitoring of travel patterns and Travel Plan targets. This will include specific monitoring of the School Travel Plan.</p>
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		<p>Proposals will be required to demonstrate versatility in the Garden Village strategy/ design to allow for the implementation of other demand management measures beyond those that have been explored in the AAP, where they are deemed effective in reducing private use and improving inclusivity.</p> <p><b><u>The design of the Garden Village must seek to reduce the overall need to travel, particularly by car, with robust evidence required that all reasonable efforts have been made.</u></b></p> <p><b><u>Development at Salt Cross must be supported by innovative travel demand measures including, but not limited to, the establishment of car clubs and bike hire schemes at accessible locations, car sharing and incentivised travel initiatives including public transport discounts and bike vouchers.</u></b></p> <p><b><u>A Framework (site-wide) Travel Plan and subsidiary Travel plans linked to a Transport Assessment (TA) will be required to cover all residential areas, schools, employment sites and mixed use areas, with trip generation and mode split targets incentivised and secured through the planning process. Proposals for effective monitoring utilising smart technologies should be set out in an Innovation Plan.</u></b></p> <p><b><u>A Spatial Car Parking Management Plan will be required to address site-wide considerations including the use of parking restrictions and car-free zones, areas of car-free development (minimum 15% of total dwellings) kerbside management and provision of drop-off zones, use of technologies (e.g. to monitor and map usage) and the potential to re-purpose parking to other uses as demand reduces.</u></b></p>
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		<p><b><u>A Detailed Car Parking Management Plan will be required for each subsequent phase. This must take all reasonable opportunities to reduce the amount of private car parking, make use of and account for, current and anticipated technological changes and travel behaviours as well as enabling adaptation for emergency planning. So far as is possible, car parking should be integrated into the street design and allow for cost effective conversion, particularly for private areas.</u></b></p> <p><b><u>The following maximum car parking standards will apply:</u></b></p> <p><b><u>Residential</u></b></p> <ul style="list-style-type: none"> <li><b><u>• 1 bed units – 0.75 non-allocated per property</u></b></li> <li><b><u>• 2 &amp; 3 bed units – 1 off-street bay per property</u></b></li> <li><b><u>• 4+ bed units – 1 off-street bay per property plus the equivalent of 1 non-allocated bay per property</u></b></li> </ul> <p><b><u>Office and Research and Development Space (Use Classes E(g) (i) and E(g) (ii))</u></b></p> <ul style="list-style-type: none"> <li><b><u>• 1 space per 60 m<sup>2</sup> of employment space</u></b></li> </ul> <p><b><u>Other Commercial, Business and Service Uses</u></b></p> <ul style="list-style-type: none"> <li><b><u>• Parking for other supporting land uses will be determined through transport evidence supporting the relevant application and should represent the lowest level capable of efficiently serving those uses.</u></b></li> </ul>
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		<p><b><u>Electric Vehicle (EV) charging points must be provided as follows (or as determined in any subsequent government guidance or legislation):</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>All residential properties with a parking space</u></b></li> <li>• <b><u>50% of non-allocated parking spaces</u></b></li> <li>• <b><u>25% of non-residential development parking spaces</u></b></li> </ul> <p><b><u>Charging points in non-allocated spaces must be located conveniently for residents with no longer than a 5 minute walk (approximately 500 metres) from any property with non-allocated parking and their nearest EV charging point. To future proof developments and reduce longer term costs, all non-allocated parking areas should include appropriate cable provision to prepare for increased future demand.</u></b></p>
MM27	Policy 17 - Road Connectivity and Access	<p>Replace Policy 17 as follows:</p> <p>The principal vehicular access points for Salt Cross will comprise:</p> <ul style="list-style-type: none"> <li>• <del>A new roundabout (the ‘Western Development Roundabout’) located on the A40 to the west of the proposed Park &amp; Ride access junction. Additional junctions on the A40 will not be permitted as this would impact on traffic flow and congestion, and would undermine the benefits of the A40 corridor improvements.</del></li> <li>• <del>A new junction with Lower Road which will form the eastern access point for the spine road through the Garden Village.</del></li> </ul>

		<p>Additional highway infrastructure to be provided will include:</p> <ul style="list-style-type: none"> <li>• <del>A spine road through the site, accessed from the ‘Western Development Roundabout’ on the A40, west of the Park &amp; Ride access junction. This should be a through road in at least the early phases of development although the route should be future proofed to enable it to be bisected (allowing for walk, cycle and bus access only) in future years if traffic conditions on the external road network enable this. The mechanism (triggers and a long stop) for the contribution beyond build out of the site will be needed, as will innovative infrastructure to enable monitoring of those triggers. An Innovation Plan will be needed for the site, which will include details of how monitoring will be undertaken using smarter technologies, how innovations within the development site will be future proofed and what innovations will be integrated into the design and build, to be funded by the development.</del></li> <li>• <del>Signalisation of the A4095/ Lower Road junction.</del></li> <li>• <del>Measures to deter through traffic travelling between the A40 and A4095 via Cuckoo Lane and Freeland village. A change in priority on Cuckoo Lane to discourage traffic routing through Freeland village must be provided and technologies to support monitoring of the effectiveness of this will be required.</del></li> </ul> <p>All new infrastructure should be connected in real time to traffic management.</p> <p>Section 106 planning obligations will be required to secure financial contributions towards the A40 Corridor infrastructure schemes and the required repayment of the HIF funding secured to facilitate the delivery of</p>
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		<p>these schemes ahead of the receipt of S106 funding. S106 contributions for these schemes will be required from developers at Salt Cross and other sites proposed along the A40 corridor. Specifically, Section 106 contributions will be required towards the following highway schemes:</p> <ul style="list-style-type: none"> <li>• Extension of the existing A40 dualling (between Witney and the new Park &amp; Ride access junction).</li> <li>• Improvements to the Lower Road/ A40 roundabout.</li> <li>• Highway and junction capacity improvements along the A40 as part of the A40 Corridor improvements.</li> <li>• Provision of enhanced facilities at the proposed Eynsham Park &amp; Ride.</li> </ul> <p>Development proposals must be aligned and integrated with the A40 Corridor Strategy and proposed A40 Corridor improvements along the A40, in addition to other infrastructure improvements in the wider area. Construction and phasing of the development must be co-ordinated with other works on the A40. The number of houses that can be accessed via a single road link should comply with OCC's 'Residential Road Design Guide (2003) – Second Edition (2015)'</p> <p>All planning applications submitted for the Garden Village must include a Construction &amp; Logistics Plan in order to minimise and mitigate the impact of construction traffic.</p> <p>All commercial uses at the Garden Village must be supported by a Delivery and Servicing Plan to reduce and mitigate the impact of deliveries on the local road network e.g. through freight consolidation. This must be submitted and agreed as part of the full planning application. For</p>
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		<p><del>residential areas, deliveries and servicing must be covered within the Travel Plan, with appropriate targets set.</del></p> <p><del>Planning conditions/ planning obligations will be used to secure the measures identified through the Construction &amp; Logistics Plan and Delivery and Servicing Plan, and the targets included within them.</del></p> <p><del>Any laybys impacted by proposed access arrangements must be mitigated/ relocated with any associated costs of doing this funded by the Salt Cross/ West Eynsham SDA developments as appropriate.</del></p> <p><del>Permission for development will only be granted where the Council is satisfied that the impact on the local and strategic road network and density of the development would be acceptable and does not compromise the delivery and benefits of the A40 Corridor improvements.</del></p> <p><del>Planning applications for built development must be accompanied by details of how proposed development will help facilitate the delivery of transport improvements and mitigation measures.</del></p> <p><del>First occupation of Salt Cross (unless car free) will not be permitted until completion of the A40 bus lanes, and completion of the junction improvements at Pear Tree roundabout. Car free development close to the A40/ Park &amp; Ride would however be considered in advance.</del></p> <p><del>Mitigation measures must be implemented in accordance with an agreed phasing of development, with full implementation prior to occupation of the final development phase.</del></p>
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		<p><b><u>The principal vehicular access points for Salt Cross to be funded by the development will comprise:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>A new roundabout (the ‘Western Development Roundabout’) located on the A40 to the west of the proposed Park &amp; Ride access junction; and</u></b></li> <li>• <b><u>A new junction with Lower Road which will form the eastern access point for the spine road through the Garden Village.</u></b></li> </ul> <p><b><u>Additional junctions onto the A40 to those above will not be permitted.</u></b></p> <p><b><u>Any laybys impacted by proposed access arrangements must be mitigated/ relocated, with any associated costs to be funded on a proportionate basis as necessary.</u></b></p> <p><b><u>Additional highway infrastructure to be provided will include:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>A spine road through the site, accessed from the ‘Western Development Roundabout’ and connecting to Lower Road, enabling direct and indirect access to all areas of built development within the garden village. The spine road will need to be completed at an early phase of development as access via Cuckoo Lane to the Garden Village will be limited in later phases. The route should be future proofed to enable it to be bisected in future years (allowing for walking and cycling access only);</u></b></li> <li>• <b><u>Signalisation of the A4095/ Lower Road junction; and</u></b></li> </ul>
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		<ul style="list-style-type: none"> <li>• <u>Measures to deter through traffic travelling between the A40 and A4095 via Cuckoo Lane and Freeland village.</u></li> </ul> <p><u>Planning applications must be accompanied by details of how proposed development will help facilitate the delivery of transport improvements and mitigation measures and permission will only be granted where the Council is satisfied that the impact on the local and strategic road network, including the A34, would be acceptable and does not compromise the delivery and benefits of the A40 Corridor improvements.</u></p> <p><u>Mitigation measures must be implemented in accordance with an agreed phasing of development, with full implementation prior to occupation of the final development phase.</u></p> <p><u>All new infrastructure should be connected in real-time to traffic management and the number of houses that can be accessed via a single road link should comply with OCC's 'Street Design Guide'.</u></p> <p><u>Development of the Garden Village must demonstrate effective integration with the A40 corridor improvements including increased highway capacity and additional junctions/reconfiguration. As these will be forward funded through HIF, S106 planning obligations will be required to secure financial contributions towards repayment of HIF which has enabled their early delivery.</u></p> <p><u>All planning applications submitted for the Garden Village must include a Construction &amp; Logistics Plan with commercial uses to be supported by a Delivery and Servicing Plan. Planning conditions/planning obligations will be used to secure any agreed measures/targets.</u></p>
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Enterprise, Innovation and Productivity		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM28	Policy 18 – Salt Cross Science and Technology Park	<p>Amend the third paragraph of Policy 18 as follows:</p> <p>The campus will include a range of integrated and accessible complementary uses such as shops, coffee shops / restaurants, gym and crèche. <b><u>The potential impacts of any larger complementary uses over 500m<sup>2</sup> net sales floorspace (either individually or cumulatively) on the viability of nearby local centres including Eynsham, should be assessed in accordance with Local Plan Policy E6.</u></b></p>
MM29	Policy 20 – Homeworking	<p>Amend the third paragraph of Policy 20 as follows:</p> <p><b><u>Unless justified on the grounds of technical feasibility,</u></b> <del>Every</del> <b><u>every</u></b> household and shared space will be supported by all necessary infrastructure to enable the provision of Ultrafast Fibre to the Premises (FttP) broadband.</p>

MM30	Policy 21 – Employment Skills and Training	<p>Amend the first paragraph of Policy 21 as follows:</p> <p><del>Any outline planning application or subsequent application for major development</del> <b>Applications for major development</b> at Salt Cross will be required to be supported by a Community Employment Plan (CEP) to ensure that local people are able to benefit from training and job opportunities arising from the development.</p>
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Meeting current and future housing needs																																
Main Modification Reference	Policy/Paragraph Reference	Proposed Main Modification																														
MM31	Figure 10.1	<p>Replace Figure 10.1 with the following indicative trajectory:</p> <table border="1"> <caption>Indicative Trajectory Data</caption> <thead> <tr> <th>Year</th> <th>Value</th> </tr> </thead> <tbody> <tr><td>2026</td><td>50</td></tr> <tr><td>2027</td><td>70</td></tr> <tr><td>2028</td><td>135</td></tr> <tr><td>2029</td><td>160</td></tr> <tr><td>2030</td><td>180</td></tr> <tr><td>2031</td><td>195</td></tr> <tr><td>2032</td><td>195</td></tr> <tr><td>2033</td><td>210</td></tr> <tr><td>2034</td><td>210</td></tr> <tr><td>2035</td><td>210</td></tr> <tr><td>2036</td><td>195</td></tr> <tr><td>2037</td><td>180</td></tr> <tr><td>2038</td><td>135</td></tr> <tr><td>2039</td><td>75</td></tr> </tbody> </table>	Year	Value	2026	50	2027	70	2028	135	2029	160	2030	180	2031	195	2032	195	2033	210	2034	210	2035	210	2036	195	2037	180	2038	135	2039	75
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MM32	Policy 22 - Housing Delivery	<p>Amend the first paragraph of Policy 22 as follows:</p> <p>The total number of new homes expected to be delivered within the boundary of Salt Cross as defined in the AAP is 2,200 <del>units</del> <b>homes</b> in line with the working assumption contained in the West Oxfordshire Local Plan 2031.</p>
MM33	Policy 22 - Housing Delivery	<p>Amend the second paragraph of Policy 22 as follows:</p> <p>This is not however a maximum ‘ceiling’ to development and may be exceeded. <del>Any increase over and above this indicative quantum will need to be robustly justified having regard to</del> <b>if it is demonstrated to accord with</b> the overall vision, core objectives and relevant policies set out in the AAP and relevant policies of the West Oxfordshire Local Plan 2031 and Eynsham Neighbourhood Plan.</p>
MM34	Policy 22 - Housing Delivery	<p>Amend the third paragraph of Policy 22 as follows:</p> <p>The delivery of new homes will be phased in accordance with the provision of supporting infrastructure, drawing from the Eynsham Area Infrastructure Delivery Plan (IDP) and <del>any the</del> <b>the</b> site-specific IDP <del>as appropriate</del> (see also Policy 30 – Provision of Supporting Infrastructure)</p>

<p>MM35</p>	<p>Policy 22 - Housing Delivery</p>	<p>Delete the fourth paragraph of Policy 22 as follows:</p> <p><del>Residential development proposals at Salt Cross will be expected to demonstrate exemplary design standards alongside a commitment to the acceleration of housing delivery. This should be in the form of a housing delivery statement (or equivalent) which includes consideration of the following measures:</del></p> <ul style="list-style-type: none"> <li><del>— Timely provision of supporting infrastructure, in particular social and community infrastructure such as schools, meeting spaces and transport;</del></li> <li><del>— A diversity of housing including a range of different housing products, types, tenures and styles within each phase of development;</del></li> <li><del>— The use of Modern Methods of Construction (MMC);</del></li> <li><del>— ‘Non traditional’ housing delivery mechanisms including community led housing and custom/self build;</del></li> <li><del>— The potential to support multiple sales outlets at different locations within the development scheme, as part of each phase;</del></li> <li><del>— Integration of affordable housing within development phases;</del></li> <li><del>— Catering for different specialist market segments, such as build to rent; elderly persons accommodation, student/ graduate and employer linked housing.</del></li> </ul>
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MM36	Policy 23 - Housing Mix	<p>Amend the seventh paragraph of Policy 23 as follows:</p> <p>This indicative mix provides a guide only and in determining proposals, the Council will take into account other relevant factors including the profile of need revealed by the <b><u>West Oxfordshire District Council's Housing Register and Oxford City Council's Housing Register</u></b>, taking account of not just the overall needs profile but relative priority needs.</p>
MM37	Policy 23 - Housing Mix	<p>Amend the penultimate paragraph of Policy 23 as follows:</p> <p><del>Affordable homes proposed as part of the overall mix of development should demonstrate 'genuine affordability'. Affordable rent should be set having regard to the living rents identified in Table 10.2 and capped at no higher than the Local Housing Allowance (LHA) limits set out in Table 10.2 (and any subsequent updates).</del></p>
MM38	Policy 24 - Build to Rent	<p>Amend the fifth paragraph of Policy 24 as follows:</p> <p>It is anticipated that the proportion of affordable housing provided as part of any Build to Rent scheme will accord with the <del>default requirement</del> <b><u>benchmark</u></b> set out in national policy/guidance – currently 20%.</p>

MM39	Policy 25 - Custom and Self-Build Housing	<p>Amend the first paragraph of Policy 25 as follows:</p> <p>To ensure that Salt Cross provides opportunities for community-led housing and individuals to build or commission their own homes, <del>at least</del> 5% of the total number of homes will be set aside as serviced plots for the purposes of custom and self-build housing. Serviced plots must be provided in line with the definitions in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) Section 1(A1) and (A2).</p>
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MM40	<p>Policy 25 - Custom and Self-Build Housing</p> <p>Paragraph 10.71</p>	<p>Amend the third paragraph of Policy 25 as follows:</p> <p><del>Serviced plots will be expected to be provided</del> <b><u>As an indicative guide serviced plots will be encouraged</u></b> in clusters of 10 or more homes, included as part of each phase of development across the garden village as a whole and set out in a Phasing Plan.</p> <p>Paragraph 10.71 to be amended as follows:</p> <p>The Council <del>expects that</del> <b><u>will encourage</u></b> custom and self-build plots <del>will to</del> be delivered as an element of each phase of Salt Cross to ensure a phased supply of serviced plots comes forward to address both current and future demands. <del>The proportion and mix of such plots and the broad locations for each phase will be agreed at the outset having regard to demand.</del></p>
MM41	Policy 25 - Custom and Self-Build Housing	<p>Amend the fifth paragraph of Policy 25 as follows:</p> <p>A range of Custom and Self Build housing delivery models <del>to be supported,</del> <b><u>shall be considered</u></b> including those which can deliver affordable homes and require some form of discount, subsidy or equity/land ownership being held by a third party such as a Registered Provider or a Community Land Trust. Where such serviced plots are provided as affordable homes they will be required to remain affordable in perpetuity and will count towards the overall affordable housing requirement for the Garden Village.</p>

MM42	Policy 25 - Custom and Self-Build Housing	<p>Amend the seventh paragraph of Policy 25 as follows:</p> <p>Serviced plots must be marketed at a fair market price which reflects the form and type of custom and self-build housing to be provided, for a period of 12 months, in line with a marketing strategy <b><u>agreed as part of any planning permission</u></b> <del>which must to be agreed with the Council prior to the commencement of the development.</del> If suitable purchasers have not come forward at the end of this 12 month period then plots may remain on the market or be built out by the developer for market housing.</p>
MM43	Policy 25 - Custom and Self-Build Housing	<p>Delete the final paragraph of Policy 25 as follows:</p> <p><del>The Council will seek to secure the implementation of this policy through a Section 106 legal agreement or, where appropriate, planning conditions.</del></p>

MM44	<p>Policy 26 - Specialist Housing Needs</p> <p>Paragraph 10.90</p>	<p>Amend the first paragraph of Policy 26 as follows:</p> <p>As part of the overall type and mix of housing opportunities at Salt Cross, <b><u>the District Council will encourage</u></b> provision <del>should to</del> be made for specialist housing to meet identified needs including, but not limited to, the needs of older people and persons with disabilities as well as opportunities for communal housing and housing linked to key employers and educational institutions.</p> <p>Amend paragraph 10.90 as follows:</p> <p><b><u>The West Oxfordshire Local Plan 2031 suggests that in order to achieve the current Oxfordshire average of 133 units of older persons housing per 1,000 population, an additional 1,891 new properties would need to be provided in West Oxfordshire in the period 2011 – 2031 (95 per year) rising to 2,588 new properties (129 per year) to achieve the current national average of 170 units per 1,000 population.</u></b> The AAP housing strategy suggests that given the projected changes in the number of older people living in Eynsham, there is likely to be a requirement for specialist housing options moving forward, including 147 units of ‘housing with support’ development (i.e. retirement/ sheltered housing) up to 42 housing with care units (extra-care housing/enhanced sheltered housing) and 70 care home bedspaces. <b><u>This is however a point in time assessment and should not be construed as a ‘cap’ or ‘ceiling’ to the number of specialist housing units that may come forward in the Eynsham area.</u></b></p>
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MM45	Policy 26 - Specialist Housing Needs	<p>Delete the second paragraph of Policy 26 as follows:</p> <p><del>All new homes at Salt Cross will be designed to meet Building Regulations Requirement M4 (2) – accessible and adaptable dwellings unless it be robustly demonstrated that achieving the standard is not practical (e.g. where level site access cannot be achieved) or viable. 5% of new homes will be designed to meet Building Regulations Requirement M4 (3) – wheelchair adaptability.</del></p>
MM46	Policy 26 - Specialist Housing Needs	<p>Further amend the first paragraph of Policy 26 in line with MM44 above as follows:</p> <p>As part of the overall type and mix of housing opportunities at Salt Cross, <b><u>the District Council will encourage</u></b> provision <del>should to</del> be made for specialist housing to meet identified needs including, but not limited to, the needs of older people and persons with disabilities as well as opportunities for communal housing, <b><u>travelling communities</u></b> and housing linked to key employers and educational institutions.</p> <p>Also amend the penultimate paragraph of Policy 26 as follows:</p> <p>Proposals for education and employment-linked housing <b><u>as well as accommodation for travelling communities</u></b> will be supported as part of the overall mix of housing at Salt Cross. Any such proposals should be located in an accessible location in terms of available services and facilities including public transport.</p>

