



West Oxfordshire Local Plan 2031 Annual Monitoring Report (2024 – 2025)

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.....	2
Local Plan Progress	2
Salt Cross Garden Village Area Action Plan (AAP)	3
Community Infrastructure Levy (CIL)	4
Botley West.....	5
Supplementary Planning Documents (SPDs)	5
Neighbourhood Planning	6
Duty to Cooperate	7
Section 3 - Monitoring Results.....	8
OVERALL STRATEGY	8
PROVIDING NEW HOMES	21
SUSTAINABLE ECONOMIC GROWTH	35
TRANSPORT AND MOVEMENT	44
ENVIRONMENTAL AND HERITAGE ASSETS	48

Section 1 - 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 1-year **period 1st April 2024 – 31st March 2025** 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 2043.
- 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 October 2025 and progress against the key milestones is summarised in the table below.

Table 1 - West Oxfordshire Local Development Scheme Key Milestones (November 2024 - to date)

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 June – August 2025	COMPLETE
Regulation 18 consultation on preferred spatial options – November - December 2025	IN PROGRESS
Regulation 19 publication of pre-submission draft Local Plan May 2026	Not yet undertaken
Regulation 22 submission of draft Local Plan September 2026	Not yet undertaken.
Examination and adoption 2026/27	Not yet undertaken.

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.

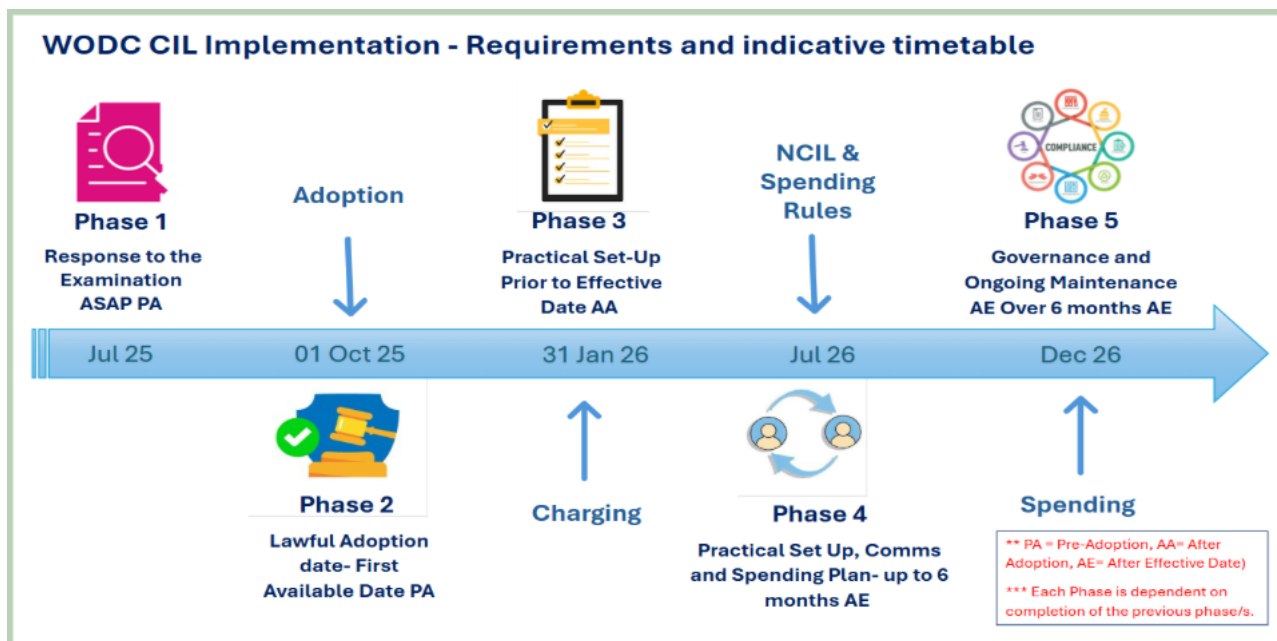
- 2.10 Following a pause in the examination to enable additional work on infrastructure phasing to be undertaken, the appointed Inspectors wrote to the District Council in May 2022 to confirm that the AAP is capable of being found ‘sound’ subject to a number of Main Modifications (MMs).
- 2.11 Consultation 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 legal challenge was successful and in March 2024, it was confirmed that the Inspector’s report and proposed Main Modifications are quashed insofar as they relate to Policy 2.
- 2.14 As a result, the examination was re-opened in April 2024 with a new Inspector appointed to re-consider Policy 2.
- 2.15 The District Council submitted a revised version of Policy 2 and updated supporting evidence in April 2025 and a hearing session was held on 30 June. Following the hearing, the Inspector issued a post-hearing letter which concluded that Policy 2 as proposed to be modified is consistent with national policy and capable of being found ‘sound’ subject to a number of Main Modifications. Consultation on those Main Modifications took place from 3 October to 14 November 2025 with the Inspector’s final report anticipated in December 2025 or January 2026. The District Council hopes to then be in a position to formally adopt the AAP shortly thereafter. Further information is available on the Salt Cross Garden Village AAP web page^[1].

Community Infrastructure Levy (CIL)

- 2.1 The Council submitted a new CIL Charging Schedule for examination on 4 March 2025, and a hearing session was held on 10 June 2025. The CIL Inspector issued his report on 18 July 2025 concluding that, subject to modifications, including a reduction in the proposed rate for larger residential developments of 250 or more homes, from £225 per square metre to £150 per square metre (excluding adopted Local Plan strategic development areas), the schedule provides an appropriate basis for the collection of the levy in West Oxfordshire.
- 2.2 The CIL Charging Schedule was formally adopted on 1 October 2025, with an effective charging date of **31 January 2026**. The diagram below gives an overview of the process for CIL becoming chargeable and ongoing governance for the monitoring and spending of CIL funds.

^[1] <https://www.westoxon.gov.uk/planning-and-building/planning-policy/salt-cross-garden-village/salt-cross-area-action-plan-examination/salt-cross-area-action-plan-re-opened-examination-2024/>

Figure I - CIL indicative timetable 25/26



Botley West

- 2.3 The Botley West Solar Farm is a proposal for an 840MW solar farm to the west of Oxford within the districts of West Oxfordshire, Cherwell and the Vale of White Horse. The proposal is classed as a Nationally Significant Infrastructure Project (NSIP) due to its size and as such, the decision on whether to approve the scheme is made by the Government following examination.
- 2.4 The examination of the proposed solar farm opened on 13 May and closed on 13 November 2025. A recommendation on whether to grant development consent is due by February 2026

Supplementary Planning Documents (SPDs)

- 2.5 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. 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	Date of adoption	Purpose
Affordable Housing	27 October 2021	Supplements Local Plan Policy H3 – Affordable Housing and provides detailed guidance on the delivery of new affordable housing in West Oxfordshire. Link: Affordable Housing SPD Final (adoption version 27 October 2021)

