



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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West Oxfordshire Local Plan Settlement Sustainability Report October 2025



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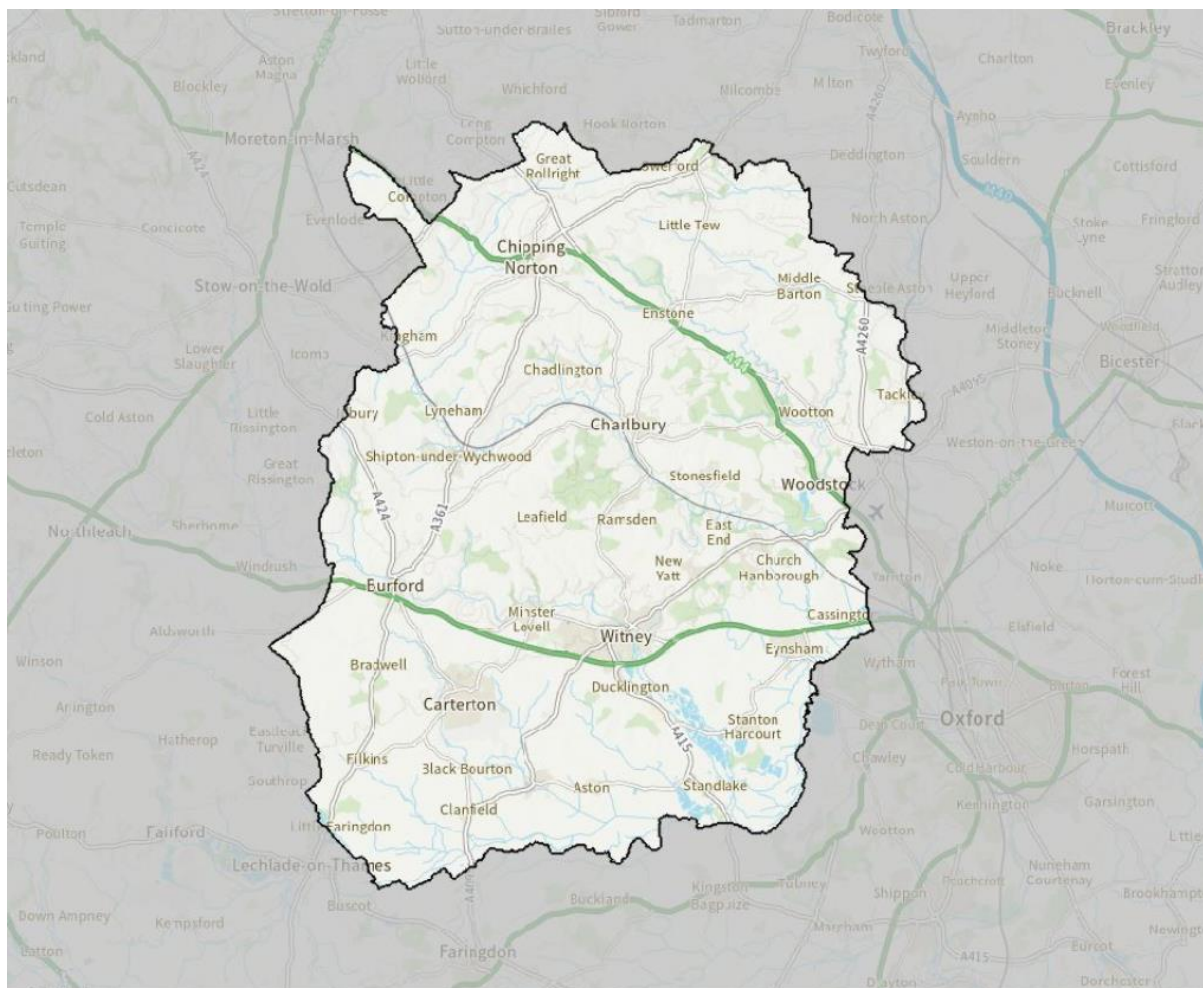
I. Introduction

- I.1. This is the West Oxfordshire Settlement Sustainability report 2025 which updates the information published in the previous version of November 2016. As in the previous report, this includes a comparative analysis of the relative sustainability of West Oxfordshire's main towns and villages, with reference to the availability of key services and facilities. Like the 2016 report, it includes a weighted and unweighted scoring and ranking of settlements in order of their relative sustainability, based on a number of key factors.
- I.2. The Settlement Sustainability Report has been prepared as part of the evidence base for the Local Plan 2043. It is one of many background studies that have been carried out to ensure a wealth of locally distinct information is available to inform key decisions through the Local Plan.
- I.3. The primary purpose of this report is to provide updated evidence on the main characteristics of West Oxfordshire to underpin the defined 'settlement hierarchy' that will be included in the West Oxfordshire Local Plan 2043.
- I.4. The settlement hierarchy reflects sustainability characteristics within each town and village. To help inform how that hierarchy is defined, this document gives details of the different levels of services and facilities provided and the individual role, size and character of each settlement.
- I.5. The settlement hierarchy is particularly important because it will influence the overall spatial strategy of the Local Plan and, in turn, what development is expected to come forward and where (including housing and employment).
- I.6. It is not the role of this assessment to indicate the suitability of areas for development nor to provide a quantum of new development that each settlement should accommodate. The overall level of new development directed to settlements in the district will be determined through the policies in emerging Local Plan, having regard to other constraints such as green belt, functional flood plain, environmental/heritage designations etc.
- I.7. This report provides a baseline position at 2025. It is a comparative analysis of the relative sustainability of individual settlements and does not make an assessment of the need for additional infrastructure. That will be the role of the Local Plan and associated Infrastructure Delivery Plan (IDP).
- I.8. The report provides demographic statistics and an updated version of the "sustainability matrix" which shows 32 indicators for each of the parishes in the district. Ultrafast broadband and Special Educational Needs and Disabilities (SEND) Schools are additional indicators which have been included within this report, due to increasing demand for such services within our communities. Information has been drawn from a range of sources including Office for National Statistics and Census 2021 data.
- I.9. It has been a number of years since a Parish Survey has been undertaken by the district council. It is intended that this report can be used to help survey the Parish Councils who can review and respond to the information presented.