Building a Strong, Vibrant and Sustainable Community		
Main Modification Reference	Policy/Paragraph Reference	Main Modification
MM47	Policy 27 - Key Development Principles	<p>Delete Policy 27 as follows:</p> <p><del>All development proposals at Salt Cross must:</del></p> <ul style="list-style-type: none"> <li><del>— Be consistent with the vision and core objectives of the AAP together with the TCPA garden city principles set out in Figure 2.3;</del></li> <li><del>— Accord with and not prejudice the delivery of, any agreed overall masterplan for the garden village site;</del></li> <li><del>— Demonstrate a high quality standard of design that contributes to a distinct sense of place in accordance with Policy 29;</del></li> <li><del>— Be designed to be resilient to, and mitigate against climate change in accordance with Policies 1 and 2 in particular;</del></li> <li><del>— Encourage behavioural change away from the private car, towards active travel and public transport in accordance with Policies 13, 14 and 15 in particular;</del></li> <li><del>— Be designed to embed the principles of community safety, cohesion and inclusivity in accordance with Policies 4 and 5 in particular;</del></li> <li><del>— Demonstrate high levels of digital connectivity in accordance with Policy 20;</del></li> </ul>

		<ul style="list-style-type: none"><li><del>— Be supported by appropriate and timely investment in infrastructure to facilitate inclusive place making, in accordance with Policy 30;</del></li><li><del>— Make efficient use of land and resources including the use of higher density development in suitable, accessible locations;</del></li><li><del>— Be durable and sustainable over the whole lifetime of the development, not just in the short term in accordance with Policies 1 and 29 in particular;</del> and</li><li><del>— Contribute to the health and well being of all in accordance with Policies 4–8 in particular.</del></li></ul>
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MM48	<p>Paragraph 11.12</p> <p>Table 11.1</p>	<p>Replace paragraph 11.12 as follows:</p> <p><del>Where applicable, the table includes reference to different uses by ‘Class,’ in line with the national Use Classes Order<sup>1</sup> which splits land and buildings into various categories known as ‘Use Classes’. There are four main ‘parts’ to the use classes order:</del></p> <ul style="list-style-type: none"> <li><del>• Part A (A1 – A5) which includes commercial uses such as shops, financial services, restaurants, cafes, bars and takeaways;</del></li> <li><del>• Part B (B1(a), B1(b), B1 (c), B2 and B8) which includes business uses such as offices, research and development, industrial, storage and warehousing;</del></li> <li><del>• Part C (C1 – C4) which includes hotels, care homes, training centres, dwellinghouses and houses in multiple occupation; and</del></li> <li><del>• Part D (D1, D2) which includes community and leisure uses such as health centres, nurseries, day centres, schools, halls places of worship and indoor sports.</del></li> </ul> <p><b><u>Where applicable, the table includes reference to different uses by ‘Class,’ in line with the national Use Classes Order<sup>1</sup> which splits land and buildings into various categories known as ‘Use Classes’. There are four main ‘parts’ to the use classes order:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Part B (B2, B8) including industrial, storage and distribution;</u></b></li> <li>• <b><u>Part C (C1, C2, C3, C4) including hotels, residential institutions, dwellinghouses and houses in multiple occupation;</u></b></li> </ul>
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		<ul style="list-style-type: none"> <li>• <b><u>Part E – commercial, business and service such as offices, research and development, shops, cafes/restaurants, financial services and indoor sport and recreation; and</u></b></li> <li>• <b><u>Part F (F1, F2) including learning and non-residential institutions such as schools and local community uses such as community halls, meeting spaces and small-scale shops.</u></b></li> </ul> <p>Amend Table 11.1 as follows:</p> <table border="1" data-bbox="1048 576 2033 1385"> <thead> <tr> <th data-bbox="1048 576 1375 651">Land Use</th> <th data-bbox="1375 576 1704 651">Quantum/size</th> <th data-bbox="1704 576 2033 651">Commentary</th> </tr> </thead> <tbody> <tr> <td data-bbox="1048 651 1375 1385">Residential (C3, C2)</td> <td data-bbox="1375 651 1704 1385">About 2,200 units of varying densities.</td> <td data-bbox="1704 651 2033 1385">As outlined earlier, Salt Cross is expected to accommodate around 2,200 new homes although this is not an exact, fixed figure and should not be treated as such. The majority of new homes are expected to be in the form of ‘mainstream’ housing (C3a) but it is likely that a proportion of other forms of housing including ‘supported living’ (e.g. C3(b) and C2 uses) will come</td> </tr> </tbody> </table>	Land Use	Quantum/size	Commentary	Residential (C3, C2)	About 2,200 units of varying densities.	As outlined earlier, Salt Cross is expected to accommodate around 2,200 new homes although this is not an exact, fixed figure and should not be treated as such. The majority of new homes are expected to be in the form of ‘mainstream’ housing (C3a) but it is likely that a proportion of other forms of housing including ‘supported living’ (e.g. C3(b) and C2 uses) will come
Land Use	Quantum/size	Commentary						
Residential (C3, C2)	About 2,200 units of varying densities.	As outlined earlier, Salt Cross is expected to accommodate around 2,200 new homes although this is not an exact, fixed figure and should not be treated as such. The majority of new homes are expected to be in the form of ‘mainstream’ housing (C3a) but it is likely that a proportion of other forms of housing including ‘supported living’ (e.g. C3(b) and C2 uses) will come						

				forward, in line with Policy 26 – Meeting Specialist Housing Needs.
		Employment ( <del>B1(a)</del> B1 (b)) (E)	About 40 hectares including around 80,000m <sup>2</sup> of floorspace within Salt Cross Science and Technology Park and other opportunities across the site including within village/ neighbourhood centres.	As outlined earlier, a core element of Salt Cross is the creation of a large-scale Science and Technology Park to the west of Cuckoo Lane. This is expected to be accommodated on around 40 hectares of land and include around 80,000m <sup>2</sup> of floorspace – thereby allowing for extensive green and blue infrastructure to create a highly attractive place to work. Other, smaller-scale employment space is expected to come forward as part of any village or neighbourhood centre which will include a mixture of different

				uses including potentially some flexible <del>B-class</del> E-class floorspace.
		Sustainable Transport hub	8ha	A sustainable transport hub to the west of Cuckoo Lane including park and ride comprising 850 car parking spaces for Park & Ride users, cycle parking spaces and electric vehicle charging points.
		Education <del>(D1)</del> <b>(F1)</b>	A primary school site of 3.01 ha to accommodate either a new 2-form or 3-form entry primary school (depending on arrangements made in respect of the West Eynsham SDA).	Development at Salt Cross will increase the number of families and school age children within Eynsham Parish. To accommodate this, a 3.01 ha site will be provided which is large enough to cater for a 2-form entry or

			<p>A secondary school site of 4.88 ha intended as a 'satellite' for Bartholomew school in Eynsham.</p>	<p>3-form entry primary school. The size of the school will be determined by decisions made in respect of the West Eynsham SDA. In addition, the cumulative impact of planned growth in the Eynsham area including the West Eynsham SDA means that additional provision needs to be made for secondary school pupils and as such, a 4.88 ha site will be provided within Salt Cross to accommodate a secondary school facility. This is likely to form a satellite facility to Bartholomew School which would then operate on a split-site basis. There are a number of options as to how this</p>
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				could be provided (e.g. separate sixth form, separate upper school, or separate lower school). The decision will be taken by the academy trust, based on educational grounds, alongside ensuring sufficiency of school places, and may evolve over time.
		Other community uses	A mixture of different community uses, the size and mix of which will be determined at a later date through detailed/reserved matters planning applications.	In addition to two new schools, Salt Cross is expected to provide a range of other community buildings/spaces including for example crèches, day nurseries, day centres, halls and potentially a place or places of worship. The Eynsham Area IDP identifies a potential need for around 385 m <sup>2</sup> of floorspace

				for culture and the arts and around 1,056 m <sup>2</sup> for community meeting space. There is also the potential to create space for primary health care – depending on future decisions regarding any expansion/ re-location of the Eynsham medical practice. In this respect, the Eynsham Area IDP identifies that Salt Cross generates a need for an additional 460m <sup>2</sup> of primary care floorspace.
		Green and Blue Infrastructure (GI)	Extensive green and blue infrastructure including, but not limited to, at least 40 hectares of formal parks and gardens,	The Eynsham Area IDP identifies the need for a minimum of 40 hectares of certain green infrastructure components including

			<p>amenity green space, natural and semi-natural green space, outdoor sports, allotments, community orchards, play areas and other outdoor provision (e.g. multi-use games areas, extreme sports, events, festivals and activities spaces etc.)</p>	<p>formal parks and gardens, amenity green space, natural and semi-natural green space, outdoor sports, allotments, community orchards, play areas and other outdoor provision (e.g. multi-use games areas, extreme sport sports, pop up events and festivals) This excludes a range of other potential forms of GI within the garden village which will come forward additionally including, but not limited to, nature reserves, private gardens, drainage infrastructure, verges and incidental open space; stand-off corridors and on-plot landscaping. There is also the opportunity to provide additional</p>
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				burial space for which there is an identified need in the Eynsham area.
		Commercial uses ( <del>A1–A5</del> ) <b><u>(E, F2, Sui Generis)</u></b>	A mixture of different commercial uses, the size and mix of which will be determined at a later date through detailed/ reserved matters planning applications.	Development at Salt Cross is expected to include a range of small-scale commercial uses falling within the <del>A1–A5</del> <b><u>E, F2 and Sui Generis</u></b> use classes including for example shops, cafes, professional services and public houses. These are expected to be located within the main village centre and within individual neighbourhood centres as part of a mix of different uses to create interest and activity throughout the day. At this stage, we do not consider it

				appropriate for the AAP to stipulate the amount of land or floorspace expected to come forward for commercial uses as this will evolve in response to a number of factors including market demand and changing trends e.g. retail habits and online shopping.
MM49	<p>Policy 28 - Land uses and layout – the spatial framework</p> <p>New paragraph (to be inserted after Paragraph 11.9)</p> <p>Paragraph 11.14</p> <p>Paragraph 11.15</p>	<p>Amend the tenth paragraph of Policy 28 as follows:</p> <p>A comprehensive, <del>detailed</del> masterplan will be required <del>at the outline planning application stage, reflecting the key elements</del> <b><u>that takes account of the illustrative Spatial Framework Plan at Figure 11.6 including and includes consideration of:</u></b></p> <p>Add new paragraph after existing paragraph 11.9 as follows:</p> <p><b><u>It is expected that the detailed layout of Salt Cross will follow a comprehensive masterplan agreed as part of the planning application process. The following pages of the AAP set out detail on layout that should be regarded as illustrative but should also be taken into account as part of drawing up the masterplan (in accordance with Policy 28).</u></b></p>		

	<p>Paragraph 11.16</p>	<p>Amend paragraph 11.14 as follows:</p> <p>As well as guiding the amount and mix of different uses at Salt Cross, the AAP has a key role to play in terms of <del>determining</del> <b>guiding</b> how those uses are distributed across the site. <del>Whilst the AAP does not get down to the detailed level of a masterplan, it does provide a clear indication of what is expected at Salt Cross, in the form of an ‘Illustrative Spatial Framework.’</del></p> <p>Amend paragraph 11.15 as follows:</p> <p>This includes key connections and points of access, the main areas of ‘built development’ (housing, jobs, schools etc.) and the main areas of ‘undeveloped’ green and blue spaces. The advantage of such an approach is that it <del>provides certainty</del> <b>provides an appropriate level of certainty</b> to the local community and other stakeholders but is sufficiently flexible so as to not inhibit the more detailed masterplanning process undertaken by the site promoter.</p> <p>Delete paragraph 11.16 as follows:</p> <p><del>Essentially the two processes are complementary, with the AAP illustrative Spatial Framework setting the overall parameters within which any more detailed masterplan needs to come forward.</del></p>
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<p>MM50</p>	<p>Policy 29 – Design Requirements</p> <p>Paragraph 11.50</p> <p>Paragraph 11.60</p> <p>Figure 11.12</p>	<p>Amend the first paragraph of Policy 29 as follows:</p> <p>Development at Salt Cross will be expected to achieve a high quality, innovative and inclusive approach to design which is consistent with garden village principles, <del>and draws on key references as appropriate including the National Design Guide, the West Oxfordshire Local Plan and Design Guide, the AAP, the Eynsham Neighbourhood Plan and best practice.</del></p> <p>Amend the eleventh paragraph of Policy 29 as follows:</p> <p>The design rationale for development at Salt Cross should be set out in a comprehensive masterplan supported by a site-wide design code and design and access statement. This must be consistent with the key design principles above and other relevant considerations including the National Design Guide <b>and National Model Design Code</b>.</p> <p>Amend paragraph 11.50 as follows:</p> <p>At the national level, the importance of achieving well-designed <b>and beautiful</b> places is embedded in the NPPF which in itself is illustrated through the National Design Guide <b>and National Model Design Code</b> which sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guide is based around 10 characteristics which work together to create physical character, nurture and sustain a sense of community and address environmental issues affecting climate. The ten characteristics are:</p> <p>Amend paragraph 11.60 as follows:</p>
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		<p>Any masterplan and design code will need to be consistent with these key principles as well as the National Design Guide <b><u>and National Model Design Code</u></b>, the West Oxfordshire Local Plan, the West Oxfordshire Design Guide and the Eynsham Neighbourhood Plan.</p> <p>Amend the first box of Figure 11.12 as follows:</p> <p>NPPF and National Design Guide <b><u>and National Model Design Code - design guides or codes should be consistent with the principles in the National Guide and Code</u></b> —establishes high level design principles including the 10 characteristics of well designed places</p>
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<p>MM51</p>	<p>Policy 29 – Design Requirements</p>	<p>Delete the tenth paragraph of Policy 29 as follows:</p> <p><del>Building for a Healthy Life (BHL)</del></p> <p><del>In accordance with the Eynsham Neighbourhood Plan, residential development proposals will be expected to comply with Building for a Healthy Life – the latest edition of Building for Life 12 (BfL12) or equivalent principles unless it can be demonstrated that these cannot be achieved or are being met in an alternative way.</del></p>
<p>MM52</p>	<p>Policy 30 – Provision of Supporting Infrastructure</p>	<p>Amend the third paragraph of Policy 30 as follows:</p> <p>The site-specific IDP should be based on <b><u>include consideration of</u></b> the identified requirements set out in the Eynsham Area Infrastructure Delivery Plan (IDP). <b><u>A phasing plan must also be included covering the lifetime of the development.</u></b></p>

MM53	Policy 30 – Provision of Supporting Infrastructure	<p>Delete fourth paragraph of Policy 30 as follows:</p> <p><del>Appropriate mechanisms including the use of planning obligations and planning conditions will be used to secure an appropriate package of improvements for the long-term benefit of the local community.</del></p>
MM54	Policy 30 – Provision of Supporting Infrastructure	<p>Add new fourth paragraph into Policy 30 as follows:</p> <p><b><u>The phasing plan may include triggers and particular circumstances that would justify the need for a viability assessment of the cumulative effects of all policies in the AAP. This must be subject to robust evidence being presented by an applicant. Consideration of such evidence will balance the need to not compromise sustainable development with ensuring that all policies are realistic and will not undermine deliverability of the development.</u></b></p>

<p>MM55</p>	<p>Policy 31 – Long Term Maintenance and Stewardship</p>	<p>Delete the second paragraph and amend the third paragraph of policy 31 as follows:</p> <p>Development proposals at Salt Cross must be supported by robust, cost-effective and transparent maintenance and stewardship arrangements including appropriate financing arrangements and management responsibilities in perpetuity.</p> <p><del>This is anticipated to take the form of a new, independent body – the Salt Cross Garden Village Trust – with interim measures to be put in place as appropriate to support the early phases of development.</del></p> <p><del>This and other suitable</del> <b>Suitable</b> options should be explored through the submission of a Community Management and Maintenance Plan (CMMP) or equivalent which will be required in support of any outline and where appropriate, detailed planning applications.</p> <p>This must include consideration of appropriate governance arrangements and demonstrate flexibility to adapt to changing circumstances throughout the life of the development phase and beyond.</p>
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# Appendix to Report on the Examination of the Remitted Part of the Salt Cross Garden Village AAP

## Schedule of Main Modifications – January 2026

The Schedule Includes:

- The paragraph/policy reference of the modification to help the reader identify the areas of the plan proposed for modification
- Main Modifications are underlined, and deletions are shown as strikethrough.