Developer Contributions	31 July 2023	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. Link: Developer Contributions SPD Document
Combe Village Design Statement	28 July 2023	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. Link: Combe Village Design Statement
West Oxfordshire Design Guide	2016	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. Available to download here: Supplementary planning documents - West Oxfordshire District Council

Neighbourhood Planning

- 2.6 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.
- 2.7 Ten NDPs have been formally adopted or 'made' in West Oxfordshire. 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
Brize Norton	September 2025	https://www.westoxon.gov.uk/media/zsvj4xow/brize-norton-neighbourhood-plan-made_astrid-harvey.pdf
Cassington	26 June 2023	https://www.westoxon.gov.uk/media/wkojqf3/made-cassington-neighbourhood-plan-for-web.pdf
Milton under Wychwood	26 June 2023	https://www.westoxon.gov.uk/media/g4okpjt/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/ngkckyhi/eynsham-neighbourhood-plan.pdf

NDP	Date of adoption	Weblink
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/mp5klvzl/south-leigh-neighbourhood-plan-v2.pdf
Chipping Norton	15 March 2016	https://www.westoxon.gov.uk/media/tlchsrc5/chipping-norton-neighbourhood-plan.pdf

2.8 In addition, there are a further seven NDPs currently being prepared as outlined below.

- Ascott-under-Wychwood
- Ducklington
- Hanborough
- Minster Lovell
- North Leigh
- Stonesfield
- Wootton by Woodstock

Duty to Cooperate

- 2.9 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.
- 2.10 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.
- 2.11 The District Council will continue to work closely with other local authorities and statutory bodies in the preparation of the new Local Plan 2043. Early engagement has already been undertaken through three rounds of informal Regulation 18 consultation, and this will continue up until the point of submission and beyond as appropriate.
- 2.12 The Oxfordshire local planning authorities (LPAs) have collectively signed Statements of Common Ground to identify the relevant strategic, cross-boundary matters on which the Oxfordshire local planning authorities will be required to co-operate. A duty to co-operate forum has been established to ensure ongoing and meaningful engagement in relation to these strategic matters.
- 2.13 Relevant strategic, cross-boundary matters identified between the Oxfordshire authorities include: Housing need and supply; gypsy and traveller needs; employment and jobs needed; natural environment; and climate change mitigation and adaptation.

- 2.14 Statements of Common Ground 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 facilitate the delivery of new development 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 granted were located 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 that new 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.
- 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 OSI)

4.5 A total of **1,368** planning applications were determined within the monitoring period (1st April 2024 – 31st March 2025).

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. 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 OSI.

Table 4 - Types of planning application decision 2024-2025

Type of decision	Number of applications 24/25
Approved / Subject to S106	1,186
Prior approval granted / not required	47
Split decision	0
Refused	80
Withdrawn	45

Type of decision	Number of applications 24/25
Prior approval refused	10
TOTAL	1,368