2. West Oxfordshire Profile

- 2.1. West Oxfordshire District lies in the south-east of England, within Oxfordshire County, covering an area of approximately 71,444ha (see Figure 1). The district is primarily rural in character, with roughly a third of the district in the northwest falling within the Cotswolds National Landscape (CNL).
- 2.2. At the time of the 2021 census, the resident population of West Oxfordshire totalled 114,200 people.

Figure 1 – District boundary of West Oxfordshire



- 2.3. The district includes a large number of individual settlements which range in size from the three main towns (Witney, Carterton and Chipping Norton) to a number of key service centres (Bampton, Burford, Charlbury, Eynsham, Long Hanborough and Woodstock) and then a number of scattered villages and hamlets. The City of Oxford lies adjacent to the district in the east, with a small proportion of Oxford's Green Belt falling within the district. The majority of the West Oxfordshire population live in the district's three main towns.
- 2.4. The district has a strong and diverse economy, with a history of engineering and manufacturing. Notable features of the district's built environment include various heritage assets, including several historic market towns and villages, and Blenheim Palace World Heritage Site (WHS), which also play an important role in the visitor economy and strong rural tourism sector.

- 2.5. The River Thames follows the southern boundary of the district, with various tributaries including the Windrush and Evenlode flowing through the district.

Accessibility and Transport

- 2.6. West Oxfordshire's strategic road network comprises the A40 which runs through the district east-west, alongside the A424, A4095, A415, A44 and A361 which link to the main settlements. A network of B roads and other minor roads connect the more rural settlements. The nearest motorway is the M40, with Junction 9 (Wendlebury Interchange) and Junction 10 (Cherwell Valley Interchange) both approximately 6km to the north east of the district. The A34 lies outside the district to the east and provides links to the motorway network.
- 2.7. Eight railway stations along two main rail lines can be found within the district. A small section of the Cherwell Valley Line is located in the north east providing northbound services to Birmingham and southbound services to Oxford, and the Cotswold Line passes through the centre of the district providing westbound services to Hereford and Worcester, and eastbound to Oxford. Service provision is variable, with hourly services operating from Kingham, Charlbury and Hanborough, with more rural areas having only two services a day.
- 2.8. Multiple National Cycle Network routes run through West Oxfordshire. Two of these routes (57 and 442) end within the district boundary, indicating some fragmentation of the cycle network.
- 2.9. Whilst Oxfordshire has good public transport connectivity along certain corridors, there are notable areas that suffer from poor connectivity. High frequency bus services connect Witney and Carterton, the two largest settlements of the district, to Oxford City; however, services across the remainder of the district vary in terms of frequency and connectivity. Poor public transport connectivity and reliability is a particular issue in some rural areas.
- 2.10. Census data indicates that many residents in employment travel to work by driving a car or van (44%), whilst 42% of the population work from home and only 14% travelling via public transport or active travel.
- 2.11. Road congestion is a key issue in the district, with high car ownership and limited public transport access in more rural areas, and high pressure on the A40 to Oxford due to commuter traffic.

Natural Environment

- 2.12. The district's rivers form important ecological corridors alongside the network of ancient woodland and other nature conservation designations, including a small section of the Oxford Meadows Special Area of Conservation (SAC) in the east of the district.
- 2.13. The increasing population in West Oxfordshire, alongside new development such as the Salt Cross Garden Village, is likely to place pressure on water resources. This may result in a deficit between supply and demand if not carefully planned and managed particularly as West Oxfordshire is located within an area of 'water stress'.
- 2.14. It is also important to consider the impacts of development proposals on wastewater treatment in the local area and the capacity of water treatment works, many of which are known to already be at, close to, or even exceeding their current capacity. There is a need to avoid wastewater discharge into rivers during periods of storm overflow.

Human Health

- 2.15. There are no NHS hospitals providing an Accident and Emergency (A&E) service within West Oxfordshire, with the nearest being the John Radcliffe Hospital approximately 10km east of the district boundary, Horton General Hospital approximately 9km north of the district boundary and the Great Western Hospital approximately 17km south of the district boundary.
- 2.16. The district includes 13 GP surgeries. There are also two community hospitals providing rehabilitation and palliative care (Witney Community Hospital) and outpatient and maternity services (Chipping Norton War Memorial Community Hospital).
- 2.17. The provision of affordable and accessible leisure facilities is important to encourage an active and healthy local population. The district has facilities that are open to local residents including Chipping Norton Leisure Centre which is located in the north of the district and Woodstock Open Air Pool which is located in the east of the district. Facilities relating to Bartholomew Sports Centre, Carterton Leisure Centre and Windrush Leisure Centre are located in the south of the district.