**NB: Any reference to paragraph or page numbers relate to the plan as submitted. Final numbering will be set out in the final version of the plan.**

## Main Modifications (MMs)

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM1	Paragraph 5.33	<p>Amend paragraph as follows:</p> <p>Their report<sup>1</sup> (hereafter the 'net-zero carbon report') <u>considers two main scenarios; the first a net zero carbon development scenario and second, a low carbon development scenario. <del>adopts the industry consensus definition for zero carbon developed by LETI<sup>2</sup> reproduced at Figure 5.4. Key elements include the need for low energy use in new buildings and a low carbon energy supply with no use of fossil fuels for heating and hot water and opportunities for on-site renewable electricity maximised.</del></u></p>
MM2	Figure 5.4 - Definition of Net Zero Operational Carbon	Delete

<sup>1</sup> <https://www.westoxon.gov.uk/media/hdnjcnf/trajectory-for-net-zero-buildings-for-the-oxfordshire-garden-village.pdf> Policy 2 Net Zero Carbon Development Evidence Base (March 2025)

<sup>2</sup> <https://www.leti.london/>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM3	Paragraph 5.34	<p>Amend paragraph as follows:</p> <p><del>The</del> <u>Under the net zero carbon development scenario, all development at Salt Cross would be required to achieve net zero operational carbon on-site through the use of high-performance building fabric, efficient heating and hot water systems and on-site renewable energy generation. This scenario is based on the use of defined energy use intensity (EUI) targets and space heating demand indicators with predictive energy modelling (e.g. PHPP, CIBSE TM54) required to demonstrate compliance.</u> <del>net-zero carbon report considers four carbon scenarios including:</del></p> <ol style="list-style-type: none"> <li><del>1. Building Regulations compliance (current).</del></li> <li><del>2. A minimum 35% on-site reduction in CO2 emissions over Building Regulations compliance (current) with carbon offset.</del></li> <li><del>3. 75-80% carbon emission reductions with fossil fuel free heating and hot water in line with Government's early proposals for a Future Homes Standard.</del></li> <li><del>4. Net-zero buildings.</del></li> </ol>
MM4	Paragraph 5.35	<p>Amend paragraph as follows:</p> <p><del>For each scenario, the report considers building fabric and specification, potential decentralised, heat network solutions, low- and zero-carbon energy technologies, viability and predicted annual running cost of energy to occupants.</del> <u>Under the second, low-carbon scenario, all buildings would be required to achieve at least a 100% carbon reduction improvement of their respective Target Emission Rate (TER).</u></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM5	Paragraph 5.36	<p>Amend paragraph as follows:</p> <p><del>Modelling was undertaken for a range of different development typologies using 12 different cases with varying fabric performance and systems. Predicted modelling was used to understand how these cases were then likely to perform in operation, supported by an assessment of both capital cost and running costs to future occupants. The aim of this scenario would be to reduce the carbon emissions attributed to regulated energy uses in all buildings to zero, achieved through a combination of high-performance building fabric, efficient heating and hot water systems and on-site renewable energy generation. Policy compliance would be demonstrated through the use of Part L modelling – SAP for domestic buildings and the National Calculation Methodology – NCM for non-domestic buildings.</del></p>
MM6	Paragraph 5.37	<p>The report <del>demonstrates that both scenarios are technically feasible and have a relatively modest impact on costs (+6.1% for the zero carbon scenario and +7% for the low carbon scenario.) Importantly however, it demonstrates that the zero carbon scenario has a number of advantages, not least the fact that it takes account of unregulated energy use (i.e. the energy consumed by a building resulting from fixtures or appliances) which can account for 50% of energy in low-energy dwellings. concludes that scenario 4 – zero carbon be pursued as this is the only scenario that achieves the level of energy efficiency and low- and zero-carbon energy generation required to meet climate change targets. It is also the only scenario that aligns with the aspirations of the Council and local communities. If any other scenario is chosen, the report estimates that buildings within the development would need to undergo energy retrofit before 2050 at a cost of up to £80 million.</del></p>
MM7	Figure 5.5 – Comparison of Scenarios 1 - 4	Delete

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM8	Paragraph 5.43	<p>Amend paragraph as follows:</p> <p>The associated uplift in capital cost to achieve net-zero carbon development is estimated at <u>6.1% on top of the costs of a baseline home</u> (source: Policy 2 Net Zero Carbon Development Evidence Base March 2025). <del>5-7% above current Approved Document Part L (ADL) 2013 Building Regulations.</del> The relative uplift in capital cost, <del>over and above the current national benchmark,</del> will reduce significantly over time, <del>the closer we move to the proposed date for a Future Homes Standard (originally proposed by Government from 2025).</del> The difference in capital cost between scenarios 3 and 4 is only marginal: a margin that is predicted to further reduce over time as green technologies evolve and design solutions become more commonplace in response to an increase in demand for higher standards.</p>
MM9	Paragraph 5.44	<p>Amend paragraph as follows:</p> <p>The report concludes that in order to achieve net-zero carbon at Salt Cross, the energy use associated with the buildings must first be reduced as far as possible. ‘Ultra-low energy’ building fabric, designed to standards comparable to those achieved through Passivhaus, is recommended, with a view to ensuring that space heating demand for both residential and non-residential developments is less than <del>15</del> <u>20</u> kWh/m<sup>2</sup>.yr.</p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM10	Paragraph 5.45	<p>Amend paragraph as follows:</p> <p>With improved building-fabric performance, comes the need to ensure appropriate levels of thermal comfort in order to avoid the risk of overheating. At the outline planning stage, <u>where relevant and applicable</u>, broader overheating considerations will need to be addressed such as orientation, massing, passive-design considerations. <del>At the detailed planning stage,</del> <u>Beyond this, in accordance with the relevant regulatory frameworks</u>, overheating modelling will be required <u>to demonstrate compliance with Part O of the Building Regulations for residential uses and CIBSE TM52 for non-residential uses</u>. <del>in line with Chartered Institution of Building Services Engineers (CIBSE) guidance to demonstrate that buildings are not at risk of overheating and are compliant with established standards including TM59 for residential and TM52 for non-residential.</del></p>
MM11	Paragraph 5.46	<p>Amend paragraph as follows:</p> <p>In addition to the space heating standard outlined above, the net-zero carbon report <del>provides</del> <u>identifies a number of Energy Use Intensity (EUI) targets</u> – essentially a budget for how much energy different types of building are allowed to use annually, measured on a kWh/m<sup>2</sup>.yr basis. <u>The recommended EUI targets for Salt Cross are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Residential: &lt;35 kWh/m<sup>2</sup>.yr</u></li> <li>• <u>Office: &lt;70 kWh/m<sup>2</sup>.yr</u></li> <li>• <u>Schools: &lt;65 kWh/m<sup>2</sup>.yr</u></li> </ul>
MM12	Paragraph 5.47	<p>Amend paragraph as follows:</p> <p><del>The recommended EUI targets for Salt Cross are shown in Figure 5.6. The report identifies that for other uses (e.g. research and development and retail) it is very challenging to predict energy use and as such, suggests that energy targets for such uses should be developed and agreed as part of any pre-application discussions with the Council. This is reflected in Policy 2.</del></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM13	Figure 5.6 – Recommended EUI Targets	Delete
MM14	Paragraph 5.50	<p>Amend paragraph as follows:</p> <p><u>The net-zero carbon report identifies the need for each building at Salt Cross to generate as much renewable energy as possible, the aim being to achieve a balance between predicted annual energy use and annual renewable energy generation. If this can't be achieved, then it must be achieved elsewhere, either within the building plot, or across the wider site. considers the potential for on-site renewable energy and concludes that photovoltaic (PV) panels that generate electricity are likely to be the most appropriate form of renewable energy generation at Salt Cross and that between 70%-100% of the electricity demand at Salt Cross can be generated on the roofs of the buildings, depending on orientation and massing. If not all PV panels can be accommodated on roofs, the remainder of the energy required will need to be supplied via other means, such as PV installed on empty fields or on top of car parking canopies.</u></p>
MM15	Paragraph 5.51	<p>Amend paragraph as follows:</p> <p><u>The report concludes that buildings at Salt Cross must not connect to the gas network, or more generally use fossil fuels on-site and must use low carbon heating systems (e.g. heat pumps). fossil fuels, such as oil and natural gas, should not be used to provide space heating, hot water or used for cooking in both residential and non-residential developments. A development cannot be zero carbon without eliminating the use of fossil fuels.</u></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM16	Paragraph 5.52	<p>Amend paragraph as follows:</p> <p><del>It also concludes that 100% of the energy consumption required by buildings on-site can be generated using on-site renewables, for example through solar PV. This conclusion is supported by the Garden Village Energy Plan with energy modelling undertaken by the Energy &amp; Power Group (University of Oxford) and EDF Energy R&amp;D UK demonstrating that with roof top solar PV alone, sufficient capacity could be installed to meet the modelled energy demand for the development.</del></p>
MM17	Paragraph 5.54	<p>Amend paragraph as follows:</p> <p><del>The net-zero carbon report <u>highlights the importance of reducing embodied carbon and suggests that development proposals will need to demonstrate attempts to reduce embodied carbon to meet the upfront carbon limits in the UK Net Zero Carbon Buildings Standard. Calculations will be required at the outline and detailed planning stages, proportionate to the level of information available, with full lifecycle modelling strongly encouraged at the detailed planning stage. recommends that embodied carbon calculations are carried in support of any outline and detailed planning submissions, reconfirmed pre-commencement and validated pre-occupation. The report identifies a specific target for upfront embodied carbon emissions for residential and non-residential buildings of &lt;500 kg CO<sub>2</sub>/m<sup>2</sup>.</u></del></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MMM18	Paragraph 5.55	<p>Amend paragraph as follows:</p> <p><del>Measurement and verification</del> <u>Monitoring and Reporting</u></p> <p>It is important that buildings designed to be net-zero operational carbon also perform to this standard when complete. This is to minimise the risk of a performance gap, when the as-built design does not perform to the standards of the original, designed performance submitted at planning stage. The net zero carbon report recommends post-occupancy energy monitoring carried out every year for the first five years of use of each building to verify the energy consumption of the development in-use. <u>To ensure new development performs as intended, Policy 2 includes a requirement for post-occupancy evaluation (POE), monitoring and reporting. These arrangements should enable measurement of actual building performance and help address the performance gap between ‘as designed’ and ‘as built’ outcomes.</u></p>
MM19	New Paragraph 5.56	<p>Insert new paragraph as follows:</p> <p><u>A representative sample of buildings will be subject to POE within an agreed period after occupation, with subsequent monitoring and reporting undertaken for a proportionate period thereafter. Verified performance data will be provided to the Council at intervals to be agreed. Where evaluation or monitoring identifies a material performance gap against the approved Energy Strategy, the developer will work with the Council to agree appropriate remedial measures, which may include adjustments to later phases of development.</u></p>
MM20	New Paragraph 5.57	<p>Insert new paragraph as follows:</p> <p><u>The District Council intends to publish a guidance note setting out how this and other aspects of Policy 2 can be addressed and implemented in practice.</u></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM21	AAP Delivery and Monitoring Framework	<p>In relation to Policy 2 – Net Zero Carbon Development under the column heading ‘How will the policy be implemented on the ground?’ amend the text as follows:</p> <p>It is anticipated that the key requirements of <del>Policy 1</del> Policy 2 will be addressed at the outline and detailed planning application stages through a robust and thorough energy strategy.</p> <p>This will be reconfirmed at pre-commencement <u>and</u> validated pre-occupation, <del>and monitored post-completion.</del></p>
MM22	AAP Delivery and Monitoring Framework	<p>In relation to Policy 2 – Net Zero Carbon Development under the column heading ‘How will we measure success?’ amend the text as follows:</p> <p><u>Overheating assessments undertaken in accordance with the relevant regulatory frameworks including Part O of the Building Regulations for residential uses and CIBSE TM52 for non-residential uses, submitted in support of detailed planning applications, demonstrating that passive measures have been prioritised to ensure there is no risk of overheating within the development and levels of thermal comfort are expected to be compliant with CIBSE guidance.</u></p> <p><u>KPIs aligning with net-zero carbon development, and supported by appropriate post-occupancy evaluation (POE) monitoring and reporting with the scope and methodology to be agreed with the District Council and secured by planning condition or Section 106 agreement. five-year post-construction energy monitoring, required as a condition.</u></p>

Main Modification Reference	Paragraph/Policy Reference	Main Modification
MM23	Policy 2 – Net Zero Carbon Development	<p>Policy 2 – Net-Zero Carbon Development</p> <p><del>Proposals for development at Salt Cross will be required to demonstrate</del> <u>All development at Salt Cross is expected to contribute to the delivery of net zero operational carbon on-site through ultra-low energy building fabric specification, low carbon technologies and on-site renewable energy generation. An energy strategy will be required with outline and detailed planning submissions, reconfirmed pre-commencement, validated pre-occupation and monitored post-completion demonstrating alignment with this policy.</u></p> <p><u>The specific policy requirements outlined below are expected to be met in full unless there are clear and demonstrable technical or viability constraints. In such circumstances, applicants must provide robust justification for any departure and demonstrate that:</u></p> <ul style="list-style-type: none"> <li>- <u>All reasonable steps have been taken to comply with the policy;</u></li> <li>- <u>The approach represents the maximum feasible delivery of net-zero outcomes; and</u></li> <li>- <u>Particular priority has been afforded to achieving the stated space heating and energy efficiency targets.</u></li> </ul> <p><b><u>Ultra-Low Energy Building Fabric</u></b></p> <p><del>Proposals will need to use ultra-low energy fabric to achieve the KPI for Buildings must be designed to achieve a space heating demand of less than &lt;15 20 kWh/m2.yr verified via predictive energy modelling at the detailed planning stage and monitored post-completion. , demonstrated through predicted energy modelling. This should be carried out as part of any detailed planning submission, reconfirmed pre-commencement, validated pre-occupation and monitored post-completion.</del> <u>Proposals that achieve exemplary performance (&lt;15 kWh/m2.yr) will be particularly supported.</u></p> <p><i>Overheating</i></p>

		<p><u>Thermal comfort must be addressed from and the risk of overheating should be given full consideration in the earliest stages of design stages, with passive cooling measures optimised before any mechanical solutions are considered. to ensure passive design measures are prioritised over the use of more energy intensive alternatives such as mechanical cooling. At the outline planning stage, where relevant and applicable, mitigation should focus on building orientation and massing. overheating should be mitigated through appropriate orientation and massing and at the detailed planning stage, a modelling sample proportionate to development density will be required to demonstrate full compliance with CIBSE TM59 for residential and TM52 for non-residential development, addressing overheating in units considered at highest risk. Overheating calculations should be carried out as part of the detailed planning submission and reconfirmed pre-commencement.</u></p> <p><i>Energy Efficiency</i></p> <p><u>Energy budgets (EUI targets) must be demonstrated using predicted energy modelling. The following KPI targets will apply:</u></p> <p><u>All residential properties, offices and schools should achieve the following sector specific energy use intensity (EUI) targets at the design and construction stage:</u></p> <ul style="list-style-type: none"> <li>- Residential &lt;35 kwh/m2.yr</li> <li>- Office &lt;70 55 kwh/m2.yr</li> <li>- Research labs &lt;55 240 kwh/m2.yr*</li> <li>- Retail &lt;80 kwh/m2.yr</li> <li>- Community space (e.g. health care) &lt;100 kwh/m2.yr</li> <li>- Sports and Leisure &lt;80 kwh/m2.yr</li> <li>- Schools &lt;65 kwh/m2.yr</li> </ul> <p><u>EUI targets for other uses will be agreed with the District Council through pre-application discussions.</u></p> <p><u>A validated, predictive energy modelling approach must be agreed with the District Council and applied consistently across all building types. This modelling should be carried out as part of any detailed planning application, re-confirmed pre-commencement and confirmed pre-occupation, based on as-built information.</u></p>
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		<p>To ensure best practice, an accurate method of predictive energy modelling, agreed in consultation with the District Council, will be required for a cross-section of building typologies (e.g. using Passive House Planning Package – PHPP or CIBSE TM45 or equivalent). This modelling should be carried out with the intention of meeting the target EUIs as part of the detailed planning submission, be reconfirmed pre-commencement, validated pre-occupation and monitored post-completion.</p> <p><i>Fossil Fuels</i></p> <p>The development will be expected to <b>must</b> be fossil-fuel free. Fossil fuels, such as oil and natural gas should not be used to provide space heating, hot water or used for cooking.</p> <p><i>Zero Operational Carbon Balance</i></p> <p>100% of the development’s energy demand must be met through on-site renewable energy, such as solar PV. Developers will be expected to demonstrate through an Energy Strategy (see below) that all opportunities to maximise renewable energy generation on individual buildings have been identified. Where it can be shown that this is not technically feasible, it should be maximised on plot or across the wider site. energy consumption required by buildings on-site should be generated using on-site renewables, for example through Solar PV. The quantum of proposed renewable energy for the whole site (outline planning) and each phase (detailed planning) should be shown in kWh/yr. The amount of renewable energy should equal or exceed the total energy demand for the development in order to achieve net zero operational carbon as a whole.</p> <p>The energy strategy should state the total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the zero-carbon operational balance is met. An explanation should be given as to how these figures have been calculated.</p> <p>Renewable energy contribution calculations should be carried out as part of the outline and detailed planning submissions, be reconfirmed pre-commencement, validated pre-occupation and monitored post-completion.</p>
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		<p>A detailed low- and zero-carbon viability assessment should be carried out in support of the energy strategy detailing the selection of on-site low- and zero-carbon energy technologies.</p> <p><i>Embodied carbon</i></p> <p>Development proposals will need to demonstrate attempts to reduce embodied carbon <u>with embodied carbon calculations to be carried out at the outline and detailed planning stages. These calculations should be proportionate to the level of information available, with full lifecycle modelling strongly encouraged at the detailed planning stage.</u> <del>to meet the following KPI:</del></p> <p><del>&lt; 500 kg CO<sub>2</sub>/m<sup>2</sup> Upfront embodied carbon emissions (Building Life Cycle Stages A1- A5). Includes Substructure, Superstructure, MEP, Facade &amp; Internal Finishes.</del></p> <p>As part of the submission of any planning application, a report should be prepared which demonstrates the calculation of the expected upfront embodied carbon of buildings. Full lifecycle modelling is encouraged.</p> <p><del>Embodied carbon calculations should be carried out as part of the outline and detailed planning submission, be reconfirmed pre-commencement, and validated pre-occupation.</del></p> <p><i>Measurement and verification</i> <u>Energy Strategy</u></p> <p><u>An energy strategy must be submitted at the outline and detailed planning stages, reconfirmed pre-commencement and validated pre-occupation. It should demonstrate compliance with net-zero carbon objectives, detailing energy consumption and renewable energy generation.</u></p> <p><u>The energy strategy must specify:</u></p> <ul style="list-style-type: none"> <li>- <u>Total energy demand (kWh/yr)</u></li> <li>- <u>Energy use intensity (kWh/m<sup>2</sup>.yr)</u></li> <li>- <u>Space heat demand (kWh/m<sup>2</sup>.yr)</u></li> <li>- <u>Total renewable energy generation (kWh/yr)</u></li> <li>- <u>Calculation methodology</u></li> </ul>
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		<p><i>Monitoring and Reporting</i></p> <p><u>The Energy Strategy must include arrangements for Post-Occupancy Evaluation (POE) monitoring and reporting, with the scope and methodology to be agreed with the District Council and secured by planning condition or Section 106 agreement.</u></p> <p><del>Applicants should confirm the metering, monitoring and reporting strategy as part of the detailed planning application. Post-occupancy energy monitoring should be carried out every year for the first five years of use of each building to understand the energy consumption of the development in use. The results should be stored centrally and shared between developers, design teams and contractors on-site.</del></p>
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**Annex C – Schedule of Additional Modifications – January 2026**

Additional Modification Reference	Section/Paragraph Reference	Additional Modification	Reason for Additional Modification
AM1	Front Cover	Update text to reflect the proposed adoption of the AAP.	To reflect the fact that the AAP is no longer a pre-submission draft and is instead proposed for formal adoption.
AM2	Contents page – schedule of policies	Delete Policy 27 – Key Development Principles and renumber remaining policies accordingly.	To align with the Inspector’s Main Modification MM47.
AM3	The AAP ‘at a glance’	<p>Minor amendments as follows:</p> <p>It also includes an illustrative <u>spatial</u> framework plan which provides an indication of what is expected to be provided on the site and where, in terms of new homes, schools, business space, community spaces, key connections and green space. The framework plan is a culmination of community and stakeholder engagement and technical evidence undertaken since 2018.</p> <p><i>* No fossil-fuels (e.g. oil and natural gas) <del>to be used for space heating, hot water or cooking.</del></i></p> <p><i>* 50% affordable housing with a mixture of different opportunities for people to be able to rent and own their own homes. <del>with a focus on ‘genuine affordability’.</del></i></p>	<p>To improve consistency and to align with the Inspector’s Main Modifications MM24, MM37, MM40 and MM55.</p> <p>Also to align with the Inspector’s Main Modification MM15 in respect of Policy 2 – Net Zero Carbon Development.</p>

		<p><i>* 110 self and custom-build opportunities <del>distributed</del> <u>encouraged</u> in small, attractive clusters across the garden village site.</i></p> <p><i>* A combination of new and enhanced crossing points along the A40 to include a new <u>grade separated crossing</u> (underpass) and potentially in the longer-term a new bridge to ensure strong connectivity and integration with Eynsham, including safe routes to school.</i></p> <p><i>* A new <u>segregated</u> pedestrian and cycle route to Hanborough Station along Lower Road to provide convenient and safe access by rail into central Oxford and beyond, taking advantage of future planned improvements to the Cotswold Line and Hanborough Station.</i></p> <p><i>* <u>Effective and sustainable long-term stewardship and maintenance of key assets.</u> <del>through the establishment of a new Salt Cross Garden Village Trust.</del></i></p>	
AM4	Section 1 Paragraphs 1.7 – 1.11	<p>Amend as follows:</p> <p>1.78 <del>Following a six week period of statutory public consultation, the AAP and supporting evidence base will be formally submitted to the Planning Inspectorate for independent examination. Once adopted, the AAP will</del> <u>The AAP forms</u> part of the statutory development plan for West Oxfordshire alongside the West Oxfordshire Local Plan and the Eynsham Neighbourhood Plan.</p>	To align with the Inspector's Main Modification MM1 and to reflect the fact that the AAP is no longer a pre-submission draft and is instead proposed for formal adoption.

