



West Oxfordshire Local Plan 2031 Annual Monitoring Report (2021 – 2023)

Contents table

Section 1 - Introduction	2
Purpose of the Annual Monitoring report.....	2
Structure of the report.....	2
Section 2 - West Oxfordshire Local Plan and associated documents	3
Local Plan Progress.....	3
Salt Cross Garden Village Area Action Plan (AAP).....	4
Community Infrastructure Levy (CIL).....	4
Supplementary Planning Documents (SPDs).....	5
Neighbourhood Planning.....	5
Duty to Cooperate.....	6
Section 3 - Monitoring Results	9
OVERALL STRATEGY	9
PROVIDING NEW HOMES	23
SUSTAINABLE ECONOMIC GROWTH	38
TRANSPORT AND MOVEMENT	55
ENVIRONMENTAL AND HERITAGE ASSETS	60

Section I - Introduction

Purpose of the Annual Monitoring report

- 1.1 The primary purpose of the AMR is to monitor the implementation and effectiveness of the policies set out in the adopted West Oxfordshire Local Plan 2031.
- 1.2 The AMR is also required to report on the following matters:
 - The progress of the Local Plan and any other related documents against agreed timetables;
 - Neighbourhood Planning;
 - The Community Infrastructure Levy (CIL) where this has been introduced; and
 - How the Council has fulfilled its obligations under the Duty to Co-Operate
- 1.3 This AMR focuses primarily on the 2-year period 1st April 2021 – 31st March 2023 but includes some information from outside this period where appropriate.

Structure of the report

- 1.4 The following section of the report (Section 2) covers the four bullet points listed above whilst Section 3 summarises the implementation and effectiveness of adopted Local Plan policies against relevant indicators.

Section 2 - West Oxfordshire Local Plan and associated documents

Local Plan Progress

- 2.1 The existing West Oxfordshire Local Plan 2031 was formally adopted in September 2018.
- 2.2 In September 2023, reflecting the fact that the Local Plan became 5-years old, the Council undertook a review in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.3 The review is available [online](#) and concludes that whilst many of the policies remain consistent with national policy, they would benefit from being reviewed and re-considered in light of updated evidence and to reflect any changing circumstances.
- 2.4 Recognising the importance of having robust and up-to-date policies in place to guide development, the Council has committed to the preparation of a new Local Plan covering the period to 2041.
- 2.5 The timetable for preparing a Local Plan must be set out in a Local Development Scheme (LDS).
- 2.6 The current LDS for West Oxfordshire was published in April 2023 and progress against the key milestones is summarised in the table below.

Table 1 - West Oxfordshire Local Development Scheme

Stage/Milestone	Progress
Regulation 18 initial scoping consultation August/October 2022	COMPLETE
Regulation 18 focused consultation on draft plan objectives, spatial strategy options and call for sites. June/July 2023	COMPLETE (although consultation took place slightly later than anticipated from August – October 2023)
Regulation 18 consultation on preferred policy options/approaches November 2023	Delayed as a consequence of the Regulation 18 focused consultation taking place later than expected. Now expected to take place in spring 2024.
Regulation 19 publication of pre-submission draft Local Plan June 2024	Not yet undertaken. Revised date to be agreed as part of updated LDS to be published in February 2024.

Regulation 22 submission of draft Local Plan November 2024	Not yet undertaken. Revised date to be agreed as part of updated LDS to be published in February 2024.
Examination and adoption 2025	Not yet undertaken. Revised date to be agreed as part of updated LDS to be published in February 2024.

Salt Cross Garden Village Area Action Plan (AAP)

- 2.7 The Local Plan 2031 identifies land to the north of the A40 near Eynsham as a strategic location for growth (SLG) which is intended to accommodate a free-standing exemplar Garden Village of around 2,200 new homes plus 40 hectares of business land and various supporting services and facilities.
- 2.8 The Local Plan requires comprehensive development of the Garden Village (now referred to as Salt Cross) led by an Area Action Plan (AAP).
- 2.9 Following extensive stakeholder engagement, the final draft version of the AAP was submitted for independent examination in February 2021 with hearing sessions held in June/July 2021.
- 2.10 Following a pause in the examination to enable additional work on infrastructure phasing to be undertaken, the appointed Inspectors wrote to the District Council in May 2022 to confirm that the AAP is capable of being found ‘sound’ subject to a number of Main Modifications (MMs).
- 2.11 Consultation on those Main Modifications took place from September to October 2022 and on 1 March 2023, the Inspectors’ issued their final report which concluded that the AAP can be formally adopted subject to a number of modifications.
- 2.12 However, a legal challenge was subsequently lodged by Rights Community Action (RCA) focusing on the conclusions reached by the Inspectors in relation to the soundness of AAP Policy 2 – Net Zero Carbon Development.
- 2.13 The case was heard in the High Court in November 2023 and the decision regarding the potential formal adoption of the AAP is therefore on hold pending the outcome of that process.

Community Infrastructure Levy (CIL)

- 2.14 West Oxfordshire does not yet have CIL in place but in March 2023, the Council’s Executive agreed that new viability evidence should be commissioned to inform a new draft CIL charging schedule (and also to help inform the emerging Local Plan 2041).
- 2.15 Consultants have since been appointed and at the time of writing, are in the process of preparing that new evidence with input from key stakeholders. The expectation is that consultation on a new CIL charging schedule will take place in early 2024 with submission, examination and adoption to follow later in the year.

Supplementary Planning Documents (SPDs)

2.16 Supplementary Planning Documents (SPDs) are intended to build upon and provide more detailed advice or guidance on policies in an adopted Local Plan. The District Council now has a number of SPDs in place, three of which were formally adopted within the period covered by this AMR or subsequently. Details are provided in the summary table below with copies of the SPDS available on the Council's website [here](#).

Table 2 - West Oxfordshire Supplementary Planning Documents (SPDs)

Title	Purpose	Date of adoption
Affordable Housing	Supplements Local Plan Policy H3 – Affordable Housing and provides detailed guidance on the delivery of new affordable housing in West Oxfordshire.	27 October 2021
Developer Contributions	Supplements Local Plan Policy OS5 – Supporting Infrastructure and provides detailed guidance to developers, infrastructure providers and local communities on likely infrastructure requirements for developments in West Oxfordshire.	31 July 2023
Combe Village Design Statement	Supplements Local Plan Policy OS4 – High Quality Design and provides design guidelines that can help to shape any future development so that it blends in with Combe's distinctive rural landscape and heritage.	28 July 2023
West Oxfordshire Design Guide	Supplements Local Plan Policy OS4 – High Quality Design and contains a detailed analysis of both natural and man-made aspects of the District and detailed design advice.	2016

Neighbourhood Planning

2.17 Neighbourhood Development Plans (NDPs) provide an extra tier of planning, to address locally specific issues within localities, mainly parishes in the case of West Oxfordshire. NDPs form part of the statutory Development Plan and are therefore a key consideration in decision making in West Oxfordshire.

2.18 Nine NDPs have been formally adopted or 'made' in West Oxfordshire with several of these having been approved within the 2-year period covered by this AMR or subsequently. Details of these plans are provided in sequential date order in the table below.

Table 3 - Made Neighbourhood Development Plans

NDP	Date of adoption	Weblink
Cassington	26 June 2023	https://www.westoxon.gov.uk/media/wkojqf3/made-cassington-neighbourhood-plan-for-web.pdf

NDP	Date of adoption	Weblink
Milton under Wychwood	26 June 2023	https://www.westoxon.gov.uk/media/g4okpjtt/milton-under-wychwood-neighbourhood-plan-made-26062023.pdf
Woodstock	23 January 2023	https://www.westoxon.gov.uk/media/saynun5i/woodstock-neighbourhood-development-plan.pdf
Charlbury	14 June 2021	https://www.westoxon.gov.uk/media/wbenslr3/regulation-19-charlbury-decision-statement-14-june-2021-astrid-harvey-1.pdf
Eynsham	6 February 2020	https://www.westoxon.gov.uk/media/ngkckcyhi/eynsham-neighbourhood-plan.pdf
Hailey	2 September 2019	https://www.westoxon.gov.uk/media/flmhngyh/hailey-neighbourhood-plan.pdf
Shilton	2 September 2019	https://www.westoxon.gov.uk/media/5fvkylce/shilton-neighbourhood-plan.pdf
South Leigh	8 January 2019	https://www.westoxon.gov.uk/media/mp5klvz1/south-leigh-neighbourhood-plan-v2.pdf
Chipping Norton	15 March 2016	https://www.westoxon.gov.uk/media/tlchsxc5/chipping-norton-neighbourhood-plan.pdf

2.19 In addition, there are a further six NDPs currently being prepared as outlined below.

- Ascott-under-Wychwood
- Brize Norton
- Ducklington
- North Leigh
- Stonesfield
- Wootton by Woodstock

Duty to Cooperate

2.20 The Duty to Cooperate is a legal requirement on local planning authorities to engage with other relevant authorities and certain prescribed bodies in relation to cross-boundary strategic planning matters. It applies during the period of plan-preparation i.e. up to the point at which the plan is submitted for examination.

2.21 The Duty to Cooperate is important not least because it is the first issue to be considered by a Planning Inspector when a Local Plan reaches the examination stage and if the Inspector finds that the duty has not been complied with, they will recommend that the local plan is not adopted and the examination will not proceed any further.

2.22 West Oxfordshire District Council has a strong track record of working actively and continuously with other local authorities and statutory bodies such as the Environment Agency, Natural England and Historic England.

2.23 In his report into the West Oxfordshire Local Plan 2031, the Inspector concluded that, where necessary, the Council had engaged constructively, actively and on an on-going basis in the preparation of the plan and that the Duty to Co-operate had therefore been met.

2.24 More recently, in relation to the Salt Cross Garden Village Area Action Plan (AAP) the Inspectors in their report of 1 March 2023 also concluded that the Council had engaged constructively, actively and on an on-going basis in the preparation of the AAP and that the duty to co-operate had therefore been met.

- 2.25 The District Council will continue to work closely with other local authorities and statutory bodies in the preparation of the new Local Plan 2041. Early engagement has already been undertaken through two rounds of informal Regulation 18 consultation and this will continue up until the point of submission and beyond as appropriate.
- 2.26 Discussions are currently taking place between the Oxfordshire local planning authorities regarding the preparation of a countywide Statement of Common Ground – the purpose of which will be to document the progress which has been made during the process of planning for strategic cross-boundary matters.
- 2.27 This will form part of the District Council's evidence to demonstrate that it has complied with the duty to co-operate in preparing the new Local Plan. Where appropriate, the District Council may also seek to agree separate statements of common ground with individual authorities.

Section 3 - Monitoring Results

4.1 The primary purpose of the AMR is to monitor the implementation of adopted Local Plan policies and in this section, we consider the extent to which policies are being delivered under the five main sections of the Local Plan:

- Overall strategy
- Providing new homes
- Sustainable economic growth
- Transport and movement
- Environmental and Heritage Assets.

4.2 For each section, we consider the effectiveness and implementation of the various Local Plan policies with reference to relevant indicators and contextual information.

OVERALL STRATEGY

SUMMARY

- The majority of planning applications submitted during the monitoring period were approved, in accordance with the policies of the Local Plan 2031.
- The majority of planning applications that were appealed during the monitoring period were dismissed.
- The Local Plan continues to deliver in line with the vision and overarching strategic objectives. This ensures beneficial outcomes against the objectives of the West Oxfordshire Council Plan which seeks to enable a good quality of life for all and create a better environment for people and wildlife.
- The majority of planning approvals are granted within the main service centres, rural service centres and villages in accordance with the settlement hierarchy set out in Policy OS2.
- The majority of developments are suitably located to protect and enhance the individual form, character and identity of towns and villages and contribute to the quality of life in West Oxfordshire.
- Ensuring the development is located in the right places enables a good quality of life for all, by ensuring that housing, jobs and infrastructure can be delivered where it is needed, while protecting the characteristics of the district that make West Oxfordshire special.
- Maintaining an up-to-date Local Plan ensures a plan-led approach to managing development in West Oxfordshire can continue and that planning applications can be determined in accordance with the Plan and overarching vision and objectives.
- The majority of residential development has been delivered on undeveloped greenfield sites throughout the monitoring period, due to relatively limited available opportunities for brownfield redevelopment.

- Water quality has deteriorated throughout the monitoring period, in part due to foul water discharge.
- 55% percent of household waste was recycled or composted during the monitoring period, which is somewhat short of the 70% target to be achieved by 2025.
- The council has continued to secure funding through development for new infrastructure, but there remains a significant funding gap to deliver necessary infrastructure improvements in the district.
- The delivery of infrastructure is important if the Local Plan is to deliver against a range of Core Objectives and to meet the priorities of the West Oxfordshire Council Plan 2023 – 2027. Failure to deliver adequate supporting infrastructure is likely to have a detrimental impact on the quality of life for all.

4.3 The overall strategy for the Local Plan comprises five strands; a presumption in favour of sustainable development, ensuring development is located in the right places (i.e. focused primarily on larger, more sustainable settlements) prudent use of natural resources, high quality design and ensuring that new development is supported by appropriate investment in infrastructure.

4.4 Set out below is some commentary and statistical/monitoring information around these five main strands with links to each policy (and also the Council Plan) provided as appropriate.

Planning Applications Determined in Monitoring Period (links to Policy OS1)

4.5 A total of 3,509 planning applications were determined within the monitoring period (1st April 2021 – 31st March 2023).

4.6 This includes applications that were subsequently withdrawn, but the figures serve to illustrate the level of interest in developing in West Oxfordshire and the important role the planning department plays in determining applications and implementing the policies of the West Oxfordshire Local Plan 2031.

4.7 A breakdown is provided below for 2021/22 and 2022/23 respectively. As can be seen, the vast majority of applications were approved in line with the presumption in favour of sustainable development that is embedded in Local Plan Policy OS1.

Table 4 - Types of planning application decision 2021-2023

Type of decision	Number of applications 21/22	Number of applications 22/23
Approved / Subject to S106	1,589	1,378
Prior approval granted / not required	40	39
Refused	107	172

Type of decision	Number of applications 21/22	Number of applications 22/23
Withdrawn	92	76
Prior approval refused	7	6
Finally disposed of	2	1
Total	1,837	1,672

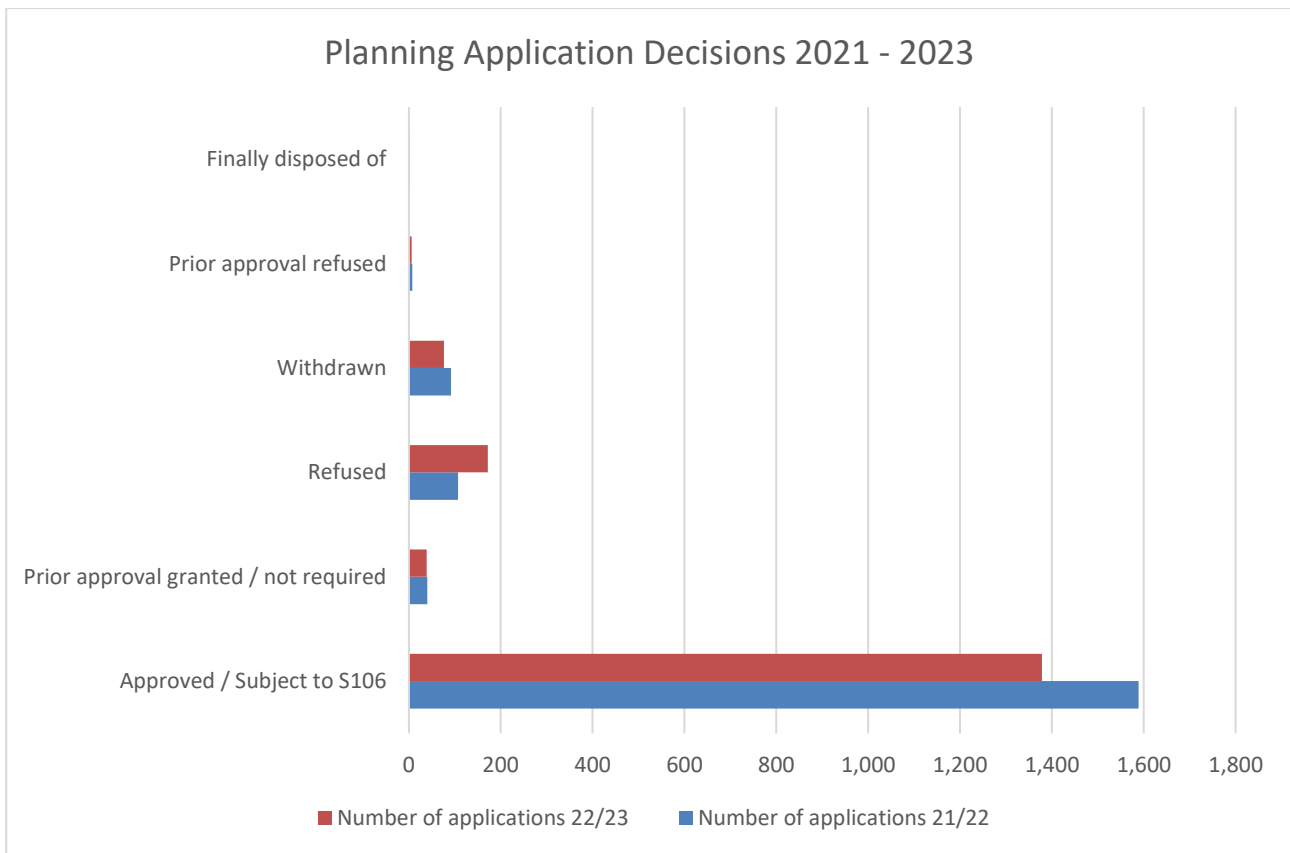


Figure 1 - Types of planning decision 2021 - 2023

Table 5 - Types of planning application 2021 - 2023

Type of application	Number of Applications 21/22	Number of Applications 22/23
Advertisement	22	23
Certificates of Lawfulness	60	42
Discharge / Removal / variation of conditions	125	104
Full Planning Application	363	355
Householder	920	806
Listed Building Consent	224	224
Non Material Amendments	50	55
Outline Planning	17	15
Prior Approval	48	44
Reserved Matters	8	4
Total	1,837	1,672

4.8 Of the 3,509 applications that were determined, the majority were householder applications.

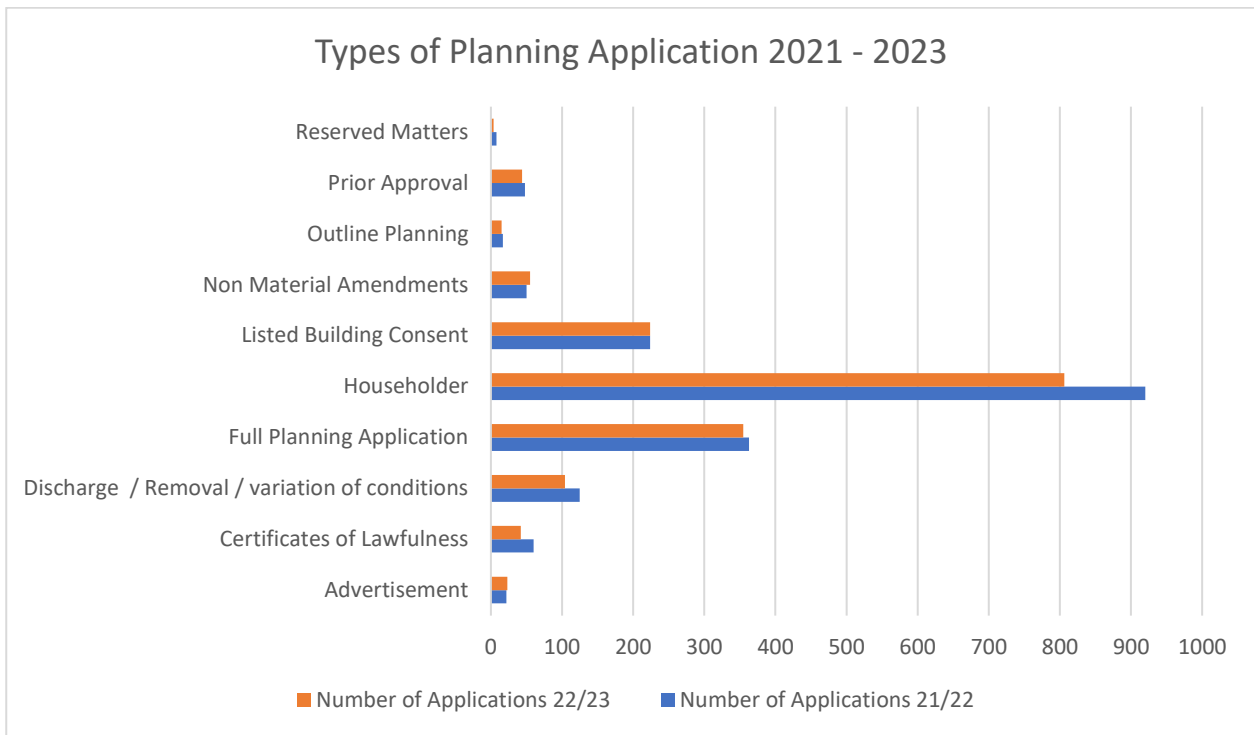


Figure 2 - Types of planning application 2021 - 2023

Planning Appeals (links to Policy OSI)

- 4.9 A total of 77 planning appeals were determined within the monitoring period. The majority of these (54) were dismissed, with 17 allowed or allowed in part.
- 4.10 The allowed appeals included a number of residential schemes as illustrated in table 6 below including one major development proposal at the Moors, Ducklington.

