

ANNEX A



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire Local Plan 2031

Regulation 10A Review

September 2023

Introduction

Planning legislation¹ requires local planning authorities such as West Oxfordshire District Council to undertake a review of their Local Plan within 5 years of adoption. The purpose of such a review is to determine whether or not the plan's policies need to be updated.

The West Oxfordshire Local Plan 2031 was formally adopted on 27 September 2018.

As such, a review of the policies included in the plan has been undertaken and is set out in full in this document.

For ease of reference, the review is set out in tabular format with each policy considered in turn, and any notable amendments to national policy, relevant evidence or changes in circumstances since the plan was adopted highlighted accordingly.

¹ Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
OS1 - Presumption in favour of sustainable development	<p>National policy remains based on a presumption in favour of sustainable development (NPPF paragraph 11).</p> <p>Whilst the wording of Local Plan Policy OS1 does not precisely reflect the NPPF, the scope and purpose of the policy is generally consistent.</p>	<p>The Government’s Planning Practice Guidance on Plan-Making (October 2021) confirms that whilst Local Plans should reflect the presumption in favour of sustainable development, this should be done by identifying and providing for objectively assessed needs and by indicating how the presumption will be applied locally.</p> <p>It confirms that there is no need for a local plan to directly replicate the wording in paragraph 11 of the NPPF in a policy.</p>	<p>Policy OS1 remains generally consistent with the NPPF in setting out a presumption in favour of sustainable development.</p> <p>Current planning practice guidance confirms that although Local Plans should reflect the presumption in favour of sustainable development, there is no need for them to include a specific policy on this.</p> <p>As such, it is anticipated that the new Local Plan 2041 will not include such a policy, rather it will articulate what sustainable development means in the context of West Oxfordshire through other policies.</p>
OS2 - Locating development in the right places	<p>As outlined above, the NPPF remains underpinned by a presumption in favour of sustainable development.</p> <p>In terms of plan making, this means promoting a sustainable pattern of development which is what Policy OS2 seeks to do - adopting a hierarchal approach, whereby the majority of development is steered towards the District’s larger</p>	<p>In terms of specific evidence, it is relevant to note that the District Council has commissioned independent research on rural service provision in West Oxfordshire through the Plunkett Foundation (March 2023).</p> <p>The intention is that this will be taken into account along with other relevant evidence and feedback in determining the most appropriate</p>	<p>Policy OS2 remains consistent with the NPPF in setting out a sustainable pattern of development based on a ‘hierarchal’ approach.</p> <p>The general principles contained in Policy OS2 are also considered to be consistent with the current NPPF albeit certain elements (e.g. design) now have a much stronger emphasis than was the case with the 2012</p>

	<p>settlements, with proportionately less development taking place in smaller settlements and rural areas.</p> <p>Policy OS2 also sets out a number of general criteria which all development is required to comply with.</p> <p>These cover a range of issues in line with the NPPF including for example flood risk, amenity, conserving and enhancing the historic environment etc.</p>	<p>pattern of development (spatial strategy) for the new Local Plan 2041.</p>	<p>NPPF under which the current Local Plan was prepared.</p> <p>The new Local Plan 2041 provides the opportunity to consider the extent to which Policy OS2 should be rolled forward or whether an alternative approach should be taken both in terms of the pattern of development and the applicability/wording of any general development principles.</p>
<p>OS3 – Prudent Use of Natural Resources</p>	<p>Policy OS3 requires all development to demonstrate efficient and prudent use and management of natural resources (waste, water efficiency etc.)</p> <p>This is consistent with national policy which emphasises the importance of natural resources being used prudently (NPPF paragraph 8).</p>	<p>Since the Local Plan was adopted, the District Council has declared a climate and ecological emergency and published a net zero carbon toolkit and sustainability checklist.</p> <p>The Salt Cross Area Action Plan (AAP) has also progressed to main modifications and final reporting with ambitious targets set in a number of areas including water and energy efficiency.</p>	<p>Whilst Policy OS3 remains consistent with the NPPF, the Local Plan review provides the opportunity to consider in what form the policy should be taken forward, updated and potentially strengthened to reflect the District Council’s current priorities and ambitions as well as relevant national policy.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>OS4 – High Quality Design</p>	<p>Policy OS4 requires all development to demonstrate a high quality, inclusive and sustainable approach to design, with developers required to adhere to a number of specific principles and also take account of relevant considerations including the West Oxfordshire Design Guide (2016).</p> <p>This is consistent with national policy which emphasises the importance of fostering well-designed, beautiful and safe places (NPPF paragraph 8) and strategic policies setting out an overall strategy for the design quality of places (NPPF paragraph 20).</p>	<p>There have been no specific changes locally but national policy now places a much stronger emphasis on design quality than the 2012 version of the NPPF under which the adopted Local Plan was prepared.</p> <p>This includes an expectation that Local Plans will include a design vision and expectations and policies that reflect local aspirations.</p> <p>The NPPF also set out a number of design principles relevant to plan-making and decision-taking.</p> <p>Alongside the NPPF, the Government has also published a National Design Guide and National Model Design Code with the expectation that local authorities will take these into account in drawing up their own local design codes and guides - either as part of their Local Plan or alongside.</p>	<p>Whilst Policy OS4 remains consistent with the NPPF in seeking high quality design solutions, since the Local Plan was adopted, the importance of design has been much more fully recognised at the national level including the introduction of the National Design Guide and National Model Design Code.</p> <p>The new Local Plan 2041 therefore provides an opportunity to strengthen and enhance the Council’s policy approach.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
OS5 – Supporting Infrastructure	<p>Policy OS5 requires all new development to deliver or contribute towards the timely provision of essential supporting infrastructure.</p> <p>This is consistent with the NPPF which requires development to be supported by necessary infrastructure (e.g. transport, communications, green infrastructure etc.).</p>	<p>Since this policy was drafted, further countywide work on infrastructure provision has taken place through the Oxfordshire Infrastructure Strategy (OXIS) in 2017 and 2022 with a further refresh currently planned.</p> <p>The Council has recently adopted a Developer Contributions SPD (July 2023).</p> <p>Further work on infrastructure provision in the Eynsham Area has also taken place in support of the Salt Cross Area Action Plan (AAP).</p> <p>Nationally, the CIL regulations have been updated to remove reference to Regulation 123 lists which are currently referred to in the policy.</p>	<p>Whilst Policy OS5 remains consistent with national policy, the emerging Local Plan provides the opportunity to consider whether a standalone policy is necessary or whether the need for supporting infrastructure can be incorporated into other policies related to biodiversity, healthy communities, green infrastructure transport etc.</p> <p>It also provides the opportunity to strengthen supporting infrastructure requirements and consider issues such as phasing in more detail.</p> <p>The new Local Plan will be supported by up-to-date evidence of future infrastructure requirements in the period to 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>H1 – Amount and Distribution of Housing</p>	<p>Policy H1 is consistent with the NPPF insofar as it establishes an overall housing requirement for the plan period 2011 – 2031 (NPPF paragraph 63).</p> <p>However, the requirement itself is derived primarily from the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 which was prepared on a countywide basis having regard to methodology and best practice in place at that time.</p> <p>Since then, the Government has introduced a standard method for establishing local housing need with the expectation that strategic policies should be informed by such an assessment unless exceptional circumstances justify an alternative approach (NPPF paragraph 61).</p>	<p>All of the Oxfordshire local planning authorities are preparing new Local Plans and notably, none are relying on the Oxfordshire SHMA (2014).</p> <p>Oxford and Cherwell have jointly commissioned a Housing and Economic Needs Assessment (HENA) and South Oxfordshire and the Vale of White Horse have commissioned a separate local housing needs assessment to inform their emerging joint Local Plan.</p> <p>West Oxfordshire District Council is currently in the process of commissioning its own local housing needs assessment covering the period to 2041.</p>	<p>Policy H1 and the housing requirement contained therein is underpinned by evidence dating from 2014 which was in itself prepared under now superseded national policy, methodology and best practice.</p> <p>Given the shift in national policy emphasis towards the use of the standard method to inform local housing needs assessment, the policy will need to be updated/replaced through the new Local Plan with regard to up to date evidence of housing need and other relevant considerations.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>H2 – Delivery of New Homes</p>	<p>Policy H2 has two strands with the first part of the policy confirming the overall housing requirement (as per Policy H1) and how this is expected to be phased over the plan period.</p> <p>It explains how 5-year housing land supply will be calculated and what will happen should the anticipated trajectory not be achieved (i.e. an early plan review).</p> <p>For the reasons outlined above in relation to Policy H1, this aspect of Policy H2 needs to be updated to reflect current national policy and new evidence of housing need.</p> <p>The second part of Policy H2 sets out the circumstances in which new dwellings will be permitted at the main service centres, rural service centres and villages as identified by the Local Plan.</p> <p>It also sets out the circumstances in which new dwellings will be permitted in small villages, hamlets and the open countryside</p>	<p>As outlined above, none of the Oxfordshire LPAs are relying on the 2014 Oxfordshire SHMA to inform their emerging Local Plans.</p> <p>West Oxfordshire District Council is in the process of commissioning an up-to-date assessment of local housing need which will form the basis of establishing a new housing requirement to 2041 through the emerging Local Plan.</p>	<p>Like Policy H1, the first strand of Policy H2 needs updating because it is based on 2014 evidence which pre-dates the introduction of the standard method for assessing local housing need.</p> <p>It will be for the new Local Plan to establish an appropriate housing requirement to 2041 based on up-to-date evidence of housing need.</p> <p>Whilst the second strand of Policy H2 remains consistent with the NPPF and the need to promote a sustainable pattern of development and remains up to date, the review of the Local Plan presents the opportunity to consider reasonable alternatives and determine whether this current approach should be rolled forward, or a different strategy pursued.</p>

