

Policies generally allowing new homes

Settlement Group	Affordable (ie. subsidised homes)	Conversion/ sub-division of appropriate existing buildings	Infill sites	Rounding off within the existing built-up area	Sites allocated for development
Smallest villages, hamlets & countryside	x	x*	x	x	x
A: Villages	✓	✓	✓	x	x
B: Medium-sized villages	✓	✓	✓	✓	x
C: Service Centres	✓	✓	✓	✓	✓

* non-residential uses are given priority

Hierarchy of settlements

GROUP A: Villages

Alvescot	Clanfield	Kingham
Ascott-u-Wychwood	Combe	Langford
Bladon	Curbridge	Leafield
Brize Norton	Filkins & Broughton Poggs	Over Norton
Cassington	Finstock	Stanton Harcourt & Sutton
Chadlington	Fulbrook	Tackley
Churchill	Great Rollright	Wootton

GROUP B: Medium-Sized Villages

Aston	Hailey	North Leigh
Ducklington	Middle Barton	Shipton-u-Wychwood
Enstone	Milton-u-Wychwood	Standlake
Freeland	Minster Lovell (south of B4047)	Stonesfield

GROUP C: Service Centres

Main Centres	Other Centres	
Witney	Bampton	Eynsham
Carterton	Burford	Long Hanborough
Chipping Norton	Charlbury	Woodstock

The West Oxfordshire Local Plan 2011 can be viewed on the Council's website: www.westoxon.gov.uk, in all the local public libraries and at the Council Offices (Elmfield, New Yatt Road, Witney), the Town Centre Shop (3 Welch Way, Witney) and at the Guildhall (Goddards Lane, Chipping Norton).

Copies of the Plan can be purchased on request from the Council Offices.



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire Local Plan 2011

Summary Leaflet

June 2006

West Oxfordshire District Council

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What is a Local Plan? What is its role?

The Local Plan sets out the Council's planning policies and proposals for development and land use in West Oxfordshire for the period up to 2011. It is the starting point for consideration of submitted planning applications.

This leaflet gives a very brief summary only; for full details please refer to the Local Plan.

Overall Aim

To protect and enhance the natural and built environment in West Oxfordshire in order to pass a worthy legacy onto future generations whilst at the same time securing new development of a good environmental standard which will provide the necessary residential accommodation, jobs, infrastructure and facilities required to meet the social and economic needs of the local community as well as visitors to the area.

Overall Strategy

West Oxfordshire is a very attractive mainly rural area where pressures for development are high. The main feature of the overall strategy for the District in the Local Plan is to continue to concentrate as much of the new development as possible in or on the edge of the larger settlements. The Local Plan needed to demonstrate where 6,750 additional homes were to be provided during the period 1996-2011.

New land releases for housing are specifically proposed at service centres in the District:

- Witney - several large sites already under construction. (Plus four additional sites: Newland, Cogges, West of High Street and the Buttercross Works, Station Road)*
- * Land to the west of Witney, between Deer Park and Downs Road, has been identified as a 'reserve site' for a mixed use development which will be drawn upon as and when needed in the future.
- Carterton (2 sites: Shilton Road & the remaining land of the NE Development Area)
- Chipping Norton (2 sites: Rock Hill & Cromwell Park)
- Eynsham (one site off Eastern bypass)
- Woodstock (one site at Shipton Road).

A significant proportion of new homes will be 'affordable' to meet the needs of local people who are unable to afford to purchase or rent at market prices.

Meeting local housing needs is a key issue determining the location of new housing.

New development will be concentrated in a few locations. This approach:

- locates new homes and jobs where there is (or can be provided) good access, by a choice of transport, to a wide range of services and facilities, such as a school, doctor and dentist surgery and shop
- provides the best opportunity of securing necessary supporting infrastructure and services at economic cost, funded wholly or in part by the development itself
- helps to protect the rural character of the wider countryside

Outside the areas specifically identified for growth, further new building will be strictly limited. Particular emphasis will be placed on the provision of affordable housing to meet local needs and encouragement of small scale employment opportunities, particularly through the use of existing buildings and farm diversification.



West Oxfordshire - a rich diversity and character

About a third of the District lies within the Cotswolds Area of Outstanding Natural Beauty. There are nearly 50 Conservation Areas, approximately 3,200 Listed Buildings, 140 Scheduled Ancient Monuments and 134 sites designated for their national or local biodiversity importance.

The Environment

Protection of existing landscape features and habitats of ecological value, together with creation of new wildlife areas and increased woodland cover, is an important part of the overall approach to conserve the wider natural environment and, in particular, its biodiversity.

Policies in the Plan seek for all new development to be well-designed and to respect its surroundings. The historic environment will be carefully conserved. All of the District, whether within the nationally designated Cotswolds Area of Outstanding Natural Beauty or not, has its own landscape value and development sensitivities which need to be protected and enhanced.

Shopping hierarchy

Principal Town Centre:	Witney
Primary Town Centres:	Carterton, Chipping Norton
Secondary Centres:	Woodstock, Burford.

Homes and jobs

West Oxfordshire currently benefits from a healthy local economy and the Plan seeks to maintain that situation without stimulating unacceptable levels of growth. Tourism is an important part of this economy. New development for leisure, community and tourism purposes will generally be in scale with, and sympathetic to, the intrinsic qualities of the surrounding environment.

Small-scale housing and employment development will be guided by locational policies (see overleaf). These are linked to a hierarchy of the settlements in the District which takes into account the size, location and character of each settlement and its range of services and facilities. The aim is to strictly control development in the smaller villages and in the open countryside and to steer new building to larger settlements.