Figure 2 - Types of planning decision 2024 – 2025

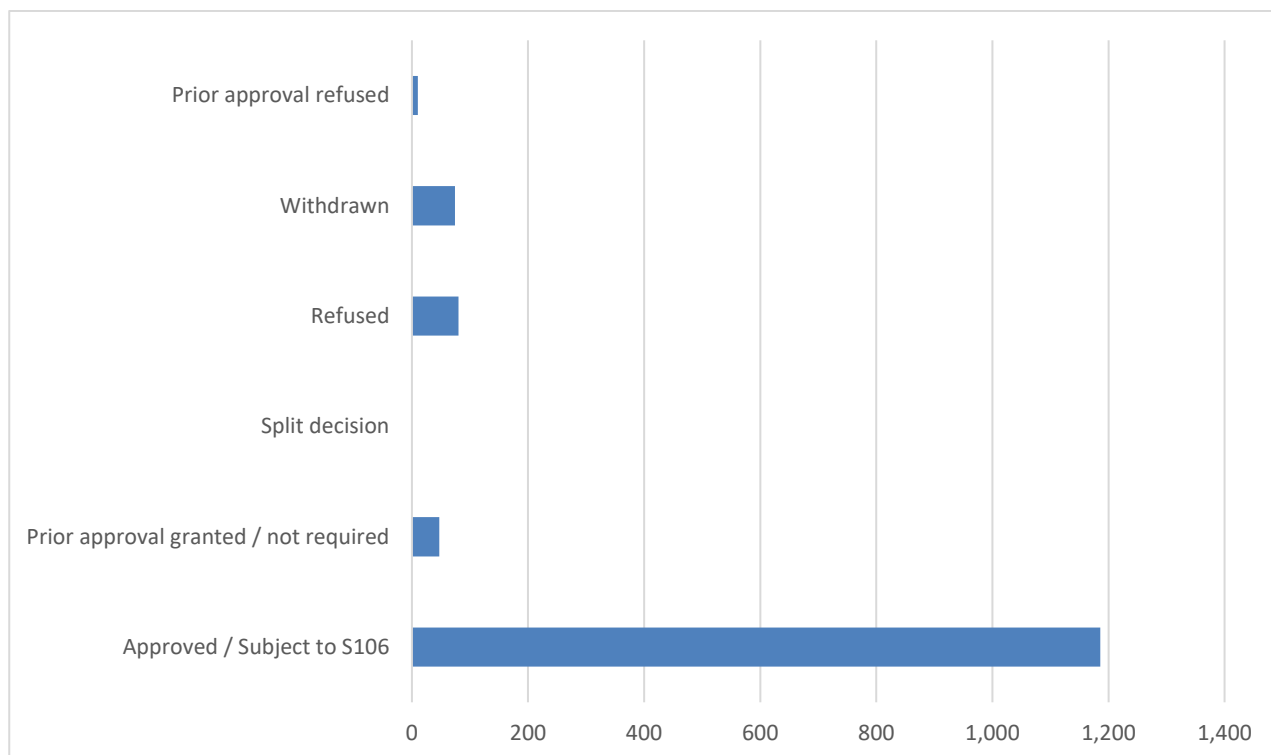


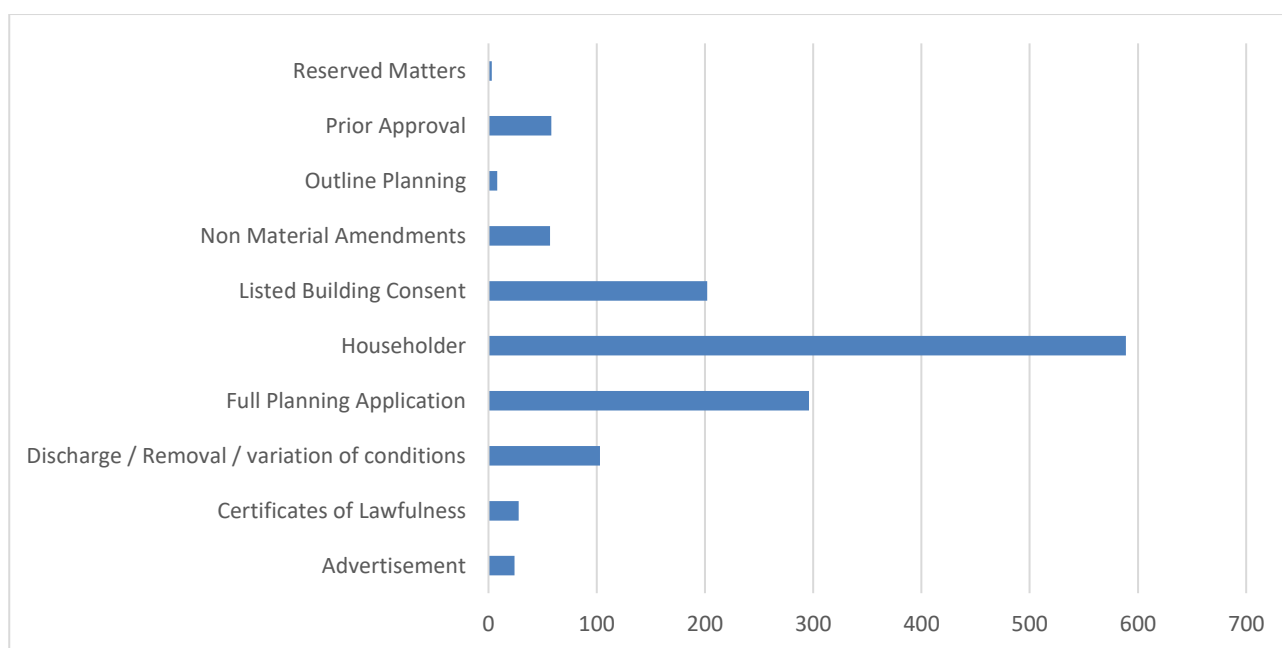
Table 5 - Types of planning application 2024 – 2025

Type of application	Number of Applications 24/25
Advertisement	24
Certificates of Lawfulness	28
Discharge / Removal / variation of conditions	103
Full Planning Application	296
Householder	589
Listed Building Consent	202
Non-Material Amendments	57

Outline Planning	8
Prior Approval	58
Reserved Matters	3
TOTAL	1,368

4.8 Of the **1,368** applications that were determined, the largest proportion were householder applications.

Figure 3 - Types of planning application 2024 – 2025



Planning Appeals (links to Policy OSI)

- 4.9 A total of **59** planning appeals were determined within the monitoring period. The majority of these (**39**) were dismissed, with **19** allowed and **1** allowed in part.
- 4.10 The allowed appeals included a number of residential schemes as illustrated in table 6 below including major developments at North Leigh and Witney.

Table 6 - Appeals allowed for residential development 2024 – 2025

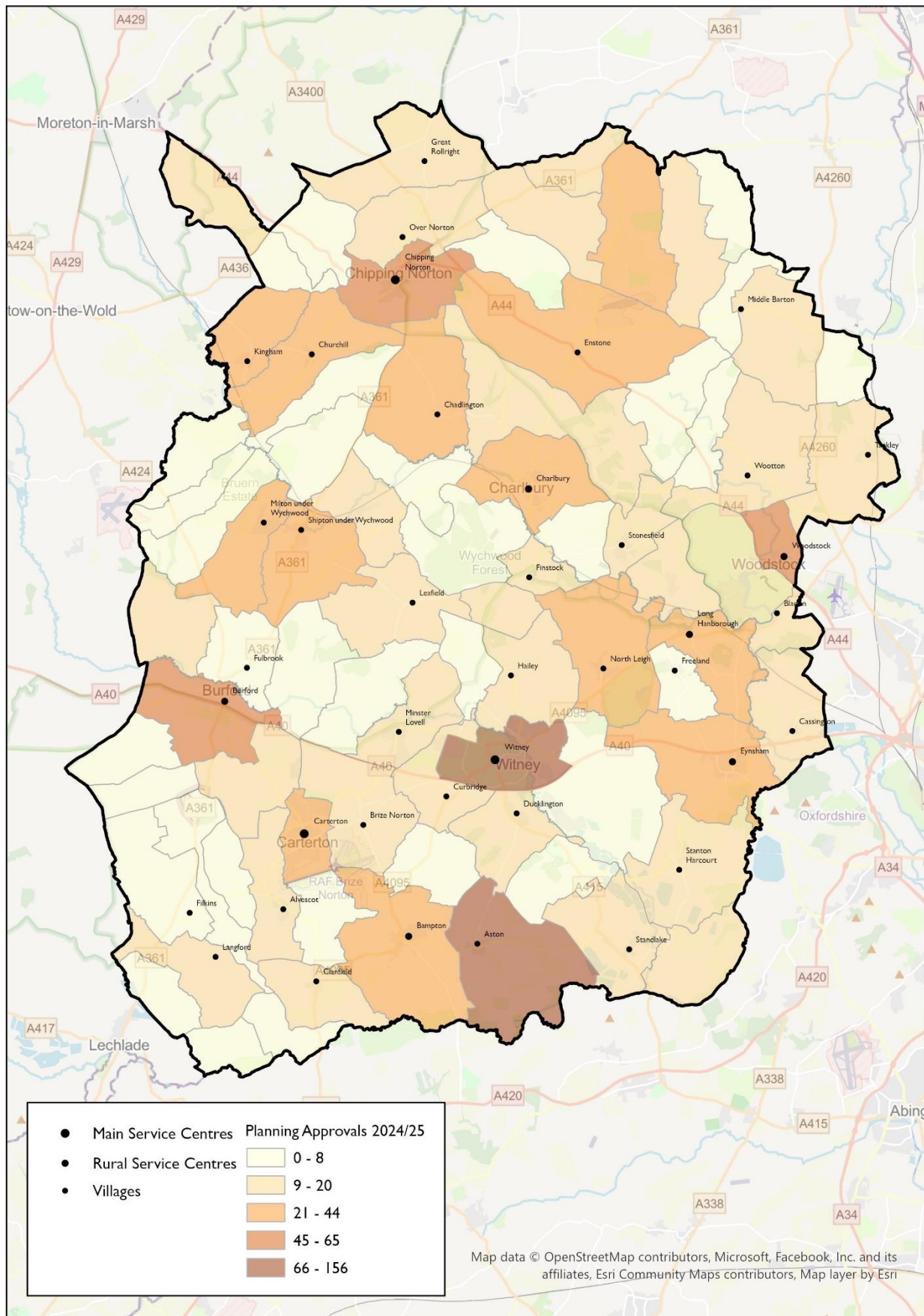
Reference	Location	Description
22/00838/OUT	Land At Chapel Lane Enstone	Outline planning permission for residential development (up to 8 dwellings), access, parking, public open space, landscaping and associated development infrastructure. (some matters reserved)
22/02740/FUL	Land North of A4095 North Leigh	Erection of a single storey dwelling with attached kennel, office and kitchen building along with construction of a kennel block all to be used in association with the existing dog training facility
23/00794/OUT	Land South Of I New Yatt Road North Leigh	Outline planning application (with all matters reserved except for means of access) for the erection of up to 43 residential dwellings, including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from New Yatt Road (amended plans)
23/00860/FUL	Land Formerly Known As The Square Church Enstone	Erection of a single dwelling
20/02654/OUT	Land South East Of Oxford Hill Witney	Outline planning application (with all matters reserved except access) for the erection of up to 450 dwellings together with associated open space and green infrastructure (Amended)
23/02245/FUL	Wychwood Garage Fairspear Road Leafield Witney OX29 9NU	Demolition of the existing garage, bungalow, associated buildings and hardstanding. Construction of seven dwellings with associated works
23/03070/FUL	Land West Of Colt House Aston Road Bampton	Erection of five single storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure
23/01182/FUL	Churchfields Care Home Pound Lane	Erection of a two-storey detached key worker nurses accommodation block and associated works