Table 6 - Appeals allowed for residential development 2021 - 2023

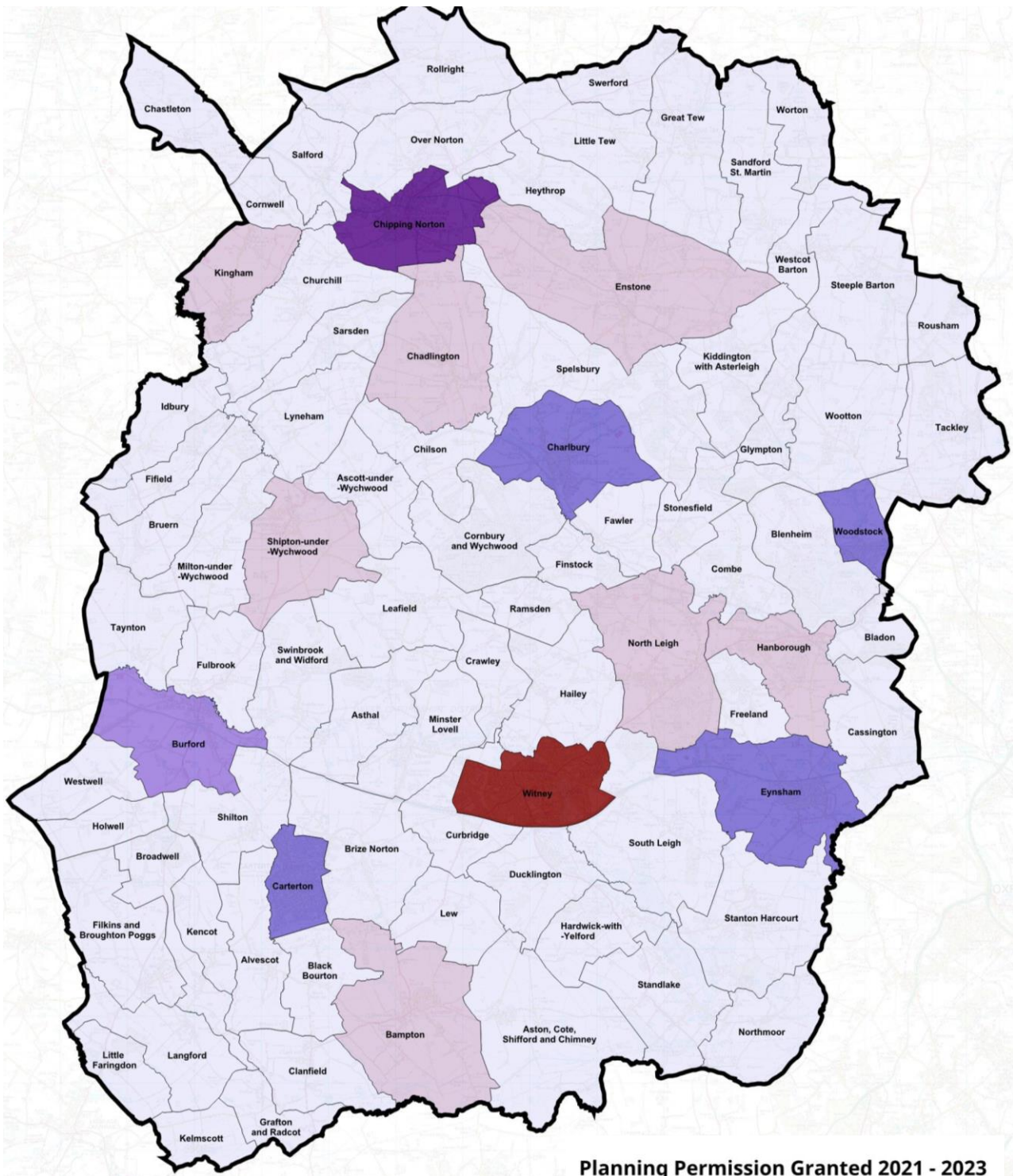
Reference	Location	Description
19/02406/FUL	Stanton Harcourt	Erection of a single detached dwelling and double garage with associated landscaping and alterations to existing vehicular access
20/00858/FUL	Witney	Erection of two semi-detached dwellings
20/01915/OUT	Brize Norton	Self-Build and/or Custom Housebuilding plots for 2 detached dwellings, (Outline application with all matters reserved except for access) Revised Plans)
21/00801/FUL	Chipping Norton	Change of use of land to use as a residential caravan site for four gypsy/travellers families, including the laying of hard

Reference	Location	Description
		standing, construction of access driveway and associated earthworks (part retrospective)
21/01229/FUL	Milton Under Wychwood	Demolition of existing bungalow and erection of two detached dwellings together with associated works.
22/00017/PN56	Sturt Farm	Conversion of existing barn to dwelling.
21/03405/OUT	Ducklington	Outline planning permission for up to 120 dwellings with associated landscaping and infrastructure with detailed vehicular access from Witney Road (with all other matters including other access arrangements reserved).

Location of Development (links to Policy OS2)

- 4.11 Local Plan Policy OS2 seeks to steer development to larger, more sustainable settlements where there are good opportunities for active travel and public transport and a good range of services and facilities available.
- 4.12 In this context, figure 3 below shows the concentrations of planning approvals in each parish between 1st April 2021 and 31st March 2023.
- 4.13 As can be seen, the majority of planning approvals were concentrated within the main service centres and rural service centres in line with the general approach of Policy OS2.
- 4.14 There were also higher concentrations of new permissions in a number of larger villages including North Leigh, Enstone and Bampton. These locations have seen increased development activity in recent years, particularly for residential development and have growing populations.

Figure 3 - All planning applications approved 2021 - 2023



Car use and accessibility (links to Policies OS1, OS2 and OS3)

4.15 11.5% of households in West Oxfordshire have no access to a car compared to 16% across Oxfordshire as a whole. Higher levels of car ownership may be a reflection of the rural nature of the district and relatively poor access to public transport in rural areas, which may increase car dependency for many communities.

Figure 4 - West Oxfordshire car ownership statistics, Census 2021

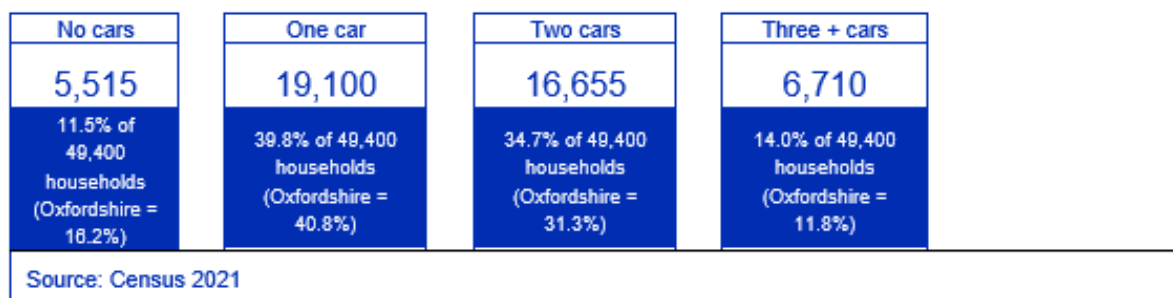
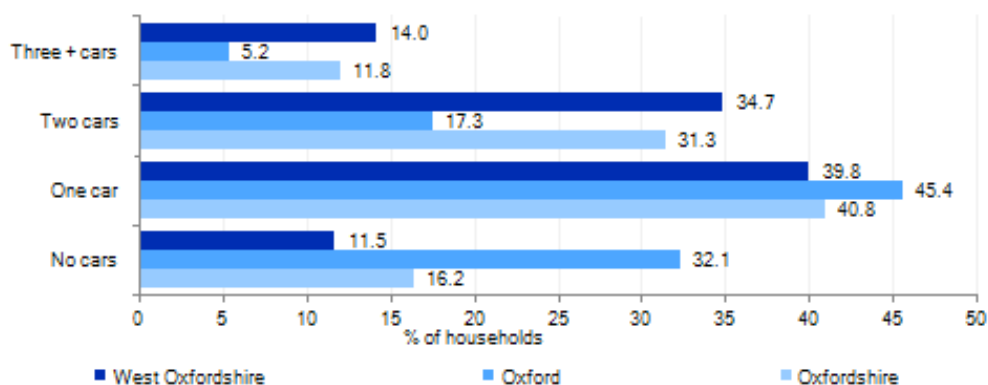


Figure: Car ownership
Source: Census 2021



Proximity of development to public transport (links to Policies OS1, OS2 and OS3)

4.16 The majority of development is focused within the main and rural service centres and rural service centres which are the most accessible locations for public transport services linking to other centres, particularly bus services.

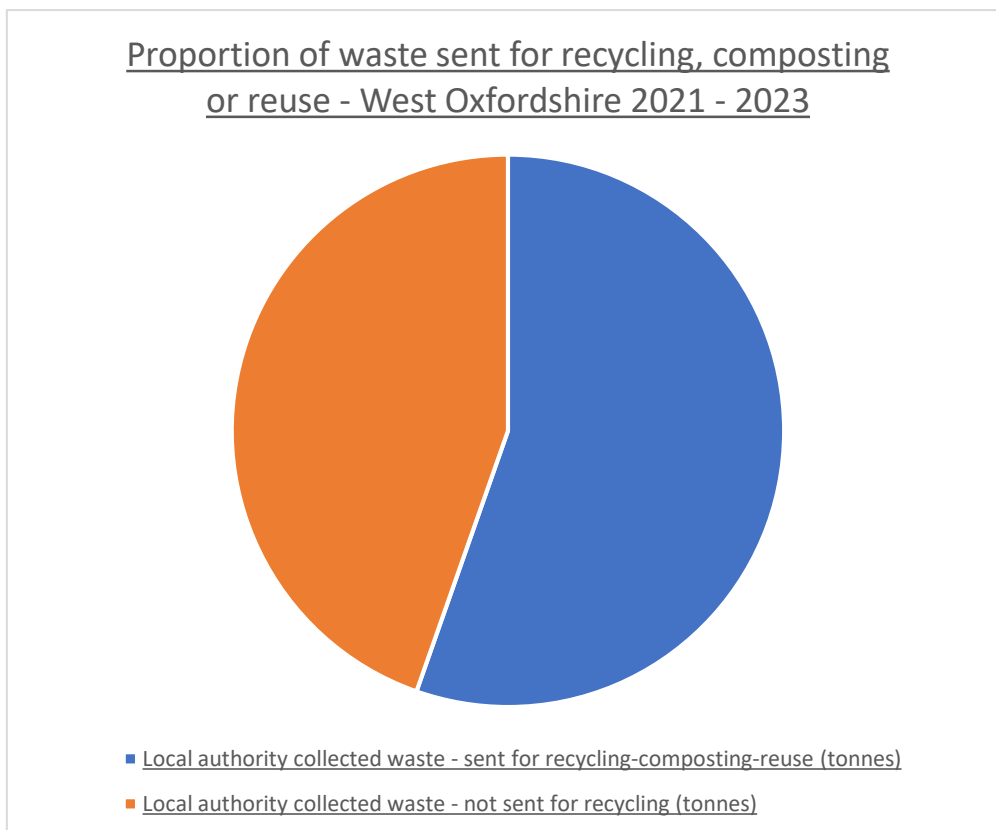
4.17 Financial contributions towards improved bus services have been secured through new development that has been delivered in the district during the monitoring period.

4.18 There were 24 new permissions granted for residential development within 1.6km of a railway station, totalling approximately 170 dwellings.

Waste and recycling (links to Policy OS3)

- 4.19 A total of 98,688 tonnes of waste was collected by the local authority between 2021 and 2023¹. The majority of this waste was sent for recycling, composting or re-use, but a significant proportion of waste is not sent for recycling.
- 4.20 The Local Plan includes a target to recycle or compost 70% of household waste by 2025. Only 55% of household waste was recycled during the monitoring period, which leaves performance somewhat short of the target.

Figure 5 - Proportion of waste sent for recycling, composting or reuse in West Oxfordshire 2021 - 2023



Brownfield land redevelopment (links to Policies OS1, OS2 and OS3)

- 4.21 The Local Plan seeks ensure that development makes the most efficient use of land. There is relatively limited brownfield land available in the District since the majority of former industrial sites have already been developed, yet a significant amount of residential development has been delivered on previously developed land, though conversion or redevelopment.

¹ <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables-202122>

4.22 Approximately 306 dwellings were completed on previously developed land during the monitoring period. This includes the redevelopment of existing properties and replacement dwellings.

Development at risk of flooding (links to Policies OS1, OS2 and OS3)

4.23 There were 198 approvals for development within Flood Zone 2 (medium risk) during the monitoring period². The majority of these applications were minor in nature and related to householder development such as extensions to properties.

4.24 Further reflections on the location of sensitive land uses such as housing or employment development are set out below in relation to environmental and heritage assets.

Water Quality (links to Policies OS1, OS2, OS3 and OS4)

4.25 Water quality is measured on a river catchment scale and West Oxfordshire falls within two catchment areas: the Evenlode and the Windrush which are both major tributaries of the River Thames.

4.26 The annual water quality report for the Evenlode (2022)³, identified continuous emissions from sewage treatment works as a clear, significant source of point pollution in the Evenlode and its operational sub-catchments.

4.27 Both nitrate and phosphate concentrations were significantly different upstream compared to downstream of the 4 Sewage Treatment Works (STWs) in the Evenlode Catchment. The mean values for nitrate and phosphate were higher in downstream sites than in upstream sites in the Evenlode Catchment and indicates that STWs are important point sources of these nutrients resulting in decreased water quality downstream of these works.

4.28 The latest Environment Agency data for the Evenlode Catchment⁴ indicates that all 18 water bodies in this catchment failed their chemical status. In terms of ecological quality 6 were rated poor and 12 were rated moderate.

4.29 Within the Windrush Catchment⁵, all 19 water bodies in this catchment failed their chemical status. In terms of ecological quality 2 were good, 9 were moderate, 6 were poor and 2 were bad. Water quality within West Oxfordshire's water courses has continued to decline over the monitoring period.

4.30 Discharges from storm overflows into water courses remain an ongoing problem.

² Using GIS analysis, this was any planning approval polygon that intersected the flood zone 2 polygon.

³³ State of the Evenlode: Annual Water Quality Report 2022 (Earthwatch Europe)

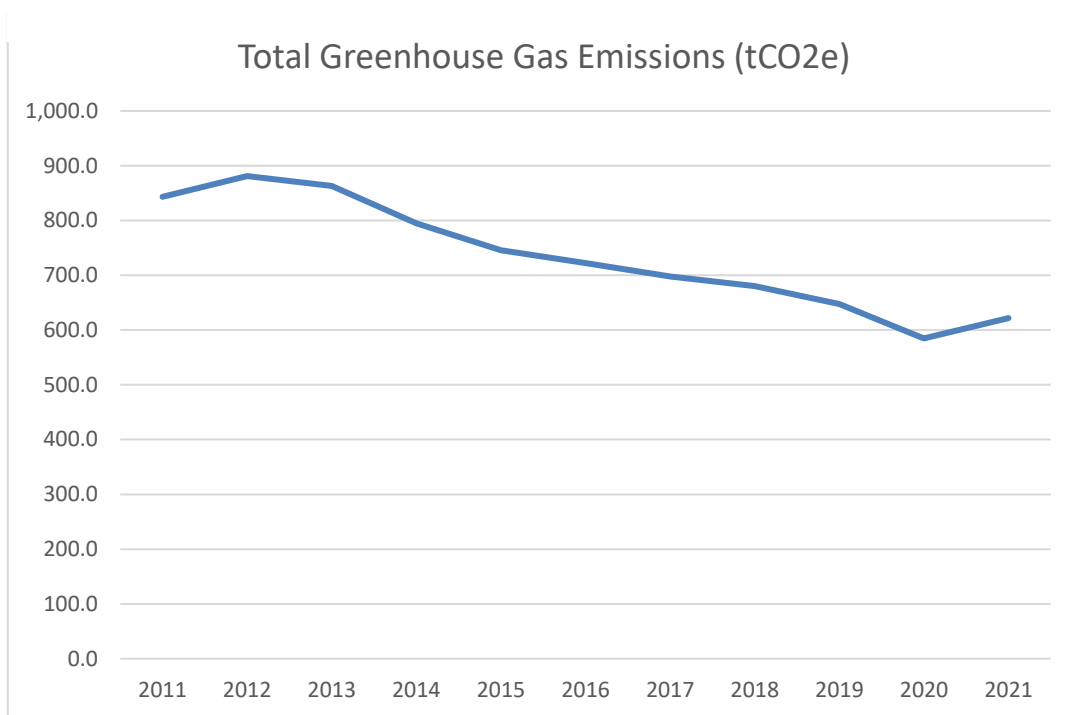
⁴ <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3181/print>

⁵ <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3539/print>

Climate and Carbon (links to Policies OS1, OS2, OS3 and OS4)

- 4.31 The government publish statistics⁶, to produce a nationally consistent set of greenhouse gas emission estimates for local authority areas in England. The latest statistics published in June 2021 show the change in greenhouse gas emissions for different sectors over the lifetime of the Local Plan.
- 4.32 Figure 6 below, shows the trend in greenhouse gas emissions in West Oxfordshire since 2011. Notably, there has been as steady decrease since 2011 with a slight uptick in 2021.