		<p><del>1.89</del> This overall policy framework will ensure that Salt Cross comes forward as an exemplary garden village of the highest standards, creating a green, climate friendly, safe and inclusive new community that West Oxfordshire can be justifiably proud of – <i>‘a place to grow and a space to breathe’</i>.</p> <p><del>1.9</del> The AAP process and anticipated timeline to adoption is summarised below.</p> <p><del>1.10</del> Comments on the AAP can be submitted in the following ways:</p> <p><del>📧</del> Online: at <a href="http://www.westoxon.gov.uk/gardenvillage">www.westoxon.gov.uk/gardenvillage</a></p> <p><del>✉</del> Email: <a href="mailto:planning.policy@westoxon.gov.uk">planning.policy@westoxon.gov.uk</a></p> <p><del>✍</del> Write to: Planning Policy West Oxfordshire District Council New Yatt Road Witney OX28 1PB</p> <p><del>1.11</del> All representations received will be submitted to the Planning Inspectorate alongside the AAP and supporting evidence as part of the examination process.</p>	
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AM5	Section 2 Paragraph 2.1	Amend as follows:  2.1 This section provides some brief background information to set the remainder of the AAP in context. In particular: <ul style="list-style-type: none"> <li>• What a garden village is;</li> <li>• The location of the Salt Cross site;</li> <li>• How and why it was allocated for development in the Local Plan; and</li> <li>• The key influences that have shaped the draft <u>APPAAP</u>.</li> </ul>	Typographical error
AM6	Section 5 Paragraph 5.30	Amend paragraph as follows:  It is essential that we mitigate the impact of new development on climate change by addressing its 'carbon footprint'. In 2019, the UK committed to a legally binding target of net zero emissions by 2050. Reducing carbon emissions <u>and supporting the transition to net zero</u> , forms a central tenet of the NPPF, the Government's 25 Year Environment Plan and the Clean Growth Strategy.	Minor factual update to reflect the content of the NPPF as updated in December 2024.
AM7	Section 5 Paragraph 5.32	Amend paragraph as follows:  Given the significant weight of this issue, in support of the AAP, the District Council commissioned a consultant team led by <u>Etude Elementa</u> to clarify and assess the implications associated with meeting net-zero carbon for new buildings at the garden village.	Minor factual update.
AM8	Section 5	Amend numbering to refer to Figure 5.4.	To ensure consistency of formatting.

	Figure 5.7 – Net Zero Operational Balance		
AM9	Section 5 Paragraphs 5.56 – 5.70	Re-number	Consequential change arising from the Inspector’s Main Modifications MM19 and MM20
AM10	Section 5 Paragraph 5.65	Amend as follows:  The <del>draft</del> London Plan ( <u>2021</u> ) takes this a step further and requires under Policy <del>S14</del> <u>S17</u> , that larger residential developments of 150 units are supported by a ‘Circular Economy Statement’ looking at re-use/recycling of materials, design and construction which enables building materials, components and products to be disassembled and re-used, managing as much waste as possible on site including accessible space for recycling and re-use as well as an assessment of how much waste is expected to be produced and how it will be managed.	Factual update.
AM11	Health Place Shaping – ‘At a Glance’ (page 50)	Amend as follows:  A healthy and safe new village, characterised by a strong sense of integration and inclusivity and providing a broad range of opportunities for leisure, sport, recreation and cultural activities to engender high quality of life and well-being. The garden village will be a place where people of all ages and backgrounds can come together safely through shared interests and activities including opportunities to grow <del>n</del> and consume food locally.	Typographical error.

AM12	Section 6 Paragraph 6.5	<p>Amend as follows:</p> <p>Healthy place shaping is a strategic priority for both Oxfordshire's Health &amp; Wellbeing Board and the <u>Oxfordshire Leaders Joint Committee – helping Growth Board</u> <del>which is using the Oxfordshire Housing &amp; Growth Deal</del> to embed healthy place shaping in the planning process, especially in light of emerging evidence from local and national experience of Healthy New Towns (including the initiatives at Barton and Bicester Healthy New Towns) and the significant positive impact on health and well-being.</p>	Factual update to reflect the current name of the Oxfordshire Leaders Joint Committee.
AM13	Section 6 Paragraph 6.7	<p>Amend as follows:</p> <p>As part of the <u>previous</u> work on the Oxfordshire Plan 2050 <u>(now no longer being progressed)</u>, a healthy place shaping policy for the county <del>is</del> <u>was in the process of</u> being developed. In due course, this will guide similar policies in local plans and help to establish countywide healthy place shaping standards. <del>It is likely that these standards will be adopted by the Oxfordshire local planning authorities during 2020/21 as a material planning consideration.</del></p>	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed.

AM14	Section 6  Paragraph 6.9	Amend as follows:  These best practice principles have been assessed against local health challenges, the Oxfordshire context/good practice and the consultation feedback received, to highlight factors that are especially relevant for Salt Cross. These are set out in Figure 6.1. Each of the principles set out here shows how planning for health is intimately connected with a wide range of other issues and objectives (many of which are addressed elsewhere within the AAP), allowing multiple benefits to be achieved if planned for early in the design and development process. (See, for example, Policy 7 and the requirement to secure health and wellbeing benefits through the delivery of green infrastructure, <del>using Building with Nature.</del> )	To align with the Inspector's Main Modifications MM12 and MM18.
AM15	Section 6  Figure 6.1 - Checklist of 10 Healthy Place Shaping Key Principles at Salt Cross	Amend as follows:  7. Enable healthy food choices  Provide opportunities for food growing such as <del>alletments</del> , allotments, community gardens, community orchards, roof gardens and edible landscaping involving fruit and nut trees. Explore wider options to inspire and enable healthy eating through, for example, intergenerational cooking clubs and communal barbeque areas.	Typographical error – duplicate text.

AM16	Section 6 Paragraph 6.13	<p>Amend as follows:</p> <p><del>An HIA is being undertaken by external consultants in support of the Oxfordshire Plan 2050. As part of the previous work on the Oxfordshire Plan 2050, this process, the consultants are producing</del> <u>produced</u> an HIA toolkit and methodology designed to streamline the HIA process which <u>was approved by the Future Oxfordshire Partnership for use by all six Oxfordshire Local Authorities will be applied to local plans and major developments in the county to achieve a consistent approach. The toolkit will be published later in 2020. In the meantime, for</u> <u>For</u> major development at the Garden Village, an HIA must be undertaken to maximise opportunities for a health enabling environment, in accordance with government advice <u>and the Oxfordshire HIA Toolkit.</u></p>	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed and to align with the Inspector's Main Modification MM7.
AM17	Section 6 Paragraph 6.37	<p>Amend as follows:</p> <p>With a growing body of evidence demonstrating the positive and <del>measurable</del> <u>measurable</u> impacts green infrastructure has on health and wellbeing, it needs to be a fundamental element in the creation of a healthy community. The World Health Organisation state:</p>	Typographical error.

AM18	Section 6 Paragraph 6.42	Amend as follows:  As Salt Cross is to be an exemplar development, it is essential that green infrastructure provision is of the highest quality possible. 'Building with Nature' <sup>1</sup> is <u>currently</u> the only green infrastructure accreditation process to measure quality. <u>As such, it provides a useful tool to demonstrate how high quality green infrastructure will be achieved</u> <del>It will be used</del> throughout the planning and implementation stages of the garden village, from policy, design, delivery, through to operation and long-term management and maintenance.	To align with the Inspector's Main Modifications MM12 and MM18.
AM19	Section 6 Paragraph 6.48	Given the particular significance of green infrastructure to the garden community movement, <u>the achievement of high quality needs to be demonstrated. This can be done through the use of the Building with Nature standards, particularly if the objective will be to achieve</u> the highest level of accreditation <u>is awarded</u> , through Building with Nature. <del>The development of Salt Cross will be expected to achieve both the Design Award and the 'Full Award – Excellent'.</del>	To align with the Inspector's Main Modifications MM12 and MM18.
AM20	Section 6 Paragraph 6.60	Amend as follows:  Through the careful planning of landscape frameworks, the Park and a series of nature reserves, will be <del>manged</del> <u>managed</u> to protect and enhance a diverse network of meadow, woodland, hedgerow and wetland habitats, and enable people and wildlife to co-exist; in some parts the	Typographical error.

<sup>1</sup> <https://www.buildingwithnature.org.uk/about>

		<p>focus will be on public access and enjoyment, in other more sensitive parts, such as the areas surrounding City Farm and the deserted village of Tilgarsely, the focus will be on biodiversity, tranquillity and minimising disturbance (i.e. the “nature reserve” areas). The Park provides an opportunity to link to West Eynsham and create a green corridor, with walking, cycling and riding routes within the park and into the countryside, further embedding the new community’s sense of place into the rural landscape.</p>	
AM21	<p>Section 6</p> <p>Paragraph 6.64</p>	<p>Amend as follows:</p> <p>The multiple benefits of green infrastructure are increased where areas are interconnected, both visually and physically, by green corridors. A network of corridors at Salt Cross should be designed to integrate the existing features, including hedgerows and trees, and strengthened them with additional planting. These networks should be walkable to encourage active travel and healthy lifestyles. Connected networks of footways and cycleways in planted corridors will sensitively shape a distinctive character and unique sense of place. These should provide direct and safe routes to key destinations including the community hubs, public open spaces, the science park, educational sites, the Park &amp; Ride, the wider countryside and Eynsham village.</p>	<p>Typographical error.</p>

AM22	Section 6 Paragraph 6.78	Amend as follows:  The TCPA recommend that planning policies should set out clear expectations for the quantity and quality of green infrastructure. In term of quality, Building with Nature brings together guidance and good practice on how to achieve high quality green infrastructure. <del>The development of Salt Cross will be expected to achieve 'Full Award – Excellent' (see para 6.47). There is also the requirement for the long term management regime of the site to meet national standards of excellence.</del>	To align with the Inspector's Main Modifications MM12 and MM18.
AM23	Section 6 Paragraph 6.81	Amend as follows:  It is important to note however that the minimum standards identified in Table 6.1 only relate to some components of the overall, multi-functional GI network. As such, development proposals will also be expected to support the overall landscape and design-led approach to the provision of green infrastructure, including for example, the requirements in relation to <u>achieving high quality standards</u> , <del>the application of Building with Nature</del> , securing biodiversity net gain and incorporating the key recommendations from the JBA sustainable drainage strategy. In line with the TCPA's proposal for garden communities, 50% of the land total will be expected to be green infrastructure, including private gardens and green roofs.	To align with the Inspector's Main Modifications MM12 and MM18.
	Section 6	Amend column 3 'quality standards' as follows:	To align with the Inspector's Main Modifications MM12 and MM18.

	Table 6.2	<p><del>Meet WODC's requirements relating to the application of Building with Nature, and any other third-party schemes specified in the AAP (e.g. Green Flag Awards).</del> Also meet Fields in Trust quality guidelines.</p>	
AM24	<p>Section 6</p> <p>Paragraph 6.85</p>	<p>Amend as follows:</p> <p>The Government's requirements are reflected in the overall approach described in this AAP. A range of tools and techniques will be used in assessing green infrastructure proposals, including, <u>for example</u>:</p> <ul style="list-style-type: none"> <li>• <u>potential</u> application of Building with Nature, to assess the overall quality of proposals;</li> <li>• using <u>the most up-to-date</u> Biodiversity Metric 2.0, to quantify changes in the ecological value of sites;</li> <li>• weighing qualitative evidence and specialist advice alongside scores derived from specified metrics and methodologies;</li> <li>• minimum quantitative standards, for specified green infrastructure components; and</li> <li>• accessibility standards.</li> </ul>	To align with the Inspector's Main Modifications MM12, MM15 and MM18.

AM25	<p>Section 7</p> <p>Protecting and enhancing environmental assets – ‘At a glance’</p>	<p>Amend as follows:</p> <p>How will we measure success?</p> <p>Indicators to include:</p> <ul style="list-style-type: none"> <li>• Level of net biodiversity gain achieved</li> <li>• Additional land managed for biodiversity as part of the Nature Recovery Network</li> <li>• Number of off-site farmland birds</li> <li>• Condition survey of <del>Local Nature Reserves</del> <u>Local Wildlife Sites</u></li> <li>• Number of bird, bat and bug boxes installed</li> <li>• Hectarage of new habitats formed</li> <li>• Benchmarks achieved e.g. through Building with Nature</li> <li>• Number of dwellings achieving a water efficiency standard better than 110 litres per person per day</li> </ul>	<p>Factual update and to align with the Inspector’s Main Modifications MM12 and MM18.</p>
AM26	<p>Section 7</p> <p>Paragraph 7.18</p>	<p>Amend as follows:</p> <p>The Environment <u>Act 2021</u> <del>Bill 2020</del> introduces new incentives, actions and planning tools to drive further improvements for nature including a mandatory requirement for biodiversity net gain in the planning system. It also lays the foundation for Nature Recovery Networks (NRN) which will be essential not only for providing resilient habitats for species, but also a more</p>	<p>Factual update.</p>

		robust and valued landscape for people, where natural capital and the benefits of ecosystem services are recognised, valued and invested in, over the long term.	
AM27	Section 7 Paragraph 7.27	Amend as follows:  A draft Nature Recovery Network (NRN) has been recently mapped in Oxfordshire as part of a collaborative project to inform <u>previous work</u> on the Oxfordshire Plan 2050.	To reflect the fact that the Oxfordshire Plan 2050 is no longer being progressed.
AM28	Section 7 Paragraph 7.35	Amend as follows:  Farmland birds are another key feature of the agricultural fields at the site. <del>A specific mitigation and compensation strategy, which</del> <u>A Biodiversity Net Gain Strategy</u> will need to <del>include</del> <u>consider</u> off-site measures for certain species, including skylarks, <del>will be required</del> and this should seek to provide additional habitat within the farmland around the garden village.	To align with the Inspector's Main Modification MM17.
AM29	Section 7 Paragraph 7.36	Amend as follows:  <del>A Biodiversity Mitigation, Compensation, Monitoring and Management Framework providing indicative details of all the mitigation, compensation, monitoring and management requirements must be submitted with any outline planning application. This document would then be used to inform the detailed proposals of subsequent reserved matters applications and a detailed biodiversity management plan for the whole of the site. The strategy should also set out details of the proposed mitigation, management and monitoring of the site.</del>	To align with the Inspector's Main Modification MM17.

AM30	Section 7 Paragraph 7.44	<p>Amend as follows:</p> <p>As the garden village already has a rich flora and fauna, we recognise that delivering a significant net gain in biodiversity on site will be challenging. However, the Environment <u>Bill Act</u> advocates a local, bespoke response to environmental issues and challenges driving the potential for innovative approaches and as an exemplar development, Salt Cross provides an excellent opportunity to deliver a 'step-change' in addressing biodiversity, including creating and restoring wildlife-rich habitats to enable wildlife to recover and thrive.</p>	Factual update.
AM31	Section 7 Paragraph 7.48	<p>Amend as follows:</p> <p>In order to effectively measure biodiversity net gain at the garden village and in line with the national approach, we will require the use of the DEFRA Biodiversity Metric (<u>as may be amended and in force at the time of the application</u>) <del>Version 2.0 (or subsequent updated versions)</del> in order to calculate the amount of biodiversity units present on the site before and after development. This provides the basis for measuring the amount of net gain in biodiversity (i.e. number of units after development minus the number of units before development).</p>	To align with the Inspector's Main Modification MM15.

AM32	Section 7 Paragraph 7.52	<p>Amend as follows:</p> <p>A Biodiversity Net Gain Strategy must be submitted with <del>any future</del> <u>planning applications for major development at</u> <del>for the garden village. development.</del> There is a need to ensure an ecologically-meaningful approach to analysing and interpreting the results of the metric (a tool only) and the application of a thorough assessment of how net gain can be delivered both on and off-site. The strategy must therefore justify the application of the principles contained within '<i>Biodiversity Net Gain: Good Practice Principles for Development</i>' (CIEEM, CIRIA and IEMA, 2016) and the subsequent <i>Part A: A Practical Guide</i> (2019).</p>	To align with the Inspector's Main Modification MM17.
AM33	Section 7 Paragraph 7.55	<p>Amend as follows:</p> <p>Beyond these initial recommendations, there are several potential enhancements that are likely to help achieve a net gain in biodiversity on site. Guidance has been produced that identifies key species present, their habitat preferences and the <del>principle</del> <u>principal</u> component plant species for each of these. The key species for the site are great crested newt, hairstreak butterflies, barn owl, bats and reptiles (grass snakes and slow worms), for which the key habitats are ponds, hedgerows, woodlands and grasslands, which provide foraging, sheltering and breeding opportunities. The <del>principle</del> <u>principal</u> plant species list should therefore be used to inform the creation of new habitats. This should be the basis for the GI network and detailed landscaping proposals.</p>	Typographical errors.

AM34	Section 7 Paragraph 7.60	Amend as follows:  The creation of native broadleaved woodland should be a priority for the site, as it lies within the Wychwood <del>Project</del> <u>Forest Trust Area</u> . Linear woodlands should form a feature of the site and the aim should be to expand the Eynsham Wood and link up to other woodlands in the wider area, including Vincent Wood to the northwest.	Factual update.
AM35	Section 7 Paragraph 7.66	Amend as follows:  The development will result in a loss of biodiversity as some of the site will inevitably become hard or sealed surfaces and low-value habitats (e.g. amenity grassland, formal sports pitches), so there will initially be a reduction in the number of biodiversity units. In order to meet the 25% target, the development will first need to ensure that there is no net loss of biodiversity, i.e. reaching a level of 0%, before it can achieve a positive net gain. This will be established mainly through the implementation of an effective on-site green infrastructure strategy. <u>Whilst the presumption is that net gain will be delivered on-site,</u> <del>the</del> Council <del>therefore</del> acknowledges that there may be a need to consider a proportion of off-site biodiversity net gain through an appropriate financial contribution <u>towards off-site enhancements</u> . Any such provision will be viewed as an opportunity to provide a positive contribution towards the ecological emergency by creating and/or restoring habitats in the local area.	To align with the Inspector's Main Modification MM16.

AM36	Section 7 Paragraph 7.78	Delete as follows and renumber remaining paragraphs:  <del>Building with Nature (see Section 6 – Healthy Place Shaping) recognises the relationship between the water environment and development and includes water as a key theme, with a commitment to: improve water quality on site and in the wider area; reduce the risk of flooding; and manage water naturally for maximum benefit.</del>	To align with the Inspector's Main Modifications MM12 and MM18.
AM37	Section 7 Paragraph 7.95	Amend as follows:  An exemplar approach to sustainable drainage is a fundamental element of achieving a high quality network of green and blue infrastructure. As such a network is a requirement of the Garden Village (see Section 6 – Healthy Place Shaping), the use of Building with Nature benchmark standards (which is currently the only GI accreditation process in use) <del>is advocated as a way</del> <u>may be used</u> to demonstrate how this will be achieved. The benchmark incorporates CIRIA's four pillars within its assessment.	To align with the Inspector's Main Modifications MM12 and MM18.
AM38	Section 7 Paragraph 7.99	Add footnote reference.	Factual update.

AM39	Section 7 Paragraph 7.107	Amend as follows:  '...Developers will need to consider whether detailed air quality modelling would be needed to inform an appropriate assessment.	Typographical error.
AM40	Section 7 Paragraph 7.116	Amend as follows:  'As the majority of the Garden Village site comprises open greenfield land in agricultural use, the geo-environmental risk is considered to be of very low....'	Typographical error.
AM41	Section 7 Paragraph 7.137	Amend as follows:  'In this respect, the site falls within the <u>Wychwood Project Forest Trust Area</u> which aims to restore the landscape character and mix of habitats associated with the ancient Royal Hunting Forest of Wychwood. Once part of the Royal Hunting Forest of Wychwood, much of the area was enclosed during the 18th and 19th century, leaving a legacy of medium sized, often irregular shaped fields, defined by networks of mature hedges....'	Factual update.
AM42	Section 8 Paragraph 8.12	Amend second bullet point as follows:  <ul style="list-style-type: none"> <li>• Hanborough Station will be an increasingly important transport hub for commuters, leisure travellers and tourists so it is essential that high quality <u>segregated</u> walking and cycling links to the station are provided.</li> </ul>	To align with the Inspector's Main Modification MM24.