Reference	Location	Description
	Cassington Witney OX29 4BN	
23/02971/FUL	48 Black Bourton Road Carterton OX18 3HE	Erection of 9 dwellings and associated external works
23/02197/FUL	Mutchmeats Ltd Abattoir New Close Lane Ducklington Witney OX29 7GX	Erection of two semi-permanent single storey self-contained sleeper cabins (Retrospective)
24/01368/S73	Vicarage Field Church Road Milton Under Wychwood Chipping Norton OX7 6LQ	Variation of condition 2 of planning permission 21/00776/FUL to allow design and layout changes to both dwellings including the addition of two dormers and two rooflights (plot 1) and provision of office with dormer window above garaging (plot 2) (amended)
24/01030/FUL	South Lawn Farm South Lawn Swinbrook Burford OX18 4EN	Conversion of stables/tack room into two bedroom living accommodation (Part Retrospective)

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 4 below shows the concentrations of planning approvals in each town and parish between 1st April 2024 and 31st March 2025.
- 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.

Figure 4 - All planning applications approved 2024 – 2025



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

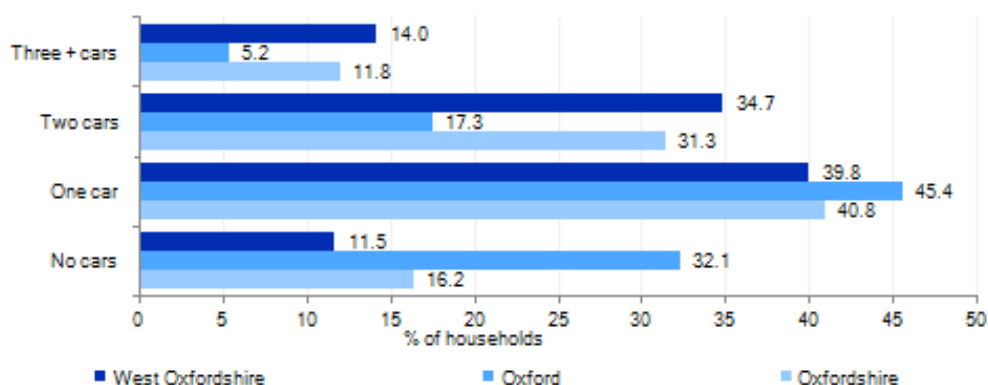
- 4.14 11.5% of households in West Oxfordshire have no access to a car compared to 16% across Oxfordshire as a whole. Higher levels of car ownership may be a reflection of the rural nature of the district and relatively poor access to public transport in some rural areas, which may increase car dependency for many communities.

Figure 5 - West Oxfordshire car ownership statistics, Census 2021

No cars	One car	Two cars	Three + cars
5,515	19,100	16,655	6,710
11.5% of 49,400 households (Oxfordshire = 16.2%)	39.8% of 49,400 households (Oxfordshire = 40.8%)	34.7% of 49,400 households (Oxfordshire = 31.3%)	14.0% of 49,400 households (Oxfordshire = 11.8%)

Source: Census 2021

Figure: Car ownership
Source: Census 2021



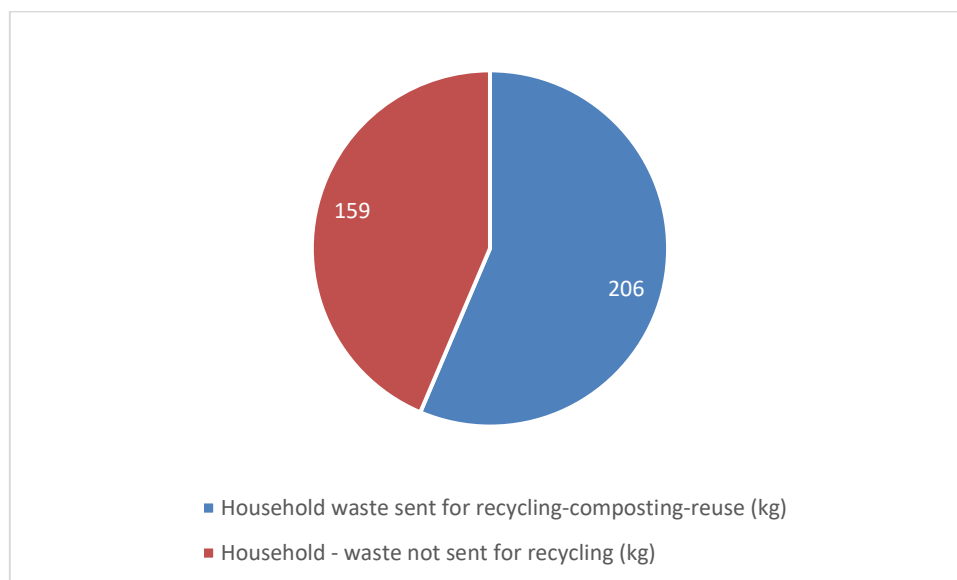
Proximity of development to public transport (links to Policies OSI, OS2 and OS3)

- 4.15 The majority of development is focused within the main and rural service centres which are the most accessible locations for public transport services linking to other centres, particularly bus services.
- 4.16 Financial contributions towards improved bus services have been secured through new development that has been delivered in the district during the monitoring period.
- 4.17 There were 9 new residential development schemes approved during the monitoring period, located within 1.6km of a railway station. The total number of dwellings approved was 12, although one of these was for a replacement dwelling, so a net gain of 11. One approval was for an ancillary dwelling.
- 4.18 A total of 6 approvals were granted for residential development that were relatively isolated in terms of access to good transport links, totalling a net gain of 2 dwellings. These included two replacement dwellings and a couple of agricultural to residential conversions.

Waste and recycling (links to Policy OS3)

- 4.19 A total of 364.8 kg of residual waste per household was collected by the local authority between 2024 and 2025. The Local Plan includes a target to recycle or compost 70% of household waste by 2025. The figures for the monitoring period indicate a shortfall against this target with 56% of waste recycled, composted or re-used within the period.

Figure 6 -Proportion of residual waste per household sent for recycling, composting or reuse in West Oxfordshire 2024 - 2025



Previously Developed (Brownfield) Land Redevelopment (links to Policies OS1, OS2 and OS3)

- 4.20 The Local Plan seeks ensure that development makes the most efficient use of land. There is relatively limited previously developed (brownfield) land available in the district since the majority of former industrial sites have already been developed, yet a large amount of residential development has been delivered on previously developed land, though conversion or redevelopment.
- 4.21 Approximately 69 dwellings out of 687 (10%) were approved on previously developed land during the monitoring period.