Figure 6 - Total Greenhouse gas emissions for West Oxfordshire 2011 - 2021

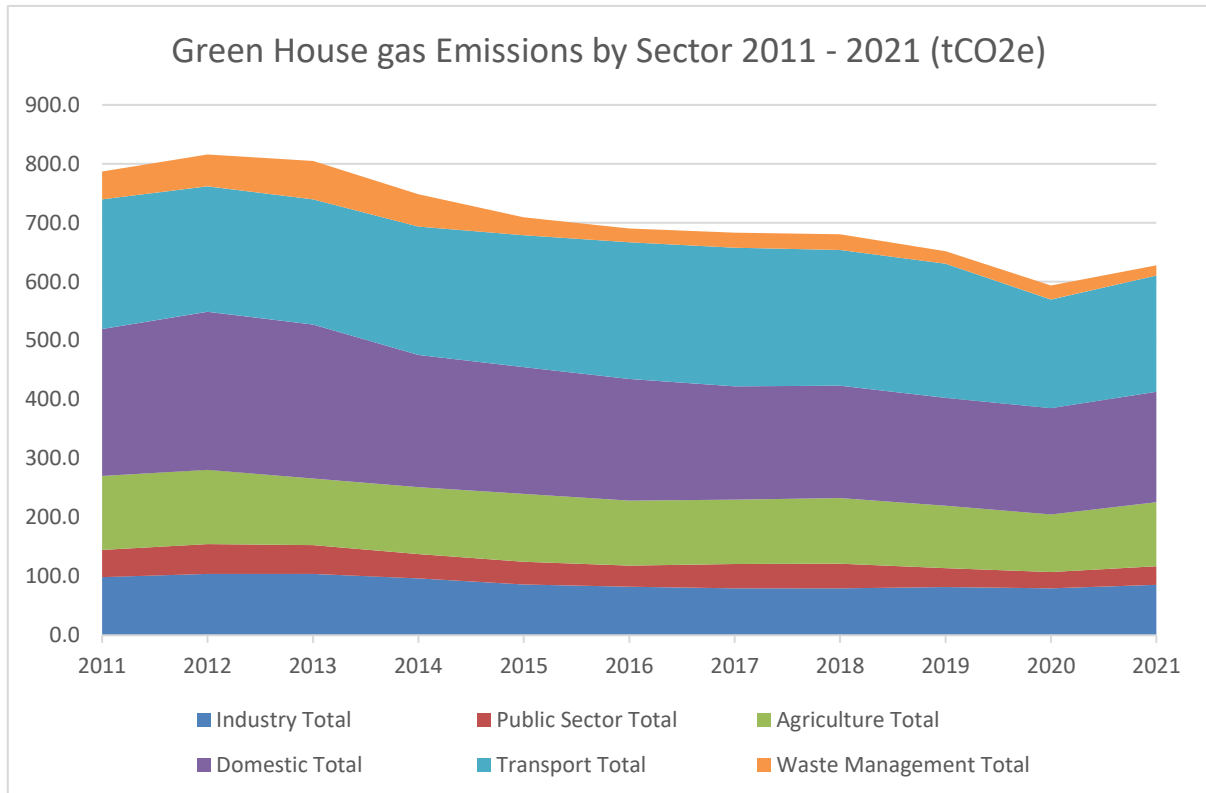


⁶ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021>

4.33 The majority of greenhouse gas emissions in West Oxfordshire arise from domestic and transport emissions, which account for over 58% of the total.

4.34 Further action to reduce emissions from residential development and transport will be necessary to meet targets for net zero emissions by 2050 or earlier.

Figure 7 - West Oxfordshire Greenhouse gas emissions by section 2011 - 2021



Provision of Supporting Infrastructure (links to Policy OS5)

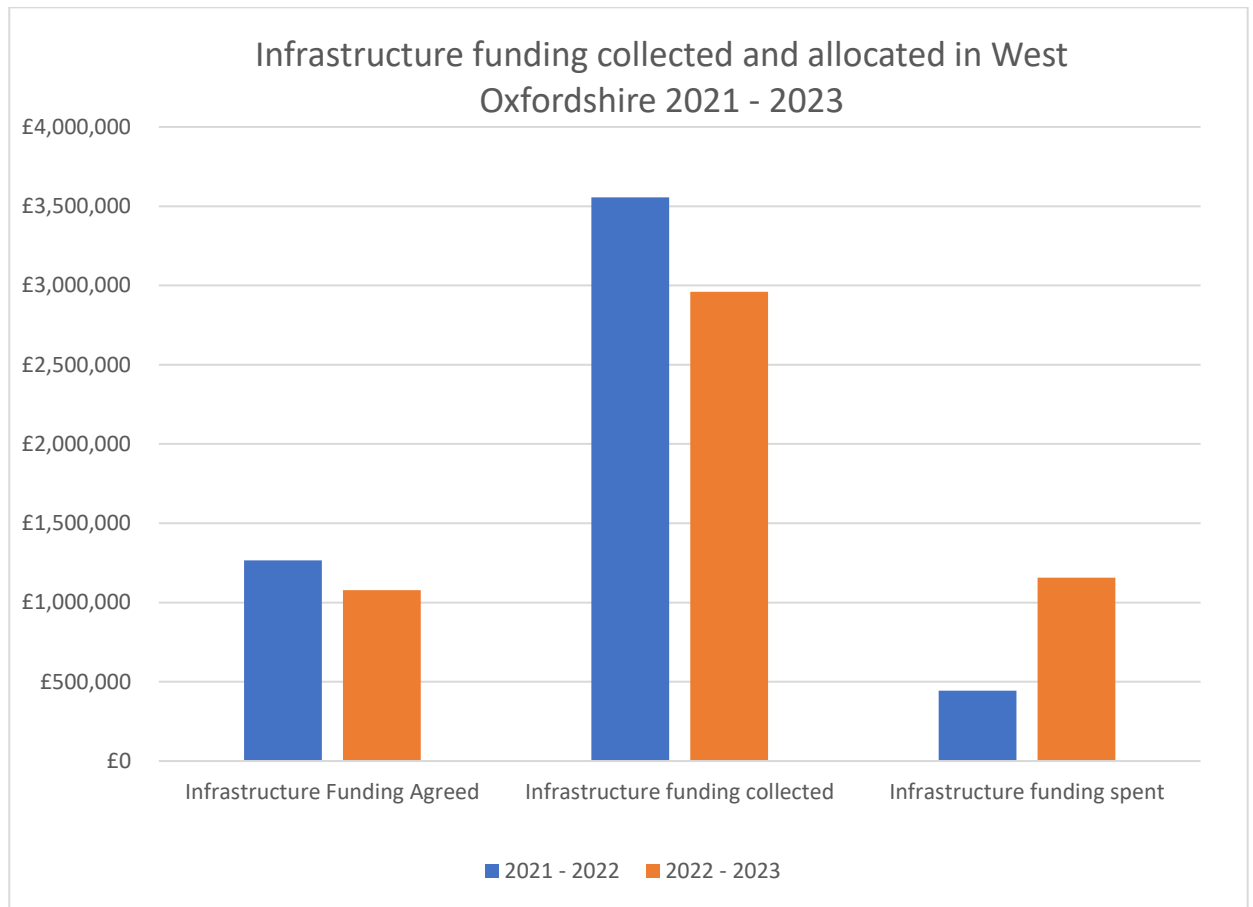
- 4.35 New development is required to deliver or contribute towards the timely provision of essential supporting infrastructure either directly as part of the development or through an appropriate financial contribution.
- 4.36 The local Plan 2031 is supported by an Infrastructure Delivery Plan (IDP) which sets out a range of highways, utilities, community and green infrastructure that is necessary to support the delivery of the Local Plan.
- 4.37 Evidence⁷ suggests that there is a significant funding gap relating to the cost of infrastructure in the district and this will have to be made up through a range of mechanisms including Section 106 agreements and Community Infrastructure Levy (CIL).
- 4.38 West Oxfordshire District Council do not currently implement CIL, so the majority of financial contributions for infrastructure funding are secured via S106 at present.
- 4.39 The council collected a total of £6,514,898 of infrastructure funding through the monitoring period. A summary of financial contributions is shown in the table below. Further, detailed information is set out in the Council's Infrastructure Funding Statement (IFS) published [online](#) annually.

Table 7 - Section 106 infrastructure funding agreed, collected and spent 2021 - 2023

Year	Infrastructure Funding Agreed	Infrastructure funding collected	Infrastructure funding spent
2021 - 2022	£1,265,635	£3,555,410	£ 444,927
2022 - 2023	£1,078,895	£2,959,488	£1,156,613
Total	£2,344,530	£6,514,898	£1,601,540

⁷ <https://www.westoxon.gov.uk/media/oxnfffxd/infrastructure-funding-gap-analysis-june-2020.pdf>

Figure 8 - Section 106 infrastructure funding agreed, collected and spent 2021 - 2023



PROVIDING NEW HOMES

SUMMARY

- The highest concentrations of new residential development have taken place within Main Service Centres, Rural Service Centres and larger villages in line with the locational policies of the Local Plan.
- In 2021/22, a total of 1,002 new homes were completed, well in excess of the Local Plan requirement for that year.
- In 2022/23, there was a slight downturn to 729 housing completions, below the 800 dwelling annual requirement of the Local Plan for that year.
- Records indicate that there were approximately 74 residential completions during the monitoring period that involved the redevelopment, subdivision or conversion of existing residential properties. This includes a number of replacement dwellings following demolition of existing properties.
- Overall, there has been an upward trend in housing delivery in recent years and it is notable that since the start of the Local Plan period (1st April 2011) up to 31st March 2023, a total of 7,036 new homes have been completed, set against a requirement for 7,100 over the same period (i.e. a modest shortfall of just 64 dwellings).
- As of 1st April 2023, the District Council is able to demonstrate a five-year supply of deliverable housing land (5.4 years) when calculated using the Government's standard method for assessing local housing need.
- Affordable housing continues to come forward as a significant proportion of total housing permitted and completed in the District.
- 687 new affordable homes were completed during the monitoring period.
- Notwithstanding increased delivery of new affordable homes, the affordability ratio⁸ in West Oxfordshire has worsened, increasing from 9.1 in 2011 to 11.2 in 2022.
- The mix of dwelling types approved is broadly consistent with the indicative guidelines set out in the Local Plan. There have been some additional dwellings to meet the needs older people both permitted and completed during the monitoring period.
- A small number of self-build plots were secured on one qualifying development, to the north of Long Hanborough, during the monitoring period. The provision of self-build plots will continue to increase as larger housing allocations are built out over the lifetime of the Plan.

⁸ Calculated by dividing house prices by annual earnings to create a ratio

4.40 The housing policies of the Local Plan deal with a range of issues including the overall number of homes to be provided, the distribution and location of those homes, affordable housing, housing mix, changes to existing dwellings and provision for specialist housing needs.

4.41 Housing related core objectives are as follows:

CO4 - Locate new residential development where it will best help to meet housing needs and reduce the need to travel.
CO5 - Plan for the timely delivery of new housing to meet forecast needs and support sustainable economic growth.
CO6 - Plan for an appropriate mix of new residential accommodation which provides a variety of sizes, types and affordability with special emphasis on the provision of homes for local people in housing need who cannot afford to buy or rent at market prices including those wishing to self-build, as well as homes to meet the needs of older people, younger people, black and minority ethnic communities, people with disabilities, families and travelling communities.

New residential permissions (links to Policies H1 and H2)

4.42 Planning permission was granted for 802 new dwellings (net) during the monitoring period.

Table 8 - New permissions for residential development 2021 - 2023 (net residential dwellings)

Year	New permissions for residential development (net dwellings)
1 April 2021 – 31 March 2022	203
1 April 2022 – 31 March 2023	599
Total	802

4.43 The relatively low number of applications for residential development during the first part of the monitoring period may have been a result of the Covid-19 pandemic, representing a shift from new major development to smaller scale development and improvements to existing property.

4.44 The majority of permissions across the monitoring period were minor in nature and involve less than 5 dwellings.

4.45 A number of the new residential development permissions related to existing sites that are allocated in the Local Plan or had previously received outline planning approval. These sites now benefit from full planning approval or have reserved matters confirmed, so that development can begin.

4.46 Total commitments for new residential development are illustrated on the figure 9 below. It shows that the largest numbers of outstanding commitments (dwellings with planning permission that are yet to be built) are within and on the edge of Witney, Carterton, Hanborough and Woodstock.

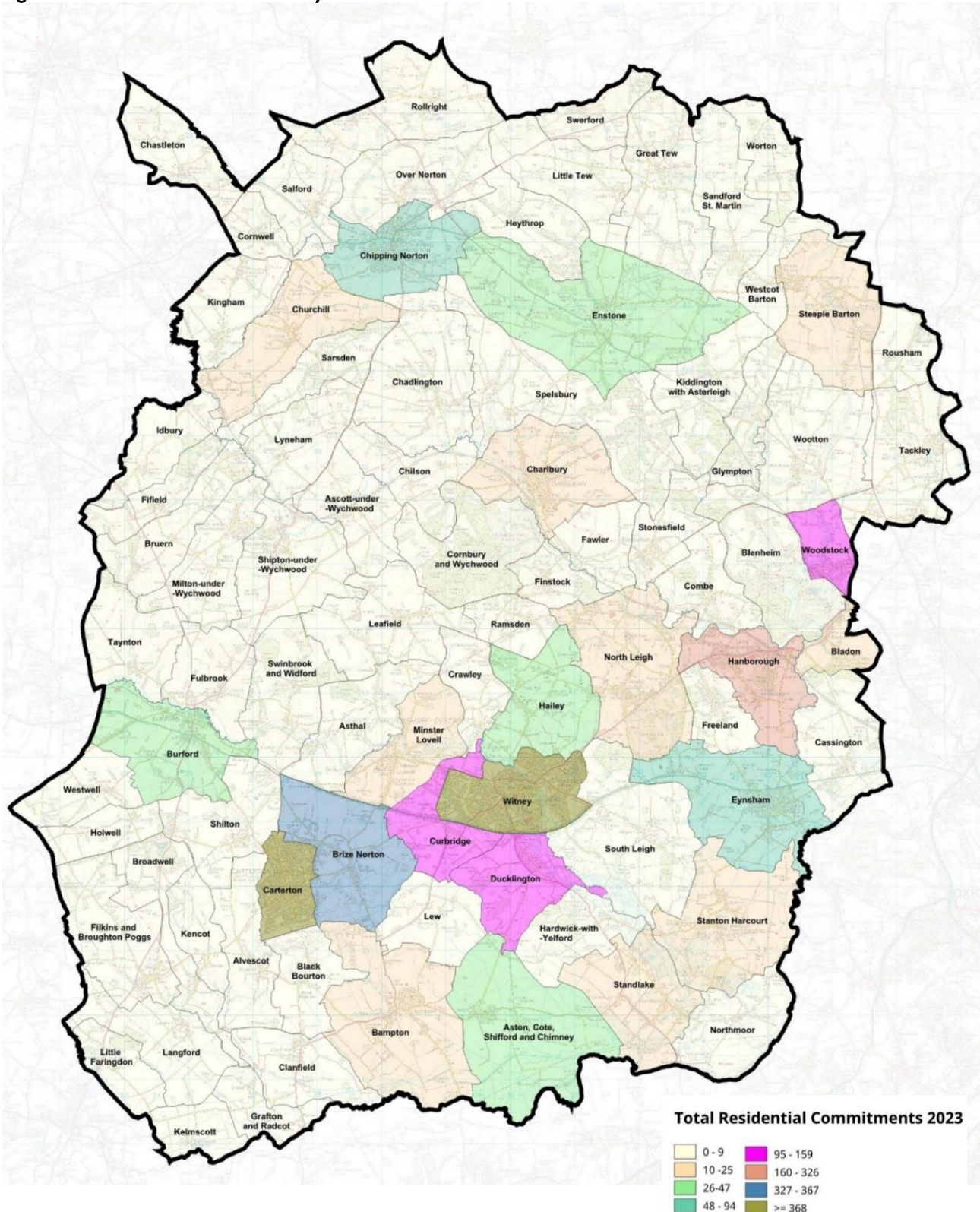
4.47 This pattern of development is consistent with Policy HI, but as the main service centres expand, neighbouring parishes accommodate a growing share of new housing development. This is the case at Witney where housing growth has extended into the parish of Curbridge and at Carterton where housing development has expanded into Brize Norton.