AM43	Section 8 Paragraph 8.16	Amend as follows:  On this basis, the third option of a new underpass between Old Witney Road and Cuckoo Lane is considered to be the main priority for delivery at the current time ( <u>subject to place making objectives and technical feasibility</u> ), with the western bridge remaining an aspiration of the District Council to ensure good connectivity with the West Eynsham SDA in the longer-term.	To align with the Inspector's Main Modification MM24.
AM44	Section 8 Paragraph 8.18	Amend as follows:  'To support pedestrian and cycle movements via the underpass, Cuckoo Lane should be prioritised for active and healthy travel. <u>Subject to the necessary orders</u> , <del>T</del> his will involve restricting access at the southern end of Cuckoo Lane to vehicles whilst ensuring properties here are still accessible.....'	To align with the Inspector's Main Modification MM24.
AM45	Section 8 Paragraph 8.20	Amend as follows:  'It is important to ensure that the active and healthy travel initiatives associated with Salt Cross are effectively integrated with the A40 corridor schemes. As part of the A40 corridor improvements, three new connected signalised crossings are proposed along the A40 within the vicinity of the Garden Village (assuming that the <u>preferred option of an</u> underpass replaces a potential fourth crossing initially proposed, west of Cuckoo Lane)	To align with the Inspector's Main Modification MM24.

		and two uncontrolled crossings are planned at Cassington.....’	
AM46	Section 8 Paragraph 8.21	Amend as follows:  ‘Improving active and healthy travel connections to Hanborough Station, in particular a <u>segregated</u> cycle and pedestrian link, presents an opportunity to optimise the outcome from proposed investment in the station and extra rail services whilst encouraging a modal shift from cars, thereby reducing pressure on the surrounding road network.....’	To align with the Inspector’s Main Modification MM24.
AM47	Section 8 Paragraph 8.47	Amend as follows:  Travel Demand Management (TDM) refers to strategies and initiatives that complement the provision of sustainable transport infrastructure to ensure that people are aware of the transport options available to them and to proactively support their travel choices. <u>Development at Salt Cross must be supported by innovative travel demand measures such as:</u> <del>TDM initiatives that should be provided within Salt Cross include:</del>	To align with the Inspector’s Main Modification MM26.
AM48	Section 8 Paragraph 8.54	Amend as follows:  ‘... <del>by</del> <u>By</u> providing routes for buses and cyclists that will take these users out of the general congestion, thereby reducing journey times and improving journey time reliability for them’.	Grammatical error.

AM49	Section 8 Paragraph 8.55	Amend the second bullet point as follows:  '£102m from Homes England's Housing Infrastructure Fund (HIF) to forward fund the delivery, ahead of the receipt of Section 106 contributions, of a <del>the</del> westbound bus lane, improved cycling and walking connections, connectivity and capacity improvements at Duke's Cut bridges, <del>and the extension of the existing A40 dualling (between Witney and the new Park &amp; Ride access junction).</del>	Factual update.
AM50	Section 8 Paragraph 8.61	Amend as follows:  'Commercial and delivery vehicles serving the Garden Village must also be effectively managed. Delivery and Servicing Plans (DSPs) will be required for all <u>commercial</u> land uses in order to consolidate and reduce the number of delivery trips, and to influence the timing of deliveries to avoid peak hours...'	To align with the Inspector's Main Modification MM27.
AM51	Section 9 Paragraph 9.7	Amend footnote to update reference to current Use Classes Order.	Factual update.

AM52	Section 9 Paragraph 9.29	Amend as follows:  '...The garden village also presents the opportunity for some small clusters of flexible employment floorspace as part of the overall mix of development. This could for example be delivered through courtyards of flexible start-up units ( <del>B1</del> ) which can easily be adapted to a range of purposes including office, workshop or studio....'	Factual update to reflect changes to Use Class Order.
AM53	Section 9 Paragraph 9.30	Amend as follows:  The benefits of home working are significant and well documented and have been brought into sharp focus in light of Covid-19. Home working reduces the need to travel and can help achieve a better work/life balance which can lead to improved health and wellbeing and increased productivity. It can also benefit employers by reducing physical office space requirements. Homeworking can also help to reduce traffic congestion by eliminating the need to commute to work or at least reducing the frequency of travel, thereby reducing pollution and helping to minimise impacts on climate change.	Typographical error.
AM54	Section 9 Paragraph 9.32	Amend as follows:  We will therefore require homes within the garden village to be well designed – to be accessible and flexible to meet changing demographic trends as well as being designed with home working in mind. Ultrafast Fibre to the Premises (FttP) broadband should be considered as an essential	To align with the Inspector's Main Modification MM29.

		utility and should be delivered to every property within the garden village, <u>subject to technical feasibility</u> .	
AM55	Section 10 Paragraphs 10.11 and 10.12	<p>Delete paragraph 10.11 and amend paragraph 10.12 as follows and also renumber remaining paragraphs accordingly:</p> <p><del>10.11 The Council's commitment to accelerating housing delivery at Salt Cross is reflected in Policy 22 – Housing Delivery. However, this is a sensitive site that warrants a suitably comprehensive and ambitious response which is worthy of its garden village status.</del></p> <p>10.12 <del>As such, although</del> <u>Although</u> considerable progress has been made by both the Council and the site promoter since the adoption of the Local Plan in 2018, it is evident that the delivery trajectory set out in the Local Plan (which assumes 220 homes per year from 2021 to 2031) will not be achieved.</p>	To align with the Inspector's Main Modification MM35.
AM56	Section 10 Paragraph 10.13	<p>Amend as follows:</p> <p>Factoring in the remaining time needed to adopt the AAP, determine any outline planning application, negotiate S106 planning obligations, deal with subsequent reserved matters applications and discharge relevant conditions, it is likely that the construction of new homes at Salt Cross will begin from <del>2024/25</del> <u>around 2026</u> onwards.</p>	To align with the Inspector's Main Modification MM31.
AM57	Section 10 Paragraph 10.14	<p>Amend as follows:</p> <p>An indicative housing delivery trajectory is shown at Figure 10.1 and assumes that at its peak around <del>300</del> <u>210</u></p>	To align with the Inspector's Main Modification MM31.

		homes could be built each year. <del>This is slightly higher than the pace of delivery seen previously on strategic sites in Witney and Carterton but the factors outlined above and embedded in Policy 22 will help contribute towards achieving this.</del>	
AM58	Section 10 Paragraph 10.15	Amend as follows:  The indicative trajectory suggests that overall completion of new homes at Salt Cross would take place around <del>2033/34</del> <u>2039</u> which is beyond the current end date of the Local Plan. However, any 'shortfall' in delivery against the overall plan requirement of 15,950 homes to 2031 is likely to be met and most probably exceeded by smaller 'windfall' proposals that continue to come forward across the District in line with past trends (around 125 homes per year).	To align with the Inspector's Main Modification MM31.
AM59	Section 10 Paragraph 10.22	Amend as follows:  In accordance with the national and local policy position outlined above and in response to consultation feedback received during the preparation of the AAP, the provision of new homes at Salt Cross will be required to achieve an exemplary standard of creative and distinctive design. This is reflected in <del>Policy 22 – Housing Delivery as well as Policy 29</del> <u>28</u> – Design Requirements.	To align with the Inspector's Main Modifications MM35 and MM47.

AM60	Section 10 Paragraph 10.45	<p>Amend as follows:</p> <p>To ensure an appropriate balance, the District Council remains in discussions with Oxford City Council with a view to ensuring that any new affordable homes provided at the garden village are able to be offered to a mixture of those on the West Oxfordshire housing register and those on the Oxford City Council housing register. It is anticipated that this will be achieved through a combination of new-build affordable properties at Salt Cross and re-letting a proportion of existing affordable stock in the Eynsham / Woodstock sub area to residents of Oxford City. A memorandum of understanding <del>is in the process of being prepared.</del> <u>has been prepared to this effect.</u></p>	Factual update.
AM61	Section 10 Paragraph 10.55	<p>Amend as follows:</p> <p>Any build to rent proposals that come forward at Salt Cross will be required to include a proportion of 'affordable housing'. The <del>default</del> <u>benchmark</u> position nationally is that this should take the form of 'affordable private rent' - a class of affordable housing specifically designed for build to rent schemes. Affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property.</p>	To align with the Inspector's Main Modification MM38.

AM62	Section 10 Paragraph 10.65	Amend as follows:  Assuming the provision of 2,200 homes in line with Policy 22, this would equate to 110 serviced plots for custom and self-build housing. However, the Council has ambitious plans to maximise the delivery of such opportunities at Salt Cross and the Council will work with the site promoter to explore opportunities for an increase over and above the 5% requirement having regard to viability. <del>5% should therefore be seen as a minimum requirement of the AAP.</del>	To align with the Inspector's Main Modification MM39.
AM63	Section 10 Paragraph 10.71	Amend as follows:  The Council <del>expects that</del> <u>will encourage</u> custom and self-build plots <u>will to</u> be delivered as an element of each phase of Salt Cross to ensure a phased supply of serviced plots comes forward to address both current and future demands. <del>The proportion and mix of such plots and the broad locations for each phase will be agreed at the outset having regard to demand.</del>	To align with the Inspector's Main Modification MM40.
AM64	Section 10 Paragraph 10.77	Amend as follows:  It is anticipated that a range of development models and delivery mechanisms are likely to be adopted at Salt Cross, with delivery being phased throughout the period of the development and <u>encouraged to be</u> located within clusters of potentially 10-15 or more plots/homes, depending on demand.	To align with the Inspector's Main Modification MM40.

AM65	Section 10 Paragraph 10.82	Amend as follows:  The AAP housing strategy considers a number of specialist housing needs including older persons, persons with disabilities, families and younger people including student/graduate and employment linked housing as well as communal housing. The findings and recommendations are briefly outlined below and reflected in Policy <del>28</del> <u>26</u> .	Consequential update to ensure alignment with Inspector's Main Modification MM47.
AM66	Section 10 Paragraph 10.88	Amend as follows:  The basic starting point presented by the Local Plan is that at least 25% of new homes at Salt Cross should meet accessible and adaptable homes standards, with at least 5% being wheelchair adaptable. <del>However, in light of forecast demographic, health and mobility problems and the relatively modest cost increases associated with achieving this standard, all new homes at Salt Cross will be expected to achieve it unless it can be shown to be demonstrably impractical (e.g. where level access cannot be achieved). This approach is consistent with the new London Plan Policy D5 – Accessible Housing.</del>	To align with the Inspector's Main Modification MM45.
AM67	Section 11  Building a strong, vibrant and sustainable community – 'At a glance'	Amend text as follows:  <b><i>What are our policies?</i></b>  <del>Policy 27 – Key development principles</del>  Policy <del>28</del> <u>27</u> – Land uses and layout – the spatial framework	Consequential update to ensure alignment with Inspector's Main Modification MM47.

		<p>Policy <del>29</del> <u>28</u> – Design requirements</p> <p>Policy <del>30</del> <u>29</u> – Provision of supporting infrastructure</p> <p>Policy <del>34</del> <u>30</u> – Long-term maintenance and stewardship</p>	
AM68	<p>Section 11</p> <p>Paragraph 11.5</p>	<p>Amend as follows:</p> <p>This final, thematic section of the AAP seeks to pull together the previous themes and consolidate them into an overall framework for the future development of Salt Cross. This includes <del>a series of key development principles</del>, an illustrative spatial framework, overall design requirements and policies dealing with the provision of supporting infrastructure and long-term maintenance and stewardship.</p>	To align with the Inspector's Main Modification MM47.
AM70	<p>Section 11</p> <p>Paragraphs 11.6 and 11.7</p>	<p>Delete as follows and renumber remaining paragraphs accordingly:</p> <p><del>11.6 In order to ensure a consistency of approach and to help deliver our vision and core objectives for Salt Cross, it is helpful to set out a series of key development principles that all future proposals will be expected to meet, irrespective of scale and type – effectively setting the bar in terms of the standards required of development at Salt Cross as a sustainable garden community for the 21<sup>st</sup> century.</del></p> <p><del>11.7 Drawing on the evidence and analysis that sits underneath the AAP as well as the Eynsham Neighbourhood Plan and consultation responses received during the preparation of the AAP, Policy 27 below sets</del></p>	To align with the Inspector's Main Modification MM47.

		<del>out a series of key principles that all future development proposals at Salt Cross will be expected to meet.</del>	
AM71	Section 11 Policy 28 - Land Uses and Layout – The Spatial Framework	Amend policy numbering from Policy 28 to 27.	To align with the Inspector’s Main Modification MM47.
AM72	Section 11 Figure 11.12	Amend reference to Policy 29 – Design Requirements to Policy 28 – Design Requirements.	To align with the Inspector’s Main Modification MM47.
AM73	Section 11 Policy 29 – Design Requirements	Amend policy numbering from Policy 29 to 28.	To align with the Inspector’s Main Modification MM47.
AM74	Section 11 Paragraph 11.74	Amend as follows:  The Eynsham Area IDP provides a valuable starting point for identifying the infrastructure improvements needed to support the development of Salt Cross. It is expected that any outline planning application will be accompanied by its own site-specific Infrastructure Delivery Plan (IDP) <del>drawing on and reflecting</del> <u>which includes consideration of the requirements identified in the Eynsham Area IDP, as appropriate. A phasing plan covering the lifetime of the development will also be required.</u>	To align with the Inspector’s Main Modification MM52.
AM75	Section 11 Paragraph 11.75	Amend as follows:	To align with the Inspector’s Main Modification MM52.

		Having regard to the Eynsham Area IDP, <del>and any the site-specific IDP and phasing plan, prepared in support of an outline planning application,</del> the Council will work in partnership with the site promoter, Oxfordshire County Council and the local community through Eynsham Parish Council to discuss and agree an appropriate and viable infrastructure package for Salt Cross.	
AM76	Section 11  Policy 30 – Provision of Supporting Infrastructure	Amend policy numbering from Policy 30 to 29.	To align with the Inspector’s Main Modification MM47.
AM77	Section 11  Paragraph 11.91	Amend as follows:  As discussions on the subject of stewardship and maintenance remain ongoing at the present time, the approach taken in the AAP and reflected in Policy 34 <del>30</del> is to require proposals at Salt Cross to be supported by a Community Management and Maintenance Plan (CMMP) or equivalent. This would be required to specifically address the long-term maintenance and stewardship of community facilities, key infrastructure, green infrastructure (including areas for biodiversity), public open space and public realm across the whole site.	To align with the Inspector’s Main Modification MM47.
AM78	Section 11  Policy 31 - Long-term maintenance and stewardship	Amend policy numbering from Policy 31 to 30.	To align with the Inspector’s Main Modification MM47.

AM79	Section 12 Paragraph 12.3	Amend as follows:  This final section of the AAP comprises a delivery and monitoring framework which considers each of the <del>34</del> <u>30</u> policies within the AAP and how they link to the garden village principles, the core objectives of the AAP as well as other relevant policies from the West Oxfordshire Local Plan and Eynsham Neighbourhood Plan.	To align with the Inspector's Main Modification MM47.
AM80	Delivery and Monitoring Framework  Policy 3 - Towards 'zero-waste' through the circular economy	Amend as follows:  <del>At any outline planning stage and for any major reserved matters or other detailed applications, a waste strategy</del> <u>Development</u> will be required to demonstrate how the core components of the circular economy have been taken into account through appropriate design and construction solutions and opportunities to effectively manage waste on or near site.	To align with the Inspector's Main Modification MM5.
AM81	Delivery and Monitoring Framework  Policy 4 - Adopting healthy place shaping principles	Amend as follows:  <del>A rapid health impact assessment (HIA) will be required as part of the outline planning application and for major</del> developments.	To align with the Inspector's Main Modification MM7.
AM82	Delivery and Monitoring Framework  Policy 5 - Social Integration, Interaction and Inclusion	Amend as follows:  A Community Development Officer will be appointed early in the village's development, secured and funded <u>as appropriate, proportionate to the needs of the</u>	To align with the Inspector's Main Modification MM8.

		development as they evolve over time. <del>through a planning condition or legal agreement.</del>	
AM83	Delivery and Monitoring Framework  Policy 6 - Providing opportunities for healthy active play, leisure and lifestyles	Amend as follows:  Evidence will need to be provided by the developers to show how the 10 Active Design Principles and 10 Play Design Principles have been <del>successfully addressed</del> <u>considered</u> and how good quality multi-purpose provision made available to meet an up to date assessment of local needs.	To align with the Inspector's Main Modification MM9.
AM84	Delivery and Monitoring Framework  Policy 7 – Green Infrastructure	Amend as follows:  A Green Infrastructure (GI) Strategy will be required <del>to accompany the outline planning application in order</del> to provide an overarching framework that sets out how the existing GI will be protected and enhanced and how new elements will be created. This will need to be long term but flexible enough to accommodate change over the many years it will take to create.  <u>The Green Infrastructure Strategy should be prepared in the context of the overall site-specific Infrastructure Delivery Plan (IDP) required under Policy 29 – Provision of Supporting Infrastructure.</u>  The GI Strategy will also need to set out a governance framework.  A single multi-functional network will be created rather than a set of disparate single-purpose elements.	To align with the Inspector's Main Modifications MM10 and MM11.

		<p>A holistic approach to management and long-term stewardship will be required.</p> <p><del>The GI Strategy will also need to address the funding of the initial provision of GI with a 30-year management and maintenance programme.</del></p>	
AM85	<p>Delivery and Monitoring Framework</p> <p>Policy 7 – Green Infrastructure</p>	<p>Amend as follows:</p> <p>Quality of GI on-site, <u>for example</u> through the <u>use of Building with Nature, Design Award (outline application) and Full Award – Excellent (reserved matters and final, as built, accreditation).</u></p>	To align with the Inspector's Main Modification MM12.
AM86	<p>Delivery and Monitoring Framework</p> <p>Policy 8 - Enabling healthy local food choices</p>	<p>Amend as follows:</p> <p>A food strategy will be required <del>to accompany the outline planning application,</del> setting out the approach to food growing and consumption at Salt Cross, including the provision of community growing space, e.g. allotments, community farm/orchards, fruit and nut trees and edible plants and flowers within the public realm.</p>	To align with the Inspector's Main Modification MM14.
AM87	<p>Delivery and Monitoring Framework</p> <p>Policy 9 – Biodiversity Net Gain</p>	<p>Amend as follows:</p> <p>The policy requires a <del>Biodiversity Mitigation, Compensation, Monitoring and Management Framework and a Biodiversity Net Gain (BNG) Strategy to be submitted as part of any outline planning application.</del> <u>for any major development.</u></p>	To align with the Inspector's Main Modification MM15.

		<p>Defra Biodiversity Metric 2.0 (or subsequent revised version) — BNG calculations on and off-site to ensure required number of units are provided.</p> <p><u>This will be measured using the DEFRA Biodiversity Metric (as may be amended and in force at the time of the application).</u></p>	
AM88	<p>Delivery and Monitoring Framework</p> <p>Policy 9 – Biodiversity Net Gain</p>	<p>Amend as follows:</p> <p><del>Building with Nature — accreditation achieved.</del> <u>Quality standards achieved e.g. Building with Nature</u></p> <p>Condition survey of <del>Local Nature Reserves (and Local Wildlife Sites).</del></p>	Factual update and to align with the Inspector’s Main Modification MM12.
AM89	<p>Delivery and Monitoring Framework</p> <p>Policy 10 - Water environment</p>	<p>Amend as follows:</p> <p><del>The outline planning application will need to be accompanied by a <u>A</u> comprehensive SuDS strategy and a focused local strategy addressing wastewater and water quality <u>will be required.</u></del></p> <p><del>Building with Nature — accreditation achieved.</del> <u>Quality standards achieved e.g. Building with Nature.</u></p>	To align with the Inspector’s Main Modifications MM12 and MM21.
AM90	<p>Delivery and Monitoring Framework</p> <p>Policy 11 - Environmental Assets</p>	<p>Amend as follows:</p> <p><del>The outline planning application(s)</del> <u>Applications for major development</u> to be accompanied by:</p> <ul style="list-style-type: none"> <li>• An air quality assessment</li> <li>• Sufficient information for a Habitat Regulations Assessment to be carried out</li> </ul>	To align with the Inspector’s Main Modification MM22.