Population and material assets

- 2.18. According to the 2021 Census, the district's population has increased by around 9,500 (to 114,200) since the previous census in 2011¹. The population is forecast to grow to 137,000 by 2041². The district has an ageing population with 21.6% people being 65 years or older, which is higher than the UK average of 18.6%.
- 2.19. As of 2021, just under half of the population of West Oxfordshire were residents in one of the main service centres of Witney, Carterton and Chipping Norton³. The main and rural service centres together account for 63% of the population of the district and approximately 37% of the population live in the villages. A more detailed breakdown of population can be seen in Appendix I of this report.
- 2.20. High housing costs are an important issue for West Oxfordshire. The average house price in West Oxfordshire is £421,000, in comparison with £291,000 across England⁴. Full-time employees in England spent an average of 7.7 times their annual earnings on buying a home in 2024, whereas in West Oxfordshire, the affordability ratio was 9.2⁵.
- 2.21. Home ownership in the district decreased slightly from 2011 to 2021 from 69.7% to 66.8%. Additionally, West Oxfordshire has a lower proportion of those in social rented housing (13.3%) than the rest of the UK (17.1%). On the other hand, private renting increased from 14.9% to 17.9% between 2011 and 2021.

Economy

- 2.22. West Oxfordshire has a strong tourism industry due to its location in the Cotswolds, with popular attractions being Blenheim Palace, and market towns such as Witney and Burford. Its location provides functional economic links to Oxford City, Cherwell District and Vale of

¹ ONS (2022) Population and household estimates, England and Wales: Census 2021.

² [West Oxfordshire Local Housing Needs Assessment, June 2025](#)

³ Witney is the largest settlement, a market town of about 29,600 people. Carterton, the second largest town, has a population of around 15,700 and is home to RAF Brize Norton. Chipping Norton, a market town of about 7,300 population, serves the northern part of the district.

⁴ [House price statistics for small areas in England and Wales, Office for National Statistics \(ONS\), June 2025](#)

⁵ [Housing affordability in England and Wales: 2024, Office for National Statistics \(ONS\), March 2025](#)

White Horse District. In addition, key areas for industry include clusters of science, engineering and manufacturing businesses, for example, RAF Brize Norton, Airbus, Siemens, Abbott Diabetes Care, Owen Mumford and Alpine FI. The total number of residents aged 16 and over in employment in West Oxfordshire is 29,860. Of this 'working population', 18,583 (62.2%) work in the district. Based on the ONS threshold definition of a 'travel to work area' (TTWA), West Oxfordshire is not considered to be self-contained as a TTWA⁶.

- 2.23. Improvements are being made for the provision of ultrafast full-fibre broadband in West Oxfordshire, particularly with an increasing number of people working from home. Over 90,000 premises across Oxfordshire can now access superfast broadband, which is an increase from 69% to more than 98% from 2020 to mid-2025.

Education

- 2.24. The district contains 51 primary schools and seven secondary schools.
- 2.25. Further education provision is limited in West Oxfordshire. The Witney Campus of Abingdon and Witney College provides sixth form and college courses to local residents. There are no universities within West Oxfordshire itself, however, the district is located within a commutable distance to Oxford University, Oxford Brookes University and the Royal Agricultural College.

Local Centres

- 2.26. Witney is defined as the principal town centre in the adopted local plan, alongside the primary town centres of Carterton and Chipping Norton. Burford and Woodstock are noted as town centres with a significant tourism role.
- 2.27. A range of services and facilities are provided within the towns including libraries, post offices, local shops and convenience stores. All main and rural service centres are supported by a number of smaller town, village and neighbourhood shopping centres. However, 14 parishes within the 33 'village' parishes were reported to have no shop in 2025.

⁶ West Oxfordshire Economic Needs Assessment (June 2025)

3. Settlement Characteristics

3.1 A settlement hierarchy is used in the West Oxfordshire Local Plan 2031. The 120 settlements within West Oxfordshire were categorised according to their size, character and role, in particular the number of services and facilities they offered. This created four distinct groups:

- Main Service Centres – 3 Towns
- Rural Service Centres – 6 towns and villages
- 33 Villages
- Small Villages, hamlets and open countryside – The remainder of settlements due to their size, lack of facilities and individual characteristics.

Figure 2 – West Oxfordshire Local Plan 2031 Settlement Hierarchy

Main service centres	
Witney Carterton Chipping Norton	
Rural Service Centres	
Bampton Burford Charlbury Eynsham Long Hanborough Woodstock Salt Cross Garden Village (formerly Oxfordshire Cotswolds Garden Village)	
Villages	
Alvescot Ascott under Wychwood Aston Bladon Brize Norton Cassington Chadlington Churchill Clanfield Combe Curbridge Ducklington Enstone Filkins & Broughton Poggs Finstock Freeland Fulbrook	Great Rollright Hailey Kingham Langford Leafield Middle Barton Milton-under-Wychwood Minster Lovell (South of Burford Road) North Leigh Over Norton Shipton-under-Wychwood Standlake Stanton Harcourt Stonesfield Tackley Wootton
Small villages, hamlets and open countryside	
All other villages and settlements not listed above plus open countryside.	

Service Centre Profile

3.2 There are 3 towns which are classed as ‘main service centres’ in West Oxfordshire which are Witney, Carterton and Chipping Norton, with Witney defined as the principal town. The majority of the district’s services, facilities and employment opportunities are located within these areas. Excellent or good bus services operate from the main service centres across the district and beyond, although Chipping Norton does not have a consistent ‘bus every 30 minutes’ schedule.

- 3.3 Significant housing growth has been concentrated at main service centres and their neighbouring parishes with large scale housing developments to the west of Witney (Curbridge) and to the northeast (Brize Norton) of Carterton. Infrastructure in the service centres has generally supported this increase in housing, with improvements to transport, education and recreation, including a new primary school in Witney.
- 3.4 Leisure and recreation facilities have been improved in Carterton with the addition of a soft play and trampoline park at Carterton Leisure Centre, a second Artificial Turf Pitch in Witney and improvements to Chipping Norton Leisure Centre.
- 3.5 Health infrastructure, such as GP and dental capacity, requires some improvement to meet demand. There has been a closure of a doctor's surgery in Witney at the same time as a population increase.
- 3.6 Improvements to water infrastructure are also needed to reduce localised flooding and the discharge of sewage into the district's water ways. Thames Water has begun some upgrades to the STWs associated with the main service centres, with an increase in treatment capacity and a reduction in untreated discharges during wet weather. These upgrades are expected to be completed by Autumn 2025 in Witney, the end of 2025 in Carterton and in 2027 in Chipping Norton.