Major outstanding housing commitments

Site Name	Number of units yet to be built as of 1 st April 2023	Parish
North Curbridge (West Witney)	269	Witney
Land east of Carterton	371	Brize Norton
East of Mount Owen Road, Bampton	34	Bampton
Land west of Shilton Road, Burford	72	Burford
Land North Of Burford Road, Witney	52	Witney
Land at Downs Road, Curbridge, Witney	16	Curbridge
Land At Butts Piece, Main Road, Stanton Harcourt	22	Stanton Harcourt
Land North Of Witney Road, Long Hanborough	150	Hanborough
Witney Road, Ducklington, Witney	120	Ducklington
Land south of Oxford Road, Enstone	29	Enstone
Land south of Forest Road, Charlbury	25	Charlbury
Land South of Giernalls Road, Hailey	22	Hailey
Chipping Norton War Memorial Hospital Horsefair Chipping Norton	14	Chipping Norton
Land South East Of 84 – 86 Grove Road, Bladon, Oxfordshire	10	Bladon
Station Garage, Station Road, Kingham,	10	Kingham
Land to the rear of 65 High Street, Standlake	10	Standlake
Site Of Former 19, Burford Road, Carterton	10	Carterton
27 Market Square, Witney	10	Witney
1 St Marys Court Witney	30	Witney

Site Name	Number of units yet to be built as of 1 st April 2023	Parish
TOTAL	1,276	

Figure 9 - Residential Commitments by Parish 2023



Total Net Housing Completions (links to Policies H1 and H2)

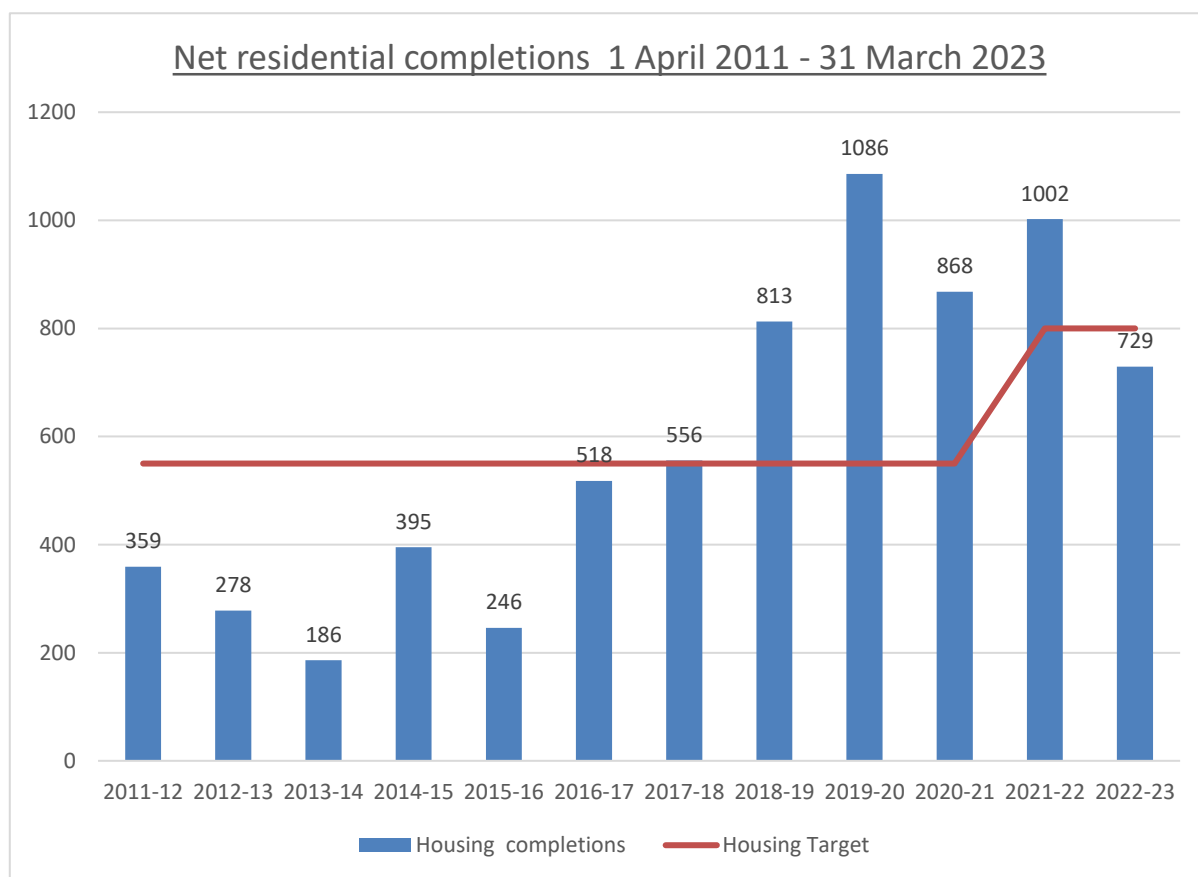
4.48 The Local Plan is based on an overall housing requirement of 15,950 homes (798 per year from 2011 – 2031). This includes 13,200 homes for West Oxfordshire’s own housing needs (660 per year) plus a further 2,750 (136 per year rounded) for Oxford City’s unmet housing need.

4.49 Notably, Policy H2 of the Local is based on a ‘stepped’ housing requirement which increases from 2021 onwards to take account of Oxford’s unmet housing need as follows:

- 550 dwellings per year (2011-2021)
- 800 dwellings per year (2021 – 2023)
- 975 dwellings per year (2023 – 2024)
- 1,125 dwellings per year (2024 – 2031)

4.50 Notably, in the period 1st April 2011 – 31st March 2023, a total of 7,036 new homes have been completed in West Oxfordshire, set against a requirement of 7,100 new homes over the same period. This means that delivery has effectively been on track – with a modest shortfall of just 64 dwellings.

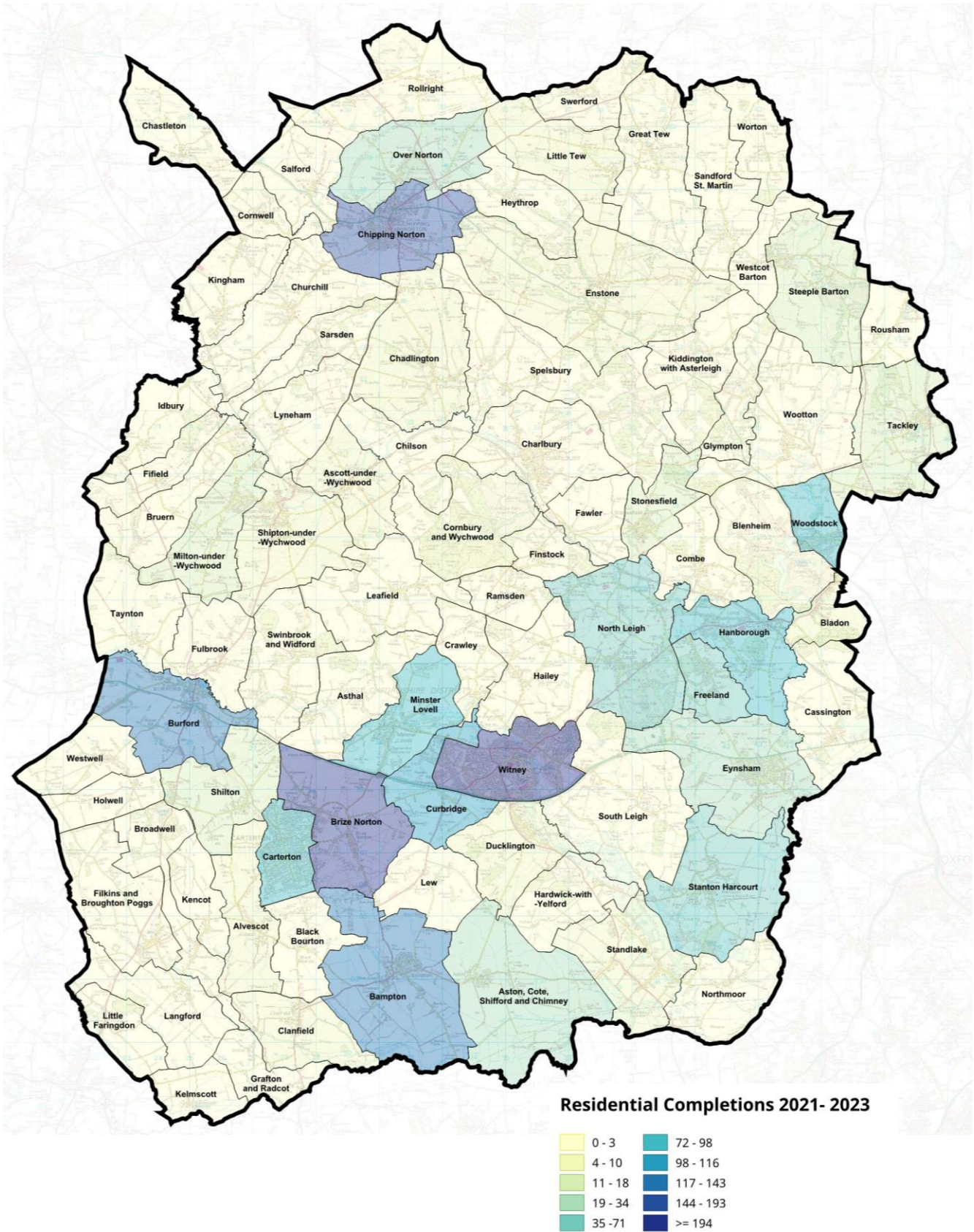
Figure 10 - Net residential completions in West Oxfordshire 2011 - 2023



Net Housing Completions 2021 – 2023 (links to Policies H1 and H2)

- 4.51 A total of 1,002 new homes were completed in 2021/22 which exceeded the Local Plan requirement of 800 homes that year.
- 4.52 In 2022/23, the number of homes completed fell to 729 which was below the Local Plan requirement of 800 homes that year.
- 4.53 Figure 11 below shows the location of these completions on a spatial basis.

Figure 11 - Net residential completions 2021 - 2023

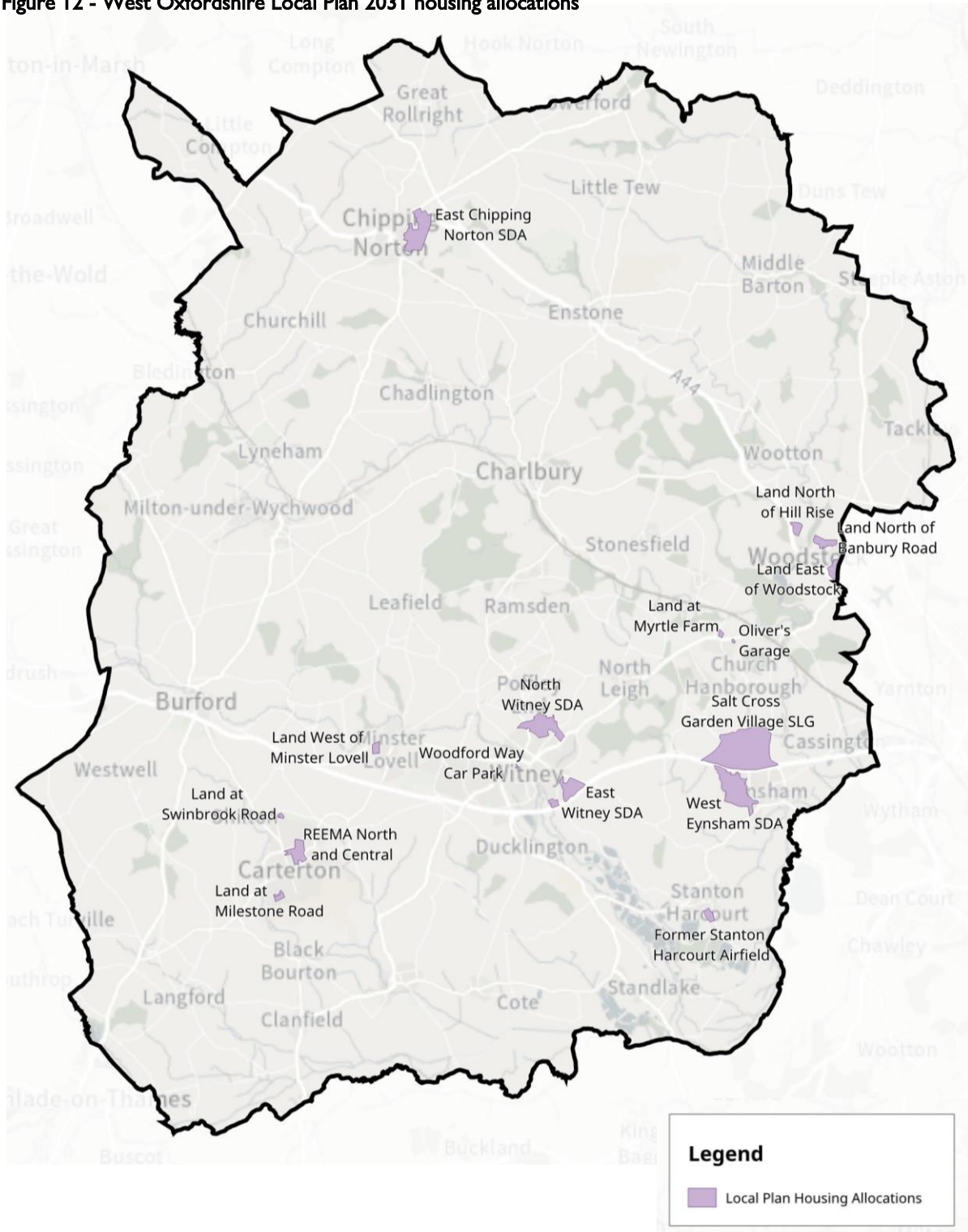


Housing allocations (links to Policies H1, H2 and various site allocations)

4.54 The Local Plan allocates a number of strategic and non-strategic housing sites, some of which (primarily the smaller sites) have now been completed or are under construction and some of which are yet to come forward to construction, particularly the larger strategic sites.

4.55 The location of these allocated sites is shown on figure 12 below.

Figure 12 - West Oxfordshire Local Plan 2031 housing allocations



4.56 Table 9 below lists the various local plan housing allocations and the total number of completions recorded up to 1st April 2023.

Table 9 - Expected and actual completions on allocated sites

Site Name	Allocated total dwellings	Expected completions 2018-2023 (Local Plan Housing trajectory)	Total Completions to 1 st April 2023
East Witney SDA	450	75	0
North Witney SDA	1,400	75	0
Woodford Way Car Park	50	0	0
Land west of Minster Lovell	125	125	104
REEMA North and Central	300	81	81
Land at Milestone Road, Carterton	200	140	0
Land at Swinbrook Road, Carterton	70	70	0
East Chipping Norton SDA	1,200	173	252
Salt Cross Garden Village	2,200	220	0
West Eynsham SDA	1,000	312	160
Land east of Woodstock	300	275	113
Land north of Hill Rise, Woodstock	120	20	0
Land north of Banbury Road, Woodstock	160	0	0
Myrtle Farm, Long Hanborough	50	50	0
Oliver's Garage, Long Hanborough	25	25	0
Former Stanton Harcourt Airfield	50	50	65

Affordable Housing Completions (links to Policy H3)

4.57 A total of 687 affordable homes were completed during the monitoring period. This included:

- 416 Affordable Rented properties
- 49 Social Rented properties
- 218 Shared Ownership properties
- 4 First Homes

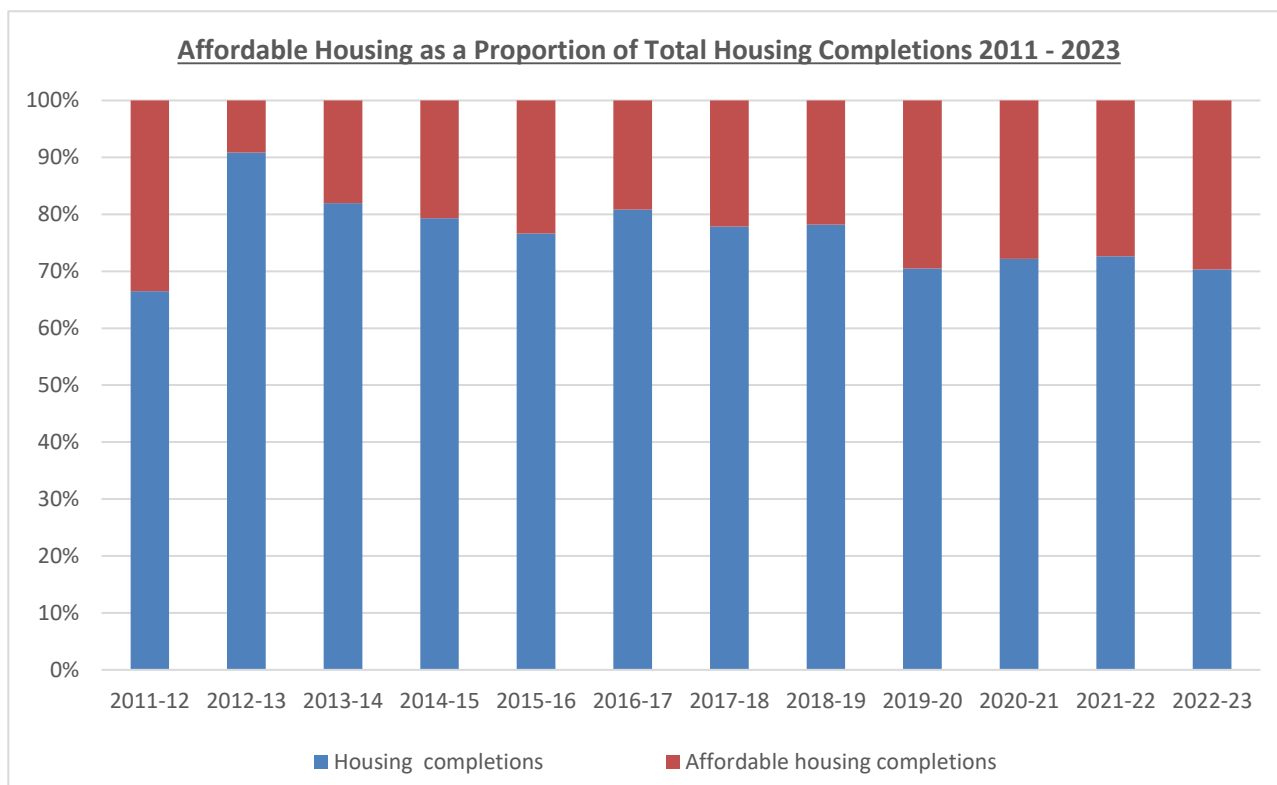
Table 10 - Affordable housing completions in West Oxfordshire 2021 - 2023

Year	Affordable rented	Social rented	Shared ownership	First homes	Total
2021 / 2022	241	0	137	0	378
2022 / 2023	175	49	81	4	309
Total	416	49	218	4	687

4.58 All affordable housing completions during the monitoring period were focused on larger development sites, reflecting Local Plan Policy H3 which only requires on-site delivery of affordable housing for developments of 11 units or more.

4.59 Overall, 40% of total housing completions during the monitoring period were classed as affordable which is broadly in line with Local Plan targets. Future developments in High and Medium Value zones, as indicated in the Local Plan are expected to increase the overall proportion of affordable housing delivered on-site.

Figure 13 - Proportion of affordable housing completions 2011 - 2023



4.60 In some instances, a financial contribution (commuted sum) may be sought in lieu of on-site affordable housing provision. Such contributions are then used to fund the delivery of affordable housing within the District.

4.61 A total of **£593,049** was collected towards the provision of affordable housing during the monitoring period.

Affordable Housing Permissions (links to Policy H3)

4.62 A total of 391 on-site affordable housing units were permitted in 2021/23 and will be delivered through future monitoring periods.