		<ul style="list-style-type: none"> <li>• A lighting strategy</li> <li>• A detailed noise assessment report</li> <li>• A ground investigation strategy, Preliminary Risk assessment, conceptual site modelling and intrusive investigations</li> <li>• A soil management strategy</li> </ul>	
AM91	<p>Delivery and Monitoring Framework</p> <p>Policy 16 - Reducing the Overall Need to Travel including by Car</p>	<p>Amend as follows:</p> <p>All land uses will be required to provide <del>Delivery Servicing Plans and Construction Logistics Plans</del> <u>with commercial uses to be supported by a Delivery and Servicing Plan.</u></p>	<p>To align with the Inspector's Main Modification MM27.</p>

AM92	<p>Delivery and Monitoring Framework</p> <p>Policy 17 – Road Connectivity and Access</p>	<p>Delete text as follows:</p> <p><del>First occupation of Salt Cross will not be permitted until completion of the A40 bus lanes and junction improvements at Pear Tree roundabout.</del></p>	<p>To align with the Inspector’s Main Modification MM27.</p>
AM93	<p>Delivery and Monitoring Framework</p> <p>Policy 21 - Employment, skills and training</p>	<p>Amend text as follows:</p> <p>It is anticipated that the key requirements of this policy will be met through the submission of a Community Employment Plan (CEP) which will need to be submitted as part of any <del>outline planning application or subsequent application</del> for major development at Salt Cross.</p>	<p>To align with the Inspector’s Main Modification MM30.</p>
AM94	<p>Delivery and Monitoring Framework</p> <p>Policy 22 - Housing Delivery</p>	<p>Delete and amend text as follows:</p> <p><del>The policy also sets the expectation that there will be an appropriate mix of housing types, sizes, tenures and styles delivered to meet identified needs, and that various approaches must be drawn upon to accelerate delivery.</del></p> <p><del>The policy also seeks to ensure exemplary design standards in new residential development.</del></p> <p>It is anticipated that the key requirements of the policy will be met through <u>masterplanning including the preparation of a site-specific Infrastructure Delivery Plan in accordance with Policy 29 – Provision of Supporting Infrastructure</u>, <del>the submission of a housing delivery statement (or equivalent) outlining the approaches that will be taken to accelerate housing delivery.</del></p>	<p>To align with the Inspector’s Main Modification MM35.</p>

		<p>Such mechanisms will then be secured as appropriate e.g. through a planning condition or obligation as well as masterplanning (e.g. the integration of affordable homes within development phases).</p> <p>There is an inter-relationship with Policy 30 – Provision of Supporting Infrastructure and the Eynsham Area Infrastructure Delivery Plan (IDP) which will help to ensure that new homes are phased alongside supporting infrastructure again through the use of planning conditions and/or obligations as appropriate.</p>	
AM95	<p>Delivery and Monitoring Framework</p> <p>Policy 23 – Housing Mix</p>	<p>Amend text as follows:</p> <p><del>A Housing Delivery Statement / Affordable Housing Scheme submitted as part of the outline planning application, and subsequent reserved matters applications for each phase, Applications</del> will be expected to demonstrate how the proposed housing mix is appropriate, following the indicative guidelines as set out in the AAP.</p> <p>Assessment through the planning approval process, of proposed housing mixes <del>submitted through Housing Delivery Statements / Affordable Housing Schemes and detailed site plans.</del></p>	To align with the Inspector's Main Modification MM35.
AM96	<p>Delivery and Monitoring Framework</p> <p>Policy 24 – Build to Rent</p>	<p>Amend text as follows:</p> <p>Assessment through the planning approval process, of proposed housing mixes <del>submitted through Housing</del></p>	To align with the Inspector's Main Modification MM35.

		<del>Delivery Statements / Affordable Housing Schemes and detailed site plans.</del>	
AM97	Delivery and Monitoring Framework  Policy 25 - Custom and Self-Build Housing	Amend text as follows:  To ensure <del>a minimum</del> of 5% of the total number of homes at Salt Cross will be made available for self or custom build, in accordance with Policy H5 of the WOLP 2031. The plot sizes need to be varied to reflect the housing mix and are <del>expected</del> <u>encouraged</u> to be provided in clusters of 10 or more in each phase of the development.  Number <u>and distribution</u> of self and custom build units delivered across the site.	For improved consistency and to align with the Inspector's Main Modifications MM39 and MM40.
AM98	Delivery and Monitoring Framework  Policy 26 - Meeting Specialist Housing Needs	Amend text as follows:  To ensure provision of new housing at Salt Cross that meets identified needs including, but not limited to, older people and persons with disabilities. Also to provide opportunities for communal living and housing linked to key employers and educational institutions <u>as well as accommodation for travelling communities.</u>  Percentage of new homes that meet accessible and adaptable standards  Percentage of new homes that are wheelchair adaptable.  Number of homes delivered as part of a communal living scheme.	To align with the Inspector's Main Modification MM46.

		<p>Number of homes delivered to accommodate a household linked to a key employer or educational institution.</p> <p><u>Accommodation provided to meet the needs of travelling communities.</u></p>	
AM99	<p>Delivery and Monitoring Framework</p> <p>Policy 27 – Key Development Principles</p>	Delete text relating to Policy 27 in its entirety.	To align with the Inspector’s Main Modification MM47.
AM100	<p>Delivery and Monitoring Framework</p> <p>Policy 28 – Land uses and layout – the spatial framework</p>	<p>Amend text as follows:</p> <p>Policy <del>28-27</del> <u>28</u> – Land uses and layout – the spatial framework</p> <p>It is anticipated that <u>a comprehensive</u> <del>an outline planning application with detailed</del> Masterplan will demonstrate how the required mix and quantum on land uses at Salt Cross will be delivered.</p>	To align with the Inspector’s Main Modifications MM47 and MM49.
AM101	<p>Delivery and Monitoring Framework</p> <p>Policy 29 – Design Requirements</p>	<p>Amend and delete text as follows:</p> <p>Policy <del>29</del> <u>28</u> – Design requirements</p> <p><del>Compliance of residential development proposals with Building for a Healthy Life standard.</del></p>	To align with the Inspector’s Main Modifications MM47 and MM51.
AM102	Delivery and Monitoring Framework	<p>Amend text as follows:</p> <p>Policy <del>30</del> <u>29</u> – Provision of supporting infrastructure</p>	To align with the Inspector’s Main Modifications MM47 and MM52.

	Policy 30 – Provision of supporting infrastructure	<p><del>Outline planning application Development to be accompanied by its own a site specific IDP which includes consideration drawing on and reflecting the requirements of the Eynsham Area IDP, as appropriate.</del></p> <p>Financial contributions secured through legal agreements will be monitored by all parties to the respective agreement to ensure their timely receipt and appropriate expenditure in accordance with the Eynsham Area IDP and any approved site specific IDP.</p>	
AM103	<p>Delivery and Monitoring Framework</p> <p>Policy 31 – Long-term maintenance and stewardship</p>	<p>Amend and delete text as follows:</p> <p>Policy <del>34</del> <u>30</u> – Long-term maintenance and stewardship</p> <p>Establishes the requirement for <u>ensuring</u> robust &amp; transparent maintenance &amp; stewardship arrangements, <del>in the form of a ‘Salt Cross Garden Village Trust’.</del></p> <p><del>Establishment of a new Salt Cross Garden Village Trust.</del></p> <p>Approval of a Community Management and Maintenance Plan or equivalent.</p> <p>Monitoring of the objectives set out in the approved CMMP and periodic reviewing and updating of the plan as appropriate.</p> <p><u>Quality standards achieved e.g. Building with Nature,</u> <del>accreditation achieved.</del></p>	To align with the Inspector’s Main Modifications MM12, MM47 and MM55.
AM104	Glossary	Amend text as follows:	Factual update.

		<p><u>A previously emerging draft strategic plan for Oxfordshire prepared A</u>as part of the Housing &amp; Growth Deal secured by the Oxfordshire Growth Board. <u>No longer being progressed.</u>, the Oxfordshire Plan 2050 is a strategic planning document that aims to set out how to achieve this by listening to residents about what is important to them and their aspirations, and setting out how and where is best to deliver these for a better quality of life for all.</p>	
AM105	Appendix 3 – Garden Village Key Principles and how the AAP has responded to these	<p>Amend text as follows:</p> <ol style="list-style-type: none"> <li>1. Land value capture for the benefit of the community</li> </ol> <p>The approach to long term stewardship and maintenance encapsulated in Policy 34 <u>30</u> purposefully adopts a ‘community first’ approach with further engagement with the local community to be undertaken in order to determine the most appropriate arrangements to be put in place for the longer-term.</p> <ol style="list-style-type: none"> <li>2. Strong vision, leadership and community engagement</li> </ol> <p>The approach to long term stewardship and maintenance encapsulated in Policy 34 <u>30</u> purposefully adopts a ‘community first’ approach with further engagement with the local community to be undertaken in order to determine the most appropriate arrangements to be put in place for the longer-term.</p> <ol style="list-style-type: none"> <li>3. Community ownership of land and long-term stewardship of assets</li> </ol>	To ensure consistency and align with the Inspector’s Main Modifications MM12, MM24, MM35, MM37, MM39, MM47 and MM55.

		<p>The expectation <del>through the establishment of the Salt Cross Garden Village Trust</del> in the longer term is that there will be community 'ownership' of key assets within the garden village, based on a sound and financially sustainable model.</p> <p>4. Mixed-tenure homes and housing types that are genuinely affordable</p> <p>The AAP aims to ensure that of the 2,200 new homes to be provided at Salt Cross, that these comprise a good, balanced mix of different types, sizes and tenures including 50% affordable housing <del>with an emphasis on genuine affordability</del>, with reference to living rents and realistic affordable purchase prices for the local area.</p> <p>The AAP also supports the provision of 'non-mainstream' forms of housing including <del>at least</del> 5% self/custom build as well as opportunities for various forms of specialist forms of accommodation in accessible locations.</p> <p>6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food</p> <p>The AAP is clear that whilst the acceleration of delivery of new homes will be <del>sought</del> <u>encouraged</u>, this will not be at the expense of quality. The AAP places a key emphasis on the need for high quality, innovative and imaginative design, with Policy <del>29</del> <u>28</u> establishing a set of design requirements to guide masterplanning and further detailed</p>	
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		<p>design code work underpinned by ongoing community engagement.</p> <p>The illustrative <u>spatial</u> framework plan purposefully seeks to combine ‘town and country’ exploiting the site’s attractive rural setting and ensuring that this is reflected in a landscape-led approach to development, using the natural assets and opportunities of the site to full effect. One of the core themes of the AAP is healthy place shaping with Policy 8 focusing on the creation of various opportunities for growing and consuming food locally.</p> <p>7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience</p> <p>A key element of the AAP vision for Salt Cross is that it will be known for its emphasis on the environment – the perfect setting for wildlife and people to flourish together. Policy 7 requires the provision of an extensive multi-functional Green Infrastructure Network, <del>to achieve ‘Building with Nature’ full award accreditation excellent with an emphasis on effective long-term management and maintenance of the GI network for a period of at least 30 years to national standards of excellence.</del></p> <p>9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport</p>	
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		<p>A core element of the proposals for Salt Cross is the sustainable transport hub with integrated, high quality and convenient public transport choices to be centred around this key asset and providing bus priority in and out of nearby Oxford. The proximity of Salt Cross to Hanborough Station provides a valuable asset which will be exploited through the provision of new and enhanced linkages including a <u>segregated</u> pedestrian/cycle route along Lower Road.</p>	
AM106	<p>Appendix 4 – Key Considerations and Opportunities</p> <p>Housing Affordability</p>	<p>Amend text as follows:</p> <p>Key opportunities include:</p> <ul style="list-style-type: none"> <li>• Provision of a diverse mix of dwelling types, sizes and tenures</li> <li>• Use of innovative design solutions with a move away from ‘standard’ house types and designs with good product diversity and use of modern methods of construction</li> <li>• Delivering genuine affordability with reference to Local Housing Allowance (LHA) limits and typical affordable purchase prices</li> <li>• Delivery of a pilot ‘build to rent’ scheme</li> <li>• Provision of <del>at least</del> 5% self/custom-build housing including a proportion of affordable units</li> <li>• Provision for specialist housing needs including housing for older people, people with disabilities and housing linked to education and employment <u>as well as accommodation for travelling communities</u></li> <li>• Creation of areas of community-led and/or communal housing</li> </ul>	To align with the Inspector’s Main Modifications MM39 and MM46.

AM107	Appendix 4 – Key Considerations and Opportunities  Community engagement, ownership and stewardship	Delete text as follows:  <del>Utilising the skills and experience of an existing organisation to act as an ‘incubator’ until such time as a new Salt Cross Garden Village Trust can be established</del>	To align with the Inspector’s Main Modification MM55.
AM108	General	Missing footpath to be added where omitted from any maps	Factual update.

 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>EXECUTIVE - 11 FEBRUARY 2026</b></p>
<p>Subject</p>	<p><b>STREET CLEANSING VEHICLE PROCUREMENT</b></p>
<p>Wards affected</p>	<p>All</p>
<p>Accountable member</p>	<p>Councillor Lidia Arciszewska – Executive Member for Environment Email: <a href="mailto:lidia.arciszewska@westoxon.gov.uk">lidia.arciszewska@westoxon.gov.uk</a></p>
<p>Accountable officer</p>	<p>Phil Martin, Director of Place Email: <a href="mailto:phil.martin@westoxon.gov.uk">phil.martin@westoxon.gov.uk</a></p>
<p>Report author</p>	<p>Si Pocock-Cluley, Environmental Services and Waste Transformation Lead Email: <a href="mailto:si.pocock-cluley@westoxon.gov.uk">si.pocock-cluley@westoxon.gov.uk</a></p>
<p>Summary/Purpose</p>	<p>To seek approval to procure vehicles for the Street Cleansing service</p>
<p>Annexes</p>	<p>None</p>
<p>Recommendation(s)</p>	<p>That the Executive resolves to:</p> <ol style="list-style-type: none"> <li>1. Approve the use of capital funding of £260,000 to procure one small (~3.5t) electric-powered vehicle-mounted road sweeper on a like-for-like basis.</li> <li>2. Delegate authority to the Director of Place, in consultation with the Executive Member for Environmental Services, the Executive Member for Finance, and the Director of Finance, to:             <ol style="list-style-type: none"> <li>a. Review the sweeping re-scheduling report and assess depot capacity following a further electric vehicle trial.</li> <li>b. Approve the use of capital funding of £235,000 - £435,000 to procure one large (~16t) vehicle-mounted road sweeper, based on the outcome of the review and trial.</li> <li>c. Approve the use of capital funding of £15,000 to procure any necessary charging infrastructure if an electric option is selected for the larger sweeper.</li> </ol> </li> </ol>

Corporate priorities	<ul style="list-style-type: none"> <li>• Putting Residents First</li> <li>• A Good Quality of Life for All</li> <li>• A Better Environment for People and Wildlife</li> <li>• Responding to the Climate and Ecological Emergency</li> <li>• Working Together for West Oxfordshire</li> </ul>
Key Decision	YES
Exempt	NO
Consultees/ Consultation	<ul style="list-style-type: none"> <li>• Councillor Lidia Arciszewska</li> <li>• WODC Finance officers</li> <li>• WODC Environmental Services and Waste Team</li> <li>• Ubico Fleet</li> <li>• Ubico Operations</li> </ul>

## **1. EXECUTIVE SUMMARY**

- 1.1** This report seeks approval for the procurement of one 3.5t electric-powered vehicle-mounted sweeper on a like-for-like basis to replace the smaller electric sweeper. It further proposes that the decision to procure the larger (15t–18t) vehicle-mounted sweeper is delegated to the Director of Place, to enable completion of sweeping schedule reviews, depot capacity assessment, and any further electric vehicle trials before a final purchase decision is made.
- 1.2** The proposed investment partially aligns with the Council’s corporate priorities and its commitment to achieving net-zero carbon emissions by 2030. The procurement of electric sweepers offers significant environmental benefits, including zero tailpipe emissions and improved air quality, while reducing reliance on fossil fuels. Although the initial capital cost is higher than combustion-fuelled alternatives, lifecycle savings from lower fuel costs, reduced maintenance, and potential resale value will help partially offset these costs.
- 1.3** Although electric-powered sweepers are the preferred option for all vehicle sizes, a recent trial of the larger vehicle demonstrated that the technology was not yet at the level for the sweeper to be able to complete the current scheduled sweeping activity throughout the district on a single charge. Accordingly, this report proposes that the decision on the larger sweeper is delegated to the Director of Place, to be taken following completion of a rescheduling exercise, depot capacity identification, and a further trial of an electric vehicle.
- 1.4** The procurement will be managed by Ubico through a competitive tender process compliant with Public Contracts Regulations. Infrastructure upgrades at Station Lane depot will be confirmed and, if required, scheduled following the depot capacity assessment associated with the delegated decision for the larger sweeper. Risks such as supply chain delays and infrastructure installation challenges have been identified, with mitigation measures in place.
- 1.5** Overall, this approach ensures service continuity, environmental leadership, and financial prudence, positioning the Council for future regulatory compliance and operational resilience. Funding for the procurement and any infrastructure works will be met from the approved 2025/26 Capital Programme budget.

## **2. BACKGROUND**

- 2.1** This report relates to the procurement of Vehicle Mounted Sweeping Vehicles for use by Ubico to deliver the council’s Street Cleansing services.
- 2.2** The Council’s street cleansing service is a highly visible function that directly impacts resident satisfaction and the local environment. Vehicle-mounted sweepers are essential for delivering this service effectively.
- 2.3** A recent fleet review exercise undertaken by Council Waste & Finance officers and Ubico identified two sweepers are nearing the end of their life with increasing maintenance needs, increasing costs, and creating an urgent need for replacement to avoid service instability.

- 2.4** These vehicles have a typical lifespan of five years due to the complexity of their mechanical systems, although longevity can vary based on usage and maintenance.
- 2.5** As sweepers age, repair costs and downtime increase significantly, leading to inefficiencies and potential service failures. A modern replacement programme must balance three critical factors:
- **Operational Performance:** Vehicles must be robust, reliable, and capable of meeting demanding service schedules with minimal breakdowns.
  - **Environmental Impact:** Reducing carbon emissions is vital to achieving the Council's net-zero target by 2030.
  - **Financial Sustainability:** Procurement decisions must consider both upfront costs and lifecycle savings from reduced maintenance and fuel consumption.

### **3. Electric Vehicle Trials**

- 3.1** The smaller vehicle due to be replaced is an electric-powered vehicle; this report proposes to replace the vehicle with a similar electric-powered unit on a like-for-like basis.
- 3.2** The larger sweeper due to be replaced is currently powered by a combustion engine. The initial intention was to replace this with a machine powered by electric. However, when trialled, the electric sweeper did not have the charge capacity to complete the current daily scheduled work (in some cases less than 50% of the task was able to be completed). The trial demonstrated that the current sweeping schedules cannot be completed on a single charge using the electric sweeper. Further work is therefore required to review schedules and identify depot capacity to determine feasibility, before delegating the procurement decision for the larger sweeper to the Director of Place, supported by a further trial of an electric option.

### **4. Procurement**

- 4.1** The procurement process will be managed by Ubico Ltd on behalf of the Council, following a transparent and competitive tendering procedure compliant with Public Contracts Regulations and internal governance requirements. The recommended approach is:
- **One 3.5-tonne electric compact sweeper:** Approved for immediate procurement on a like-for-like basis, maintaining flexibility for cleansing in restricted areas and urban environments.
  - **One large (15t–18t) vehicle-mounted sweeper:** Procurement decision delegated to the Director of Place, to be taken following the completion of scheduling reviews, depot capacity identification, and a further trial of an electric vehicle.
- 4.2** Ubico will ensure that all suppliers are evaluated fairly against agreed criteria for quality, cost, and sustainability and that the change in vehicles does not breach their Fleet Operators' Licence.

## **5. CHARGING INFRASTRUCTURE REQUIREMENTS**

- 5.1** Both of the new sweepers will be based at the Council-owned Station Lane depot in Witney.
- 5.2** The smaller sweeper will replace an older electric machine on a like-for-like basis, so the infrastructure is already available.
- 5.3** Charging infrastructure for the larger sweeper will be required only if an electric vehicle is the preferred option following the delegated decision. An assessment of the depot capability for additional chargers will be carried out concurrently with the scheduling review and capacity identification exercise. If required, the installation of a charging point will be approximately £15,000.