	<p>(essentially a more restrictive approach).</p> <p>The general approach of the policy is considered to remain broadly consistent with national policy which remains based on a presumption in favour of sustainable development and requires local plans to promote a sustainable pattern of development (NPPF paragraph 11).</p>		
H3 – Affordable Housing	<p>Policy H3 sets out the circumstances in which on-site affordable housing will be sought from qualifying market housing schemes as well as the circumstances in which a financial contribution towards off-site provision may be sought. The policy also addresses the issue of rural exception sites including the potential inclusion of an element of market housing to facilitate delivery.</p> <p>This approach is considered to remain consistent with national policy which requires local plans to set out the contributions expected from development including the level and type of affordable housing required (NPPF paragraph 34) and</p>	<p>Relevant national changes since the local plan was adopted include the introduction of First Homes and an increased emphasis on some new tenures including Build to Rent.</p> <p>The District Council adopted its Affordable Housing SPD in October 2021.</p> <p>As outlined above, as part of the preparation of the new Local Plan 2041, the District Council is in the process of commissioning evidence of local housing need which will provide an up-to-date assessment of the overall level of need for affordable housing in West Oxfordshire along with information</p>	<p>Whilst Policy H3 remains consistent with the NPPF in setting out the circumstances in which an affordable housing contribution will be sought from development, there have been important national changes including the introduction of First Homes as a form of affordable housing. The District Council is also in the process of commissioning new evidence of housing need including affordable housing.</p> <p>As such, the current provisions of Policy H3 will need to be considered as part of the review of the Local Plan and the policy updated and refined as appropriate.</p>

	to specify the type of affordable housing required through appropriate policies (NPPF paragraph 63).	on the type/tenure of affordable homes needed.	This will also take account of up-to-date viability evidence.
H4 – Type and Mix of New Homes	<p>Policy H4 deals with the type and mix of new homes to be provided including a requirement for all residential developments to provide or contribute towards the provision of a good, balanced mix of property types and sizes.</p> <p>This is consistent with national policy which emphasises the importance of creating mixed and balanced communities (NPPF paragraph 63b) and assessing the size, type and tenure of housing needed for different groups (NPPF paragraph 62).</p> <p>Policy H4 offers particular support for specialist housing for older people and for those with a disability. This is consistent with NPPF paragraph 62 which specifically refers to taking account of the needs of older people and people with disabilities.</p> <p>Policy H4 also places a requirement on larger housing schemes of 50 or</p>	<p>Although Policy H4 does not stipulate the size of new homes required, the supporting text does provide an indicative guide which is drawn from the Oxfordshire SHMA (2014).</p> <p>As outlined above, the District Council is in the process of commissioning new housing needs evidence to 2041 which will provide an up-to-date assessment of the type and size of new homes which are needed.</p> <p>New evidence is also being prepared (on a countywide basis) on the specific accommodation needs of gypsies and travellers.</p> <p>There are also proposed changes to building regulations relating to accessible and adaptable homes which are likely to have an impact on the provisions of Policy H4.</p>	<p>Whilst Policy H4 remains consistent with the NPPF, the policy will need to be considered and replaced/updated as appropriate through the new Local Plan to take account of a range of factors including up to date evidence of housing need (including in relation to gypsies and travellers) and proposed changes to the building regulations.</p>

	<p>more units to provide at least 25% of those units as accessible and adaptable homes (building regulation M4(2)) and at least 5% to wheelchair adaptable standards (building regulation M4(3)).</p> <p>Again, this is broadly consistent with national policy which emphasises the importance of providing a sufficient number and range of homes to meet the needs of present and future generations (NPPF paragraph 8).</p> <p>The policy also sets out the Council's intention to secure additional pitches for non-travelling gypsies and travellers and additional plots for travelling showpeople.</p> <p>This is consistent with national policy which emphasises the importance of taking account of the housing needs of different groups including travellers.</p>		
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
H5 – Custom and Self-Build Housing	<p>Policy H5 sets out the Council’s approach towards the provision of custom and self-build housing requiring all larger housing developments of 100 or more homes to make 5% of the residential plots serviced and available for this purpose. The policy also offers general in principle support for custom and self-build housing in suitable, sustainable locations subject to compliance with other relevant policies.</p> <p>The policy is considered to remain consistent with national policy which requires planning policies to reflect the housing needs of different groups including those who wish to commission or build their own homes (NPPF paragraph 62).</p> <p>The policy must also be seen in the context of the Self Build and Custom Housebuilding Act 2015, which requires local authorities to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom and to</p>	As outlined above, the District Council is in the process of commissioning new evidence of housing need which will consider the specific needs of different groups in the community including those who wish to commission or build their own homes.	Whilst Policy H5 remains consistent with national policy, it will be considered and updated accordingly as part of the proposed review of the Local Plan to take account of new evidence of need as well as the implementation of the policy since the Local Plan was adopted in 2018.

	<p>give enough suitable development permissions to meet the identified demand.</p>		
H6 – Existing Housing	<p>Policy H6 addresses development involving changes to existing residential properties including the potential loss of dwellings to other uses, alterations, extensions or sub-division and replacement dwellings. The policy also includes reference to the re-use of empty homes.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of making effective use of land and using natural resources prudently (NPPF paragraph 8) the re-use of previously developed land (NPPF paragraph 119) and the sub-division of existing dwellings in rural locations (NPPF paragraph 80).</p>	<p>No specific changes in evidence or circumstance have been identified other than changes to permitted development rights introduced in August 2021, allowing the change of use of a dwelling (use class C3) to a house in multiple occupation (use class C4).</p>	<p>Whilst the policy remains consistent with national policy, the review of the Local Plan presents an opportunity to consider the success of the policy to date and whether it needs to be retained, updated or replaced.</p> <p>This will include consideration of the changes to permitted development rights introduced in August 2021.</p>
H7 – Travelling Communities	<p>Policy H7 sets out how many pitches and plots will be provided in the period 2016 – 2031 for gypsies and travellers and travelling showpeople respectively.</p> <p>It explains that a 5-year housing land supply will be provided through expansion/intensification</p>	<p>The evidence upon which Policy H7 is based was produced in 2016 and new evidence of housing need for travelling communities is in the process of being prepared on a countywide basis to help inform emerging Local Plans.</p>	<p>Whilst the policy remains consistent with the NPPF and the Government’s separate Planning Policy for Traveller Sites (2015), the evidence upon which it is based stems from 2016 and new evidence has recently been commissioned on a countywide basis covering the period to 2041.</p>