Rural Service Centre Profile

- 3.7 The adopted Local Plan defines 6 rural service centres including Bampton, Burford, Charlbury, Eynsham, Long Hanborough and Woodstock. It also identifies Salt Cross Garden Village (formerly the Oxfordshire Cotswolds Garden Village) as a potential new service centre.
- 3.8 Housing growth in the rural service centres has varied depending on the location. Bampton, Eynsham, Long Hanborough and Woodstock have had significant new development since the previous Settlement Sustainability report with further large-scale expansion planned at Eynsham as a part of the West Eynsham SDA and Salt Cross Garden Village to the north. Charlbury and Burford, both of which are situated in the Cotswolds National Landscape have been subject to less development in recent years.
- 3.9 Each of the currently defined service centres has a varying level of services and facilities. All have at least a larger convenience food shop, a post office and a doctor's surgery. It is recognised that additional capacity is required at the doctor's surgery in Woodstock.
- 3.10 Public transport services in the service centres are improving⁷, with the addition of new services and the future opening of Eynsham Park and Ride. However, there are still no evening services from Bampton or Burford, and Charlbury, Bampton and Burford do not have a regular bus every 30 minutes.
- 3.11 New sports facilities have been added to Charlbury Community Centre to create a range of classes and facilities, including a gym.
- 3.12 Water services in the rural service centres require improvement to reduce localised flooding and the discharge of sewage into the district's water ways. Thames Water has begun some upgrades to the STWs associated with the rural service centres.

⁷ See examples in paragraph 3.23

Village Profile

- 3.13 There are thirty-three villages in the district. The majority of villages have a primary school, a place of worship and a community hall and many have a village food shop. Hailey, Freeland and Stanton Harcourt are villages, with a population of more than 1000 residents, which do not have a shop. North Leigh has a population of more than 2,000 residents and a very small shop that operates from one room in the Memorial Hall. Finstock and Stanton Harcourt have each lost their shop since the last settlement sustainability report.
- 3.14 Some of the larger villages have seen significant development recently, particularly North Leigh, Aston, Brize Norton and Minster Lovell. The population of villages has increased along with housing growth and this is particularly the case at Brize Norton, Curbridge, Hanborough and Tackley. Infrastructure for these areas has not always kept pace with the rate of development.
- 3.15 Curbridge, Middle Barton, Combe and Great Rollright are the only villages which do not have a pub, although the pub in Curbridge has recently been bought with potential plans to reopen it. One of North Leigh's two pubs closed permanently in 2025. The Fox Inn in Middle Barton is registered as an Asset of Community Value and there is an active ongoing community campaign to purchase it.
- 3.16 The pub in Bladon is a 'community owned' pub, with more than 500 shareholders.
- 3.17 Curbridge is the only village which does not have a place of worship while Shipton Under Wychwood is the only village that has a doctor's surgery.
- 3.18 Some of the villages which are located on the periphery of the main or rural service centres, have a weighting score which reflects services and facilities which lie outside their parishes. An example of this is the new Lidl Supermarket in Ducklington Parish and a new Coop food shop and a Greggs café and 'drive through' in Brize Norton Parish.

Settlement characteristic summary

- 3.19 Health services, secondary schools, retail outlets and libraries are concentrated in the Main and Rural Service Centres in West Oxfordshire. More than half of primary schools, however, are outside of these centres, an indication of the rural nature of the district.
- 3.20 Figure 3 below sets out the provision of health, schools, library, police and fire station services. For this updated settlement sustainability report, Special Educational Needs and Disabilities (SEND) school provision has been included.

Figure 3 – Main services in West Oxfordshire

		GP surgery / health centre	Schools	Library	Police station	Fire station
Main service centre	Witney	3 health centres/ surgeries, Community hospital with minor injury services	10 primary, 2 secondary, 1 special	✓	✓*	✓
	Carterton	1 health centre	5 primary, 1 secondary	✓		✓

	Chipping Norton	1 health centre	2 primary, 1 secondary, 1 special	✓		✓
Rural service centre	Bampton	1 surgery	1 primary	✓		✓
	Burford	1 surgery	1 primary, 1 secondary	✓		✓
	Charlbury	1 surgery	1 primary	✓		✓
	Eynsham	1 surgery	1 primary, 1 secondary	✓		✓
	Hanborough	1 surgery	1 primary			
	Woodstock	1 surgery	1 primary, 1 secondary	✓		✓
Outside main and rural service centres		1 surgery in Shipton-under-Wychwood	28 primary schools, 2 special schools	3 (Milton-under-Wychwood, North Leigh, Stonesfield)	-	-
TOTAL		12 health centres/ surgeries	51 primary, 7 secondary, 4 special	11 libraries	1 police station	8 fire stations

*The front counter is now closed with no access to the public

3.21 Since the 2016 Settlement Sustainability report, there have been changes to police, fire and health services:

- As of August 2020, Thames Valley Police closed its front counter services at Witney Police Station. There are now no longer any police front counter services in the district.
- In December 2018, a new fire station was opened in Carterton.
- As of March 2017, Deer Park Doctor's Surgery in Witney was permanently closed.

3.22 In addition, there have been other changes to services and facilities in the district:

Improvements

- Windrush Primary School, Witney was opened in September 2021;
- Sandwell Learning Centre, Alvescot was opened in January 2021;
- Lidl Supermarket, in Ducklington Parish, opened in November 2020

Reductions

- Finstock Community shop, Finstock was permanently closed in May 2023.
- Stanton Harcourt shop is listed as 'temporarily closed'.
- Wootton Primary School closed in 2024.

