



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and Date of Committee	EXECUTIVE – 17 DECEMBER 2025
Subject	LOCAL PLAN ANNUAL MONITORING REPORT (AMR)
Wards Affected	ALL
Accountable Member	Councillor Hugo Ashton – Executive Member for Planning and Sustainable Development. Email: hugo.ashton@westoxon.gov.uk
Accountable Officer	Andrew Thomson – Planning Policy Manager Email: andrew.thomson@westoxon.gov.uk
Report Author	Andrew Thomson – Planning Policy Manager Email: andrew.thomson@westoxon.gov.uk
Summary/Purpose	To consider the Council's Local Plan Annual Monitoring Report (AMR) for the period 1 April 2024 to 31 March 2025.
Annexes	Annex A – Local Plan Annual Monitoring Report 2024-2025
Recommendation	That the Executive Resolves to: I. Note the content of the report.
Corporate Priorities	• Putting Residents First • Enabling a Good Quality of Life for All • Creating a Better Environment for People and Wildlife • Responding to the Climate and Ecological Emergency • Working Together for West Oxfordshire
Key Decision	NO
Exempt	NO
Consultees/ Consultation	There is no requirement to consult on the Annual Monitoring Report.

1. INTRODUCTION

- 1.1** Members will be aware that under current planning legislation, the Council is required to produce an Annual Monitoring Report (AMR).
- 1.2** The main purpose of the AMR is to monitor the implementation of adopted Local Plan policies but it must also include information on the following:
- 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** The AMR must be made available on the Council's website, at its main offices and at any other appropriate locations.
- 1.4** The 2024 – 2025 AMR covers the period 1st April 2024 – 31st March 2025 (referred to as 'the monitoring year').
- 1.5** The AMR is attached at Annex A and the key points of interest are summarised in Section 2 below.

2. AMR 2024/2025 – OVERVIEW

Local Plan Progress

- 2.1** The AMR reports on the Council's progress of preparing a new Local Plan covering the period to 2043, against the Local Development Scheme (October 2025). It sets out that three stages of Regulation 18 consultation were completed in 2022, 2023 and 2025 respectively. It notes that further Regulation 18 consultation on Preferred Spatial Options is in progress.
- The Council's most recent Local Development Scheme (LDS) was approved in October 2025, setting out the expected timetable for Local Plan preparation up to submission for Examination by September 2026.

Salt Cross Garden Village Area Action Plan (AAP)

- 2.2** The AMR provides an update on the progress of the Salt Cross AAP. Consultation on the proposed Main Modifications to Policy 2 – Net Zero Carbon Development took place from 3 October to 14 November 2025 with the Inspector's final report anticipated potentially in December 2025 or January 2026. The District Council hopes to then be in a position to formally adopt the AAP shortly thereafter.

Neighbourhood Planning

- 2.3** The AMR provides an update on Neighbourhood Planning in West Oxfordshire, explaining that there are now 10 'made' (adopted) Neighbourhood Development Plans (NDPs) in West Oxfordshire.
- 2.4** The AMR explains that a further 7 NDPs are currently in preparation.

Community Infrastructure Levy (CIL)

- 2.5 The AMR provides an update on the District Council's progress with introducing the Community Infrastructure Levy (CIL) into West Oxfordshire setting out that, following receipt of the Inspector's report in July 2025, the CIL Charging Schedule was formally adopted on 1 October 2025, with an effective charging date of **31 January 2026**.

Duty to Co-Operate

- 2.6 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. The AMR therefore provides an update on how the District Council has continued to fulfil its obligations under the duty throughout the monitoring period.
- 2.7 The AMR also outlines that ongoing Oxfordshire-wide discussions are currently taking place around plan-making and are expected to culminate in the publication of Statements of Common Ground which 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 2043.

Implementation of Local Plan Policies

- 2.8 The AMR is structured around the five main sections of the current Local Plan 2031:

- Overall strategy
- Providing new homes
- Sustainable Economic Growth
- Transport and Movement
- Environmental and Heritage Assets

- 2.9 The key points to note under each heading are summarised below.

Overall Strategy

- 2.10 A total of 1,368 planning applications were determined during the monitoring period (1st April 2024 – 31st March 2025). The majority of these (1,186 applications) were approved or resolved to be approved subject to a legal agreement.
- 2.11 43% of the applications determined were for relatively minor 'householder' type proposals and 22% were for full or outline planning approval.
- 2.12 The majority of planning approvals were concentrated within the Main Service Centres, Rural Service Centres and larger villages of the District in accordance with Local Plan Policy OS2, which seeks to focus development primarily at larger settlements due to their relative sustainability in terms of available services and facilities.
- 2.13 59 appeals were determined during the monitoring period. The majority of these were dismissed with 19 being allowed or allowed in part.

- 2.14** £2,143,908 was collected towards new infrastructure from new development in West Oxfordshire between 1 April 2024 and 31 March 2025. Over £1.1m was spent on new infrastructure during the same period.
- 2.15** A detailed breakdown of infrastructure funding (received and spent) is set out in the Council's separate Infrastructure Funding Statement (IFS) which is published annually each December. The Council's most recent IFS covering the period 1st April 2024 – 31st March 2025 is available [online](#).