	<p>of existing sites and the allocation of Cuckoowood Farm (see Policy H8 below).</p> <p>The policy also refers to other measures including existing sites being safeguarded and existing sites being extended where appropriate. A series of criteria are set out which any new sites will be expected to accord with.</p> <p>The policy is considered to remain consistent with national policy which requires the needs of different groups including travellers to be assessed and reflected in planning policies (NPPF paragraph 62).</p> <p>The policy is also considered to remain consistent with the general provisions of the Government's separate Planning Policy for Traveller Sites (2015).</p>	<p>It is also relevant to note that the allocation referred to in Policy H7 (Cuckoowood Farm) has now been implemented.</p>	<p>Policy H7 will therefore need to be updated/replaced as part of the review of the Local Plan to reflect this new evidence of need and any other relevant material considerations.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>H8 – Land at Cuckoowood Farm, Freeland</p>	<p>Policy H8 allocates land at Cuckoowood Farm for the provision of up to 6 plots for showpeople as an extension to the existing showpeople’s site. It includes a number of criteria to guide the development of the site.</p> <p>The policy is considered to remain consistent with national policy which requires the needs of different groups including travellers to be assessed and reflected in planning policies (NPPF paragraph 62).</p> <p>The policy is also considered to remain consistent with the general provisions of the Government’s separate Planning Policy for Traveller Sites (2015).</p>	<p>The allocation has now been implemented.</p> <p>New evidence of the accommodation needs of travelling communities is in the process of being prepared.</p>	<p>The allocation has now been implemented.</p> <p>As outlined above, new evidence of need is in the process of being prepared.</p> <p>This will provide a needs figure for West Oxfordshire with the Local Plan review providing the opportunity to potentially allocate land to meet those needs.</p>
<p>E1 – Land for Employment</p>	<p>Policy E1 seeks to ensure that there is sufficient land for employment to meet identified needs.</p> <p>There are two strands to the policy – the provision of new employment land including a number of specific site allocations and the</p>	<p>The Oxfordshire Local Industrial Strategy was published in September 2019 seeking to position Oxfordshire as one of the top-three global innovation ecosystems.</p> <p>More recently the Oxfordshire Local Investment Plan has been published (2020) and a new Strategic</p>	<p>Although Policy E1 remains consistent with the NPPF, the policy will need to be updated/amended through the Local Plan review to take account of up-to-date evidence of economic needs, changes to economic trends and working patterns, existing commitments having now come forward for</p>

	<p>improvement and protection of existing employment sites.</p> <p>The policy is considered to remain consistent with national policy which emphasises that planning policies should help create the conditions in which businesses can invest, expand and adapt (NPPF paragraph 81) set criteria or identify strategic sites for local and inward investment (NPPF paragraph 82) and be flexible enough to accommodate needs not anticipated in the plan (NPPF paragraph 82).</p> <p>National policy also emphasises that a positive approach should be taken to applications for alternative uses of land which is currently developed but not allocated for a specific purpose, where it would help meet identified development needs (NPPF paragraph 123).</p>	<p>Economic Plan for Oxfordshire is imminent.</p> <p>Since the plan was adopted, much of the employment land identified has been developed, particularly at Witney. Proposals for a new Science and Technology Park at Salt Cross Garden Village have also moved forward through the Salt Cross Area Action Plan (AAP).</p> <p>Notable changes to working patterns have also taken place as a result of the pandemic.</p> <p>There have also been changes to the use classes order (the introduction of Use Class E) and associated permitted development rights.</p>	<p>development and changes to national policy including the use classes order and permitted development rights.</p>
E2 – Supporting the Rural Economy	<p>Policy E2 relates specifically to the rural economy, expressing in principle support for new, small employment sites in or adjacent to larger settlements and elsewhere, in principle support for rural</p>	<p>The economic evidence base upon which the current Local Plan is based is relatively out of date and will need to be refreshed to inform the new Local Plan.</p>	<p>Whilst Policy E2 remains consistent with the provisions of the NPPF, because it is based on relatively dated evidence and pre-dates Brexit and other relevant economic considerations, it is anticipated that the policy will need to be</p>

	<p>diversification projects subject to certain criteria.</p> <p>The policy also aims to deliver communications infrastructure to support economic activity in rural areas.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of supporting a prosperous rural economy, with planning policies expected to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and also the development and diversification of agricultural and other land-based rural businesses (NPPF paragraph 84).</p> <p>Also the importance of high quality and reliable communications infrastructure (NPPF paragraph 114).</p>	<p>It is anticipated that this will provide up to date information on West Oxfordshire's rural economy, taking account of relevant considerations including Brexit as well as emerging strategies including the new Oxfordshire Strategic Economic Plan (SEP).</p>	<p>updated/amended as part of the review of the Local Plan.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
E3 – Re-use of Non-Residential Buildings	<p>The policy relates to the re-use of existing non-residential buildings (both traditional and non-traditional) for different uses including employment, tourism and community uses.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of using previously developed land and sites that are physically well-related to existing settlements (NPPF paragraph 85) and the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings (NPPF paragraph 84).</p>	<p>There have been a number of changes to permitted development rights since the Local Plan was adopted which have potential implications for the provisions of Policy E3.</p> <p>This includes the change of use of agricultural buildings to commercial and residential uses.</p>	<p>Whilst Policy E3 remains consistent with the NPPF, it will be necessary to consider an update/amendment to the policy as part of the review of the Local Plan to take account of current permitted development rights and implementation of the policy to date.</p>
E4 – Sustainable Tourism	<p>Policy E4 supports tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire.</p> <p>The policy seeks to apply a sequential approach to the location of such development to ensure that it remains accessible. There is also significant emphasis on the</p>	<p>No specific changes in evidence or circumstances have been identified other than the preparation of a new Management Plan for the Cotswolds National Landscape (formerly known as the Cotswolds AONB).</p> <p>Tourism continues to be a key sector for the West Oxfordshire economy supporting a number of seasonal and year round jobs in</p>	<p>The policy is considered to remain consistent with the NPPF but the review of the Local Plan provides the opportunity to consider whether it needs to be updated/amended or potentially incorporated into another policy.</p>

	<p>protection and enhancement of the character of the area including the Cotswolds AONB (now referred to as the Cotswolds National Landscape).</p> <p>The policy remains consistent with national policy which emphasises the importance of planning policies and decisions enabling sustainable rural tourism and leisure developments which respect the character of the countryside (NPPF paragraph 84) as well as reducing the need to travel (NPPF paragraph 105) and protecting town centres (NPPF paragraph 87).</p>	<p>hospitality and other related businesses.</p>	
<p>E5 - Local services and community facilities</p>	<p>Policy E5 seeks to retain local services and community facilities to meet local needs and promote social wellbeing.</p> <p>Development proposals that would result in the loss of a community facility will only be permitted subject to certain criteria.</p> <p>The policy remains consistent with national policy which emphasises how non-strategic policies can be used to address local issues including the provision of</p>	<p>As a predominantly rural district, one of the primary deprivation measures for rural communities relates to access to services and facilities.</p> <p>The District Council has commissioned independent research on rural service provision in West Oxfordshire through the Plunkett Foundation (March 2023).</p> <p>This indicates that the district's service provision has remained relatively stable in recent years, but</p>	<p>Whilst Policy E5 remains consistent with national policy, the review of the Local Plan provides an opportunity to consider the effectiveness of the policy in the context of more recent evidence on service provision in rural areas and whether the policy should be updated/amended.</p>

	<p>infrastructure and community facilities at a local level (NPPF paragraph 28) as well as policies enabling the retention and development of accessible local services and community facilities including shops and meeting spaces (NPPF paragraph 84).</p> <p>It also requires policies to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments (NPPF paragraph 93).</p>	<p>that a smaller number of communities have seen significant change.</p>	
<p>E6 – Town Centres</p>	<p>The overarching aim of Policy E6 is to protect the District’s town centres and support them as the focus for shopping, leisure, community facilities and services.</p> <p>Town Centres are defined for Witney, Carterton, Chipping Norton, Burford and Woodstock with primary and secondary shopping frontages defined for Witney, Carterton and Chipping Norton.</p> <p>The policy applies the sequential approach and impact tests of the NPPF and seeks to control certain</p>	<p>Recent years have continued to see changes to people’s shopping habits, reduced demand for town centre space for traditional high street anchors and a changing role for town centres.</p> <p>There have also been a number of changes to the use classes order and to permitted development rights including change of use from commercial, business and service uses (Use Class E) to residential use (Use Class C3).</p>	<p>Although Policy E6 remains generally consistent with national policy, there have been a number of important changes since the policy was adopted including changes to the use classes order and associated permitted development rights.</p> <p>As such, the policy will be considered as part of the review of the Local Plan and updated/replaced to reflect current national policy and any up-to-date evidence relating to town centre needs and opportunities.</p>