3.23 Bus services across the district have remained the most frequent and diverse in the main and rural service centres however there have also been improvements to village services. Improvements include:

- In July 2024, 'MyBus' was introduced across Oxfordshire offering passengers daily or weekly travel around the county, covering most routes and operators, for a fixed price;

- As of October 2023, Oxford Tube services were extended to include stops in Witney and Carterton for travel to London;
 - The X15 service was added, serving Standlake, Hardwick and Ducklington, linking them to Oxford and Witney;
 - The 19 service was added between Witney and Carterton to increase the frequency of services to hourly, improving the frequency of services for Clanfield, Bampton and Aston;
 - A Sunday X9 service was added between Chipping Norton and Witney.
- 3.24 All of the main and rural service centres have at least one shop. Fourteen of the villages do not have a permanent shop including the following with a population of greater than 1000:
- Freeland (population 1,500)
 - Hailey (population 1,200)
 - Stanton Harcourt and Sutton (population 1,100)
- 3.25 Finstock Community Village shop has closed since the last Settlement Sustainability Report and Stanton Harcourt's shop is listed as 'temporarily closed'. North Leigh has a very small shop in one room of the Memorial Hall.
- 3.26 Other villages which do not have a permanent shop are Alvescot, Bladon, Cassington, Churchill, Great Rollright, Combe, Curbridge, Fulbrook, Langford and Over Norton.

Figure 4 – Distance from villages without a shop to the nearest shopping destination

Settlement	Depends on shops in:	Distance from village to shopping destination
Alvescot	Carterton	2 miles to Carterton supermarket
Bladon	Woodstock	1.7 miles to Woodstock
Cassington	Eynsham	1.7 miles to Eynsham
Churchill	Chipping Norton (village shop in Kingham)	2.7 miles to Chipping Norton supermarket
Combe	Witney or Woodstock	6 miles to Witney; 5 miles to Woodstock
Curbridge	Witney	2 miles to Witney supermarket
Finstock	Charlbury	2.6 miles to Charlbury
Freeland	Long Hanborough or Witney	2 miles to Long Hanborough; 6 miles to Witney supermarket
Fulbrook	Burford or Carterton or Witney	1 mile to Burford; 5 miles to Carterton; 9 miles to Witney
Great Rollright	Chipping Norton	3 miles to Chipping Norton
Hailey	Witney	2.5 miles to Witney
Langford	Carterton or Lechlade	4.5 miles from Carterton and Lechlade
Over Norton	Chipping Norton	1 mile to Chipping Norton
Stanton Harcourt	Eynsham	3.3 miles to Eynsham

4. Settlement Sustainability Assessment

- 4.1. The settlements have been classified using a set of 32 indicators, which are listed in Appendix 2. Indicators measure:
- 'positive factors' which show the availability of services and facilities such as schools, doctors, shops and public transport
 - 'restraint factors' which show a lack of local facilities, significant distance from local service centres and locations within an area of constraint such as the Cotswolds National Landscape or the Oxford Green Belt.
- 4.2. The results of the assessment are set out in the form of a settlement matrix. This provides a visual account of the relative levels of services, facilities and constraints in each group of settlements. The updated settlement matrix for all settlements can be found in Figure 5 below.