Providing New Homes

- 2.16** Planning permission was granted for 687 new dwellings during the monitoring period, a net gain of 667 dwellings. This included approval of an outline planning application for 450 dwellings on appeal in relation to the East Witney SDA adopted local plan allocation.
- 2.17** The largest concentrations of outstanding residential commitments are located within, or on the edge of Main Service Centres within neighbouring Parishes, e.g. Witney / Curbridge and Carterton /Brize Norton. There are also significant concentrations at Woodstock, Minster Lovell and Long Hanborough.
- 2.18** There were 300 net residential completions in the monitoring period. This is significantly lower than both the Local Plan housing requirement of 1,125 dwellings and also the previous standard method calculation of housing need (549 dwellings per annum), which the Council was utilising for housing land supply calculations during the monitoring period.
- 2.19** It is also important to note that since the start of the current Local Plan period between the 1st April 2011 and 31st March 2025, a total of 8,019 new homes have been completed which falls below the requirement of 9,200 set in the Local Plan for the period. This shortfall of 1,181 homes is largely a result of slower than anticipated delivery on a number of adopted local plan allocations.
- 2.20** Approximately 157 new affordable homes were completed during the monitoring period, comprising a mixture of affordable rented, social rented and shared ownership properties. These were located predominantly on larger sites in accordance with the requirements of Local Plan Policy H3. The delivery of new social rented homes is particularly welcome given that these are not a formal policy requirement of the adopted Local Plan.
- 2.21** Of the total housing completions, over 50% were therefore classed as affordable, slightly above the requirements of Local Plan Policy H3 which adopts a tiered approach ranging from 35% - 50% depending on location.
- 2.22** In September 2023, the Council undertook a formal review of the Local Plan 2031 in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.23** Importantly, the review concluded that the Local Plan housing requirement set out in Policy H2 (which has previously been used to calculate the Council's 5-year housing land supply) needs updating because it is based on 2014 evidence which pre-dates the introduction of the standard method for assessing local housing need.

- 2.24** The significance of this is that because the current Local Plan is now more than 5-years old, the District Council is able to calculate its 5-year housing land supply position using the Government's standard method for assessing local housing need.
- 2.25** Using this alternative measure of housing need, the Council was however unable to demonstrate a five-year supply of deliverable housing land at 31 March 2025.

Sustainable Economic Growth

- 2.26** A total of approximately 2,500m² of new business floorspace was approved during the monitoring period, the majority of which was for mixed business uses, including general industrial, offices and storage and distribution.
- 2.27** In addition to the above new floorspace there were changes of use between business uses, for example at Eagle Industrial Estate, where permission was granted from change of use of existing brewery to Class E use.
- 2.28** Any new business development approved in the rural parts of the District during the monitoring period was relatively minor in nature.
- 2.29** The majority of tourism-related development during the monitoring period was for new tourist accommodation.
- 2.30** Town centres continue to diversify with a number of approvals for residential development arising from the conversion of existing uses.

Transport and Movement

- 2.31** The majority of new development continues to be focussed within the Main Service Centres and Rural Service Centres, which are the most accessible locations to access services and facilities by a range of transport options, including public transport, walking and cycling.
- 2.32** The AMR recognises, however, that access to some key services remains poor in some areas of West Oxfordshire and car ownership remains higher than the rest of the county.
- 2.33** An update on Local Plan 2031 identified highway infrastructure schemes is provided. Notably, the access to Witney (Shores Green) junction improvement scheme started on-site in spring 2025 and is due to be completed by summer 2026.

Environmental and Heritage Assets

- 2.34** No major development was approved within the Cotswolds National Landscape – a designated Area of Outstanding Natural Beauty (AONB) during the monitoring period.
- 2.35** The majority of new development is steered away from environmentally sensitive locations in West Oxfordshire, particularly areas with ecological, landscape or heritage sensitivities or areas at risk of flooding.
- 2.36** There have been no significant changes to the area of protected habitats or number of protected species in West Oxfordshire during the monitoring period.

2.37 The number of heritage assets recorded as being 'at risk' on Historic England's Heritage at Risk register has fallen from 8 in 2023 to 5 in 2025.

3. ALTERNATIVE OPTIONS

3.1 None.

4. FINANCIAL IMPLICATIONS

4.1 The report raises no direct financial implications.

5. LEGAL IMPLICATIONS

6. Preparation of the AMR is a legal requirement under the Town and Country Planning (Local Planning) (England) Regulations 2012.

7. RISK ASSESSMENT

7.1 The AMR raises no significant risks.

8. EQUALITIES IMPACT

8.1 The report raises no specific equality implications for any specific group/protected characteristic. The adopted Local Plan was supported by a separate Equalities Impact Assessment.

9. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS

9.1 The AMR reports on a number of climate and ecological related issues.

10. BACKGROUND PAPERS

10.1 None.

(END)