	<p>changes of use including the loss of retail and other town centre uses.</p> <p>The policy is considered to remain generally consistent with national policy, with the NPPF emphasising the importance of supporting the role of town centres, defining the extent of town centres and primary shopping areas (NPPF paragraph 86) and applying a sequential approach to development proposals outside of designated centres (NPPF paragraph 87).</p> <p>National policy also allows for the use of a locally set threshold for requiring an impact assessment (NPPF paragraph 90) as is the case with Policy E6 which applies a local threshold of 500 sq. m.</p>	<p>The District Council has also commissioned new evidence in the form of a Market Towns Study which seeks to identify improvements that could be made to the District's main market towns.</p> <p>Further evidence (e.g. retail needs) may also be commissioned as part of the review of the Local Plan.</p>	
T1 – Sustainable Transport	<p>Policy T1 aims to reduce the need to travel by private car and to maximise opportunities for walking, cycling and use of public transport.</p> <p>The policy supports additional home working and mixed-use developments in accessible, sustainable locations.</p>	<p>The provision of rural public transport has evolved in recent years. Cuts to subsidies have seen some rural bus services cut and re-established via funding from new development.</p> <p>The establishment of 20mph speed limits and low traffic neighbourhoods have been</p>	<p>In seeking to reduce the need to travel and maximising opportunities for walking, cycling and the use of public transport, Policy T1 is considered to remain consistent with national policy.</p> <p>The policy will however be considered as part of the review of the Local Plan and updated/replaced as appropriate –</p>

	<p>Transport assessments are required for new developments with significant transport implications.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of planning policies promoting walking, cycling and public transport (NPPF paragraph 104) actively managing patterns of growth and limiting the need to travel, offering a genuine choice of transport modes (NPPF paragraph 105).</p> <p>National policy also emphasises the importance of promoting social interaction including through mixed-use development (NPPF paragraph 92).</p>	<p>introduced to make active travel safer and more attractive.</p> <p>There has been increased ownership and access to electric bicycles and scooters in recent years which may encourage active and healthy travel over longer distances.</p> <p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>LTCP5 includes a number of important shifts in emphasis including a move away from 'predict and provide' (whereby past data is used to determine future needs) to a 'decide and provide' approach (whereby a preferred outcome is identified and the means to accommodate that is then provided).</p> <p>The County Council also continues to roll out a programme of Local Cycling and Walking Infrastructure Plans (LCWIPS) across the District with a number of local area</p>	<p>in particular to take account of Oxfordshire County Council's Local Transport and Connectivity Plan (LTCP5) and other associated plans and strategies.</p>
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		strategies also proposed for key locations.	
T2 – Highway Improvement Schemes	<p>Policy T2 seeks to ensure that all developments have safe access and an acceptable degree of impact on the highway network.</p> <p>A number of specific highway infrastructure schemes are identified to support the delivery and mitigate the impact of future development.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of assessing the potential impacts of development on transport networks (NPPF paragraph 104) and identifying and protecting sites and routes which could be critical in developing infrastructure to widen transport choice (NPPF paragraph 106).</p>	<p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>A number of the highway schemes referred to in the policy have progressed.</p> <p>For example, the park and ride at Eynsham is now under construction and the Shores Green Slip Roads now has planning permission.</p> <p>Oxfordshire County Council has also worked up detailed improvements to the A40 having secured central Government funding through HIF.</p>	<p>Policy T2 remains consistent with national policy although there have been a number of important changes since the policy was adopted.</p> <p>The proposed review of the Local Plan provides an opportunity to consider whether the policy should be updated/replaced taking account of the most recent position regarding the various highway infrastructure schemes included as well as new policy set out in the County Council’s Local Transport and Connectivity Plan (LTCP5).</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>T3 – Public transport, walking and cycling</p>	<p>Policy T3 seeks to locate and design development in such a way that it maximises opportunities for walking, cycling and the use of public transport. Where appropriate, new development will be expected to contribute towards new or enhanced infrastructure.</p> <p>The policy also commits the District Council to partnership working to increase the use of public transport and provide safe and convenient travel for pedestrians, cyclists and other vulnerable road users.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of identifying opportunities to promote walking, cycling and public transport (NPPF paragraph 104) and provide for attractive and well-designed walking and cycling networks (NPPF paragraph 106).</p>	<p>The provision of rural public transport has evolved in recent years. Cuts to subsidies have seen some rural bus services cut and re-established via funding from new development.</p> <p>The establishment of 20mph speed limits and low traffic neighbourhoods have been introduced to make active travel safer and more attractive.</p> <p>There has been increased ownership and access to electric bicycles and scooters in recent years which may encourage active and healthy travel over longer distances.</p> <p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>LTCP5 includes a number of important shifts in emphasis including a move away from ‘predict and provide’ (whereby past data is used to determine future needs) to</p>	<p>Whilst Policy T3 remains consistent with the NPPF, the policy will be considered as part of the review of the Local Plan – particularly in the context of the County Council’s Local Transport and Connectivity Plan (LTCP5) and other associated strategies as well as up to date evidence on the infrastructure needed to support planned development to 2041.</p>

		<p>a 'decide and provide' approach (whereby a preferred outcome is identified and the means to accommodate that is then provided).</p> <p>The County Council also continues to roll out a programme of Local Cycling and Walking Infrastructure Plans (LCWIPS) across the District with a number of local area strategies also proposed for key locations.</p>	
T4 – Parking provision	<p>Policy T4 aims to ensure that there is appropriate off-street car parking available to support town and village centres and address issues of congestion and air quality.</p> <p>Proposals for new off-street parking will be supported in accessible locations.</p> <p>Car parking in new development should be provided in accordance with County Council adopted standards and development which significantly increases parking demand will be expected to make appropriate provision or a financial contribution.</p>	<p>The Government has published a National Model Design Code and National Design Guide and national policy now emphasises the importance of the design of parking areas having to reflect these.</p> <p>Oxfordshire County Council has also produced a new Local Transport and Connectivity Plan (LTCP5) and updated parking standards.</p>	<p>Whilst T4 remains consistent with national policy, the review of the Local Plan provides the opportunity to update/replace the policy to take account of more recent guidance and policy including the introduction of the National Design Guide and National Model Design Code as well as Oxfordshire County Council's LTCP5 and associated guidance and standards.</p> <p>There is also an opportunity to consider evolving infrastructure requirements such as the need for electric car charging.</p>

	<p>The policy is considered to remain consistent with national policy which emphasises that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes (NPPF paragraph 104) and that parking standards should take account of a number of considerations including accessibility and the type and mix of development (NPPF paragraph 107).</p>		
<p>EH1 – Cotswolds Area of Outstanding Natural Beauty</p>	<p>Policy EH1 seeks to ensure that development within and affecting the setting of the Cotswolds AONB, conserves and enhances the area’s natural beauty, landscape and countryside, including its wildlife and heritage.</p> <p>The policy confirms that major development within the AONB will only be permitted in exceptional circumstances and that the Cotswolds AONB management plan and associated guidance are relevant material planning considerations.</p> <p>It also offers in principle support for proposals that support the economy and social wellbeing of communities</p>	<p>The Cotswolds Area of Outstanding Natural Beauty (AONB) is now known as the Cotswolds National Landscape.</p> <p>In February 2023 a new Cotswolds National Management Plan was adopted (and endorsed by West Oxfordshire District Council in September 2023).</p> <p>The Plan covers the period 2023-2025, during which time evidence and data is to be developed in anticipation of significant national and local policy development for protected landscapes, especially in relation to climate action.</p>	<p>The policy remains consistent with national policy. However, since it was adopted, there have been a number of relevant changes including the publication of a new management plan and associated guidance which will need to be considered in determining whether the policy needs to be updated/amended as part of the Local Plan review.</p> <p>Changes to the policy may also be needed, following consideration of potential national policy changes and further research to be undertaken by the Cotswolds National Landscape Board.</p>