Sustainability matrix

Figure 5 – Sustainability Matrix

Sustainability Matrix		Positive I																																
		Green belt	CNL	Conservation Area	<500 people (2021 census)	>8km from Main Service Centre	No shops open on a daily basis	Less than 4km from a main service centre	Post office	Food shop	Other non-food shop	Primary School	Secondary School	SEND School	Community building	Public House/Hotel	Place of Worship	Library	Doctor's Surgery	Fire Station	Police Station	Recreation Facilities	Built sports' facilities	Petrol filling station	Local employment opportunities	Ultra-fast broadband	Access to principal Land	Railway station in parish	Allotment	Day time bus services	Evening bus services	Bus service every 30 minutes		
		N 1	N 2	N 3	N 4	N 5	N 6	P 1	P 2	P 3	P 4	P 5	P 6	P 7	P 8	P 9	P 10	P 11	P 12	P 13	P 14	P 15	P 16	P 17	P 18	P 19	P 20	P 21	P 22	P 23	P 24	P 25		
Main Service Centres																																		
Witney				Y				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y		
Carterton								Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y			Y	Y	Y	Y	
Chipping Norton			Y	Y				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y			Y	Y	Y	Y
Rural Service Centres																																		
Bampton				Y					Y	Y	Y	Y			Y	Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y		Y	Y			
Burford			Y	Y					Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y		Y	Y	Y			Y			
Charlbury			Y	Y		Y			Y	Y	Y	Y			Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y		Y	Y	Y	Y		
Eynsham				Y					Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	
Woodstock				Y					Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	
Long Hanborough				Y					Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Villages																																		
Alvescot				Y	Y		Y	Y				Y		Y	Y	Y	Y	Y					Y			Y	Y				Y			
Ascott Under Wychwood			Y			Y				Y		Y			Y	Y	Y	Y					Y	Y		Y	Y	Y	Y	Y	Y			
Aston				Y					Y	Y	Y	Y				Y	Y	Y	Y				Y			Y	Y			Y	Y			
Bladon		Y		Y			Y					Y			Y	Y	Y	Y					Y			Y	Y	Y		Y	Y	Y	Y	
Brize Norton							Y	Y	Y	Y		Y			Y	Y	Y	Y					Y	Y		Y	Y			Y	Y	Y	Y	
Cassington		Y		Y			Y					Y			Y	Y	Y	Y					Y			Y	Y	Y		Y	Y	Y	Y	
Chadlington			Y						Y	Y	Y	Y			Y	Y	Y	Y					Y	Y	Y	Y	Y			Y				
Churchill			Y	Y			Y								Y	Y	Y	Y					Y			Y								
Clanfield									Y	Y		Y			Y	Y	Y	Y					Y	Y		Y	Y	Y				Y		
Combe			Y	Y			Y	Y				Y			Y		Y	Y					Y	Y		Y	Y	Y		Y	Y	Y	Y	
Curbridge							Y	Y				Y			Y		Y	Y					Y			Y	Y	Y			Y			
Ducklington				Y						Y		Y			Y	Y	Y	Y					Y	Y		Y	Y	Y		Y	Y			
Enstone								Y	Y		Y				Y	Y	Y	Y					Y	Y	Y	Y	Y	Y			Y	Y		
Filkins and Broughton Poggs				Y	Y			Y		Y					Y	Y	Y	Y					Y	Y		Y	Y	Y		Y				
Finstock			Y	Y			Y					Y			Y	Y	Y	Y					Y			Y	Y	Y		Y	Y	Y		
Freeland							Y					Y			Y	Y	Y	Y					Y	Y		Y	Y	Y		Y	Y	Y	Y	
Fulbrook			Y		Y		Y								Y	Y	Y	Y					Y			Y	Y	Y				Y	Y	
Great Rollright			Y	Y			Y	Y				Y			Y		Y	Y					Y			Y	Y				Y			
Hailey				Y			Y	Y				Y			Y	Y	Y	Y					Y	Y		Y	Y			Y	Y			
Kingham			Y	Y					Y	Y		Y			Y	Y	Y	Y					Y	Y		Y	Y	Y		Y	Y			
Langford				Y	Y		Y					Y			Y	Y	Y	Y					Y	Y		Y	Y			Y				
Leafield			Y	Y					Y	Y		Y			Y	Y	Y	Y					Y	Y		Y	Y			Y				
Middle Barton				Y					Y	Y		Y			Y		Y	Y					Y	Y		Y								
Milton Under Wychwood			Y			Y				Y	Y	Y	Y		Y	Y	Y	Y	Y				Y	Y	Y	Y	Y			Y	Y			
Minster Lovell							Y	Y	Y	Y		Y			Y	Y	Y	Y					Y	Y	Y	Y	Y			Y	Y	Y	Y	
North Leigh							Y	Y	Y		Y				Y	Y	Y	Y	Y				Y	Y		Y	Y	Y		Y	Y	Y	Y	
Over Norton			Y	Y	Y		Y	Y							Y	Y	Y	Y					Y			Y				Y				
Shipton Under Wychwood			Y	Y		Y				Y	Y	Y	Y		Y	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Standlake									Y	Y		Y		Y		Y	Y	Y	Y				Y	Y	Y	Y	Y	Y			Y	Y		
Stanton Harcourt and Sutton				Y			Y					Y			Y	Y	Y	Y					Y	Y		Y	Y				Y			
Stonesfield			Y	Y		Y				Y	Y				Y	Y	Y	Y	Y				Y	Y		Y	Y			Y	Y	Y		
Tackley				Y					Y	Y		Y			Y	Y	Y	Y					Y			Y	Y					Y	Y	
Wootton				Y		Y				Y					Y	Y	Y	Y					Y	Y		Y	Y				Y	Y		

Weighting Analysis

- 4.3. The aim of the weighting analysis is to investigate the relative sustainability of the district's settlements. The assessment is an input into the Local Plan 2043.

Methodology

- 4.4. The most up to date information collected on facilities and services in the district was collected through a desk-based assessment of available information during 2024/25. The intention is to consult Parish Councils on the accuracy of this data as part of the Plan making process.
- 4.5. Occasionally, where services and facilities within settlements are referred to, such as pubs and petrol filling stations, they may be located outside of the main settlement elsewhere in the parish. With the exception of Hanborough, which includes the villages of Long Hanborough and Church Hanborough and the parish of Aston which includes the villages and hamlets of Aston, Cote, Shifford and Chimney, the parishes considered in the analysis generally contain only one main settlement which provides a focus for services and facilities.
- 4.6. There are a large number of villages and hamlets within the District, some of which are very small and do not have any services or facilities. It was not feasible to include each one in this analysis. This analysis is based on the 42 towns and villages identified within the settlement hierarchy in the adopted Local Plan.
- 4.7. Using the sustainability analysis matrix information as the base, this section provides two methods of ranking settlements in West Oxfordshire:
1. Unweighted – the indicators have been given a value of 1 or -1 and the total score for each settlement is a simple count.
 2. Weighted – The indicators have been weighted according to their importance for the sustainability of the settlement.
- 4.8. Three different scoring systems have been used to compare settlements. The scoring system and indicators have remained relatively unchanged from the 2016 report which has been generally accepted through a number of previous planning decisions and appeals. A full description of each approach is given below.

Un-weighted approach

- 4.9. An un-weighted approach is a simple method in which each settlement is given a single point for each type of service or facility, or given a -1 score for each restraint listed in Appendix 1. In this approach no particular service, facility or restraining factor is considered to be more important than another. Therefore, a post office is given the same score as a place of worship or community building. The approach does not award additional points if there is more than one of the same facility within a settlement. A settlement with a selection of non-food shops will be given the same score as one with only a single shop.

Weighted approaches

- 4.10. In the weighted approaches additional points are allocated to those settlements which have certain key services and facilities. In the first weighting those key facilities and services include a primary school, post office, and food shop. They are essential to achieving a sustainable settlement by reducing the need to make daily visits to other areas to access basic services and obtain basic supplies.