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

- 4.22 There were 7 approvals for residential development within Flood Zones 2 or 3 including at East Witney where part of the allocation on the land to the west of the Stanton Harcourt Road is in the flood zone, however, residential development would be located in areas of low flood risk. In addition to the East Witney approval, permission on sites FZ2 or FZ3 areas, totalled 5 further dwellings during the monitoring period¹. The majority of these approvals were for conversion or redevelopment of existing buildings.

¹ Calculated using GIS analysis – Any planning application boundary that intersects flood zones 2 or 3.

- 4.23 There were few reported incidents of property flooding recorded during the monitoring period, despite periods of heavy rainfall and named storms during the monitoring period.
- 4.24 There were incidents of highway flooding recorded during the monitoring period, however.
- 4.25 Incidents of highway and property flooding in West Oxfordshire are often a result of sewer inundation and overfilling their capacity. This is an issue that will need to be addressed to ensure that there is capacity for future development in the district.

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

- 4.26 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.
- 4.27 The annual water quality report for the Evenlode (2024)², recorded high nitrate concentrations, primarily from agriculture, are compounded by high phosphate concentrations downstream of sewage treatment works.
- 4.28 Sewage treatment works are a major contributor to phosphate pollution, accounting for 65% to 83% of the average phosphate contribution across the catchment. Water quality significantly decreases below STWs, and the flow in receiving water bodies is often insufficient to mitigate daily STW discharges.
- 4.29 No waterbodies in the Evenlode catchment achieved good ecological status in 2024, with water quality generally decreasing from headwaters to the confluence.

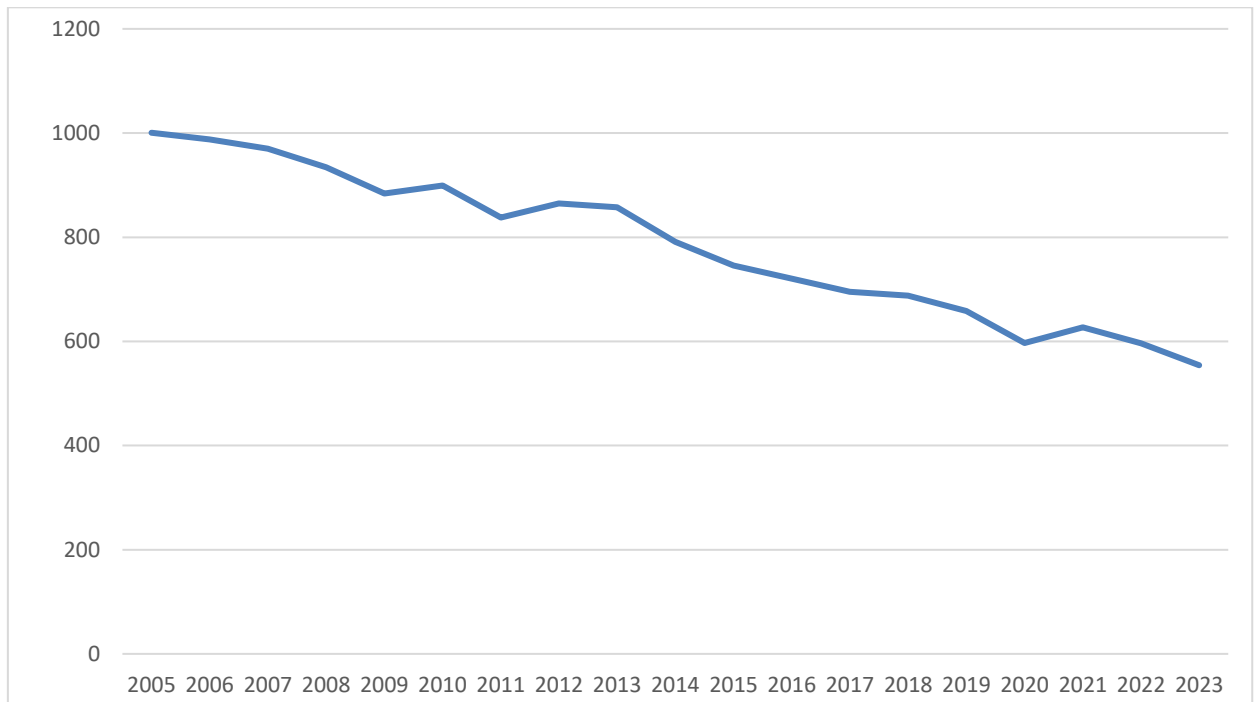
Climate and Carbon (links to Policies OSI, OS2, OS3 and OS4)

- 4.30 The government publish statistics³, to produce a nationally consistent set of greenhouse gas emission estimates for local authority areas in England. The latest statistics published in June 2024 show the change in greenhouse gas emissions for different sectors over the lifetime of the Local Plan.
- 4.31 Figure 7 below, shows the trend in greenhouse gas emissions in West Oxfordshire since 2005. Notably, there has been a steady decrease since 2011 with a slight uptick in 2021.

²² [Evenlode Catchment Partnership – 2024 Water Quality Report - Earthwatch Europe](#)

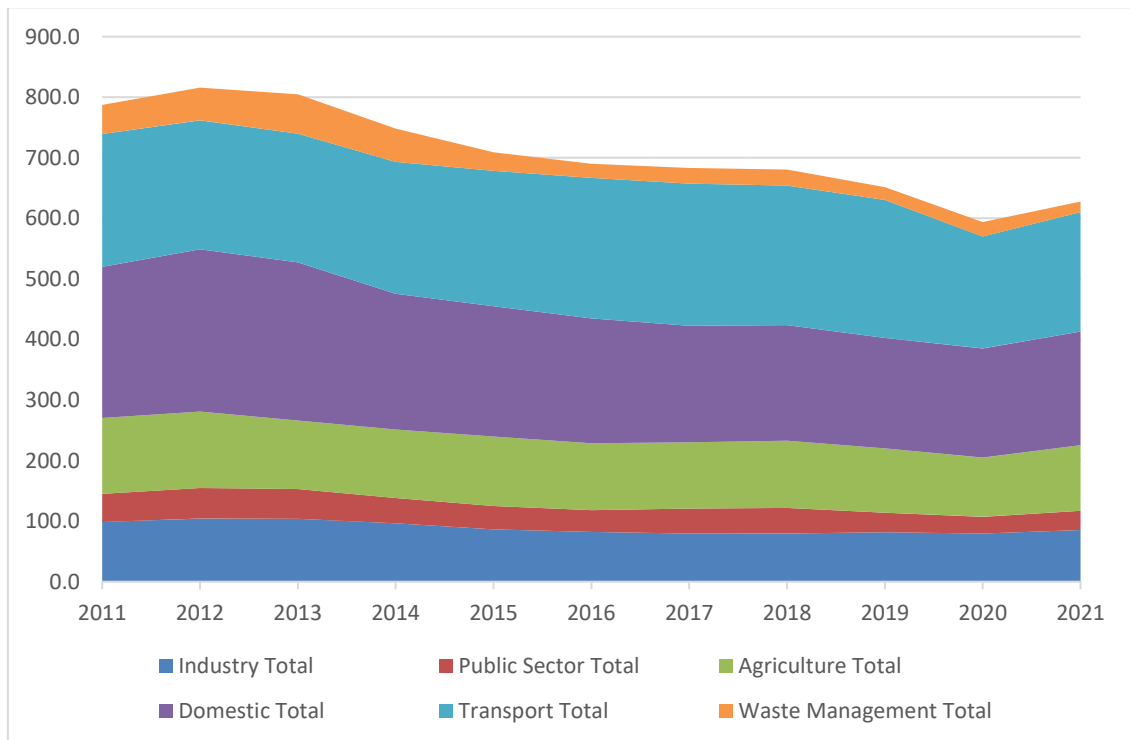
³ UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022 - GOV.UK (www.gov.uk)
[West Oxfordshire Climate Change Strategy 2025 v3.pdf](#)