	<p>including affordable housing and small-scale renewables.</p> <p>The policy is considered to remain consistent with national policy which emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs (NPPF paragraph 176) and that permission for major development in AONBs should be refused, other than in exceptional circumstances (NPPF paragraph 177).</p> <p>The policy is also consistent with the national policy emphasis on affordable homes in rural areas (NPPF paragraph 78) and community-led initiatives for renewable and low carbon energy (NPPF paragraph 156).</p>		
EH2 – Landscape Character	<p>Policy EH2 seeks to conserve and enhance the District’s natural environment with new development required to conserve and where possible enhance the local landscape.</p> <p>The policy also addresses the issue of pollution including noise and light.</p>	<p>In recent years there has been an increased emphasis on the need to look at the environment, including maintaining and enhancing landscape, at a strategic, multi-functional landscape-scale. Consideration needs to be made, for example, of climate change, natural capital, green infrastructure</p>	<p>While the general approach of the policy remains appropriate and consistent with national policy, the policy wording or supporting text may need to be updated to reflect more recent advice on design, character, strategic scale and multi-functional nature of landscape, as well as local initiatives such as the</p>

	<p>The policy is considered to remain consistent with national policy which specifically identifies the need to conserve and enhance landscapes, including recognising the importance of local ‘character’ and ‘setting’ (NPPF paragraph 130).</p> <p>National policy also emphasises the need for planning policies to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution (NPPF paragraph 174).</p>	<p>and the inter-relationship of these issues.</p> <p>There has also been an increased emphasis placed on the importance of good design as a whole and on the concept of ‘beauty’, particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p>	<p>NE Cotswolds Landscape Recovery Project.</p> <p>There is also the opportunity to remove duplication with Policy EH8 (see below) which also seeks to address the issue of pollution.</p>
EH3 – Biodiversity and Geodiversity	<p>Policy EH3 addresses biodiversity and geodiversity, seeking to ensure that the biodiversity of West Oxfordshire is protected and enhanced to achieve an overall net gain. The policy sets out a number of ways in which this will be achieved.</p> <p>The policy remains broadly consistent with national policy which emphasises the need for</p>	<p>The Environment Act 2021 is introducing new incentives, actions and planning tools to drive improvements for nature, including mandatory requirements for biodiversity net gain (BNG) through the planning system (where the natural environment is left in a measurably better state post-development) and the creation of Nature Recovery Networks through</p>	<p>While the main thrust of Policy EH3 remains relevant, in light of the emerging environmental policy and context changes for biodiversity at a national, county and local level, a detailed re-appraisal of this policy and the supporting evidence will be required as part of the review of the Local Plan.</p>

	<p>plans to take a pro-active approach to mitigating and adapting to climate change taking into account biodiversity (NPPF paragraph 153) protecting sites of biodiversity value and minimising impacts on and providing net gains for biodiversity (NPPF paragraph 174).</p>	<p>Local Nature Recovery Strategies (LNRS).</p> <p>The District Council has declared an Ecological Emergency. A Biodiversity Strategy is being produced for West Oxfordshire.</p> <p>An Oxfordshire Local Nature Partnership has formed. Three priority areas are identified: natural capital; nature recovery; and people and nature.</p> <p>Work has begun on producing a LNRS for Oxfordshire which will include a Local Nature Recovery Network.</p> <p>In January 2024, there will be a national requirement for major developments to provide at least a 10% net biodiversity gain (and for almost all development to achieve it by April 2024).</p>	
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EH4 – Public Realm and Green Infrastructure</p>	<p>Policy EH4 seeks to protect and enhance areas of public space and green infrastructure with new developments expected to incorporate public realm and green infrastructure (GI) as integral components. The policy stipulates a number of specific criteria which development should accord with and explains that contributions towards local green infrastructure projects will be sought where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being (NPPF paragraph 8).</p> <p>National policy also emphasises the importance of GI in supporting healthy lifestyles (NPPF paragraph 92) and adapting to climate change (NPPF paragraph 154).</p>	<p>Since the Local Plan was adopted, there has been an increased emphasis on the importance of beauty and good quality design, particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p> <p>In February 2023, Natural England published a new tool to help make areas greener and more nature-rich.</p> <p>The Green Infrastructure Framework introduces five key standards: Urban Nature Recovery Standard; Urban Greening Factor; Urban Tree Canopy Standard; Accessible Greenspace Standards; and a Green Infrastructure Strategy.</p> <p>Changes to Green Infrastructure will also emerge through the Environment Act 2021, for example, through BNG and the requirement for Local Nature Recovery Strategies.</p>	<p>While the main thrust of Policy EH4 remains relevant, in light of the emerging environmental policy and context changes for public space and green infrastructure at a national, county and local level, a detailed reappraisal of this policy and the supporting evidence will be required as part of the review of the Local Plan.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH5 – Sport, Recreation and Children’s Play	<p>Policy EH5 relates to the issue of sport, recreation and children’s play with new development expected to provide or contribute towards such facilities where appropriate and existing facilities safeguarded unless surplus to requirements or the benefits would outweigh the loss.</p> <p>The policy is considered to remain consistent with national policy which continues to identify sport, recreation and children’s play space as important components for promoting healthy communities (NPPF paragraph 92).</p> <p>The requirement to normally protect existing provision, and for policy to be based on a robust and up-to-date assessments of need, remains (NPPF paragraphs 84 and 98 respectively).</p>	<p>Since the current Local Plan was prepared, there has been a re-connection of planning and public health. National guidance and good practice increasingly emphasises the importance of healthy place shaping and the need to address local health and wellbeing issues.</p> <p>While Sport England continue to focus on participation in sport, their emphasis is also on physical activity as a whole, including active travel and active lives.</p> <p>The government has increased its emphasis on the need for supporting infrastructure.</p>	<p>Whilst Policy EH5 remains consistent with the NPPF, the policy will be considered as part of the review of the Local Plan and could for example potentially be expanded to address the wider role and multi-functionality of facilities and open space as part of healthy place shaping.</p> <p>Part of the policy relates to the requirements of new provision through development proposals. An up-to-date assessment of need will be required to support the policy in order to strengthen infrastructure provision.</p>
EH6 – Decentralised and renewable or low carbon energy development (excepting wind turbines)	Policy EH6 addresses the provision of decentralised and renewable or low carbon energy (other than wind turbines) – offering general in principle support and setting out a number of criteria which such proposals will be required to accord	Since the adoption of the Local Plan, the need to address climate change at an international, national and local level has been receiving greater weight.	Whilst Policy EH6 remains consistent with national policy, in light of both national policy and the speed of technological advancement rapidly changing, the policy will need to be considered and updated/replaced accordingly

	<p>with including landscape, residential amenity and highway safety.</p> <p>The policy offers particular support for proposals that are led by or meet the needs of local communities.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of transitioning to a low carbon future and supporting renewable and low carbon energy and associated infrastructure (NPPF paragraph 152).</p> <p>National policy also requires a positive strategy for energy from renewable and low carbon energy (NPPF paragraph 155) which Policy EH6 is considered to accord with.</p>	<p>In March 2023, the Government set out its Energy Security Plan (Powering Up Britain) and, in August 2023, reiterated their commitment to deliver decarbonised power by 2035 and net zero by 2050.</p> <p>West Oxfordshire District Council has declared a Climate Emergency and produced a Climate Change Strategy 2021-2025 and a Carbon Action Plan.</p> <p>A delivery plan for the Oxfordshire Energy Strategy was published in 2019.</p> <p>Project LEO (Low Energy Oxfordshire) ran a series of trials in the county with the aim of building a broad range of reliable evidence of the technological, market and social conditions needed for a greener, more flexible, and fair electricity system.</p>	<p>as part of the review of the Local Plan.</p> <p>As more renewable energy developments are delivered, there is a need for an assessment of cumulative impacts.</p> <p>This specific requirement could be added to the policy or to any supporting detailed guidance.</p> <p>The Local Plan review also provides the opportunity to consider the potential allocation of land for renewable and low carbon energy.</p>
EH7 – Flood Risk	<p>Policy EH7 addresses the issue of flood risk and essentially confirms that national policy will be applied including the application of the sequential risk-based approach. The policy stipulates a number of specific criteria relating to the</p>	<p>As part of the stronger emphasis on the transition to a low carbon future, national policy and guidance increasingly considers flood risk in this wider context.</p>	<p>Whilst Policy EH7 remains consistent with national policy, the review of the Local Plan provides an opportunity to consider whether the policy should be expanded and strengthened to embrace the water environment.</p>