- 4.11. A second weighting has also been applied where additional points are allocated to those settlements with key facilities including a secondary school, GP surgery and local employment opportunities.
- 4.12. Many of the smaller villages have part time/visiting/outreach post offices. The weighted approach enables such settlements to be given a score for part time services or facilities which still provide a useful resource for local people. These services would not have been recognised in the un-weighted approach.
- 4.13. The following indicators were given a score of 4: post office (full time); food shop; primary school; secondary school and a doctor's surgery as they were deemed to be the most important services for a settlement. A part-time post office was given a score of 2 as was a private primary school.
- 4.14. The following indicators were given a score of 2: non-food shop; community building; pub/hotel; a place of worship; a fire station; a police station; a petrol station; employment sites; a railway station; a day time bus service*; an evening bus service*; a bus service every 30 minutes or more; ultra-fast broadband and access to a principal road. A railway station with infrequent/limited service was given a score of 1.
- 4.15. Indicators which were given a score of 1 are: being less than 4km from a service centre; having a SEN school and having allotment space.
- 4.16. Sports and recreation facilities have been weighted into two categories. A maximum score of 3 was given to recreation facilities with a score of 1 being given to each of the following: a play park; a grassed area for play/informal games and an extra facility such as a skate park, basketball/tennis court or a multi-use games area (MUGA). Recreation facilities were deemed to be non-fee paying and open to all members of the public.
- 4.17. Sports facilities include those which incur a fee for their use and may include a formal building/pavilion. A maximum score of 3 was given to sports' facilities with a score of 1 being given to each of the following: a leisure centre; a swimming pool (including a lido); a cricket club; a football club; a tennis club; a bowls club; a golf club; an artificial turf pitch (ATP) or other built facilities.
- 4.18. A table of these weightings can be found below (Figure 6).

Figure 6 – Weighted scores

Facility	Criteria	Weight
<4km from a service centre	<4km from a service centre	1
	>4km from a service centre	0
Post Office	Full time	4
	Part time	2
	No post office	0
Food shop	Food shop – main convenience store	4
	Food shop – Village shop	1
	No food shop	0
Other non-food shop	1 or more non-food shops	2
	No non-food shops	0
Primary School	Primary School	4
	Private primary school	2
	No primary school	0

Secondary School	Secondary School	4
	No secondary school	0
SEND provision	SEND provision	1
	No SEND provision	0
Community building	Community building	2
	No community building	0
Public house/hotel	1 or more public houses/hotels	2
	No public houses/hotels	0
Place of worship	Place of worship	2
	No place of worship	0
Library	Library – Full time (more than 20 hours per week)	2
	Library – Part time (20 hours or less per week)	1
	No library	0
Doctor's surgery	Doctor's Surgery	4
	No Doctor's Surgery	0
Fire Station	Fire Station	2
	No Fire Station	0
Police Station	Police Station	2
	No Police Station	0
Recreation facilities – no cost to the public	Play park, grassed play area and/or an extra play facility (such as a skate park)	Maximum of 3
	No recreation facilities	0
Built sports facilities available for public use – fee paying services	Sport's facilities such as a leisure centre, gym, swimming pool, cricket/football/tennis club or other built facilities	Maximum of 3
	No sport's facilities	0
Petrol filling station	Petrol filling station	2
	No petrol filling station	0
Local employment opportunities	Local employment opportunity in settlement	2
	Local employment opportunity within 1km of settlement	1
	No local employment opportunity	0
Allotment	Allotment	1
	No allotment	0
Ultra-fast broadband	Ultra-fast broadband	2
	No ultra-fast broadband	0
Access to principal road	Access to principal road	2
	No access to principal road	0
Railway station in parish	Railway station with frequent services	2
	Railway station with infrequent services	1
	No railway station	0
Day time bus service	Day time bus service	2
	No day time bus service	0
Evening bus service	Evening bus service	2
	No evening bus service	0
Bus service every 30 minutes	Bus service every 30 minutes	2
	No bus service every 30 minutes	0
Green belt	Green belt land within settlement	-1

Cotswolds National Landscape (CNL)	Area of CNL within settlement	-1
Conservation Area	Settlement contains a Conservation Area	-1
Population	Population less than 500 people (Census 2021)	-1
Proximity to Main Service Centre	More than 8km from a Main Service Centre	-1
Shop opening time	No shops open on a daily basis	-1

4.19. As shown below (Figure 7), scoring settlements on the basis of local services and facilities shows that, generally, Main and Rural Service Centres rank above villages, particularly when applying the weighting of the more important services. The weighting makes greater difference to the ranking of villages.

Figure 7 – Rank of settlements

Unweighted Score

Settlement		Score
1 Witney	MSC	23
2 Carterton	MSC	21
3 Chipping Norton	MSC	20
4 Eynsham	RSC	20
5 Woodstock	RSC	20
6 Long Hanborough	RSC	18
7 Bampton	RSC	16
8 Charlbury	RSC	16
9 Burford	RSC	15
10 Minster Lovell	V	16
11 North Leigh	V	16
12 Standlake	V	15
13 Brize Norton	V	14
14 Enstone	V	14
15 Shipton under Wychwood	V	14
16 Chadlington	V	12
17 Clanfield	V	12
18 Ducklington	V	12
19 Freeland	V	12
20 Milton under Wychwood	V	12
21 Aston	V	11
22 Stonesfield	V	11
23 Ascott Under Wychwood	V	10
24 Tackley	V	10
25 Wootton	V	10
26 Bladon	V	9
27 Cassington	V	9
28 Filkins and Broughton Poggs	V	9
29 Hailey	V	9
30 Kingham	V	9
31 Leaffield	V	9
32 Stanton Harcourt	V	8
33 Alvescot	V	7
34 Curbridge	V	7
35 Finstock	V	7
36 Combe	V	6
37 Langford	V	6
38 Middle Barton	V	6
39 Great Rollright	V	5
40 Fulbrook	V	3
41 Over Norton	V	3
42 Churchill	V	2