## **6. ALTERNATIVE OPTIONS**

- 6.1** Several alternative approaches to address the need for street cleansing vehicle replacements have been considered:
- 6.2** Retain Existing Vehicles
  - Advantages: Avoids immediate capital expenditure.
  - Disadvantages: This option significantly increases the risk of service failure due to mechanical breakdowns. Maintenance costs for aging sweepers are increasing, and downtime impacts operational efficiency and resident satisfaction.
- 6.3** Procure two Fossil Fuel-Powered Sweepers
  - Advantages: Fossil fuel-powered vehicles are widely available and have lower upfront costs compared to electric alternatives.
  - Disadvantages: This option does not support the Council's commitment to achieving net-zero carbon emissions by 2030. Continuing with this technology would lock in higher emissions for the lifespan of the vehicles.
- 6.4** Explore Hydrogen or Other Emerging Technologies
  - Advantages: Hydrogen-powered vehicles offer zero tailpipe emissions and could align with long-term sustainability goals.
  - Disadvantages: Hydrogen sweepers are not readily available in the current market, and infrastructure requirements would be significantly more complex and costly than electric charging solutions. This option is therefore not viable at present.
- 6.5** After evaluating these alternatives, the proposed approach, replace the smaller electric sweeper on a like-for-like basis now and delegate the decision on the larger sweeper pending schedule reviews and depot capacity identification, represents the most practical and strategic choice. This approach continues the delivery of environmental benefits, aligns with the Council's climate commitments, and maintains operational reliability while ensuring the larger procurement decision is evidence-based.

## 7. CONCLUSIONS

- 7.1 Following a comprehensive review of operational requirements, environmental objectives, and financial considerations, the recommended approach is to procure one small (3.5t) electric vehicle-mounted sweeper immediately on a like-for-like basis and delegate the decision on the larger sweeper to the Director of Place following the completion of scheduling reviews, depot capacity identification, and a further trial of an electric vehicle. This ensures:
- **Service Resilience:** Replacing the aging smaller sweeper controls the risk of mechanical failures leading to service disruption, maintaining the Council’s ability to deliver high standards of street cleanliness.
  - **Environmental Leadership:** Maintaining as many electric sweepers as possible directly supports the Council’s commitment to achieving net-zero carbon emissions by 2030, reducing reliance on fossil fuels and improving air quality.
- 7.2 The proposed approach aligns with the Council’s corporate priorities, delivers measurable environmental benefits, and maintains operational resilience. These recommendations are affordable within the approved capital programme, and essential for sustaining a resilient street cleansing service into the future.

## 8. FINANCIAL IMPLICATIONS

- 8.1 The costs associated with the recommended approach will be met from the existing budget allocation for the Street Cleansing fleet within the Council’s 2025/26 Capital Programme. Current commitment is for the 3.5t electric sweeper; costs for the larger sweeper remain subject to the delegated decision. An indicative breakdown is shown below:

Cost Category	3.5t Electric Sweeper	Large Electric Sweeper	Large Sweeper (Diesel)
<b>Capital Expenses</b>			
Purchase price	£260,000	£435,000	£235,000
Residual value*	£15,000	£20,000	£15,000
<b>Total Capital Expenses</b>	<b>£245,000</b>	<b>£415,000</b>	<b>£220,000</b>
<b>Revenue Costs – 5 Year Life Span</b>			
Indicative Borrowing Costs	£65,000	£110,000	£60,000
Fuel	£15,000	£50,000	£57,000
Annual Maintenance	£50,000	£93,750	£117,500
<b>Total Revenue Expenses</b>	<b>£130,000</b>	<b>£253,750</b>	<b>£234,500</b>
<b>Total Cost of ownership</b>			
<b>TCO</b>	<b>£375,000</b>	<b>£668,750</b>	<b>£454,500</b>

## 9. LEGAL IMPLICATIONS

- 9.1 Street cleansing is a statutory duty imposed on the Council by the Environmental Protection Act 1990.

- 9.2** Procurement of the new sweepers must be undertaken in accordance with the Procurement Act 2023, and the Council's Contract Procedure Rules.
- 9.3** No significant legal risks have been identified beyond those typically associated with public procurement, provided that the correct process is followed.

## **10. RISK ASSESSMENT**

**10.1** A detailed review of risks associated with the proposed procurement and alternative options has been undertaken. The key risks are outlined below:

### **10.2** Risks if Procurement Proceeds:

- **Supply Chain Delays:** Electric sweepers may have longer lead times due to high demand and limited manufacturer capacity. Mitigation: Early engagement with suppliers and inclusion of delivery timelines in contract terms.
- **Technology Reliability (Larger Electric Sweeper):** The trial indicates current larger electric technology may not meet full current schedule requirements on a single charge. Mitigation: Delegate decision, complete schedule review, assess depot capacity, and undertake further trials before commitment.

### **10.3** Risks if Procurement Does Not Proceed

- **Service Disruption:** Aging sweepers are increasingly prone to breakdowns, leading to missed cleansing schedules and reputational damage.
- **Increasing Maintenance Costs:** Continued reliance on older vehicles will result in higher repair costs and reduced operational efficiency.
- **Environmental Non-Compliance:** Failure to transition to low-emission vehicles undermines the Council's net-zero target and exposes it to future regulatory and reputational risks.

### **10.4** Residual Risks

- **Financial Exposure:** Higher upfront costs for electric vehicles could strain budgets if lifecycle savings are not fully realised. Mitigation: Monitor performance and savings through regular reporting.
- **Technology Development:** While current electric sweeper technology is proven and reliable for the 3.5t vehicle size, scaling up to larger electric vehicles remains at the bleeding edge of innovation. Mitigation: Maintain flexibility in fleet strategy, monitor advancements in larger-vehicle electric technology, undertake trials, and review options periodically to ensure readiness without compromising service reliability.
- **Short-Term Capacity Risk (Due to Delegation/Deferral):** If the larger sweeper replacement is deferred, there is a risk of reduced resilience. Mitigation: Optimise schedules, consider short-term hire cover, and prioritise preventative maintenance on the existing large sweeper.

**10.5** Overall, the risks of not proceeding with procurement of the smaller sweeper significantly outweigh those associated with moving forward. The recommended approach includes robust mitigation measures to manage identified risks effectively, while ensuring the larger sweeper decision is based on validated operational and infrastructural readiness.

11. EQUALITIES IMPACT

12. Please see below

13. SUSTAINABILITY IMPLICATIONS

<u>Project Brief</u>
To procure one 16t Vehicle Mounted Sweeper (fuel to be confirmed), and one 3.5t electric Sweeper.

Criteria	Score	Justification
Energy Use	2	Depending on the outcome of the schedule review, there may be no net change in the number of electrically powered vehicles but it is anticipated that technology has advanced and the newer vehicles will be more efficient.
GHGs	2	Depending on the outcome of the schedule review, there may be no net change in the number of electrically powered vehicles but it is anticipated that technology has advanced and the newer vehicles will be more efficient.
Air quality	2	Depending on the outcome of the schedule review, there may be no net change in the number of electrically powered vehicles but it is anticipated that technology has advanced and the newer vehicles will be more efficient.
Land use change	0	N/A
Soil and waterway health	2	The vehicles will maintain a sweeping schedule of roads, preventing detritus build up blocking drains
Waste	0	NA
Sustainable Transport	0	The vehicles will not be used for transport and the chargers will only be used for these vehicles
Biodiversity	0	N/A
Climate Change Adaptation	0	N/A
Sustainable Materials	0	NA
Food	0	NA

Health	2	Even if there is no increase in the number of electric vehicles, it is assumed that newer vehicles will be less polluting
Housing	0	NA
Education	0	NA
Built Community	0	NA
Cultural Community	0	NA
Accessibility	0	NA
Local Economy and Jobs	0	NA
Safety	0	NA
Democratic Voice	0	NA
Equity	0	No impacts on groups with protected characteristics.



**14. BACKGROUND PAPERS**

**14.1** The following documents have been identified by the author of the report in accordance with section 100D.5(a) of the Local Government Act 1972 and are listed in accordance with section 100 D.1(a) for inspection by members of the public:

- None

**14.2** These documents will be available for inspection online at [www.westoxon.gov.uk](http://www.westoxon.gov.uk) or by contacting democratic services [democratic.services@westoxon.gov.uk](mailto:democratic.services@westoxon.gov.uk) for a period of up to 4 years from the date of the meeting.

(END)

 <b>WEST OXFORDSHIRE DISTRICT COUNCIL</b>	<b>WEST OXFORDSHIRE DISTRICT COUNCIL</b>
<b>Name and date of Committee</b>	<b>EXECUTIVE – 11 FEBRUARY 2026</b>
<b>Subject</b>	<b>INVESTMENT IN PUBLIC CONVENIENCE PROVISION</b>
<b>Wards affected</b>	Bampton & Clanfield, Burford, Carterton, Charlbury & Finstock, Chipping Norton, Eynsham & Cassington, Witney & Woodstock & Bladon
<b>Accountable member</b>	Lidia Arciszewska, Executive Member for Environment Email: <a href="mailto:lidia.arciszewska@westoxon.gov.uk">lidia.arciszewska@westoxon.gov.uk</a> Alaric Smith, Executive Member for Finance Email: <a href="mailto:alaric.smith@westoxon.gov.uk">alaric.smith@westoxon.gov.uk</a>
<b>Accountable officer</b>	Claire Locke. Executive Director – Corporate Services (Publica) Email: <a href="mailto:claire.locke@publicagroup.uk">claire.locke@publicagroup.uk</a>
<b>Report author</b>	Claire Locke. Executive Director – Corporate Services (Publica) Email: <a href="mailto:claire.locke@publicagroup.uk">claire.locke@publicagroup.uk</a>
<b>Summary/Purpose</b>	To seek funding for the renovation, redesign and repair of the Public Conveniences to be retained within the district to ensure a high-quality service for the customer.
<b>Annexes</b>	Annex A – Breakdown of costs for Option 1 – Repairs only Annex B – Breakdown of costs for Option 2 – Renovation & Redesign Annex C - SIAT
<b>Recommendation(s)</b>	That the Executive resolves to: <ol style="list-style-type: none"> <li>1. Allocate funding of £532,140 within the capital programme for 2026/27 to enable the delivery of Option 2 - redesign, renovation and repair of public conveniences at Langdale Gate in Witney, Guildenford and High Street in Burford, Bampton Town Hall, New Street in Chipping Norton, Hensington Road in Woodstock and Kilkenny Country Park, and to introduce cashless payment at these sites.</li> <li>2. Delegate authority to the Executive Director – Corporate Services in consultation with the Director of Finance and the</li> </ol>

	Executive Members for Finance and for Environment, to agree the detailed design and improvements and to award the contract.
Corporate priorities	<ul style="list-style-type: none"> <li>• Putting Residents First</li> <li>• A Good Quality of Life for All</li> <li>• Working Together for West Oxfordshire</li> </ul>
Key Decision	Yes
Exempt	NO
Consultees/ Consultation	<p>Overview and Scrutiny Committee – Public Conveniences working Group</p> <p>Consultation with relevant Town and Parish Councils will follow this decision, regarding proposed improvements to retained facilities</p>

## **1. EXECUTIVE SUMMARY**

- 1.1. In September 2025 Executive agreed to work with Town and Parish Councils to explore transferring public conveniences to them. Where transfer could not be achieved, it was agreed that the facilities would be closed. A report would then be brought back to Executive recommending investment in the facilities that would be retained.
- 1.2. The aim of this review has been to retain high quality facilities in locations where they are needed most. By closing lesser used facilities and those in locations where there is nearby alternative provision, the level of subsidy and therefore future vulnerability of this discretionary service can be reduced.
- 1.3. All the Town and Parish Councils with public conveniences in their Wards were emailed in September and provided with cost, income and usage data. Condition survey reports setting out anticipated repair and maintenance costs were also provided. The Executive Director – Corporate Services also offered to meet with each Council to discuss the options for transfer. Following this consultation it was confirmed that none of the Town or Parish Councils wish to take on the facilities due principally to the cost of subsidy required.
- 1.4. Lease for facilities at the Town Hall in Chipping Norton and Spendlove, Charlbury will now be terminated and the facilities closed. Facilities owned by the District Council at The Leys, Witney, Browns Lane, Woodstock, Back Lane, Eynsham, Black Bourton Road in Carterton which are in the Council's ownership, will also be closed.
- 1.5. The closure of these facilities will reduce the overall ongoing revenue subsidy and enable investment to be prioritised into higher usage facilities ensuring they are of a good quality, modern and user friendly. This report sets out options for investment in these facilities to leave a legacy for communities as Local Government Reorganisation approaches.

## **2.0 BACKGROUND**

- 2.1 West Oxfordshire District Council currently operates thirteen public toilets across the district, in 8 towns and villages. All sites charge 20p per use and this has not increased since charges were introduced in 2014. The planned closures will see this number reduce to seven public conveniences located at:
  - Langdale Gate, Witney
  - Guildenford Car Park, Burford
  - High Street, Burford
  - Hensington Road, Woodstock
  - Bampton Town Hall
  - New Street, Chipping Norton
  - Kilkenny Country Park (built 2019)
- 2.2 Facilities which will now close, will have signage displayed advising that closure will take place on 31<sup>st</sup> March 2026. Two of the facilities are leased, so the leases will be terminated. The facilities owned by the Council will be the subject of option appraisals to consider whether the buildings are retained, refurbished and let, or sold.

- 2.3 The Overview and Scrutiny working group set up to support the review of Public Conveniences will continue to meet to steer the investment programme in the retained facilities. The design and specific considerations such as accessibility will be shaped by the working group.

### **3. OPTIONS FOR INVESTMENT**

- 3.1 There are several options for investing in the retained facilities. Condition surveys in 2025 identified repairs that would be required over the next 10 years. These indicative costs have been used to provide Option 1 – Repairs only. An alternative option would be the complete refurbishment of some of the facilities to provide more accessible and modern facilities, this is provided as Option 2. Option 2 includes the introduction of card readers at all sites to provide a cashless payment option for customers. It would be possible to deliver Option 1 with card readers but that has not been provided as a separate option in this report, but could be provided if the recommended Option 2 is not supported.

#### **Option 1 – Repair of existing facilities**

- 3.2 Annex A includes a breakdown of costs for each set of facilities and is based on anticipated repair costs over the next 3 years but with all repairs carried out in 2026 to bring facilities up to standard as quickly as possible and minimising the disruption to the customer. Whilst this would provide fit for purpose facilities it would not create any noticeable improvements for the customer. This is therefore the minimum standard that should be considered.

#### **Option 2 – Redesign and refurbishment**

- 3.3 The Councils public conveniences vary in design and standard of fixtures and fittings. Some are the traditional style, with entrance through an external door into a gender specific shared use space with wash hand basins and then access to individual cubicle doors. More modern facilities now have direct access to individual cubicles, served with their own wash hand basins and are generally gender neutral.
- 3.4 This direct access design of facilities is less likely to attract anti-social behaviour, as there is no shared space and vandals cannot damage toilet doors unseen. Newer facilities can be designed to design out vandalism, so that wall and floor covering and fixtures and fittings are very difficult to remove or damage. They are also more capable of being easily and thoroughly cleaned. Direct access is also easier for some customers with special needs, mental or physical challenges such as Dementia, as they only have to enter one door and it is easy for them to safely exit without any confusion. Cubicles are also larger so much easier for those with mobility problems, using a push chair or helping young children.
- 3.5 Annex B provides recommendations based on the current design and standard of fixtures and fittings. It is recommended that facilities at New Street, Chipping Norton and Hensington Road Woodstock would benefit from redesign to provide gender neutral direct access facilities which are refitted to provided new modern facilities. Facilities at Guildenford car park, Burford and Langdale gate are already direct access but would benefit from a complete refit. The remaining facilities at High Street, Burford, Market Square, Bampton and Kilkenny Country Park are considered to be of a suitable standard so would

just be subject to the repairs identified in Option 1. As Kilkenny Country Park facilities were only built by David Wilson Homes and transferred to WODC in October 2019 they are already more modern direct access facilities, providing four cubicles, so they only require minimal repairs.

- 3.6 A detailed specification will need to be prepared and costs obtained for a total refurbishment of the facilities.

#### **Cashless payment**

- 3.7 All of the public conveniences are currently charged at £0.20 per use, payable by cash payment which releases door openers. The installation of card payment for public conveniences is now common practice. With far fewer people carrying cash now, it is considered a more convenient way to make payment and generally increases usage. Disabled persons with a RADAR key can still access the accessible units at each set of facilities for free.
- 3.8 In order to install card readers there generally needs to be a new modern and robust cubicle door fitted. Cost per cubicle including a replacement door is estimated at £4000. Under Option 2, the doors at four sets of facilities would be replaced anyway so the cost for card readers would only be around £1,000 per unit. Where new doors are installed anyway it is recommended all units are fitted with card readers. Where there is no refit planned, card readers would only be installed on 2 units to reduce the capital costs but introduce the choice for customers to use cash or card payment. Cash collection services will still need to be retained, there would be no change to this contract cost of £650 per year per set of facilities.
- 3.9 It is not recommended that cashless payment is introduced under Option 1, particularly to the old-style units located at Hensington Road and New Street, as these facilities really need a more thorough overall. The mechanisms are also more likely to suffer vandalism when inside an internal shared space.

## **4. ALTERNATIVE OPTIONS**

- 4.1 The Council could decide not to invest in the retained facilities but unless repairs are carried out the condition will deteriorate further.

## **5. CONCLUSIONS**

- 5.1 It is recommended that the Council allocates funding of £532,140 for the investment in its retained public conveniences and installs card readers to enable cashless payments. This will provide a higher standard of facilities and payment choice for residents and visitors.
- 5.2 Reducing the number of facilities and related cleaning and maintenance costs and removing cash payments will further reduce revenue costs from retained facilities. Making the service more sustainable and increasing usage in the facilities that are retained.
- 5.3 Investing in Public Conveniences provides a very beneficial legacy for communities in West Oxfordshire as Local Government Reorganisation approaches. The provision of high-quality

facilities will benefit residents and visitors to Towns and villages across the district and support the local economy.

## 6. FINANCIAL IMPLICATIONS

- 6.1 The provision of public convenience currently has an annual revenue cost to the Council of £269,747.
- 6.2 The previous decision made by Executive in September 2025 to close certain facilities will reduce the level of subsidy by £114,754 per year, although some allowance should be made for an increase in usage at retained facilities. For budget setting purposes it is considered a revenue saving of £100,000 will be generated. Closure of these facilities also avoids the need to invest in repairs, avoiding costs estimated at £87,700 over the next three years.
- 6.3 The closed facilities which are owned by the Council can be sold generating a capital receipt or refurbished and let generating a new lease income stream. The financial costs and benefits of these options will be considered separately as part of option appraisals.
- 6.4 The following table summarises the cost options for investment. All costs are high level estimates and have been collated before any design preparation for the renovation of facilities:

Facilities	Option 1 – Repair only	Option 2 – Redesign, renovation and repair, card readers
Guildenford Car Park, Burford	£5,650	£91,350
High Street, Burford	£6200	£14,200
Hensington Road, Woodstock	£9800	£92,050
Langdale Gate, Witney	£16,150	£124,000
New Street, Chipping Norton	£9750	£103,050
Market Square, Bampton	£4650	£8,650
Kilkenny Country Park, Carterton	£2150	£10,150
Sub-total	£54,350	£443,450
Prelims and fees	£13,587	£44,345
Contingency sum	£5,435	£44,345
<b>Total</b>	<b>£73,372</b>	<b>£532,140</b>

## 7. LEGAL IMPLICATIONS

- 7.1 Public conveniences are a discretionary service and therefore the Council could cease to provide the service.
- 7.2 The Council is the leaseholder for the facilities in Bampton. The repair costs identified in this report just cover the internal fixtures and fittings which the Council is responsible for under the terms of the lease.

## 8. RISK ASSESSMENT

- 8.1 The Council has been open and transparent with its costs, income and the condition of facilities during the consultation with Town and Parish Councils, which has ensured that consultees understand why some facilities have been considered for closure. Reducing the level of service subsidy and improving the condition of the retained facilities should make the service more sustainable into the future, reducing the risk that the discretionary service is withdrawn completely.