Figure 7 – West Oxfordshire greenhouse gas emissions since 2005



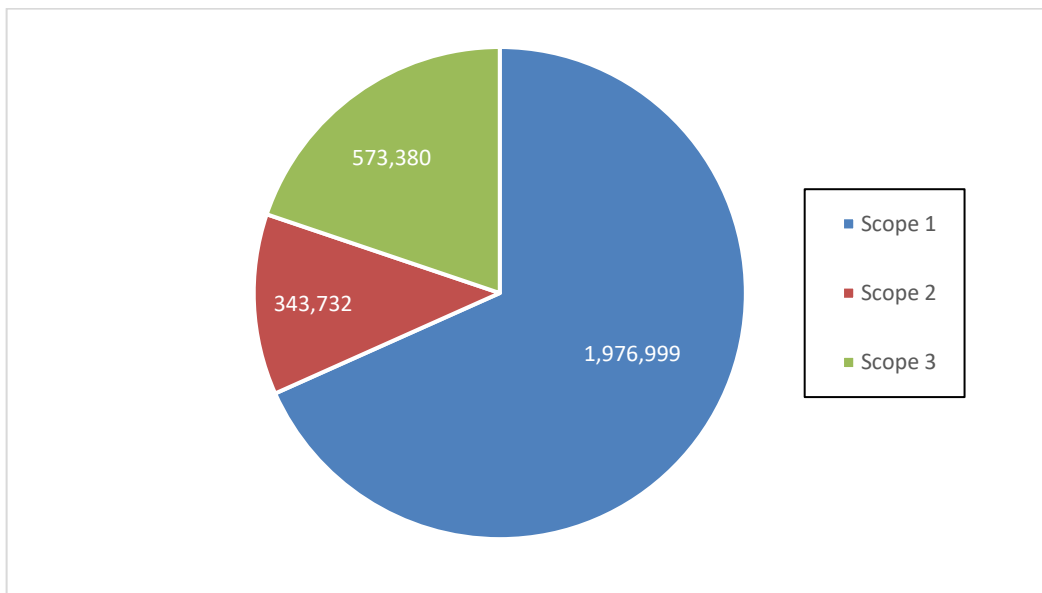
- 4.32 The majority of greenhouse gas emissions in West Oxfordshire arise from domestic and transport emissions, which account for over 58% of the total.
- 4.33 Further action to reduce emissions from residential development and transport will be necessary to meet targets for net zero emissions by 2050 or earlier.

Figure 8 - West Oxfordshire Greenhouse gas emissions by sector 2011 - 2021



- 4.34 WODC has undertaken analysis to assess carbon emissions from the Council's own operations during the monitoring period. These emissions are categorised as Scope 1 and Scope 2, which are directly from WODC own operations and buildings and Scope 3, which is related to emissions where the council does not have direct control e.g. staff business mileage.
- 4.35 Total carbon emissions from the council's own operations for 2023/24 are illustrated on the chart below. The majority of the Council's own emissions are categorised as Scope 1 and relate to the operation of the council's own buildings, such as office space and the council's vehicle fleet.
- 4.36 The Council published a Carbon Action Plan in 2020. Since then, it has become good practice to consider additional sources of emissions beyond those previously accounted for, including emissions where the lack of data means that these cannot be reported formally through the Council's carbon reporting process. The Carbon Action Plan 2024⁴ provides an updated version of the Climate Action Plan, covering actions to be undertaken between 2024 and 2030 to reach the carbon neutral target. Additional actions for procurement and waste have been included in line with best practice, while actions from the previous plan which are complete have been removed.

Figure 9 - West Oxfordshire District Council Carbon Emissions (kgCO₂e)



Provision of Supporting Infrastructure (links to Policy OS5)

- 4.37 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 <https://www.westoxon.gov.uk/media/tslaufqh/wodc-carbon-action-plan-20242030-oct-24.pdf>

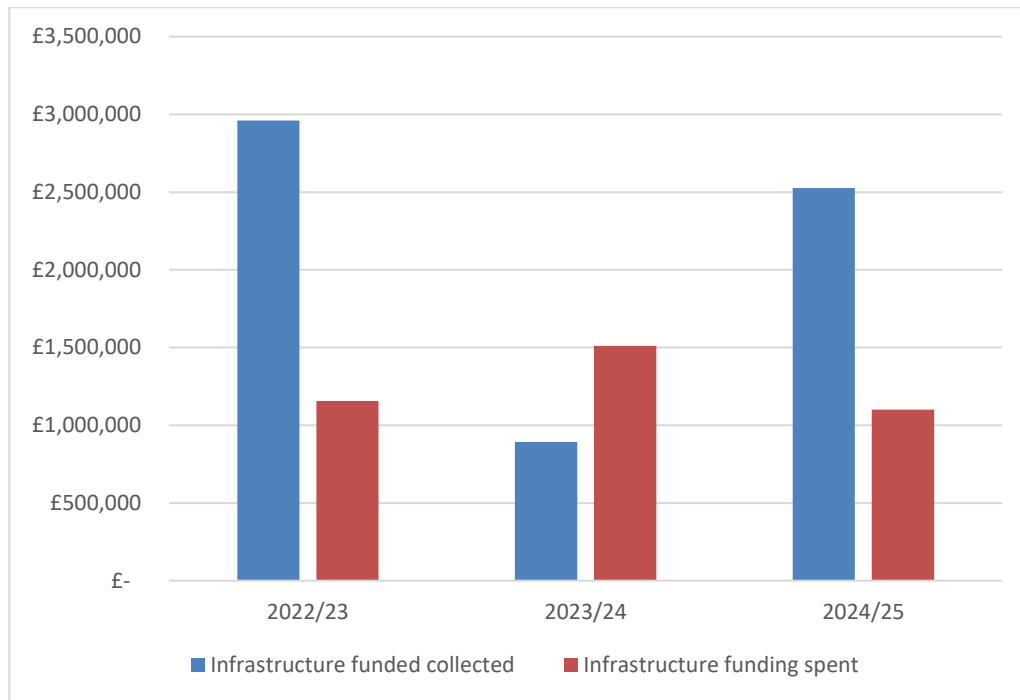
- 4.38 The Local Plan 2031 is supported by an Infrastructure Delivery Plan (IDP) which sets out a range of highways, utilities, community and green infrastructure that is necessary to support the delivery of the Local Plan.
- 4.39 Evidence⁵ suggests that there is a significant funding gap relating to the cost of infrastructure in the district and this will have to be made up through a range of mechanisms including Section 106 agreements, the Community Infrastructure Levy (CIL) and central Government funding.
- 4.40 West Oxfordshire District Council adopted CIL on 1st October 2025, however it will not become chargeable until **31 January 2026**, so within the monitoring period, all monies received were via S106 legal agreements.
- 4.41 The Council collected a total of **£2,143,908.13** of infrastructure funding allocated but not spent 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 2024 – 2025