4.63 These affordable units will be focused within the main service centres of Witney and Carterton, the rural service centre of Long Hanborough and the larger villages of Ducklington and North Leigh

4.64 In the case of Milestone Road, Carterton, 100% of the on-site units will be classed as affordable.

Table 11 - Affordable Housing required from S106 planning obligations signed 2021-2023

1 April 2021 – 31 March 2022		
Reference	Location	Total Units
20/02422/FUL	Land east of Swinbrook Road, Carterton	25
20/02452/FUL	Land at Downs Road, Curbridge, Witney	7
21/00228/FUL	Land at Milestone Road, Carterton	200
1 April 2022 – 31 March 2023		
21/02320/FUL	Land South of Giernalls Road, Hailey	9
21/03405/OUT	Land East of Witney Road, Ducklington	48
21/03716/FUL	Downs Road, Witney	25
21/03720/FUL	44 Common Road, North Leigh	2
22/01330/OUT	Land North of Witney Road, Long Hanborough	75
Total		391

Type and mix of new homes provided (links to Policy H4)

- 4.65 The population of West Oxfordshire has continued to grow while the proportion of the population aged 65 and over remains higher than the Oxfordshire average.
- 4.66 West Oxfordshire has a higher dependency ratio than the Oxfordshire average. This is the ratio of non-working age people (those aged 0-15 and over 65) to working age population. It is therefore essential that an appropriate mix of housing types is delivered in district to meet the varied needs of the population.
- 4.67 The Local Plan provides a general guide to the size of properties required to meet the mixed needs of the population as follows;
- 4.8% 1 bed properties
 - 27.9% 2 bed properties
 - 43.4% 3 bed properties
 - 23.9% 4+ bed properties
- 4.68 Details of the new permissions granted over the monitoring period for different types and sizes of residential property are set out in the table below.

Table 12 - Proportion of residential types and sizes granted permission between 2021 and 2023

Size	House	Flat	Overall
1 bed	5%	70%	16%
2 bed	9%	29%	12%
3 bed	66%	1%	55%
4+ bed	20%	0	17%

- 4.69 It can be seen that the mix of housing types and sizes broadly aligns with the indicative guidelines set out in the Local Plan, although it is apparent that the provision of larger properties is skewed towards houses and smaller properties towards flats.

Meeting the needs of elderly (links to Policy H4)

4.70 The Local Plan indicates that particular support will be given to the provision of specialist housing for the elderly. There have been limited new permissions and completions for such accommodation during the monitoring period, but there has been some new provision of extra care housing and permissions granted for new care home accommodation as indicated in table 13 below.

Table 13 - Specialist elderly accommodation permissions and completions 2021 - 2023

Reference	Description	Location	Status
18/03035/RES	Residential development comprising 91 dwellings (50% affordable), 59 assisted living units (C2 use class) and a 64 bed care home (C2 use class)	Shilton Road, Burford	25 assisted living units completed during monitoring period
18/03673/FUL	Development of 80 extra care apartments comprising 40 no. 1 bedroom apartments and 40 no. 2 bedroom apartments	London Road and Russel Way, Chipping Norton	80 units completed within the monitoring period
21/02664/RES	Erection of a two storey sixty six bedroom care home for the elderly	East of Monahan Way, Brize Norton	Permission granted 15/12/2021

Provision for custom and self-build housing (links to Policy H5)

4.71 In order to address the need for custom and self-build housing, the Council requires that all housing developments of 100 or more dwellings should include 5% of the residential plots to be serviced and made available for self-build purposes.

4.72 Only one approved residential scheme exceeded the threshold for the delivery of on-site self-build residential plots during the monitoring period.

4.73 Development of land to the north of the A4095 at Long Hanborough (22/01330/OUT) will include the provision of 5% of the total number of dwellings as self-build plots which will equate to 8 dwellings.

4.74 Providing access to self-build housing opportunities can provide a more affordable path to home ownership to some people. Although the provision of such plots has been relatively low during the monitoring period, more opportunities will rise as the larger housing allocations of the Local Plan start to come forward.

Provision for travelling communities (links to Policy H7)

4.75 Two applications for gypsy and traveller accommodation were refused during the monitoring period. One of these was subsequently granted permission at appeal.

Table 14 - Planning applications for traveller accommodation 2021 - 2023

Reference	Description	Location	Status
21/02181/FUL	Change of use of land to use as residential caravan site for extended gypsy family with total of 7 caravans, together with laying of hardstanding, erection of five amenity buildings and construction of access.	Moreton Road	Permission refused
21/00801/FUL	Change of use of land to use as a residential caravan site for four gypsy/travellers families, including the laying of hard standing, construction of access driveway and associated earthworks (part retrospective)	Over Norton Road, Chipping Norton	Permission granted at appeal

4.76 WODC has jointly commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) with the other Oxfordshire local planning authorities. The findings of the study will be taken into account in the determination of any future planning applications and in developing the new Local Plan 2041.

SUSTAINABLE ECONOMIC GROWTH

SUMMARY

- The new permission rates for employment development have been relatively high during the monitoring period. The uptake of land for business uses, particularly in locations identified in the Local Plan serves to support economic growth and help to provide a balance between homes and jobs.
- The Local Plan identifies a need for at least 27 hectares of additional employment land to be delivered in the District by 2031. Much of the land required was identified within existing employment sites and urban extensions, which have been a focus for employment land provision during the monitoring period.
- The Local Plan continues to direct the majority of business development, particularly larger scale development to the main and rural service centres.
- There has been a range of new business development permitted in rural parts of the district during the monitoring period, although this has been relatively minor in nature. The West Oxfordshire local economy remains diverse, with professional, scientific and technical services the largest business sector in the district.
- Tourism development in West Oxfordshire has been primarily focused on the provision of visitor accommodation during the monitoring period.
- There have been a number of proposals during the monitoring period to increase the provision of community services and facilities in West Oxfordshire, although some existing community facilities have been lost to other uses.
- Barriers to housing and services remains the most significant deprivation domain in West Oxfordshire with almost half the population falling within the most 40% most deprived areas nationally. The availability of services and facilities in West Oxfordshire's settlements has remained fairly stable since the adoption of the Local Plan.
- There have been no changes to the extent of town centres during the monitoring period and only minor changes in terms of land use within town centres over the same period. Although there are some vacancies in town centre premises, the vacancy rates do not present too much cause for concern.
- The most significant changes to town centres have been in terms of vehicular access and parking provision.
- The overall health of town centres is considered to be good as they continue to meet a range of Local Plan and council Plan objectives.

4.77 The economic growth-related policies of the Local Plan cover a number of issues including the provision and protection of employment land, the rural economy, tourism, town centres and the provision and protection of community facilities.

4.78 Core objectives are as follows:

Core Objectives

CO3 - Promote safe, vibrant and prosperous town and village centres and resist proposals that would damage their vitality and viability or adversely affect measures to improve those centres.

CO7 - To support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.

CO8 - To enable a prosperous and sustainable tourism economy.

CO12 - Look to maintain or improve where possible the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.

CO13 - Plan for enhanced access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire.

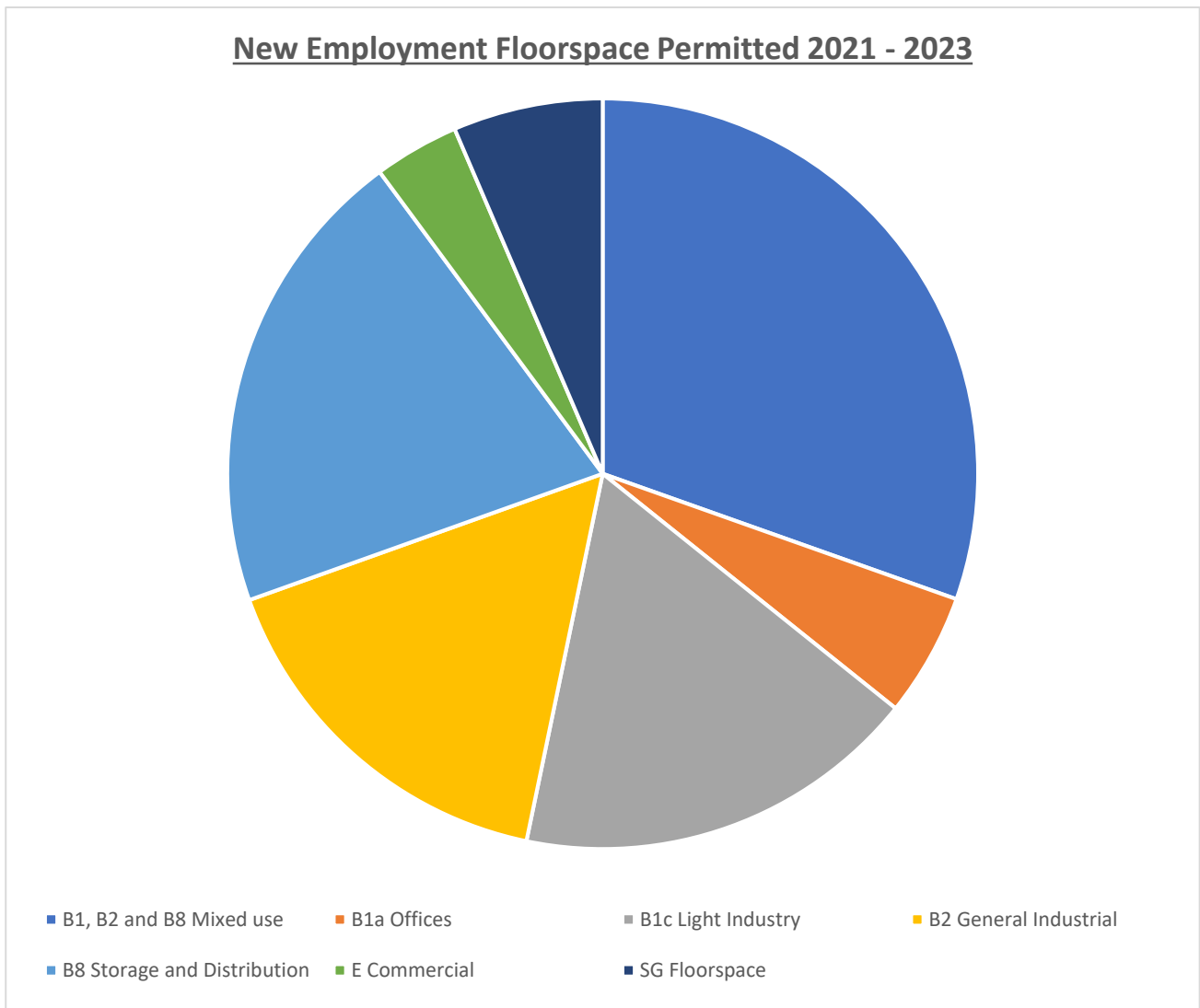
New Employment Permissions (links to Policy E1)

4.79 A total of 56,410m² of new employment floorspace was granted permission between 1st April 2021 and 31st March 2023.

4.80 The largest proportion of new employment floorspace permitted was for mixed business development.

4.81 The largest individual proposal was for 4 new employment units at Downs Road in Witney.

Figure 14 - proportions of new employment floorspace permitted 2021 - 2023



4.82 The area of land illustrated on figure 15 below was identified to meet the employment needs of the Local Plan within the Witney sub-area.

Figure 15 - Location of new employment floorspace permitted, West Witney 2021 - 2023

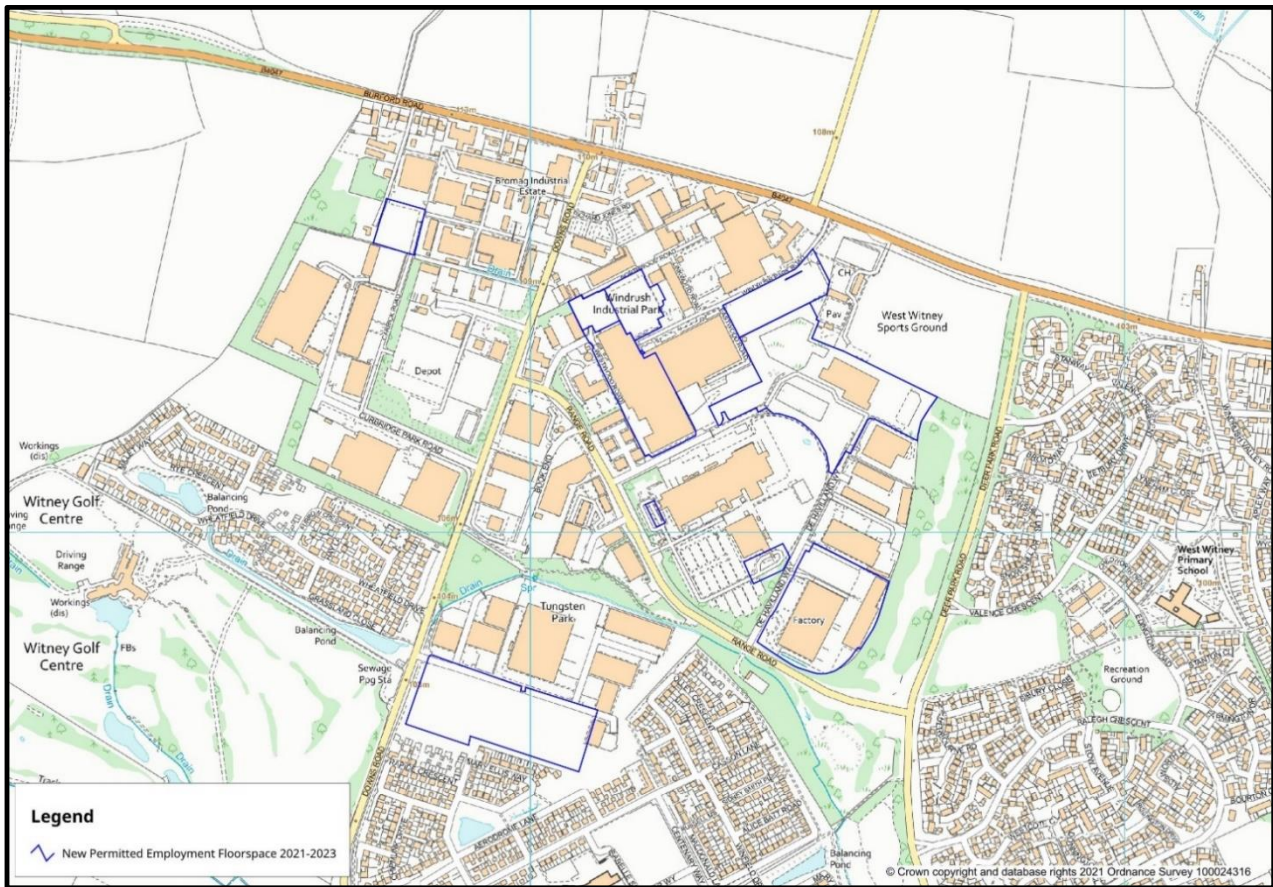


Table 15 - Approvals for new employment floorspace at West Witney

Planning Reference	Description	Site Name
21/02364/FUL	Erection of 4 employment units (Class E (g iii), B2 and B8) with drainage, car parking and landscaping. (Amended plans)	Downs Road, Curbridge, Witney
19/02503/FUL	Extension to existing building to provide additional B8 warehousing and ancillary offices with separate B8 storage warehouse to rear.	De Havilland Way Windrush Industrial Park
21/02929/FUL	Erection of 2 industrial units (Use Class E(g)iii, B2 and B8), to include external ancillary service areas, car and cycle parking.	Windrush Industrial Park

21/02248/FUL	Erection of nine industrial units, to include external ancillary service areas, car and cycle parking.	Windrush Industrial Park
20/02391/FUL	Development of a new purpose-built facility comprising B1, B2 and B8 class uses together with landscaping, access road, car parking and other associated works (amended plan)	Land South of Burford Road
21/02364/FUL	Erection of 4 employment units (Class E (g iii), B2 and B8) with drainage, car parking and landscaping. (Amended plans)	Downs Road, Curbridge, Witney
22/03125/FUL	Change of use from class E (Offices) to class B (storage and distribution) along with alterations to fenestration	Witan Park Industrial Estate

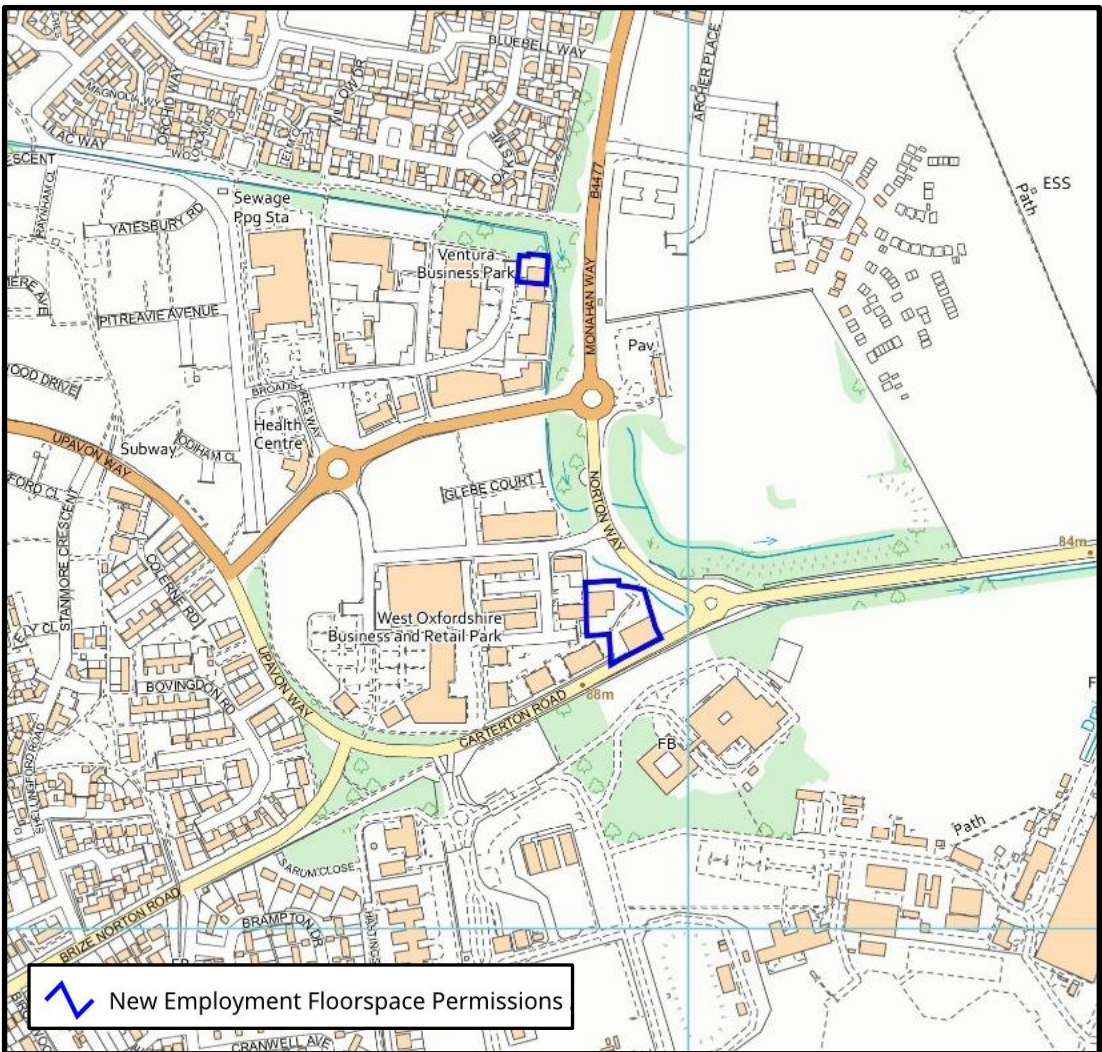
4.83 New business development at Carterton was planned to be focused primarily at the West Oxfordshire Business Park and Ventura Park.