Weighted Score

Settlement		Score
1 Witney	MSC	57
2 Chipping Norton	MSC	52
3 Carterton	MSC	52
4 Woodstock	RSC	52
5 Eynsham	RSC	51
6 Long Hanborough	RSC	47
7 Charlbury	RSC	46
8 Burford	RSC	40
9 Bampton	RSC	39
10 Shipton Under Wychwood	V	36
11 Minster Lovell	V	35
12 North Leigh	V	35
13 Standlake	V	33
14 Brize Norton	V	32
15 Enstone	V	31
16 Milton Under Wychwood	V	30
17 Ducklington	V	28
18 Stonesfield	V	28
19 Freeland	V	26
20 Cassington	V	25
21 Clanfield	V	25
22 Kingham	V	25
23 Tackley	V	25
24 Aston	V	24
25 Chadlington	V	24
26 Wootton	V	24
27 Bladon	V	23
28 Leaffield	V	22
29 Stanton Harcourt	V	21
30 Combe	V	20
31 Finstock	V	20
32 Hailey	V	20
33 Middle Barton	V	20
34 Filkins and Broughton Poggs	V	19
35 Ascott under Wychwood	V	18
36 Alvescot	V	17
37 Curbridge	V	17
38 Langford	V	17
39 Great Rollright	V	15
40 Over Norton	V	12
41 Fulbrook	V	11
42 Churchill	V	10

MSC = Main Service Centre; RSC = Rural Service Centre; V=Village

APPENDICES

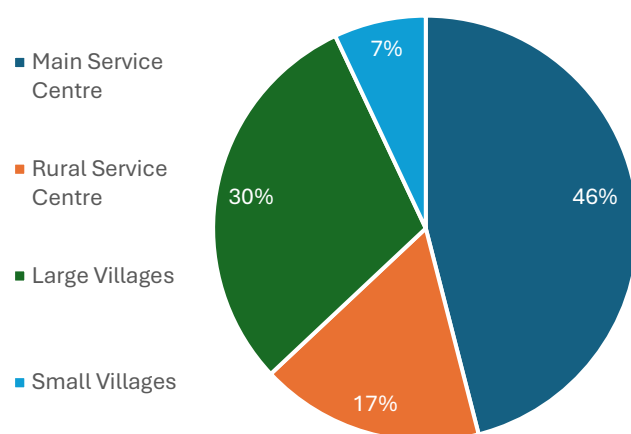
Appendix I – Population by Parish and Settlement category

Table I: Population by parish

Settlement	Total Population	Settlement	Total Population
Witney	29,600	Enstone	1,200
Carterton	15,700	Filkins and Broughton Poggs	430
Chipping Norton	7,300	Finstock	760
Bampton	3,000	Freeland	1,500
Burford	1,500	Fulbrook	460
Charlbury	3,100	Great Rollright	510
Eynsham	5,300	Hailey	1,200
Long Hanborough	3,500	Kingham	960
Woodstock	3,500	Langford	370
Alvescot	470	Leafield	930
Ascott Under Wychwood	550	Middle Barton	220
Aston	1,500	Milton Under Wychwood	1,900
Bladon	980	Minster Lovell	1,400
Brize Norton	2,600	North Leigh	2,100
Cassington	790	Over Norton	490
Chadlington	880	Shipton Under Wychwood	1,400
Churchill	650	Standlake	1,500
Clanfield	940	Stanton Harcourt and Sutton	1,100
Combe	770	Stonesfield	1,700
Curbridge	830	Tackley	1,200
Ducklington	1,600	Wootton	600

Table 2: Population by settlement category

	Resident Population (2021 Census)	
Main Service Centres	52,600	46%
Rural Service Centres	19,900	17%
Large Villages	34,490	30%
Small Villages	7,210	7%
Total West Oxfordshire Population	114,200	100%



Appendix 2 – Settlement Category Indicators

Restraint indicators

- N1 Oxford Green Belt
- N2 Cotswolds National Landscape
- N3 Conservation Area (whole or part)
- N4 Settlement less than 500 people (2021 Census population)
- N5 Over 8 km (5 miles) from main service/employment centres, i.e. Witney, Carterton, Chipping Norton, Oxford, Kidlington.
- N6 No shops open on a daily basis

Positive indicators:

- P1 Within 4km (2.5 miles) of main service/employment centres
- P2 Post Office (A lower weighting score was applied for part time services)
- P3 Food shop (Defined as a permanent shop in a dedicated building)
- P4 Other non-food shops (excludes services such as hairdressers)
- P5 Primary school
- P6 Secondary school
- P7 SEND School
- P8 Community building such as a village hall
- P9 Public house/hotel
- P10 Place of worship
- P11 Library
- P12 Doctor's surgery
- P13 Fire Station (Unmanned fire stations were given the same weighting as fully manned stations, as they provide the same service)
- P14 Police station
- P15 Recreation Facilities with free access to all
- P16 Built sports facilities, e.g. swimming pool, leisure centre, sports' clubs with facilities etc.
- P17 Petrol filling station
- P18 Local employment opportunities within parish
- P19 Allotments
- P20 Ultra-fast broadband available
- P21 Immediate access to principal road
- P22 Railway station in parish (A lower weighting score was applied to railway stations that provide a limited service)
- P23 Day time bus service Monday to Friday arriving at one of the main or rural service centres by 09.00 and leaving after 17.00
- P24 Evening bus service from one of the main or rural service centres or Oxford, leaving after 21.00
- P25 Bus service every 30 minutes