	<p>sequential test, sources of flooding, sustainable drainage, site specific flood risk assessments and flood management.</p> <p>The policy remains consistent with national policy which emphasises the importance of directing development away from areas at highest risk of flooding (NPPF paragraph 159) take account of all sources of flooding (NPPF paragraph 161) safeguard land needed for flood management (NPPF paragraph 161) and incorporate sustainable drainage systems into major developments (NPPF paragraph 169).</p>	<p>As a result of, for example, the Environment Act 2021, addressing flooding is being seen as part of a wider consideration of the water environment and an integrated approach to water management, incorporating issues such as green and blue infrastructure provision, BNG, sustainable drainage systems, natural flood risk management and water quality and quantity.</p> <p>The river catchment partnerships (for the Evenlode and the Windrush) have developed a greater understanding of these systems (including through the use of Citizen Science) and have delivered measures to begin to address local issues.</p>	<p>It could for example take a more integrated water management approach, linking to nature recovery and BNG and the use of sustainable building design and construction techniques, such as incorporating flood resilience credentials.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH8 – Environmental Protection	<p>Policy EH8 addresses a range of issues related to pollution and safety including air quality, contaminated land, light pollution, noise and waste.</p> <p>In essence proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of ensuring that new and existing development does not contribute to, or is put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution or land instability (NPPF paragraph 174).</p>	<p>Since the adoption of the local plan, there has been an increasing emphasis on healthy place shaping and a recognition of the relationship between planning and health and well-being.</p> <p>The Environment Act 2021 introduces measures for environmental improvement plans, waste and resource efficiency, air quality and the water environment.</p> <p>Project LEO and the Oxfordshire Energy Strategy considers emissions and waste.</p> <p>In West Oxfordshire the deterioration in river water quality has been well documented locally and nationally, including the impact of rural sewage treatment works and new development.</p> <p>Air Quality Action Plans are being drawn up for Witney and Chipping Norton.</p>	<p>While Policy EH8 remains consistent with national policy, some of the issues are addressed in part under other legislation.</p> <p>The review of the Local Plan provides an opportunity to consider whether the policy should be updated/replaced to strengthen it by more explicitly relating it to health and well-being, healthy place shaping and sustainable design and construction.</p>

<p>EH9 – Historic Environment</p>	<p>Policy EH9 relates to the historic environment, with all development proposals expected to conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment.</p> <p>The policy confirms that in determining applications, great weight will be given to conserving and/or enhancing the significance of designated heritage assets including listed buildings, conservation areas and the Blenheim World Heritage Site. It explains the relevant considerations should there be harm to any such asset.</p> <p>The policy also outlines the approach taken towards non-designated heritage assets including proposals that directly or indirectly affect their significance.</p> <p>The policy also sets out a number of criteria which all development affecting (or potentially affecting) a heritage asset will be expected to accord with.</p>	<p>There has been an increased emphasis on the importance of beauty and good quality design which is relevant to traditional buildings.</p>	<p>Although Policy EH9 remains consistent with national policy, the review of the Local Plan provides the opportunity to potentially rationalise this and other policies relating to the historic environment.</p> <p>There is also an opportunity to have a stronger linkage between heritage, design, climate change and ecology for example by considering sustainability and historic buildings.</p>
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	<p>The policy is considered to remain consistent with national policy which emphasises the importance of conserving and enhancing the natural, built and historic environment (NPPF paragraph 20) conserving heritage assets in a manner appropriate to their significance (NPPF paragraph 189) and ensuring that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (NPPF paragraph 199).</p>		
<p>EH10 – Conservation Areas</p>	<p>Policy EH10 relates specifically to development within or affecting the setting of a Conservation Area.</p> <p>Subject to certain criteria being met, development which can be shown to conserve or enhance the special interest, character, appearance and setting of Conservation Areas will be permitted.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).</p>	<p>No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on designated heritage assets.</p>	<p>Policy EH10 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended.</p> <p>For example, the requirement for local authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance (NPPF paragraph 206) and also to address the issue of climate change mitigation and adaptation.</p>

<p>EH11 – Listed Buildings</p>	<p>Policy EH11 relates specifically to listed buildings as designated heritage assets. In essence, the policy stipulates a number of criteria which development involving a listed building (e.g. change of use, addition or alteration) or within the setting or curtilage of a listed building will be expected to accord with.</p> <p>The policy remains consistent with the NPPF which emphasises the importance of great weight being given to the conservation of designated heritage assets including listed buildings (NPPF paragraph 199).</p>	<p>No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on designated heritage assets.</p>	<p>Policy EH11 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended - for example to address the issue of climate change mitigation and adaptation.</p>
<p>EH12 – Traditional Buildings</p>	<p>Policy EH12 relates to traditional buildings, with the policy stipulating criteria by which development proposals involving their conversion, extension or alteration will be judged.</p> <p>The policy is considered to remain consistent with national policy which emphasises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in</p>	<p>No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on non-designated heritage assets.</p>	<p>Policy EH12 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended - for example to address the issue of climate change mitigation and adaptation.</p>

	determining the application (NPPF paragraph 203).		
EH13 – Historic Landscape Character	<p>Policy EH13 relates to the issue of historic landscape character setting out a number of criteria against which proposals affecting the historic character of the landscape or townscape will be judged.</p> <p>The policy is considered to remain in accordance with national policy which emphasises the importance of planning policies ensuring that development is sympathetic to local character and history (NPPF paragraph 130) as well as the desirability of new development making a positive contribution to local character and distinctiveness (NPPF paragraph 190).</p>	<p>Since the Local Plan was adopted, there is now a stronger emphasis on a landscape led approach in terms of understanding the context, history and the cultural characteristics of a site and its surroundings.</p> <p>In recent years there has also been an increased emphasis on the need to look at the environment, including maintaining and enhancing landscape, at a strategic, multi-functional landscape-scale.</p> <p>There is also increased emphasis on the importance of good design as a whole and on the concept of ‘beauty’, particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p>	<p>Whilst Policy EH13 remains consistent with national policy as set out in the NPPF, the review of the Local Plan provides an opportunity to consider the policy and whether it should be updated/amended and possibly incorporated into a wider landscape policy and/or other related policies regarding design and biodiversity.</p> <p>This could provide a strong emphasis on the importance of a landscape led approach in planning and designing new development, linking this to relevant issues including climate change, natural capital and GI.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH14 – Registered Historic Parks and Gardens	<p>Policy EH14 relates specifically to registered parks and gardens and sets out criteria for development which would directly or indirectly affect their significance. The policy also offers in principle support for proposals that would enable the restoration of original layout and features where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).</p>	<p>Since the adoption of the Local Plan there has been increased development pressure within close proximity to Blenheim WHS both in terms of housing and other proposals such as renewable energy development.</p>	<p>Whilst Policy EH14 remains consistent with national policy, the review of the Local Plan provides the opportunity to consider this policy and whether it should be updated/amended.</p> <p>It may for example be possible to merge it with other policies related to heritage and/or green infrastructure.</p>
EH15 – Scheduled monuments and other nationally important archaeological remains	<p>Policy EH15 relates specifically to scheduled monuments and other nationally important archaeological remains setting out the circumstances in which development which directly or indirectly affects their significance will be permitted. The policy also addresses the issue of unavoidable harm to or loss of such assets.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance</p>	<p>No specific updates to evidence or changes in circumstance have been identified.</p>	<p>Whilst Policy E15 remains consistent with national policy, the review of the Local Plan provides the opportunity to consider this policy and whether it should be updated/amended.</p> <p>There may for example be opportunities to incorporate this policy into other heritage related policies as well as the potential to include reference to the opportunity for local understanding in the</p>

	of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).		historic relevance of sites to add local education and a sense of place.
EH16 – Non-Designated Heritage Assets	<p>Policy EH16 relates to non-designated heritage assets such as non-listed buildings, and non-nationally important archaeological remains with a presumption in favour of the avoidance of harm or loss.</p> <p>The policy is considered to remain consistent with national policy which emphasises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF paragraph 203).</p>	No specific updates to evidence or changes in circumstance have been identified.	Whilst Policy EH16 remains consistent with national policy, the Local Plan review provides the opportunity to consider whether the policy should be updated/amended and possibly combined with other policies.
WIT1 – East Witney Strategic Development Area	Policy WIT1 allocates land at East Witney for the provision of about 450 new homes as a sustainable, integrated community that forms a positive addition to Witney. The allocation remains consistent with national policy which requires planning policies to identify a	Since the Local Plan was adopted, the landowner has submitted an outline planning application for the site which was refused. The District Council remains in discussion with the landowner with a view to bringing an acceptable scheme forward.	The policy remains consistent with national policy and the District Council will continue to work with the landowner to bring an acceptable scheme forward.