4.84 There were two schemes approved in this area during the monitoring period as illustrated by table 16 and figure 16 below.

Table 16 - New approvals for employment floorspace at Carterton

Site Name	Description
11 Ventura Park	Construction of light industrial unit attached to existing unit.
Brize Norton Service Station	Demolition of Existing Car Showroom. Redevelopment of the site as an expansion of the existing service area,

Figure 16 - New employment floorspace permitted at Carterton 2021 - 2023



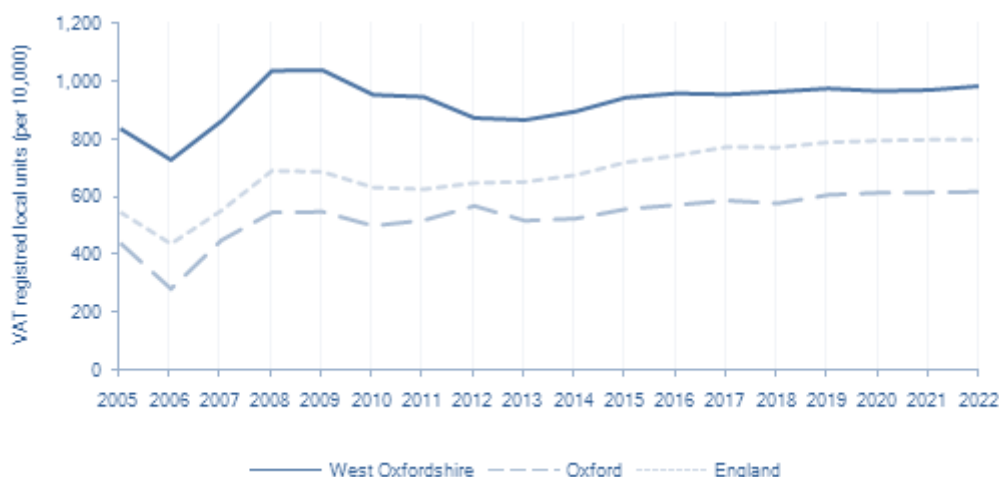
Rural economy (links to Policies E2, E3 and E4)

4.85 Figure 17 below shows that the largest industry groups for businesses based in West Oxfordshire are professional, scientific and technical services followed by the construction sector and the retail industry.

Figure 17 - West Oxfordshire largest business sectors, ONS 2022

Largest business sector	Second largest business sector	Third largest business sector
Professional, scientific & technical services	Construction	Retail industry
18.7% of all local businesses	13.7% of all local businesses	7.9% of all local businesses
Source: Office for National Statistics (2022)		

Figure: Businesses (VAT based local units) per 10,000 working age population
Source: Office for National Statistics



4.86 The majority of businesses employ less than five people. Businesses employing less than 10 people represent approximately 86% of all local businesses.

4.87 Local Plan policy directs larger businesses and employers to the main service centres but seeks to support the rural economy by taking a positive approach to small rural business premises and diversifying the land-based sector.

4.88 The development of new small employment sites within and adjacent to rural service centres and villages are supported where commensurate with the scale and character of the area.

4.89 Outside of the main towns there were limited new permissions granted for new employment floor space at service centres and villages. The majority of permissions were relatively minor in nature and consistent with the requirements of Policy E2

Table 17 - New permissions for commercial and business development in service centres and larger villages

Ref	Description	Address	Parish Name
21/03758/FUL	Change of use and sub-division of building C to Class E (g)(unit 2) and B8 storage (unit 1 and unit 3) use (retrospective)(amended application)	Calais Farm Building Buckland Road Bampton	Bampton
21/04089/FUL	Conversion of existing stable buildings to workshops/starter units (Use Class E)	Worton Park Worton	Cassington
22/02951/FUL	Change of use of part of building from truck storage/workshop to an office and existing hardstanding to parking of vehicles, both in connection with a haulage business; and installation of a pedestrian door in building; and a native soft landscaping scheme	Station Road Kingham	Churchill
21/02815/FUL	Change of use of agricultural building to a builders yard	Friars Court Farm	Clanfield
21/03784/FUL	Construction of B8 Warehouse with ancillary three story office Service Area and Car Parking	Curbridge Business Park	Curbridge
21/00879/FUL	Extension of existing aircraft maintenance hangar to form 'lean to' hangar for indoor aircraft maintenance. (Retrospective)	Enstone Airfield North	Enstone
22/02111/FUL	Change of use of single storey Unit 3 from hobby/artists studio (20/00097/CLE) to flexible use Class B8 and Class E to support Cafe on site.	The Old Coal Yard Gagingwell	Enstone
21/01445/FUL	Conversion of existing buildings for the use of repair and upgrading of motor vehicles, vehicle storage and coach building (retrospective)	Enstone Airfield North	Enstone
21/01303/FUL	Erection of Hangar (Retrospective).	Enstone Airfield North	Enstone
20/00140/FUL	Erection of a new office building, warehouse and starter units development in a mix of B1 (E(g)) and B8 use class, plus associated car parking, cycle parking landscaping and re-positioning of vehicular access into the site off Stanton Harcourt Road	Unit 2-3 Stanton Harcourt Road, Eynsham	Eynsham
21/03087/FUL	Erection of a storage building	Cassington Road, Eynsham,	Eynsham
21/03258/FUL	Erection of detached building for the garaging of heavy goods vehicles.	3 Cuckoo Wood Caravan Park	Freeland
22/02986/FUL	Demolition of existing garage and store building. Construction of a new detached garage/workshop/store building with self-contained annexe (for staff accommodation) above.	Goose Eye Farm Eynsham	Hanborough
21/00812/FUL	Erection of Industrial building for storage (class B2 use) with offices. Associated works including landscaping and parking.	North Leigh Business Park	North Leigh

Ref	Description	Address	Parish Name
22/00889/FUL	Erection of detached timber poultry house and store.	Firs Farm Over Norton	Over Norton
21/00358/FUL	Construction of new storage building.	Chapel House Grounds	Over Norton
21/03001/FUL	Change of use of first floor residential flat to commercial Class E (g(iii)). (Retrospective).	Woodstock Social Club	Woodstock

4.90 As a rural district, much of the economic activity in West Oxfordshire relates to agriculture.

4.91 A total of approximately 6,787m² of new agricultural floorspace was permitted during the monitoring period, primarily relating to the formation of new storage for equipment and farm produce.

4.92 There were limited new permissions for other types of business development in the smaller villages and open countryside as illustrated in table 18 below.

Table 18 - New permissions for commercial and business development in smaller villages and open countryside

Ref	Description	Address	Parish Name
21/00317/FUL	Erection of a workshop unit and storage building	Land At Hopcrofts Holt Garage	Steeple Barton
21/01130/FUL	Erection of detached storage building.	Upper Close Farm Ledwell	Sandford St. Martin
21/00997/FUL	Erection of new detached building to replace existing building used for pet grooming business.	Wychwood Grooming	Ramsden

4.93 A limited number of change of use applications for business developments have been permitted during the monitoring period although nothing significant in nature.

4.94 Policy E3 supports the re-use of traditional and non-traditional buildings for employment, tourism and community uses to support the rural economy, but there have been few applications for such development during the monitoring period.

Table 19 - New permissions for change of use and re-use of non-residential buildings in West Oxfordshire 2021 – 2023

Permission Reference	Description	Parish Name
22/01956/FUL	Change of use to Class E (shop and cafe) and F2 (local community uses)	Freeland
22/02807/FUL	Change of use from printers (Use Class B2) to hot food preparation and delivery centre (sui generis), external works including plant and ventilation equipment.	Chipping Norton
22/02411/FUL	Change of Use of ground floor from retail to a wine/cocktail bar/public house.	Witney

Permission Reference	Description	Parish Name
22/01068/FUL	Change of use from current mixed/warehouse to Sui Generis to allow the premises to be used as a live music and entertainment venue along with a bar serving alcohol, hot and cold food.	Witney
21/04089/FUL	Conversion of existing stable buildings to workshops/starter units (Use Class E)	Cassington
22/02951/FUL	Change of use of part of building from truck storage/workshop to an office and existing hardstanding to parking of vehicles, both in connection with a haulage business; and installation of a pedestrian door in building; and a native soft landscaping scheme	Churchill
21/03758/FUL	Change of use and sub-division of building C to Class E (g)(unit 2) and B8 storage (unit 1 and unit 3) use (retrospective)(amended application)	Bampton
21/03761/FUL	Change of use of Building B to Class E(g) (unit 1) and B8 storage (units 2 and 3) use. (retrospective)(amended application)	Bampton
22/02111/FUL	Change of use of single storey Unit 3 from hobby/artists studio (20/00097/CLE) to flexible use Class B8 and Class E to support Cafe on site.	Enstone
22/03125/FUL	Change of use from class E (Offices) to class B (storage and distribution) along with alterations to fenestration	Witney
21/01408/FUL	Alterations and extension to existing hotel. Change of use of ground floor of 107 High Street to provide new entrance and reception area for use in connection with the existing hotel.	Burford
21/01204/FUL	Proposed mixed-use conversion and redevelopment of existing retail and residential premises to form a 2-screen cinema, eight residential apartments (C3) plus five serviced short-term let apartment suites, with 14 spaced car park and shared bin and bicycle stores to rear.	Chipping Norton
21/02815/FUL	Change of use of agricultural building to a builders yard (class use sui generis).	Clanfield
22/00655/FUL	Conversion of existing grain store to provide holiday, event and tourism accommodation	Curbridge
22/00664/FUL	Conversion of existing outbuilding to provide a self contained annex to Finstock Manor with the ability for it to be separately let out as a holiday home (amended plans)	Finstock
22/00529/FUL	Change of use from indoor entertainment centre to garage for car repairs, servicing, MOT's and sale of new and used cars. (Retrospective)	Carterton
21/01445/FUL	Conversion of existing buildings for the use of repair and upgrading of motor vehicles, vehicle storage and coach building (retrospective)	Enstone
21/03001/FUL	Change of use of first floor residential flat to commercial Class E (g(iii)). (Retrospective).	Woodstock

Permission Reference	Description	Parish Name
22/03049/FUL	Change of use from hall/meeting room (class use F2(b) to local community museum (class use F1(c).	Eynsham
21/00565/FUL	Change of use of workshop yard and associated buildings (Use Class B1) to community bus yard with associated office and storage (Sui Generis Use)	Witney

4.95 There have been a number of holiday lets and other tourism related developments permitted during the monitoring period, supporting an increase in tourism accommodation and activity in the district.

4.96 The majority of the proposals are minor in nature, but others relate to the expansion and improvement of relatively tourist attractions and conference venues including Soho Farmhouse and Heythrop Park.

4.97 As the provision of short-term holiday accommodation increases, particularly through changes to existing dwellings, regard should be had to the impact on existing communities, the increase in temporary residence within settlements and the impact this can have on house prices and service provision.

Table 20 - New permissions for tourism development in West Oxfordshire 2022 2023

Permission Reference	Description	Parish Name
22/00345/FUL	Conversion of existing garage block to form up to 2 holiday lets/accommodation ancillary to Priory Barn and associated works. (Retrospective).	Alvescot
22/00840/FUL	Change of use of land to allow the siting of a Shepherds Hut for use as holiday let.	Bampton
20/02600/FUL	The re-organisation and upgrade of the existing Caravan Club Site to include the removal of 92 touring caravan pitches and demolition of existing site buildings, construction of replacement facilities and maintenance/housekeeping buildings with provision of static accommodation in the form of 36 Holiday Lodges	Bladon
21/01408/FUL	Alterations and extension to existing hotel. Change of use of ground floor of 107 High Street to provide new entrance and reception area for use in connection with the existing hotel.	Burford
21/03611/FUL	Conversion of existing barns to enlarge existing dwelling and create two additional self-contained holiday let units (amended plans and description).	Burford
22/03377/FUL	Change of use of a detached garage with self-contained accommodation above to form a flexible use involving ancillary accommodation or a holiday let.	Charlbury

Permission Reference	Description	Parish Name
21/02437/FUL	The siting of four shepherds huts (three for short-term holiday accommodation and one associated reception Shepherd hut) and associated landscaping	Chastleton
21/01204/FUL	Proposed mixed-use conversion and redevelopment of existing retail and residential premises to form a 2-screen cinema, eight residential apartments (C3) plus five serviced short-term let apartment suites, with 14 spaced car park and shared bin and bicycle stores to rear.	Chipping Norton
22/02610/FUL	Change of use of land to site one shepherd hut, one bell tent together with conversion of a chicken shed to a kitchen/shower room for short term holiday use - Retrospective	Chipping Norton
22/00655/FUL	Conversion of existing grain store to provide holiday, event and tourism accommodation	Curbridge
22/01486/FUL	Siting of 3 no. holiday pods together with associated decking, car parking and permeable pathways.	Enstone
23/00195/FUL	Proposed siting of a shepherd hut for use as holiday accommodation together with associated landscaping and provision of parking.	Filkins and Broughton Poggs
22/00664/FUL	Conversion of existing outbuilding to provide a self contained annex to Finstock Manor with the ability for it to be separately let out as a holiday home (amended plans)	Finstock
22/02188/FUL	Construction of temporary staff accommodation, comprising 9 twin bedroom pods and 1 dining pod.	Freeland
21/01764/FUL	Construction of five one bedroom guest cabins with associated landscaping scheme and alterations to existing drainage infrastructure.	Great Tew
21/02799/FUL	Erection of twenty single bedroom farmhouse huts and associated landscaping works.	Great Tew
21/03344/FUL	Provision of additional hotel health/wellness facilities to include three sauna pods, four hot tubs, enlargement of existing mill pond and conversion of existing building to provide new changing facilities within existing ice house. Associated soft and hard landscaping works.	Great Tew
21/02445/FUL	Replacement building to provide ancillary accommodation to be used as a holiday let/staff accommodation. (Amended).	Hailey
21/00508/FUL	Phase I works including partial refurbishment of, and works to, the main building complex, landscaping, removal of marquee, provision of Arrivals Lodges and all incidental works. Development part of overall upgrading of Heythrop Park Hotel and estate (Use Class C1).	Heythrop

Permission Reference	Description	Parish Name
21/03450/FUL	Phase 2B works including demolition works and redevelopment of existing maintenance area to provide new bedroom accommodation block, enclosed walkway, landscaping and all incidental works. Development part of overall upgrading of Heythrop Park Hotel and estate (Use Class C1).	Heythrop
21/03464/FUL	Phase 2A works including demolition works, partial refurbishment of, and works to, the main building complex, provision of new car park, refurbishment of and extension to existing spa/leisure building, construction of new ancillary buildings/structures, landscaping and all incidental works. Development part of overall upgrading of Heythrop Park Hotel and estate (Use Class C1).	Heythrop
22/03524/FUL	Change of use from annexe to holiday let	Kingham
22/01434/FUL	The siting of 8 no. shepherds huts together with hard and soft landscaping to include provision of a pond, access track, external lighting and associated services.	Minster Lovell
22/03254/FUL	Erection of a Coach House for hotel guest accommodation	North Leigh
22/01208/FUL	Siting of 10 additional holiday lodges (static caravans) and associated infrastructure, to replace touring caravans.	Over Norton
22/03473/FUL	Removal of existing agricultural shed. Siting of 3 holiday glamping pods (static caravans) with associated infrastructure	Over Norton
22/01197/FUL	Demolition of existing agricultural building and erection of new building to form coffee shop with associated car parking.	Over Norton
22/01460/FUL	Proposed siting of 10 holiday lodges in lieu of 18 touring caravans with alternative site access, extension to pub car park and landscaping throughout.	Salford
22/02772/FUL	Change of use of the store over the existing garage to a holiday let. (Retrospective).	Sandford St. Martin
22/01587/FUL	Construction of first floor extension above existing garages to create self contained living accommodation.	Shilton
22/02805/FUL	Conversion of existing barn, together with erection of a single storey extension to form five accommodation lets, with associated works	Shilton
22/01301/FUL	Conversion of outbuilding to create two holiday lets and associated works.	Shipton-under-Wychwood
22/02091/FUL	Conversion of barn to holiday let. Amendment to extant scheme 10/0086/P/FP to enable extension to provide a plant room and battery store for storage of electricity generated PV panels along with PV panels	Spelsbury
22/00646/FUL	Conversion of ground floor of existing garage to a self contained holiday let, works to include the installation of an array of solar panels	Tackley

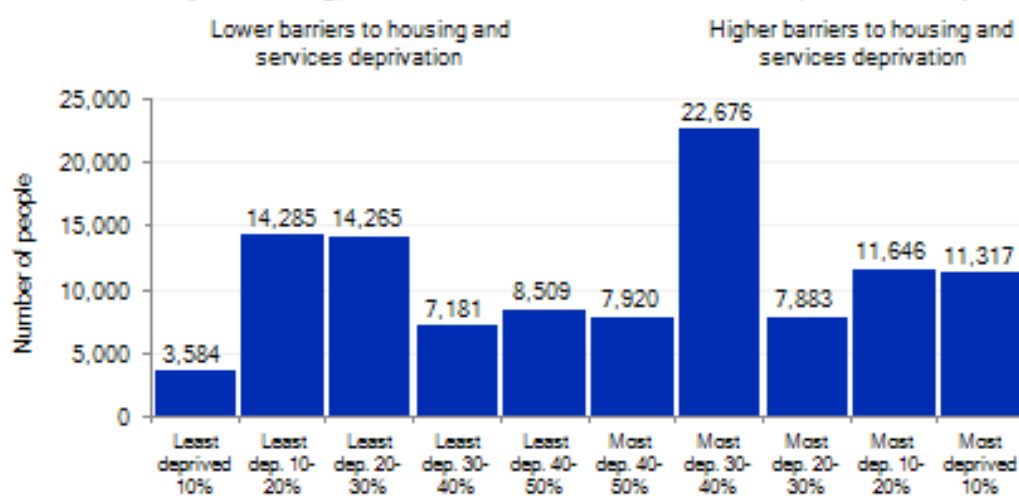
Local services and community facilities (links to Policy E5)

4.98 The 'Barriers to Housing and Services' deprivation domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: geographical barriers, which relate to the physical proximity of local services, and wider barriers which includes issues relating to access to housing such as affordability.