## **9. EQUALITIES IMPACT**

- 9.1 An Equalities Impact Assessment was provided with the report in September 2025. Any redesign and refurbishment will consider the needs of those with physical or mental impairments to ensure design layout and colour schemes make the facilities as accessible and user friendly as possible.

## **10. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS**

- 10.1 There are limited opportunities to reduce the climate impact of public conveniences. Solar PV has previously been explored but the low energy usage, the cost to install and the very small roof size means there is no significant benefit. Rainwater harvesting may be an option to enable rainwater to be collected and used for toilet flushing, however this requires a substantial water storage tank so will be dependent on there being suitable space and location for such a tank. This will be explored and costed where it is deemed feasible.
- 10.2 There will be a reduction in utilities used where toilets are closed but demand may transfer to the facilities remaining open.

## **11. BACKGROUND PAPERS**

None.

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**Annex A – Option I - Breakdown of costs**

Location	Item	Cost 2026 - 2028
 <p>Photograph 1: View of the entrance from Burford High Street</p> <p>Guildenford Car Park, Burford</p>	<p>Minor external repairs &amp; redecoration, Regrout floor tiles, Minor repairs to walls and ceilings, replace 1 No. Toilet seat and handrails to accessible toilet, routine drainage clearance, minor pipe repairs.</p>	<p>£5,650</p>
 <p>Photograph 2: View of the front of the building</p> <p>High Street, Burford</p>	<p>Minor external repairs &amp; redecoration, Minor repairs to walls and ceilings, replace 1 No. Toilet seat and handrails to accessible toilet, routine drainage clearance, minor pipe repairs. New water heater, lighting repairs.</p>	<p>£6200</p>
 <p>Photograph 3: View of the front of the building</p> <p>Hensington Road, Woodstock</p>	<p>Repairs to repair structural cracks and brickwork, External repairs, redecoration and guttering, Repairs to doors and windows, ceilings walls and floors. Regrouting to tiles, minor repairs to pipework, Upgrade to LED lighting, Renew water heater and tube heater</p>	<p>£9800</p>
 <p>Photograph 4: View of the front of the building</p> <p>Langdale Gate, Witney</p>	<p>Roof repairs including replacing some timbers and repairs to structural timbers, external redecoration and repairs to stonework, repairs to ceilings, walls and floors, replacement water heater, Upgrade lighting to LED, Drainage and pipework repairs</p>	<p>£16,150</p>
 <p>Photograph 5: View of the front of the building</p>	<p>External repairs to rainwater goods, stonework, roof and timbers, replace 1 no. External door, repairs to ceilings, walls and floors, replacement of external light fitting, drainage and pipework repairs</p>	<p>£9750</p>

New Street, Chipping Norton		
 <p>Market Square, Bampton</p>	<p>Minor repairs to doors ceilings, walls and floors, repairs and regrouting to tiles, repairs to seals and pipework, new water heater, drainage repairs</p>	<p>£4650</p>
 <p>Kilkeny Country Park, Carterton</p>	<p>Minor repairs to ceilings, walls and floors and external structure and paving. Replacement of corroded heater cages</p>	<p>£2150</p>
	Sub-total	£54,350
	Overheads, Prelims and fees (25% allowance)	£13,587
	Contingency sum (10%)	£5,435
	Total estimated cost	£73,372

**Annex B - Option 2 – Redesign and Refit where required**

Location	Description	High Level Estimate
 <p>Guildenford Car Park, Burford</p>	<p>Three direct access toilets. Internal surface covering and fittings are dated. <b>Complete refit</b> – replacing surface coverings, sanitary ware etc.</p> <p>Outstanding repairs not covered by refit</p> <p>Install 3 card readers</p>	<p>£85,000</p> <p>£3,350</p> <p>£3,000</p>
 <p>High Street, Burford</p>	<p>Three direct access toilets. Modern floor and wall surfaces and generally in good repair.</p> <p><b>Repairs only</b> – as per Option 1</p> <p>Install 2 card readers (includes cost of new doors if required)</p>	<p>£6200</p> <p>£8,000</p>
 <p>Hensington Road, Woodstock</p>	<p>Old style facilities with men's and women's separate access to shared wash basin area and cubicles.</p> <p><b>Redesign to three direct access facilities and complete refit</b></p> <p>Outstanding repairs not covered by refit</p> <p>Install 3 card readers</p> <p><i>Note- consideration of wider site development and co-locating public conveniences with a library, means work should only progress once a</i></p>	<p>£85,000</p> <p>£4050</p> <p>£3,000</p>

	<i>strategic decision has been made on any linked development</i>	
 <p>Langdale Gate, Witney</p>	<p>Currently three direct access toilets and one disused cubicle. Internal surface covering and fittings are dated. <b>Complete refit</b> – replacing surface coverings, sanitary ware etc. Creation of 4<sup>th</sup> direct access unit.</p> <p>Outstanding repairs not covered by refit</p> <p>Install 2 card readers</p>	<p>£115,000</p> <p>£7000</p> <p>£2,000</p>
 <p>New Street, Chipping Norton</p>	<p>Old style facilities with men's and women's separate access to shared wash basin area and cubicles.</p> <p><b>Redesign to 3 direct access facilities and complete refit</b> requires additional external works to remove raised border and install paving</p> <p>Outstanding repairs not covered by refit</p> <p>Install 3 card readers</p>	<p>£95,000</p> <p>£5050</p> <p>£3,000</p>

 <p>Market Square, Bampton</p>	<p>Two direct access toilets. Modern floor and wall surfaces and generally in good repair.</p> <p>PCs are leased and in Grade II listed building</p> <p><b>Repairs only</b> – as per Option I</p> <p>Install 1 card reader</p>	<p>£4650</p> <p>£4,000</p>
 <p>Kilkenny Country Park, Carterton</p>	<p>Four direct access toilets. Constructed in 2019 so in good repair.</p> <p><b>Repairs only</b> – as per Option I</p> <p>Install 2 card readers (includes cost of new doors if required)</p>	<p>£2150</p> <p>£8,000</p>
	<p>Sub-total</p>	<p>£443,450</p>
	<p>Overheads, Prelims and fees (10% allowance) Percentage reduced due to overall scale of works.</p>	<p>£44,345</p>
	<p>Contingency sum (10%)</p>	<p>£44,345</p>
	<p>Total estimated cost</p>	<p>£532,140</p>

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**Project Brief**

Refurbishment of Public conveniences and closure of lesser used facilities

Criteria	Score	Justification
Energy Use	2	New LED lighting and more efficient heating systems. Will consider rain water harvesting and Solar PV but PV unlikely to be economically viable on such small
GHGs	2	Some facilities will close, reducing utility usage but customers will use alternative facilities so reduction likely to be minimal. Newer heating systems and LED lighting
Air quality	0	0
Land use change	0	No change to footprint of existing facilities
Soil and waterway health	0	0
Waste	0	0
Sustainable Transport	0	0
Biodiversity	0	0
Climate Change Adaptation	2	Size of guttering can be considered as part of refurbishment.
Sustainable Materials	0	Too early to know this - materials will mainly be wall and floor tiles and toilets, wash hand basins etc
Food	0	0
Health	0	0
Housing	0	0
Education	0	0
Built Community	8	Providing high quality gender neutral accessible toilet facilities
Cultural Community	0	0
Accessibility	8	Direct access toilets are better for those with cognitive challenges, as access is easier and less confusing. Also cubicles are larger than traditional cubicles making access
Local Economy and Jobs	0	0
Safety	2	Removal of shared spaces in traditional toilet blocks reduces risk of antisocial behaviour i.e. drug taking in common areas
Democratic Voice	0	0
Equity	4	Positive impact on groups with protected characteristics.

NB: You can filter the justifications by colour using the filter option on the 'score' column.

For example, you can choose to only print red scores so that you can review them.



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 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>EXECUTIVE – 11 FEBRUARY 2026</b></p>
<p>Subject</p>	<p><b>LONG TERM COUNCIL TAX EMPTY PROPERTY PREMIUM EXEMPTION OF PROPOSED DEMOLITION PROPERTIES</b></p>
<p>Wards affected</p>	<p>Charlbury and Finstock, North Leigh, Eynsham and Cassington</p>
<p>Accountable member</p>	<p>Councillor Alaric Smith – Executive Member for Finance Email: <a href="mailto:alaric.smith@westoxon.gov.uk">alaric.smith@westoxon.gov.uk</a></p>
<p>Accountable officer</p>	<p>Jon Dearing – Executive Director Email: <a href="mailto:jon.dearing@publicagroup.uk">jon.dearing@publicagroup.uk</a></p>
<p>Report Author</p>	<p>Mandy Fathers – Business Manager for Environmental, Welfare and Revenues Email: <a href="mailto:mandy.fathers@publicagroup.uk">mandy.fathers@publicagroup.uk</a></p>
<p>Summary</p>	<p>To consider the removal of the Long-Term Empty Property Premium for Cottsway owned properties that are due to be demolished.</p>
<p>Annexes</p>	<p>Annex A – Council Tax status of properties</p>
<p>Recommendations</p>	<p>That the Executive resolves to:</p> <ol style="list-style-type: none"> <li>1. Delegate responsibility to the Director of Finance in consultation with the Executive Member for Finance and Executive Member for Housing and Social Care to remove, where it can be shown this will expedite the delivery of new social and affordable rent homes, the Long Term Empty Property Premiums for the properties set out in the report and other properties for registered providers that meet the same criteria; and,</li> <li>2. Note that any removal of the Empty Property Premium is reviewed at least every twelve months to ensure that progress on redevelopment is being made.</li> </ol>
<p>Corporate priorities</p>	<p>Working Together for West Oxfordshire Responding to the Climate and Ecological Emergency</p>
<p>Key Decision</p>	<p>No</p>
<p>Exempt</p>	<p>No</p>
<p>Consultees/ Consultation</p>	<p>Chief Executive, Director of Governance and Regulatory Services, Director of Finance, Head of Finance, Director of Place, Head of Legal Services, Executive Director, Managing Director (Publica)</p>

## **1. EXECUTIVE SUMMARY**

- 1.1 Proposals are being put forward for the Executive Member for Finance to consider the removal of the Long-Term Empty Property Premium on individual Cottsway properties that are pending demolition.

## **1. BACKGROUND**

- 2.1 Since April 2019, government has delegated additional powers to Local Authorities to incentivise property owners to bring their empty properties back to the market by introducing high premiums for Council Tax on those properties that remain empty and unfurnished after a period of two year or more.
- 2.2 In May 2022, the Government published the Levelling Up and Regeneration Bill (“the Bill”). The Bill included proposals aimed at further addressing empty properties through the reduction in the time after which a premium on an empty property can be charged (from 2 years to 1 year). The Bill received Royal Assent on 23 October 2023.
- 2.3 The maximum permitted increase for premiums is as follows:
- 100% premium from 1 April 2024 for those properties which have been empty for one year and over.
  - 200% premium from 1 April 2020 for those properties which have been empty for five years and over.
  - 300% premium for 1 April 2021 for those properties which have been empty for ten years and over.
- 2.4 The Council adopted the application of these premiums as detailed above, with exemptions for properties that are genuinely on the market for sale or let, as per Government guidance.

## **2. MAIN POINTS**

- 2.1. Cottsway Housing Association are undergoing a programme of redevelopment with some of their housing stock.
- 2.2. The sites for redevelopment are:
- 1) Evenlode Close, Charlbury – consisting of 12 flats and 1 warden flat
  - 2) Shakenoak, North Leigh – consisting of 13 flats
  - 3) Spareacre Lane and Mill Street, Eynsham - consisting of 15 flats and 1 house.
- 2.3. All three sites were former sheltered accommodation schemes which will be demolished and redeveloped into general needs accommodation for the over 55’s.
- 2.4. The redevelopment process is very much in the early stages with planning applications for Spareacre Lane already submitted to the Council; Shakenoak planning applications are due to be submitted towards the end of February and Evenlode Close towards the end of March 2026.
- 2.5. Evenlode Close, Charlbury has been empty and unoccupied for a number of years with each property attracting the empty home premium. For 2025/26 the total liability payable by Cottsway Housing Association for this site is £42,142.36, including the premium.
- 2.6. Shakenoak, North Leigh is 61% empty and unoccupied (8 properties), with 5 properties being occupied by ‘property guardians’ for security reasons. These occupants are liable for council tax. Of those that are empty and unoccupied 4 are already attracting the empty home premium. The remaining 4 will have the premium applied during 2026. For 2025/26 the total liability payable by Cottsway Housing Association for this site is £13,100.25.

- 2.7. Spareacre Lane and Mill Street, Eynsham is 50% empty and unoccupied (8 properties), with 8 properties still being occupied by tenants that are waiting to be rehomed pending suitable accommodation being sourced. These tenants are still liable for council tax until such time as they vacate. Of those that are empty and unoccupied 5 will attract the empty property premium applied during 2025/26, and 4 during 2026/27. For 2025/26 the total liability payable by Cottsway Housing Association for this site is £8,211.11. This figure will increase slightly following the application of 3 further premiums during the rest of this financial year.
- 2.8. Given the policy stance upon introducing the premium was that it was levied to encourage properties to be brought back into the housing stock it seems inappropriate to penalise a registered social housing landlord who has advanced plans to redevelop these aging sites, consisting of properties that are no longer fit for purpose.
- 2.9. It would seem entirely within the aims of the scheme to exempt properties from this premium that have advanced redevelopment plans which will deliver improved accommodation units to replace the current ones. Added to this, Cottsway Housing Association are the most significant development partner of the Council in respect of affordable housing and penalising them in respect of their actions to redevelop the sites would run counter to the Council's objectives in respect of affordable housing.
- 2.10. Furthermore, releasing Cottsway HA from the financial burden of penalties would allow them to invest those funds in creating further affordable and social rent homes in the district.
- 2.11. These sites will be kept under review by officers and an annual update report will be submitted to the Director of Finance.

### 3. FINANCIAL IMPLICATIONS

- 3.1. The premium levied for properties that have been empty for 1 year, but less than 5 years is an additional 100% of the council tax charge. The additional tax raised is shared across the precepting authorities. The loss of revenue in respect of this report and for 2025/26 would be as follows:

Site	Charge/Levy	OCC	Police	WODC	Town/Parish
Evenlode Cl	21,071.18	16,480.13	2,442.44	1,115.52	1,033.09
Shakenoak	4,025.62	3,148.51	466.62	213.12	197.37
Spareacre Lane/Mill St	1,567.71	1,226.14	181.72	82.99	76.86
<b>Total</b>	<b>£26,664.51</b>	<b>£20,854.78</b>	<b>£3,090.78</b>	<b>£1,411.63</b>	<b>£1,307.32</b>

- 3.2. Council tax has not been set for 2026/27 but there will be an increase in premiums charged.

### 4. LEGAL IMPLICATIONS

- 5.1 Since April 2013 Local Authorities in England have been given delegated powers under Section 11B of the Local Government Finance Act 1992 to increase council tax on a local level. Section 80(1)(b) of the Levelling Up and Regeneration Act 2023 ("the Act") permits billing authorities in England to impose an empty homes premium after one year instead of two. Section 79 of the Act amends the Local Government Finance Act 1992 (LGFA) by reducing the period a premium can be applied to a long-term empty property from two years to one.

**5. RISK ASSESSMENT**

- 5.1 There is a small risk of the Council setting a precedent of its discretionary use in respect of the application or withdrawal of a long-term empty premium. However, it should be noted that these individual properties are pending demolition for Cottsway HA to build more modern social housing properties which is a key priority of the Council.

**6. EQUALITIES IMPACT**

- 6.1. There are none associated with this report.

**7. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS**

- 7.1. Given the age and construction of the existing properties, the redevelopment even if built only to existing building standards will significantly improve the energy efficiency and therefore have a positive impact.

**8. ALTERNATIVE OPTIONS**

- 8.1. The Executive may decide not to remove the long-term empty premiums already applied for 2025/26 or those due in 2026/27 from the properties of the three sites.

**9. BACKGROUND PAPERS**

- 9.1. None.

				Charge from date			Date Premium due to	
Property Address			Liabe party	Date Liability starts (Cottsway)	liability starts 2025/26	Exemption (6 months from date of unoccupied)	Net charge for 2025/26	start (12 months from date unoccupied)
Sunnyside	81	Mill Street OX29 4JY	Tenanted					
Sunnyside	83	Mill Street	Cottsway	12.12.24	£1,920.58	£378.85	£1,541.73	11.12.25
Sunnyside	85	Mill Street	Cottsway	12.11.24	£1,920.58	£215.74	£2,441.50	11.11.25
Sunnyside	87	Mill Street	Tenanted					
Sunnyside	89	Mill Street	Tenanted					
Sunnyside	91	Mill Street	Cottsway	19.06.25	£1,504.89	£752.45	£752.44	18.06.26
Sunnyside	93	Mill Street	Cotsway	27.09.25	£978.36	£952.06	£26.30	26.09.26
Sunnyside	95	Mill Street	Tenanted					
Sunnyside	99	Mill Street	Cottsway	23.05.25	£1,646.95	£823.48	£823.47	22.05.26
Sunnyside	101	Mill Street	Tenanted					
Sunnyside	103	Mill Street	Cottsway	25.10.24	£1,920.58	£126.28	£2,625.67	24.10.25
	97	Mill Street – 3 bed house	Tenanted					
Sunnyside	1	Spareacre Lane OX29 1NJ	Tenanted					
Sunnyside	3	Spareacre Lane	Cottsway	27.02.25	£1,920.58	£778.76	£1,141.82	26.02.26
Sunnyside	5	Spareacre Lane	Tenanted					
Sunnyside	7	Spareacre Lane	Cottsway	11.11.24	£1,920.58	£210.47	£1,710.11	10.11.25

	1	Evenlode Close	Cottsway	11.07.23	1,620.86	0	£3,241.72	10.07.24	
	2	Evenlode Close	Cottsway	19.01.23	1,620.86	0	£3,241.72	19.01.24	
	3	Evenlode Close	Cottsway	16.12.22	1,620.86	0	£3,241.72	15.12.23	
	4	Evenlode Close	Cottsway	19.10.22	1,620.86	0	£3,241.72	18.10.23	
	5	Evenlode Close	Cottsway	22.11.22	1,620.86	0	£3,241.72	21.11.23	
	6	Evenlode Close	Cottsway	21.10.22	1,620.86	0	£3,241.72	20.10.23	
	7	Evenlode Close	Cottsway	24.04.23	1,620.86	0	£3,241.72	23.04.24	
	8	Evenlode Close	Cottsway	23.02.23	1,620.86	0	£3,241.72	22.02.24	
	9	Evenlode Close	Cottsway	24.11.22	1,620.86	0	£3,241.72	23.11.23	
	10	Evenlode Close	Cottsway	16.12.22	1,620.86	0	£3,241.72	15.12.23	
	11	Evenlode Close	Cottsway	27.06.23	1,620.86	0	£3,241.72	26.06.24	
	12	Evenlode Close	Cottsway	22.11.22	1,620.86	0	£3,241.72	21.11.23	
		Warden Flat	Evenlode Close	Cottsway	24.04.23	1,620.86	0	£3,241.72	23.04.24

	1	Shakenoak	Cottsway	31.07.25	1,422.78	1072.91	£349.87	30.07.26
	2	Shakenoak	Cottsway	14.11.24	1,862.30	219.39	2,347.01	13.11.25
	3	Shakenoak	Cottsway	21.11.24	1,862.30	255.11	£2,275.58	20.11.25
	4	Shakenoak	Property Guardian					
	5	Shakenoak	Cottsway	28.07.25	1,260.24	938.80	£321.44	27.07.26
	6	Shakenoak	Cottsway	23.04.25	1,750.05	933.07	£816.35	22.04.26
	7	Shakenoak	Property Guardian					
	8	Shakenoak	Property Guardian					
	9	Shakenoak	Property Guardian					
	10	Shakenoak	Cottsway	28.04.24	1,862.30	0	2,653.14	27.04.25
	11	Shakenoak	Cottsway	02.06.25	1,545.96	933.7	612.26	01.06.26
	12	Shakenoak	Property Guardian					
	14	Shakenoak	Cottsway	22.09.19	1,862.30	0	3,724.60	01.04.25