	<p>sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The associated Shores Green Slip Road (SGSR) improvements referred to in the policy have now secured planning permission.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
<p>WIT2 – North Witney Strategic Development Area</p>	<p>Policy WIT2 allocates land at North Witney for the provision of about 1,400 homes as a sustainable, integrated community that forms a positive addition to Witney.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The North Witney Land Consortium have recently appointed masterplanners to prepare a comprehensive masterplan for the site with a view to informing an outline planning application.</p> <p>Pre-application public consultation has recently commenced.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the developer consortium in relation to the emerging masterplan and forthcoming outline planning application.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>WIT3 – Woodford Way Car Park, Witney</p>	<p>Policy WIT3 allocates land at Woodford Way Car Park, Witney for the provision of around 50 dwellings either as part of a residential or mixed-use scheme with other compatible town centre uses.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>The site is owned by the District Council which has started to take development forward but not yet progressed it to the planning application stage.</p> <p>It remains the Council's intention to pursue the development of this site.</p>	<p>The policy remains consistent with national policy and the District Council will continue to take it forward to the planning application stage.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
WIT4 – Land west of Minster Lovell	<p>Policy WIT4 allocates land to the west of Minster Lovell for the provision of around 125 homes as part of a sustainable, integrated extension of the existing village. The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The site has detailed planning permission (17/01859/OUT and 18/03473/RES) and is currently under construction with completion due in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
WIT5 – Witney Town Centre Strategy	<p>Policy WIT5 sets out an overall strategy for Witney Town Centre, the overall objective being to maintain and enhance it as an accessible, attractive and diverse shopping, visitor and evening economy offer.</p> <p>The policy sets out a number of ways in which this will be achieved including protection of the main shopping core around the High Street, promoting Market Square and Corn Street as shopping, leisure</p>	<p>Since the Local Plan was adopted, there have been a number of relevant changes including to the use classes order and associated permitted development rights including change of retail to other uses such as residential.</p> <p>Oxfordshire County Council have also progressed new traffic arrangements in the High Street and Market Square and have been awarded £1.98 million by the Government’s Active Travel Fund to</p>	<p>Whilst Policy WIT5 remains consistent with national policy, the review of the Local Plan provides an opportunity to update/replace the policy to take account of a range of relevant considerations including changes to permitted development rights, Oxfordshire County Council’s work around the High Street and Market Square and any new evidence commissioned as part of the local plan process (e.g. retail needs assessment).</p>

	<p>and cultural quarters and investigating opportunities for phased, organic extension of the Woolgate shopping centre and at Welch Way to meet retailer needs.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of planning policies supporting the role played by Town Centres and establishing a positive strategy for the future of such centres (NPPF paragraph 86).</p>	<p>design and deliver associated street improvements.</p>	
WIT6 – Witney Sub-Area Strategy	<p>Policy WIT6 sets out an overall strategy for the Witney sub-area as defined by the Local Plan.</p> <p>This confirms Witney as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p>	<p>Policy WIT6 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to deliver key highway infrastructure.</p> <p>The policy includes a number of general provisions relating to enhancing walking, cycling and public transport, avoiding flood risk, protecting the character and setting of Witney, conserving and enhancing the Cotswolds AONB and ensuring development is supported by timely investment in infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the avoidance of flood risk (NPPF paragraph 159) conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (NPPF paragraph 176) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic environment (NPPF paragraph 190).</p>	<p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p>	
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
CA1 – REEMA North and Central	<p>Policy CA1 allocates land at REEMA North and Central for the provision of around 300 homes (net gain) in the form of a sustainable, integrated community that forms a positive addition to Carterton.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>Part of the site (REEMA Central) has secured planning permission for a scheme of 81 dwellings (net gain) which has now been completed.</p> <p>At REEMA North, detailed planning permission is in place for 200 units under (13/0399/P/RM) but the Defence Infrastructure Organisation (DIO) has confirmed that it expects to submit a fresh planning application for 275 homes.</p> <p>This is currently awaited.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the DIO and other relevant partners including Annington Homes.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
CA2 – Land at Milestone Road, Carterton	<p>Policy CA2 allocates land at Milestone Road, Carterton for the provision of around 200 new homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The site has full planning permission (21/00228/FUL) with construction now underway.</p> <p>The first completions are anticipated in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
CA3 – Land at Swinbrook Road, Carterton	<p>Policy CA3 allocates land at Swinbrook Road, Carterton for the provision of around 70 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises</p>	<p>The site has full planning permission (20/02422/FUL) and is now under construction.</p> <p>The first completions are anticipated in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

	<p>that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>		
<p>CA4 – Carterton Town Centre Strategy</p>	<p>Policy CA4 sets out an overall strategy for Carterton Town Centre, the overall objective being for it to become the local retail centre of choice for those living and working in the town and surrounding villages.</p> <p>The policy sets out a number of ways in which this will be achieved including the provision of a wider range of shops and other commercial uses, high quality shopping frontages, good levels of parking and protection of retail uses in the defined primary shopping frontage. The policy also identifies a number of potential redevelopment opportunities and outlines that developer contributions towards town centre enhancements will be sought where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance</p>	<p>Since the Local Plan was adopted, there have been a number of relevant changes including to the use classes order and associated permitted development rights including change of retail to other uses such as residential.</p> <p>The District Council has also commissioned strategic advice relating to Carterton to help inform the review of the Local Plan.</p> <p>It is anticipated that this will include recommendations and actions relating to Carterton Town Centre.</p>	<p>Whilst Policy CA4 remains consistent with national policy, the review of the Local Plan provides an opportunity to update/replace the policy to take account of a range of relevant considerations including changes to permitted development rights and any new evidence commissioned as part of the process (e.g. Carterton strategic advice and any updated retail needs assessment).</p>

	<p>of planning policies supporting the role played by Town Centres and establishing a positive strategy for the future of such centres (NPPF paragraph 86).</p>		
<p>CA5 – Carterton Sub-Area Strategy</p>	<p>Policy CA5 sets out an overall strategy for the Carterton sub-area as defined by the Local Plan.</p> <p>This confirms Carterton as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p> <p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to deliver key highway infrastructure.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p>	<p>Policy CA5 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>The policy includes a number of general provisions relating to improved town centre connections, public transport, walking and cycling, green infrastructure including Kilkenny Lane Country Park and the Shill Brook Valley, protecting the character and setting of Carterton and the identity of neighbouring villages and conserving and enhancing the historic environment.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the avoidance of flood risk (NPPF paragraph 159) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic Environment (NPPF paragraph 190).</p>		
<p>CN1 – East Chipping Norton Strategic Development Area</p>	<p>Policy CN1 allocates land to the east of Chipping Norton for the provision of around 1,200 homes and 5 hectares of business land as a sustainable, integrated community that forms a positive addition to the town.</p> <p>The allocation remains consistent with national policy which requires</p>	<p>Two parts of the site have been completed including 73 units to the south of London Road by McCarthy & Stone and 100 units to the south of Banbury Road by Bloor Homes. The majority of the remaining land is in the control of Oxfordshire County Council and CALA Homes who in 2022 agreed to jointly commission a comprehensive</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the main landowners and other key stakeholders including the Town Council in the interests of agreeing a comprehensive masterplan and determining any subsequent planning applications that come forward.</p>

	<p>planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>masterplan to guide the delivery of the site.</p> <p>However, further progress since then has been delayed due to additional survey work revealing some potentially significant archaeological constraints. The matter is currently with Historic England and their response is currently awaited.</p>	<p>The review of the Local Plan provides an opportunity to consider the current allocation and whether any amendments are required in light of the forthcoming response of Historic England in relation to the archaeological constraints which have been identified.</p>
<p>CN2 – Chipping Norton Sub-Area Strategy</p>	<p>Policy CN2 sets out an overall strategy for the Chipping Norton sub-area as defined by the Local Plan.</p> <p>This confirms Chipping Norton as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the strategic allocation which is proposed to help meet this requirement.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>As outlined above, further progress with the East Chipping Norton SDA has been delayed due to additional survey work revealing some</p>	<p>Policy CN2 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p> <p>It also provides an opportunity to consider the current strategic allocation to the east of the town and whether any amendments are required in light of the forthcoming response of Historic England in relation to the archaeological</p>