Year	Infrastructure Funding Agreed	Infrastructure funding collected	Infrastructure funding spent
2024 - 2025	£3,440,837.95	£2,525,351.53	£1,101,130.81
Total	£3,440,837.95	£2,525,351.53	£1,101,130.81

⁵ <https://www.westoxon.gov.uk/media/nzwnkumu/funding-gap-analysis-note-march-2025.pdf>

Figure 10 - Section 106 infrastructure funding collected and spent 2022 – 2025



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 2024/25, a total of 300 new homes were completed, below the housing need for the district (549 dwellings per annum⁶) and below the Local Plan requirement (1,125 dwellings).
- Overall, there has been an upward trend in housing delivery since the start of the Local Plan period (1st April 2011) although completions rates have decreased since 2021. Up until 31st March 2025, a total of 8,019 new homes have been completed, set against a requirement for 9,200 over the same period (i.e. a shortfall of 1,181 dwellings over a 14 year period).
- The District Council was unable to demonstrate a five-year supply of deliverable housing land when calculated using the Government's standard method for assessing local housing need at 31 March 2025.
- Affordable housing continues to come forward as a significant proportion of total housing permitted and completed in the District.

⁶ Based on the previous standard method figure for West Oxfordshire in place during the monitoring period

- Approximately 157 new affordable homes were completed during the monitoring period, over half of the total housing completions.
- Notwithstanding increased delivery of new affordable homes, the affordability ratio in West Oxfordshire has generally worsened over the lifetime of the plan, increasing from 8.03 in 2011 to 12.2 in 2021, but has fallen substantially since then to 9.5 in 2024.
- 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 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.

4.42 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.

4.43 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)

4.44 Planning permission was granted for **687** new dwellings during the monitoring period, representing a net gain of **667**.

Table 8 - New permissions for residential development 2024 - 2025 (net residential dwellings)

Year	New permissions for residential development (net dwellings)
I April 2024 – 31 March 2025	667

4.45 The majority of permissions across the monitoring period were ‘major’ i.e. developments of greater than 10 units.

4.46 A number of developments approved during the monitoring period were allowed at appeal and include further significant development to the west of Minster Lovell, to the West of Witney and to the north of Woodstock (the Woodstock site being allocated in the adopted Local Plan).

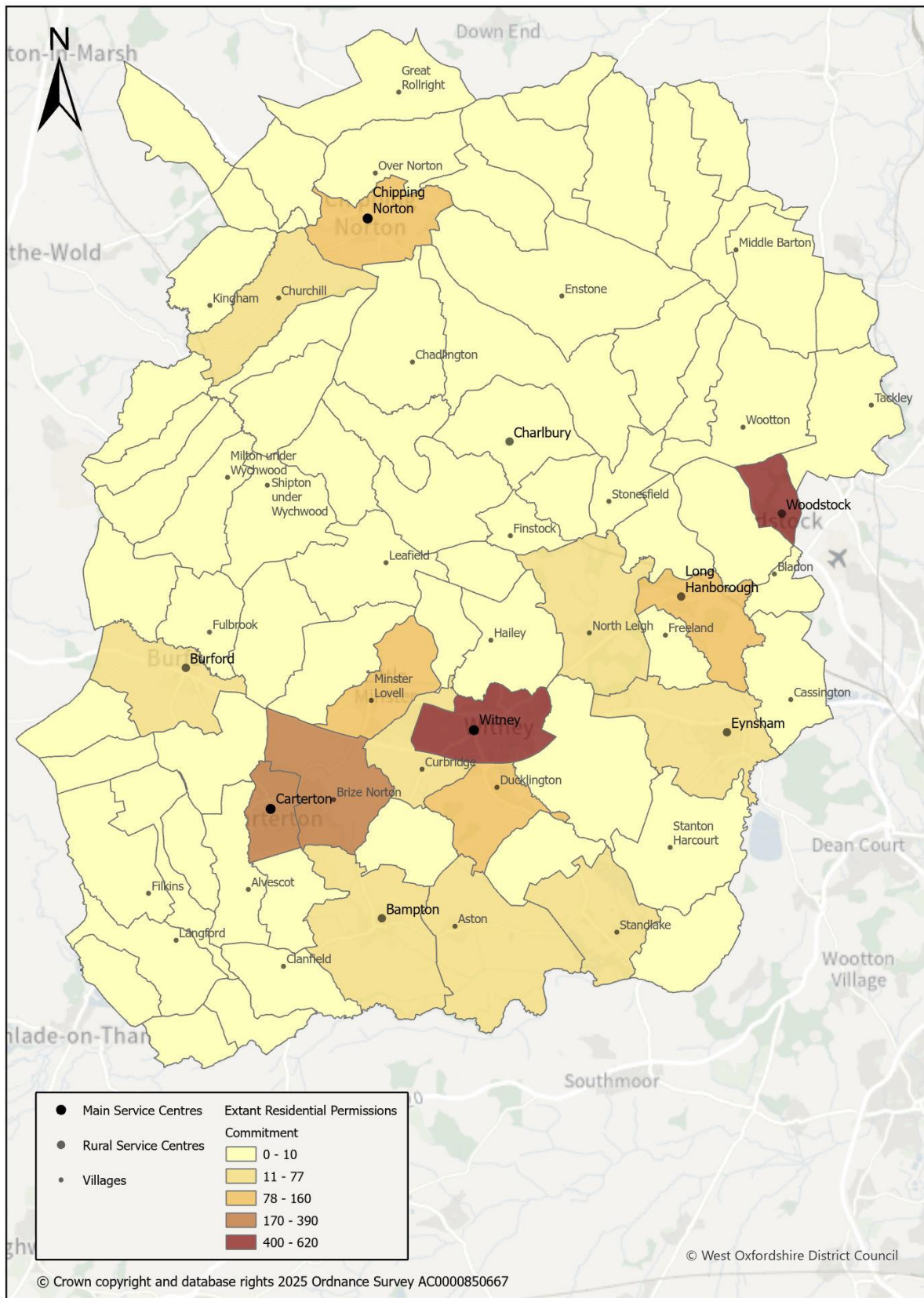
4.47 Total commitments for new residential development are illustrated in Table 9 below. It shows that the largest numbers of outstanding commitments (dwellings with planning permission that are yet to be built) are within and on the edge of Carterton, North Leigh and Witney.