4.99 Figure 18 below shows that a significant proportion of West Oxfordshire's population falls into the most deprived areas nationally for this measure of deprivation when combined for physical accessibility and affordability.

Figure 18 - Number of West Oxfordshire residents in areas with higher barriers to housing and services deprivation

Figure: Number of people in each deprivation decile, ID 2019 Barriers to Housing and Services domain
Source: Ministry of Housing, Communities and Local Government (Indices of Deprivation 2019)



4.100 The District Council supports the development and retention of local services and community facilities to meet local needs and to promote social wellbeing, interests, interaction and healthy inclusive communities. This is reflected in Local Plan Policy E5.

4.101 Records indicate that there have been a number of proposals relating to the expansion and improvement of community services and facilities during the monitoring period.

4.102 These will help to ensure the continued integrity of community uses and support activity of communities in West Oxfordshire.

Table 21 - Planning permission for new community services and facilities 2021 - 2023

Proposal		Address
Construction of coffee shop/bakery with ancillary drive through (use class Ea/b) and associated works.	A1 Shops	Monahan Way, Carterton
Change of use to Class E (shop and cafe) and F2 (local community uses)	A1 Shops	Freeland Methodist Church
Conversion of garage creating seating area in connection with neighbouring café/coffee shop	A3 Restaurants and cafes	Market Street, Charlbury
Construction of an adventure golf course, bar and outdoor seating area.	A4 Drinking establishments	Witney Lakes Golf Centre
Demolition of existing, and construction of new clubhouse.	A4 Drinking establishments	Heyford Lakes
Change of Use of ground floor from retail to a wine/cocktail bar/public house.	A4 Drinking establishments	Market Square, Witney
Change of use from mixed/warehouse to allow the premises to be used as a live music and entertainment venue along with a bar serving alcohol, hot and cold food.	A4 Drinking establishments	Avenue Three, Station Lane, Witney
Proposed mixed-use conversion and redevelopment of existing retail and residential premises to form a 2-screen cinema,	D2 Assembly and leisure	29 - 30 High Street, Chipping Norton
Erection of a detached cabin building to provide changing room/viewing area for use by Lower Windrush Tennis Club (LWTC).	D2 Assembly and leisure	Rack End, Standlake
Erection of a new single storey kitchen and dining hall building (amended plans)	F.1 Learning and Non-Residential Institutions	Kitebrook House, Little Compton
Erection of a single storey extension to the North West facing elevation to form a new main entrance and reception office.	F.1 Learning and Non-Residential Institutions	St Christopher's Church Of England School, Langford
Erection of three external canopies	F.1 Learning and Non-Residential Institutions	Henry Box School, Witney
Erection of a children's nursery and associated works.	F.1 Learning and Non-Residential Institutions	Land East Of Woodstock
Change of use from hall/meeting room (class use F2(b) to local community museum (class use F1(c)).	F.2 Local Community	The Bartholomew Building Eynsham
Erection of single storey bakery building	F.2 Local Community	Over Norton Park
Change of use of former bank to provide a new community hub incorporating a community hall, meeting rooms, lettable office space and administrative offices.	F.2 Local Community	Chipping Norton

4.103 There have been relatively few losses of community uses to other forms of development during the monitoring period suggesting that Policy E5 is acting effectively.

Table 22 - Loss of community services and facilities 2021 - 2023

Permission Reference	Address	Description
20/03381/FUL	Old School House, Main Street, Over Norton	Change of use of chapel to form residential annexe. Demolition of existing single-storey extension, erection of single-storey extension and raising pitch of main chapel roof (amended plans and proposal)
21/01497/FUL	The Bell Inn, Standlake	Conversion of former pub into 4 bedroom dwelling and erection of two new 5 bedroom dwellings and carport to the rear with associated landscaping and parking areas.
21/03224/FUL	Chadlington Methodist Church	Change of use from place of worship to single dwelling with new vehicular access

Town Centre Vitality and Viability (links to Policy E6)

4.104 There are 5 designated town centres in West Oxfordshire in the main and rural service centres as follows:

- Witney
- Carterton
- Chipping Norton
- Burford
- Woodstock

4.105 There were 112 new permissions granted within or on the edge of these town centres within the monitoring period.

Table 23 - Planning approvals within town centres 2021 - 2023

Town Centre	Number of new approvals	Proposals of note
Witney	45	A mixture of full planning consents, listed building consents and advertisement consent approved in Witney town centre during the monitoring period. These included changes of use from retail to hospitality uses, residential development and new office provision.

Town Centre	Number of new approvals	Proposals of note
Carterton	5	New permissions include the construction of a new pavilion to the north west of the town centre at Carterton recreation ground and improvements to expand the capacity of a public house.
Chipping Norton	25	Majority of approvals minor in nature comprising alterations to listed buildings and advertisement consents. Some existing retail uses were permitted to be redeveloped as a mixed use cinema and residential development comprising 2 screens. The change of use of former bank was also allowed to provide a new community hub, incorporating a community hall, meeting rooms, lettable office space and administrative offices.
Burford	18	The majority of new permissions granted within Burford town centre were Listed Building consents for alterations and extensions to listed buildings. The town centre information centre was permitted to change to a jewellers and extension to the Highway Hotel was permitted to allow an additional 2 bedrooms.
Woodstock	19	The majority of new permissions granted within Woodstock town centre were Listed Building consents for alterations and extensions to listed buildings. There was a minor loss of residential use in the town centre with the conversion of a first floor flat to commercial use.

4.106 There has been no change to the total area designated as town centre space during the monitoring period and only limited changes to land use and premises within these town centres.

4.107 Town centre surveys were undertaken in March 2023 to quantify the number of vacant units. Chipping Norton had a total of 16 empty units, with the closure of the Barclays bank possibly the most significant loss to the town. Carterton had a total of 4 empty units and Witney a total of 34 across a number of locations including Corn Street, Market Square, High Street and Marriot's Walk.

4.108 The health of the District's Town Centres is key to meeting a number of Local Plan and Council Plan objectives as these are often to focal point of communities and the most accessible locations for residents to access services and facilities. Although there are some vacancies within town centres, they remain healthy, vibrant and active.

4.109 There have been some changes to accessibility in Town Centres, including restricted access to motor vehicles in Witney and the introduction of parking permits in Woodstock. Such changes have been introduced to improve the town centre environment while keeping them accessible for residents, vulnerable road users and people with disabilities.

TRANSPORT AND MOVEMENT

SUMMARY

- The majority of new residential and commercial development is located in the most accessible locations at town centres and rural service centres.
- Limited public transport improvements and enhanced opportunities for walking and cycling have been delivered in rural areas.
- Car ownership and distances travelled to access key services and facilities remain higher than the Oxfordshire average.
- Some limited funding has been secured towards highways improvements and monitoring of travel plans during the monitoring period.
- There has been good progress on a number of strategic highway schemes including the Access to Witney project (Shores Green Slip Roads) and the A40 smart corridor project, with the new Eynsham Park and Ride site now under construction.
- There were no applications for an increase public car parking approved during the monitoring period. All applications for increased car parking provision related to private properties or commercial enterprises.
- The council holds £251,564 towards car parking, secured through developer contributions that is yet to be allocated.

4.110 The transport and movement policies of the Local Plan cover a number of issues including the location of development, improvements to the highway network, public transport, walking and cycling and parking provision.

4.111 Core objectives are as follows:

Core Objectives

CO1 - Enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised.

CO10 - Ensure that land is not released for new development until the supporting infrastructure and facilities are secured.

CO11 - Maximise the opportunity for walking, cycling and use of public transport.

CO13 - Plan for enhanced access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire.

CO15 - Contribute to reducing the causes and adverse impacts of climate change, especially flood risk.

CO16 - Enable improvements in water and air quality.

CO17 - Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions.

Location of Development (links to Policies T1 and T3)

4.112 The Local Plan gives priority to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised.

4.113 The Local Plan identifies 3 Main Service Centres and 7 Rural Service Centres which offer the widest range of services and facilities, are accessible by a choice of transport modes and offer a range of job opportunities.

Main Service Centres

- Witney
- Carterton
- Chipping Norton

Rural Service Centres

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

4.114 Planning permission was granted for 51 residential schemes at the service centres during the monitoring period totalling 515 dwellings, so the majority of residential development is being directed to the most sustainable locations in accessibility terms⁹.

4.115 The District Council has secured funding towards public transport improvements from developments commercial developments and developments that have been approved outside of the service centres.

4.116 The council currently holds £15,651 that is yet to be allocated towards highways and sustainable transport projects.

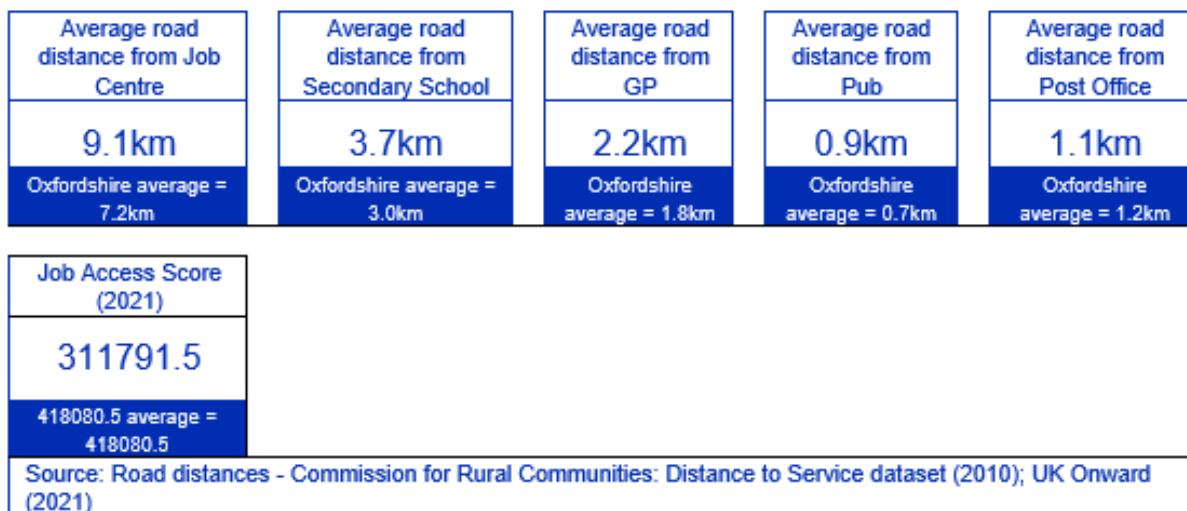
Table 24 - Section 106 contributions towards public transport in West Oxfordshire 2021 - 2023

Year	Public Transport contributions secured / collected / spent
2021/2022	£7,942 (Stanton Harcourt Road, Eynsham) £25,000 (Windrush Industrial Park) £9,000 (London Road, Chipping Norton) Contribution to Villager Community Bus
2022/2023	None

⁹ See Policies OS2 and H2 for further information

4.117 Notwithstanding the fact that the majority of developments is directed towards service centres, the rural nature of the district and fact that many settlements in the district have limited or no services at all, accessibility to key services and facilities in West Oxfordshire is relatively poor, resulting in relatively high car dependency.

Figure 19 - West Oxfordshire accessibility to key services and facilities 2021



Source – Oxfordshire Insight – Local Insight profile for West Oxfordshire. OCSI 2022

Highway Improvements (links to Policy T2)

4.118 All development in West Oxfordshire is required to demonstrate safe access and an acceptable degree of impact on the local highway network.

4.119 Development proposals that are likely to generate significant amounts of traffic should be supported by a transport assessment and travel plan.

4.120 The tables below indicate the level of financial contributions towards highway improvements and monitoring fees secured during the monitoring period.

Table 25 - Travel Plans submitted and monitored during monitoring period

Year	Proposal	Contribution / Spend
2021/22	20/00140/FUL - Erection of a new office building, warehouse and starter units	£1,426 Travel Plan monitoring fee
2022/23	16/02369/FUL - Extension to existing manufacturing building, erection of two storey manufacturing and office building, two storey research and development building and two storey office building.	£1,666 Travel Plan monitoring fee
		£177,185 Highway Improvements

2022/23	17/01758/FUL - Erection of a three-storey extension to the existing hotel for use as 20 self-catering apartments,	£1,162 Highway signage
---------	---	------------------------

4.121 The Local Plan also identifies a number of strategic highway infrastructure schemes, the latest position in relation to which is summarised below.

Table 26 - Local Plan 2031 identified highway infrastructure schemes.

Scheme Name	Status
Downs Road Junction, Witney	Complete - New roundabout providing access to the A40 from Downs Road was delivered via development contributions at North Curbridge
Shores Green Slip Roads	Not Started - This scheme proposes adding westbound slip roads at the A40/B4022 Shores Green junction to improve access to Witney. The scheme now has planning permission and construction is anticipated to commence mid/late 2024. It will be funded by a combination of Housing and Growth Deal funding and developer contributions.
West End Link Road	Not Started – This scheme is associated with the allocated strategic development area at North Witney which is yet to come forward.
Northern Distributor Road	Not Started – This scheme is associated with the allocated strategic development area at North Witney which is yet to come forward.
Eastern Link Road	Not Started – This scheme is associated with the allocated strategic development area at East Chipping Norton which is yet to come forward.
Western Spine Road	Not Started – This scheme is associated with the allocated strategic development area at West Eynsham which is yet to come forward.
A40 improvements	<p>Planning permission in place for new Eynsham Park and Ride with development under construction. Wider A40 improvements being progressed by Oxfordshire County Council under the Homes England Homes from Infrastructure (HIF) fund.</p> <p>In July 2022, Oxfordshire County Council approved the preferred option proposals for the A40 HIF2 Smart Corridor (Duke’s Cut, integrated bus lanes and the extension of the dual carriageway).</p> <p>However, in light of global inflationary pressures, the A40 improvements programme was extensively reviewed between November 2022 and June 2023 and in July 2023, the County Council approved a new plan to build the programme in phases.</p> <p>The initial phase includes dedicated bus lanes between Eynsham Park and Ride and Oxford, as well as the addition of controlled crossings and upgraded shared-use paths to make walking and cycling safer along the historically congested A40</p>

Scheme Name	Status
	between Witney and Oxford. Later phases of work will be planned and delivered as funding becomes available.

ENVIRONMENTAL AND HERITAGE ASSETS

SUMMARY

- No major residential development was approved in the Cotswolds National Landscape during the monitoring period. Larger residential schemes were approved in a limited number of service centres and villages.
- A number of single dwellings and minor schemes were approved elsewhere in the protected landscape including small villages and open countryside.
- There are 100 Local Wildlife Sites in West Oxfordshire, totalling 1582.65 hectares. The area of these LWS has decreased by 17.51ha since 2021. The area of Local Geological Sites has not changed.
- There are 4996.93 hectares of NERC S41 habitats in West Oxfordshire. This has increased by 3.63ha since 2021.
- There were 78 surveys for water voles in 2021, with 56 positive sightings. This is a success rate of 72%.
- There have been records of 132 priority species in West Oxfordshire within the last 10 years. We have not received records from two priority species in the last 10 years.
- The farmland bird index for West Oxfordshire is 0.85, which shows the index fell by 0.01 from 2020.
- The number of heritage assets on the Historic England assets at risk register decreased from 9 to 8 to the end of the monitoring period.
- There were approximately 45 applications for new residential development approved within or on the edge of conservation areas in West Oxfordshire, totalling approximately 253 dwellings during the monitoring period..
- Of the 274 planning applications that were refused in 2021/23, 114 of these were located within Conservation Areas
- There were 448 applications for Listed Building consent determined during the monitoring period. Of these, 398 were approved.

4.122 The environmental and heritage section of the Local Plan covers a broad range of issues relating to the natural and built environment including the Cotswolds National Landscape (formerly AONB) landscape character, biodiversity, green infrastructure, sport and recreation, renewable energy, flood risk, pollution and heritage.

4.123 Core objectives are as follows:

Core Objectives

CO9 - Promote inclusive, healthy, safe and crime free communities.

CO14 - Conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond.

CO15 - Contribute to reducing the causes and adverse impacts of climate change, especially flood risk.

CO16 - Enable improvements in water and air quality.

CO17 - Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions.

Development within the Cotswolds National Landscape (links to Policy EH1)

4.124 The Local Plan has a generally restrictive policy against major development within the Cotswolds National Landscape (formerly known as the Cotswolds AONB), with great weight applied to conserving and enhancing the area's natural beauty, landscape and countryside including wildlife and heritage.

4.125 The Local Plan allocates no land for residential development within the Cotswolds National Landscape, but planning permission was granted for approximately 57 new dwellings during the monitoring period.

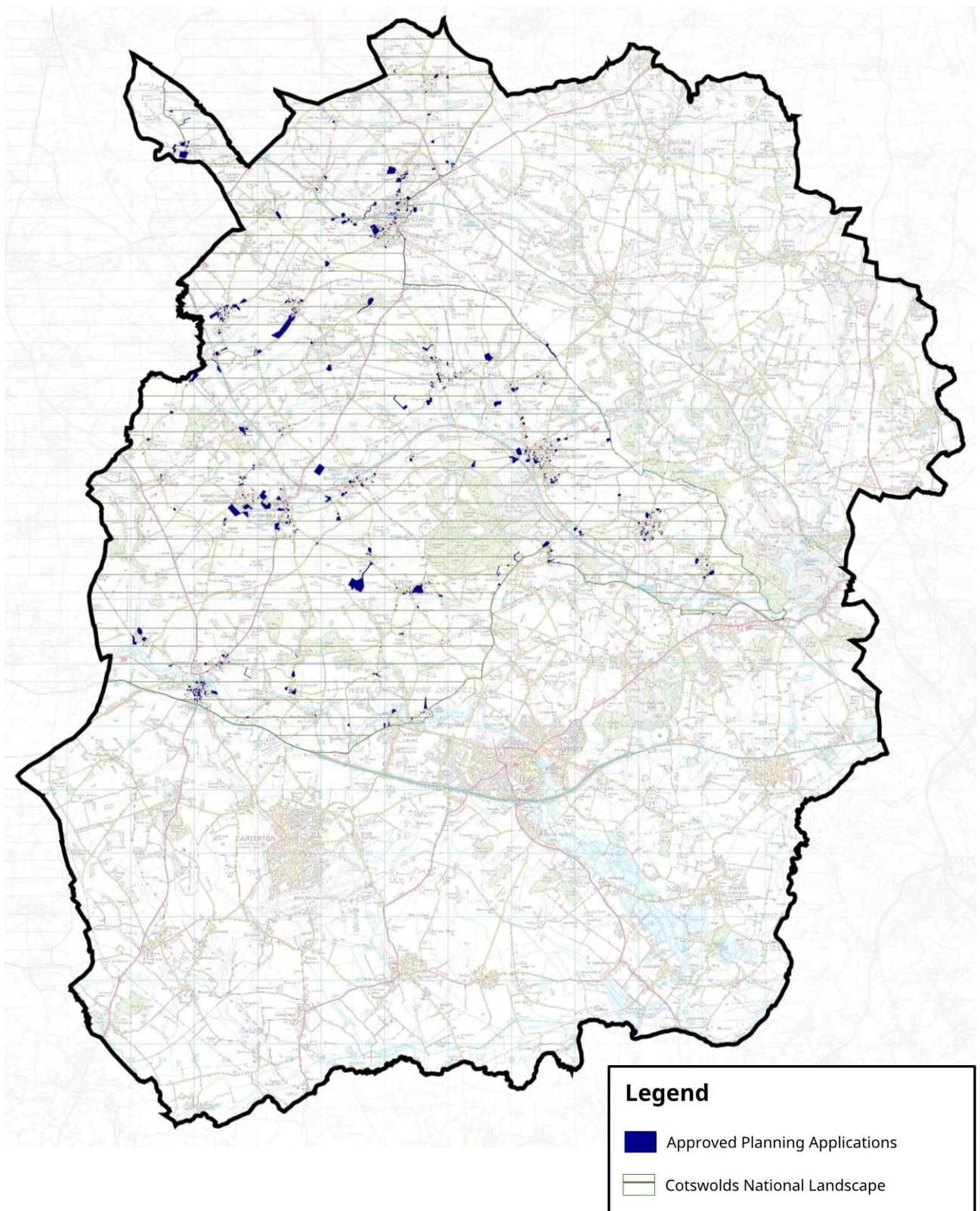
4.126 None of these proposals are major in nature and relate predominantly to the development of single dwellings.