	<p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to reduce the impact of traffic on the town centre, particularly lorries.</p> <p>The policy includes a number of general provisions relating to enhancing walking, cycling and public transport, conserving and enhancing the town's landscape setting and heritage assets, conservation and enhancement of the Cotswolds AONB, a stronger town centre, management of public car parking and ensuring development is supported by infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (NPPF paragraph 176) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic environment (NPPF paragraph 190).</p>	<p>potentially significant archaeological constraints. The matter is currently with Historic England and their response is currently awaited.</p>	<p>constraints which have been identified.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EW1 – Oxfordshire Cotswolds Garden Village Strategic Location for Growth</p>	<p>Policy EW1 allocates the land to the north of the A40 near Eynsham as a strategic location for growth (SLG) to accommodate a free-standing exemplar garden village, comprising about 2,200 homes and 40 hectares of business land.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p> <p>The site is identified as one of a number of new garden communities under the Government’s locally led garden village, town and city programme.</p> <p>It is also identified in the Eynsham Neighbourhood Plan (2020).</p>	<p>Policy EW1 requires comprehensive development of the site to be led by an Area Action Plan (AAP). Since the Local Plan was adopted, good progress has been made with the AAP, which, having been through independent examination in 2021/22, has been found sound subject to main modifications in the Inspectors’ final report received in March 2023.</p> <p>Formal adoption of the AAP is currently on hold pending the outcome of a 3rd party legal challenge in relation to the Inspector’s conclusions on Policy 2 – Net Zero Carbon Development. It is also relevant to note that in parallel with the AAP process, the site promoter Grosvenor Developments Ltd. has submitted an outline planning application which is currently pending determination subject to the outcome of the AAP.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the main site promoter and other key stakeholders including the Parish Council to finalise the AAP which will enable the current outline planning application to be determined and subsequent reserved matters applications to be able to come forward.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EW2 – West Eynsham Strategic Development Area</p>	<p>Policy EW2 allocates the land to the west of Eynsham for the provision of around 1,000 homes in the form of a sustainable integrated community that forms a positive addition to the village.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>Two parts of the site have been completed or are under construction including 160 units at ‘Thornbury Green’ by Taylor Wimpey (completed) and 77 homes at the former Eynsham Nursery and Plant Centre site by Thomas Homes (under construction).</p> <p>In addition, an outline planning application has been submitted for 180 homes to the west of Derrymerrye Farm (20/03379/OUT). This scheme is now the subject of a non-determination planning appeal which is due to be heard in December 2023.</p> <p>The four main landowners/developers have prepared a comprehensive masterplan for the SDA which was endorsed by the District Council in March 2022.</p> <p>Planning applications for the remainder of the site are anticipated to come forward shortly.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the relevant landowners/developers as well as key stakeholders including the Parish Council to bring the development forward successfully.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EW3 – Land East of Woodstock	<p>Policy EW3 allocates land to the east of Woodstock for the provision of around 300 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The site has detailed planning permission for 300 dwellings and is currently under construction by Pye Homes. The scheme is known as 'Park View'.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
EW4 – Land North of Hill Rise, Woodstock	<p>Policy EW4 allocates land to the north of Hill Rise, Woodstock for the provision of around 120 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises</p>	<p>The site was the subject of a hybrid planning application for 180 new homes consisting of full planning permission for 48 dwellings and outline permission for up to 132 dwellings (21/00189/FUL).</p> <p>The application was refused in December 2022 with an appeal subsequently lodged.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Town Council to bring the development forward successfully.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

	<p>that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The outcome of the appeal is currently awaited.</p>	
<p>EW5 – Land North of Banbury Road, Woodstock</p>	<p>Policy EW5 allocates land to the north of Banbury Road, Woodstock for the provision of around 180 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The site now has a resolution to grant outline planning permission for the provision of 235 dwellings (21/00217/OUT).</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Town Council to bring the development forward successfully.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
<p>EW6 – Land at Myrtle Farm, Long Hanborough</p>	<p>Policy EW6 allocates land at Myrtle Farm to the east of Corn Hyde, Long Hanborough for the provision of around 50 homes as a well-integrated and logical extension of the existing built form of the village.</p>	<p>Discussions have been ongoing between the landowner and the District Council since the Local Plan was adopted in 2018. Although the landowner does not wish to bring the site forward for development at the present time, they have</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Parish Council to bring the development forward successfully.</p>

	<p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>confirmed that they wish to retain the site as an allocation through the review of the Local Plan.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
<p>EW7 – Land at Oliver’s Garage, Long Hanborough</p>	<p>Policy EW7 allocates land at Oliver’s Garage, Long Hanborough for the provision of around 25 homes as a well-integrated and logical redevelopment of an existing use within the built area of the village.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the</p>	<p>The site has detailed planning permission under 18/03403/FUL for 25 dwellings (net gain of 22) and is currently under construction with completion expected in 2022/23.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

	<p>requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>		
<p>EW8 – Former Stanton Harcourt Airfield</p>	<p>Policy EW8 allocates land at the former Stanton Harcourt Airfield for the provision of around 50 homes as a well-integrated and logical redevelopment of an existing previously developed site adjacent to the existing settlement edge.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>The site has detailed planning permission for 66 dwellings and has now been completed by Hayfield Homes.</p>	<p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EW9 – Blenheim World Heritage Site</p>	<p>Policy EW9 relates to the Blenheim World Heritage Site (WHS) setting out a general expectation that the exceptional cultural significance (Outstanding Universal Value) of the Blenheim World Heritage Site will be protected, promoted and conserved for current and future generations.</p> <p>In accordance with the NPPF, the policy emphasises that great weight will be given to the conservation of the Outstanding Universal Value of the World Heritage Site and any harm or loss to its significance will require clear and convincing justification.</p> <p>The remainder of the policy sets out how such matters will be considered and highlights that the Blenheim Palace Management Plan will be a material consideration in assessing development proposals.</p> <p>The policy is considered to remain consistent with national policy which seeks to ensure that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing</p>	<p>There have been no specific changes in evidence or circumstances relating to the Blenheim Palace WHS since the Local Plan was adopted in 2018.</p>	<p>The policy remains wholly consistent with the NPPF but will be considered as part of the review of the Local Plan to determine whether it should be carried forward and/or updated as appropriate.</p>

	<p>justification with any substantial harm to or loss of assets of the highest significance such as World Heritage Sites, being wholly exceptional.</p>		
<p>EW10 – Eynsham – Woodstock Sub-Area Strategy</p>	<p>Policy EW1 sets out an overall strategy for the Eynsham – Woodstock sub-area as defined by the Local Plan.</p> <p>This confirms Eynsham, Woodstock, the Garden Village and Long Hanborough as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p> <p>The sub-area strategy also includes a number of more general provisions including support for rural employment opportunities, alleviating congestion on the A40,</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>Eynsham and Woodstock both now have neighbourhood plans in place (adopted in 2020 and 2023 respectively).</p> <p>Additional work on the infrastructure requirements of the Eynsham Area has been undertaken in support of the Salt Cross Area Action Plan (AAP) examination.</p>	<p>Policy EW10 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>enhancing public transport, walking and cycling and the provision of supporting infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the protection of the Oxford Green Belt (NPPF paragraph 137) and conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (AONB) (NPPF paragraph 176).</p>	<p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p> <p>The Oxfordshire Investment Plan (2020) highlights the importance of the proposed science and technology park at Salt Cross Garden Village.</p>	
<p>BC1 – Burford – Charlbury Sub-Area Strategy</p>	<p>Policy BC1 sets out an overall strategy for the Burford – Charlbury sub-area as defined by the Local Plan.</p> <p>This confirms Burford and Charlbury as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p>	<p>Policy BC1 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>The sub-area strategy also includes a number of more general provisions including the provision of supporting infrastructure, avoiding risk of flooding, retention and development of local services and facilities etc.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the conservation and enhancement of the Cotswolds AONB (NPPF paragraph 176) enhancing public transport and pedestrian and cycle routes (NPPF paragraph 104) and the conservation and enhancement of the historic environment and heritage assets (NPPF paragraph 190).</p>	<p>Charlbury now has an adopted Neighbourhood Plan in place (June 2021).</p> <p>The issue of HGV movement through Burford has also been further considered by Oxfordshire County Council through a temporary weight restriction.</p>	
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