4.127 There were a few slightly larger schemes approved within Chipping Norton (8 dwellings), Stonesfield (6 dwellings and 4 dwellings) and near to Kingham (4 dwellings).

4.128 There were however 536 new permissions granted for a mix of development types and land uses within the Cotswolds during the monitoring period, including:

- 538 householder applications approved
- 160 Full Planning approvals granted
- 157 applications for listed building consent granted

Figure 20 - Location of planning applications approved within Cotswolds National Landscape 2021 - 2023



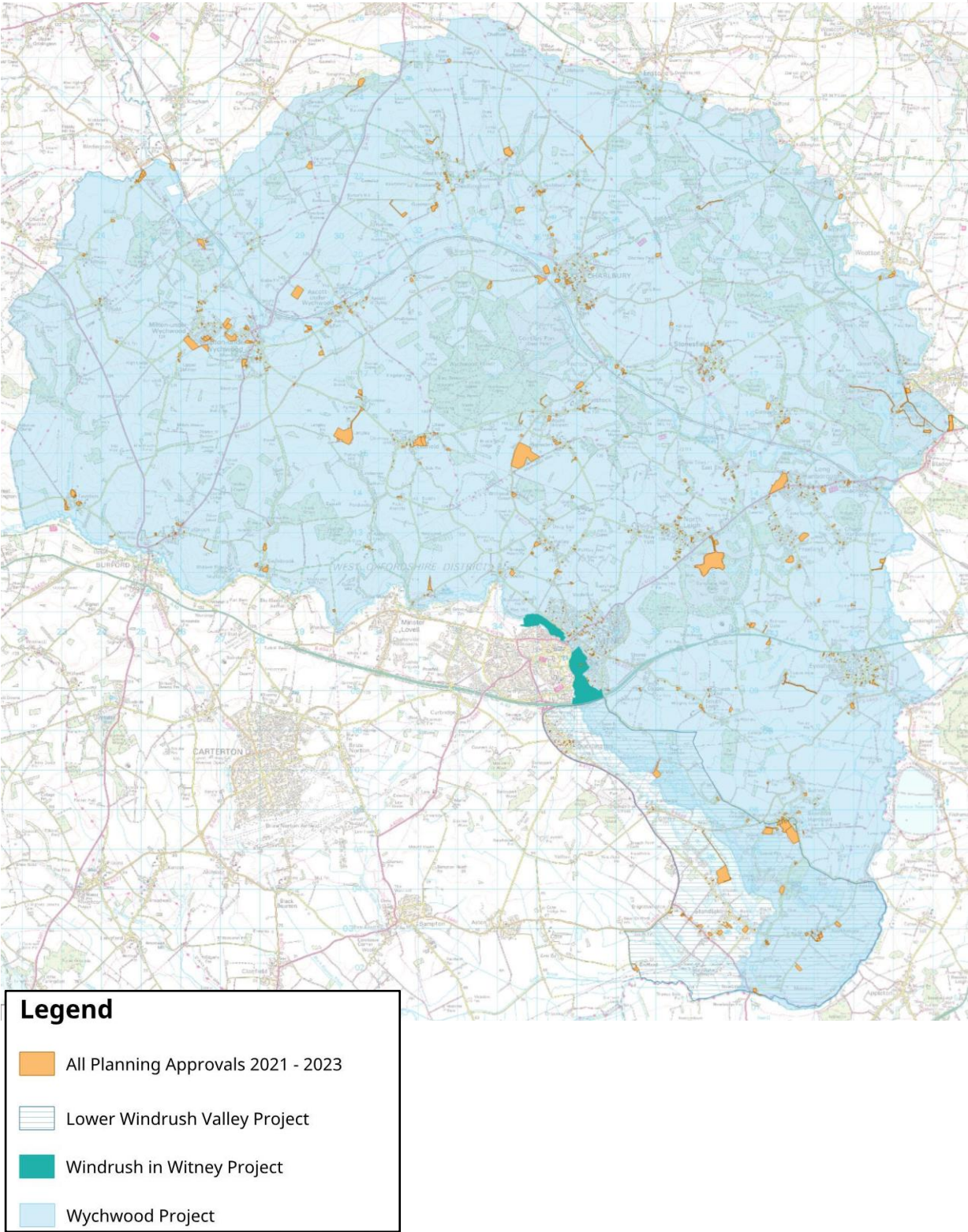
4.129 In addition to the Cotswolds National Landscape, the Local Plan identifies a further three special policy areas, that have been identified for special landscape protection, conservation and enhancement:

- Lower Windrush Valley Project Area – An area of major landscape change associated with mineral extraction and after uses, especially for recreation, tourism and nature conservation.
- Windrush in Witney Project Area – A fundamental component of the town’s attractive character.
- Wychwood Project Area – A project that aims to restore the landscape character and mix of habitats associated with the Royal Hunting Forest of Wychwood.

4.130 A total of 1,330 planning approvals were granted within these various landscape project areas during the monitoring period.

4.131 £25,153 was spent in 2022 on the purchase of land at Langel Common in Witney. This area of land is situated within the Windrush in Witney Project Area. The purchase of this land will protect it from development and preserve it for public amenity use.

Figure 21 - Location of planning approvals in landscape project areas 2021 - 2023



Biodiversity (links to Policy EH3)

4.132 Local Plan Policy EH3 aims to protect and enhance biodiversity and geodiversity in West Oxfordshire, with a focus on protected sites and species and ensuring that development contributes towards the aims and objectives of Conservation Target Areas (CTAs) within the District.

4.133 Thames Valley Environmental Records Centre (TVERC) produce a Biodiversity Annual Monitoring Report (AMR) which provides useful information on areas of biodiversity importance, priority habitats, priority species and the distribution and status of farmland birds.

4.134 The information from the TVERC AMR is reproduced below for information.

Table 27 - Areas of sites designated for Intrinsic Environmental Value in West Oxfordshire

Designation	2021	2022
Local Geological Site	333.32	333.32
Local Wildlife Site	1600.16	1582.65

4.135 Records indicate that there has been a slight decrease in the area of land designated as a Local Wildlife site in West Oxfordshire between this and the last monitoring periods.

4.136 There are 100 Local Wildlife Sites in West Oxfordshire. The area of Local Wildlife Sites has changed by 17.51 hectares since last year. The area of Local Geological sites has not changed since last year.

4.137 Figures for changes in area are derived from an analysis of site boundary data following a site selection panel meeting during the analysis year. Counts in this report are based on the number of sites, rather than polygons, thus counts may differ from previous reports aside from any changes arising from panel decisions.

Changes in area of UK priority habitat

4.138 This indicator identifies the UK NERC Act section 41 habitats of principal importance (priority habitats) within West Oxfordshire

4.139 Table 28 below provides details of the UK priority habitats which have been identified within West Oxfordshire. The changes in the UK priority habitats are mostly attributable to new information such as confirmation of boundaries of habitat types. For example, for 2021/2022 there has been a reclassification of 'Ponds' to 'Eutrophic Standing Waters' which is reflected in the numbers.

4.140 The changes largely represent an improved understanding of the habitat resource in West Oxfordshire, rather than the creation or loss of habitat.

Table 28 - Changes in area of UK priority habitat

S4I Habitat	2021 (area in ha)	2022 (area in ha)
Coastal And Floodplain Grazing Marsh	1518.67	1516.84
Eutrophic Standing Waters	263.95	264.30
Lowland Beech And Yew Woodland	14.36	14.36
Lowland Calcareous Grassland	187.12	184.49
Lowland Dry Acid Grassland	8.70	7.94
Lowland Fens	56.93	60.57
Lowland Meadows	240.44	241.77
Lowland Mixed Deciduous Woodland	1528.93	1532.61
Lowland Wood Pasture And Parkland	748.34	748.34
Mesotrophic Lakes	256.62	256.62
Open Mosaic Habitats On Previously Developed Land	27.77	27.77
Possible Priority Grassland Habitat	40.19	40.19
Purple Moor Grass And Rush Pasture	1.24	1.24
Reedbeds	1.71	1.71
Rivers	8.75	8.75
Traditional Orchards	58.11	58.11
Wet Woodland	31.47	31.47
Total	4993.30	4996.93

Changes in number of UK priority species

4.141 The number of priority species in West Oxfordshire Council is 139. Two species have been removed from the list, as no new records have been made within the last ten years.

Table 29 - Changes in number of UK priority species

	2011-2021	2012-2022
Number of UK Priority species	134	132

4.142 Priority species removed from the list—no new records since 2011. This does not mean that they are not present, only that no records have been added to the TVERC database since 2011.

4.143 Planning permission was granted in 2021 for improvements to the Chimney Meadow Nature Reserve in the south of the district, as part of the Chimney Meadows Wetland Restoration Project. The main drivers for the project are to improve opportunities for fish passage, enable a healthier and more active floodplain, restore river and floodplain habitats, tackle non-native species and combat rural pollution. Details of the approval are set in table 30.

Table 30 - Planning applications for environmental improvement schemes, 2021 - 2023

Application Reference	Proposal Details
20/03409/FUL	Construction of Shifford Weir Fish Bypass, comprising excavation of a new approx 450m long naturalised fish bypass channel, including one culvert under existing flood embankment, wooden handrails to edge of culvert, use of excavated materials to improve BBOWT access for future management of the reserve, together with temporary construction accesses and temporary construction compound on land near public highway in Duxford, and reinstatement of land following completion of the construction works.

Sport and recreation (links to Policy EH5)

4.144 There have been a number of minor improvements and proposed enhancements to sports, recreation and children's play secured during the monitoring period which should support the integrity and ongoing use of community services and facilities in West Oxfordshire.

Table 31 - Planning approvals for sport and recreation developments, 2021 - 2023

Proposal	Location
Erection of a single storey rear extension to clubhouse	Witney Rugby Football Club
Construction of new pavilion.	Carterton Recreation Ground
Installation of a new cricket ECB approved non-turf cricket practice facility.	Charlbury Cricket Club
Construction of a new adventure play area and new visitor building together with associated works and landscaping.	Blenheim Palace
Single storey extensions to existing bowls club house	Charlbury Bowls Club
Replacement of existing sports pavilion and storage building with the erection of a two storey pavilion building	Oxford Road, Eynsham
Replacement and relocation of cricket nets	Pavilion at Langford
Creation of an All-Weather sports pitch	Burford School
Demolition of existing, and construction of new clubhouse.	Heyford Lakes
Erection of a detached cabin building to provide changing room/viewing area for use by Lower Windrush Tennis Club	Lower Windrush Tennis Club

Proposal	Location
Removal of existing grass surface to pitch, replacement with artificial 3G surface for community use together with associated releveling ground and drainage works.	North Leigh Football Club

Renewable Energy Provision (links to Policy EH6)

4.145 There was one approval for larger, utility scale solar scheme in West Oxfordshire during the monitoring period.

Table 32 - Planning approvals for utility scale solar development 2021 - 2023

Planning Reference	Description	Location
21/01236/FUL	Installation and operation of solar farm including associated engineering and infrastructure works.	Ducklington

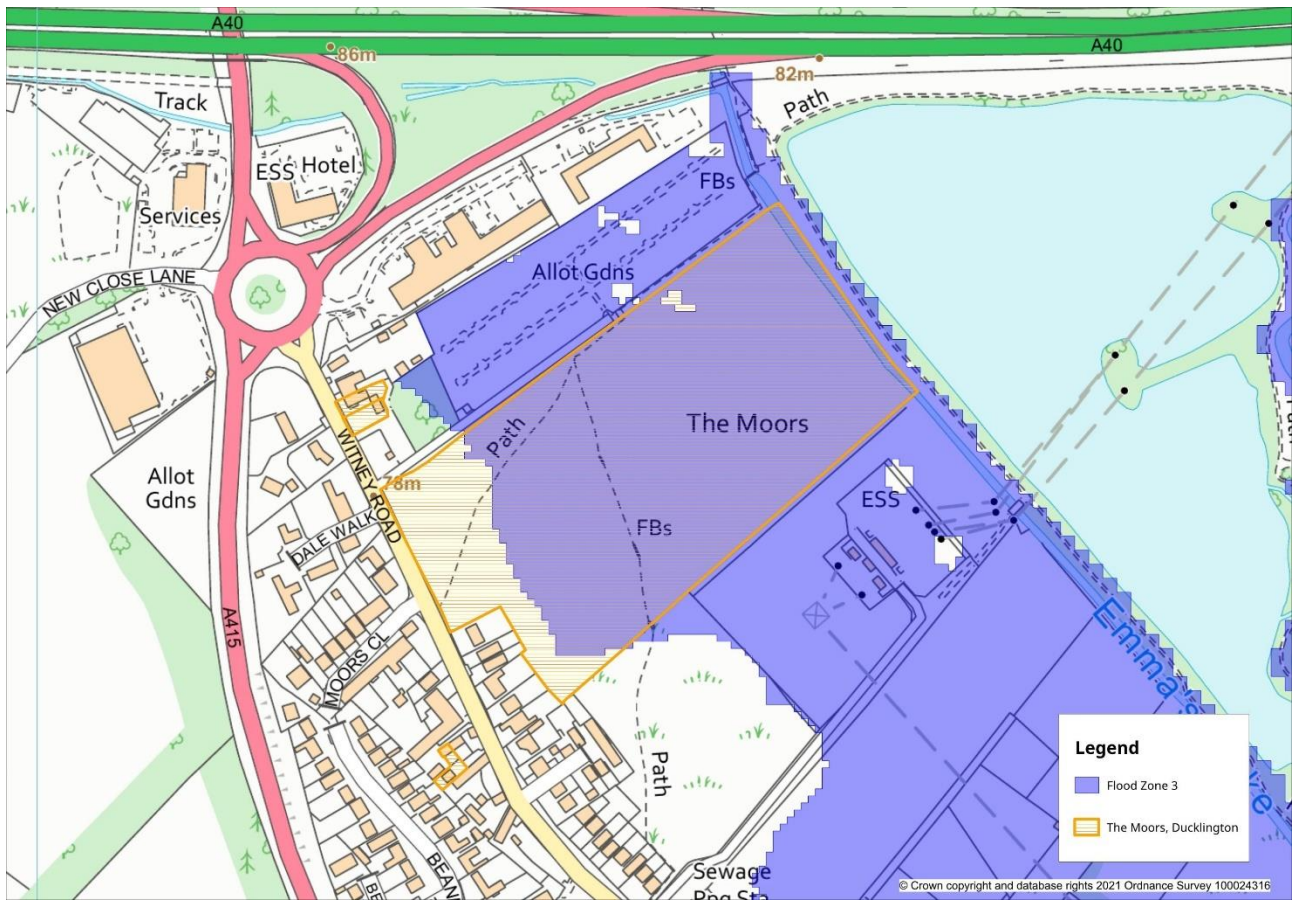
Flood Risk (links to Policy EH7)

4.146 There were few approvals for residential development approved in areas at risk of flooding during the monitoring period.

4.147 Where planning application boundaries overlap with flood risk areas, these are often access points or form part of the residential curtilage or garden, rather than buildings being proposed in flood risk areas.

4.148 One significant proposal for 120 dwellings was approved however, at the Moors in Ducklington. Permission was granted at appeal for the development which is predominantly located within flood zone 3, which is an area at high risk of flooding. The Environment Agency Flood Zones have been updated since the granting of permission, subsequently indicating that a larger proportion of the site is at risk of flooding than was previously understood.

Table 33 - The Moors, Ducklington development and flood risk area



Heritage (links to Policy EH9)

- 4.149 There were approximately 45 applications for new residential development approved within or on the edge of conservation areas in West Oxfordshire, totalling approximately 253 dwellings during the monitoring period.
- 4.150 Of the 274 planning applications that were refused in 2021/23, 114 of these were located within Conservation Areas
- 4.151 There were 448 applications for Listed Building consent determined during the monitoring period. Of these, 398 were approved.
- 4.152 Historic England maintain a list of heritage assets¹⁰ that are at risk to help understand the overall state of England's historic sites. The programme identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. There are 8 heritage assets on the heritage risk register in 2023. There is one listed building and 7 scheduled monuments. The number of assets at risk has declined since 2009 when there were 9 assets at risk in West Oxfordshire.

Table 34 - West Oxfordshire Heritage at Risk

Designated Name	Heritage Category	Condition	Principal Vulnerability	Trend
Church of St Nicholas	Listed Building grade II*	Poor		
Rectangular enclosures 1100yds (1010m) NW of Mount Owen Farm	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining
Waterman's Lodge bowl barrow, one of a pair of Bronze Age barrows on the western edge of Wychwood Forest	Scheduled Monument	Extensive significant problems	Animal burrowing - Badger - extensive	Declining
Medieval settlement and church of Asterleigh	Scheduled Monument	Generally unsatisfactory with major localised problems	Deterioration - in need of management	Declining
Pair of bowl barrows immediately south of Blindwell Wood	Scheduled Monument	Extensive significant problems	Animal burrowing - Badger - extensive	Declining

¹⁰ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&county=Oxfordshire&searchtype=harsearch>

Pump Copse earthwork	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining
Linear earthworks east of Callow Hill Roman villa forming part of the north Oxfordshire Grim's Ditch	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining
145m section of the north Oxfordshire Grim's Ditch situated 200m west of Grimsdyke Farm	Scheduled Monument	Extensive significant problems	Arable ploughing	Declining