4.48 This pattern of development is consistent with Policy H1, 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.

Table 9 - Residential Commitments on major development sites April 2025

Site Name	Number of units yet to be built as of 1st April 2025	Parish
North Curbridge, Local Centre (West Witney)	39	Witney
North Curbridge (West Witney)	74	Witney
Land west of Downs Road, Curbridge	75	Curbridge
Land east of Carterton (Brize Meadow)	156	Brize Norton
Land east of Carterton	99	Brize Norton
Land west of Shilton Road, Burford	22	Burford
Land North of Witney Road, Long Hanborough	150	Hanborough
Land West of Minster Lovell	134	Minster Lovell
Land East of Witney Road, Ducklington	120	Ducklington
Campbells Close, Woodstock	18	Woodstock
Land south of Hit or Miss Farm, Banbury Road, Chipping Norton	82	Chipping Norton
Land north of Witney Road, North Leigh	55	North Leigh
Land south of 1 New Yatt Road, North Leigh	43	North Leigh
Land north of Foxwood Close, Aston	39	Aston
Chipping Norton War Memorial Hospital, Horsefair, Chipping Norton	14	Chipping Norton
Station Garage, Station Road, Kingham,	10	Churchill
Land to the rear of 65 High Street, Standlake	7	Standlake
Site Of Former 19, Burford Road, Carterton	10	Carterton
Car Park Rear Of 58 West End, Witney	10	Witney
TOTAL	1,157	

Figure 11 - Residential Commitments by Parish 2025



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

- 4.49 The adopted 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.
- 4.50 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 – 2025)
- 4.51 Notably, in the period 1st April 2011 – 31st March 2025, a total of 8,019 new homes were completed in West Oxfordshire, set against a requirement of 9,200 new homes over the same period. Delivery was effectively on track until 2023, but has dropped off during the monitoring period, with a shortfall now of approximately 1,181 over the whole Plan period to date.
- 4.52 This shortfall can largely be attributed to slower than anticipated delivery of new housing on some larger local plan allocated sites, compared to the anticipated housing trajectory set out in the Local Plan.
- 4.53 From 2023/24, the Council reverted to the Standard Methodology for housing need for the purpose of calculating housing land supply. At that time this equated to a housing need of 549 dwellings per annum.

Figure 12 - Net residential completions in West Oxfordshire 2011 – 2025



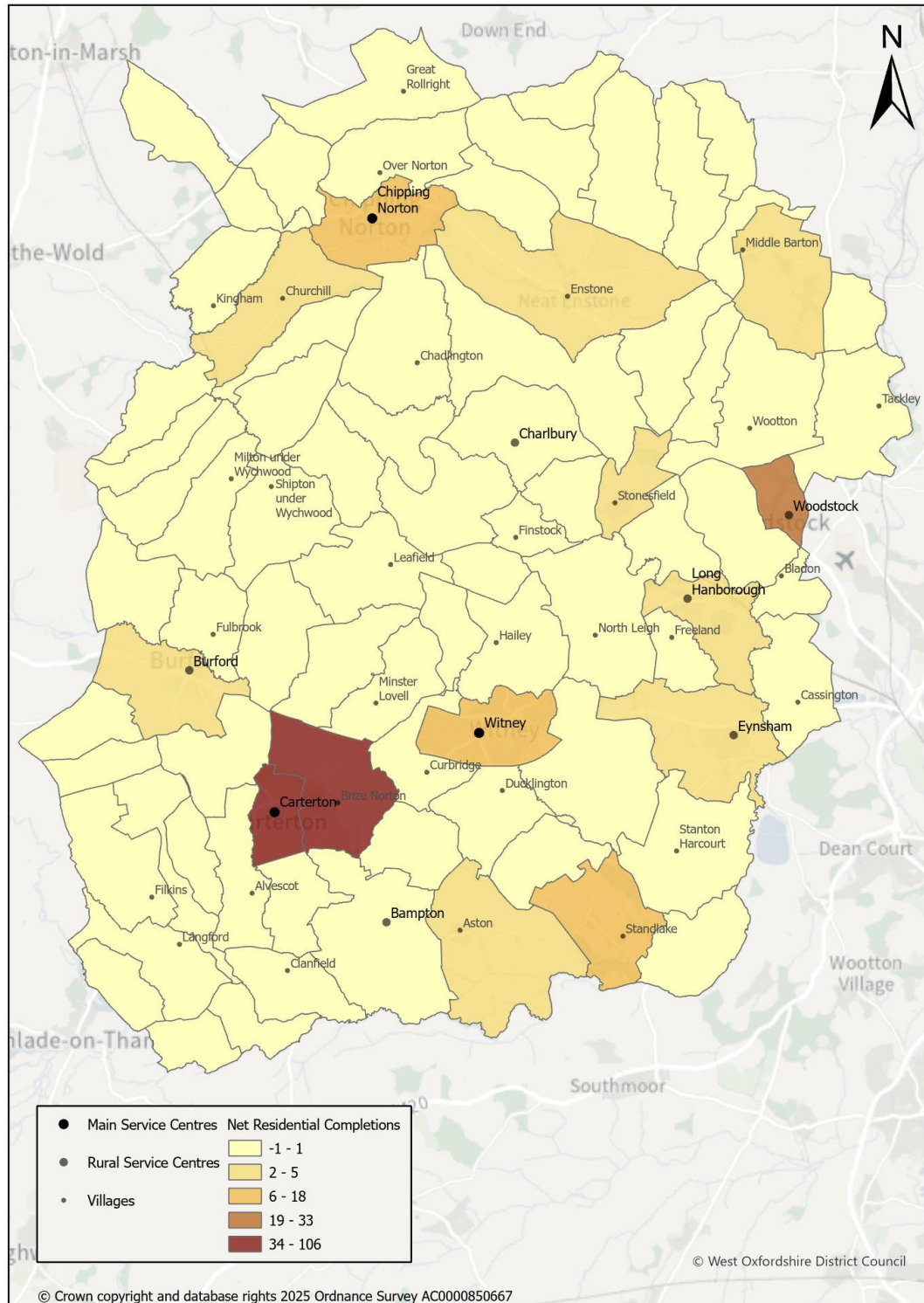
- 4.54 In December 2024, the basis of the standard method calculation of housing need was updated through the NPPF and for West Oxfordshire, this led to an increased level of need of 905 dwellings

per annum. The Council was unable to demonstrate a 5-year housing land supply based on this measure at 31 March 2025.

Net Housing Completions 2024 – 2025 (links to Policies H1 and H2)

4.55 A total of **300** new homes were completed in 2024/25, falling short of the Local Plan requirement of 1,125 for the year. Figure 13 below shows the location of these completions on a spatial basis.

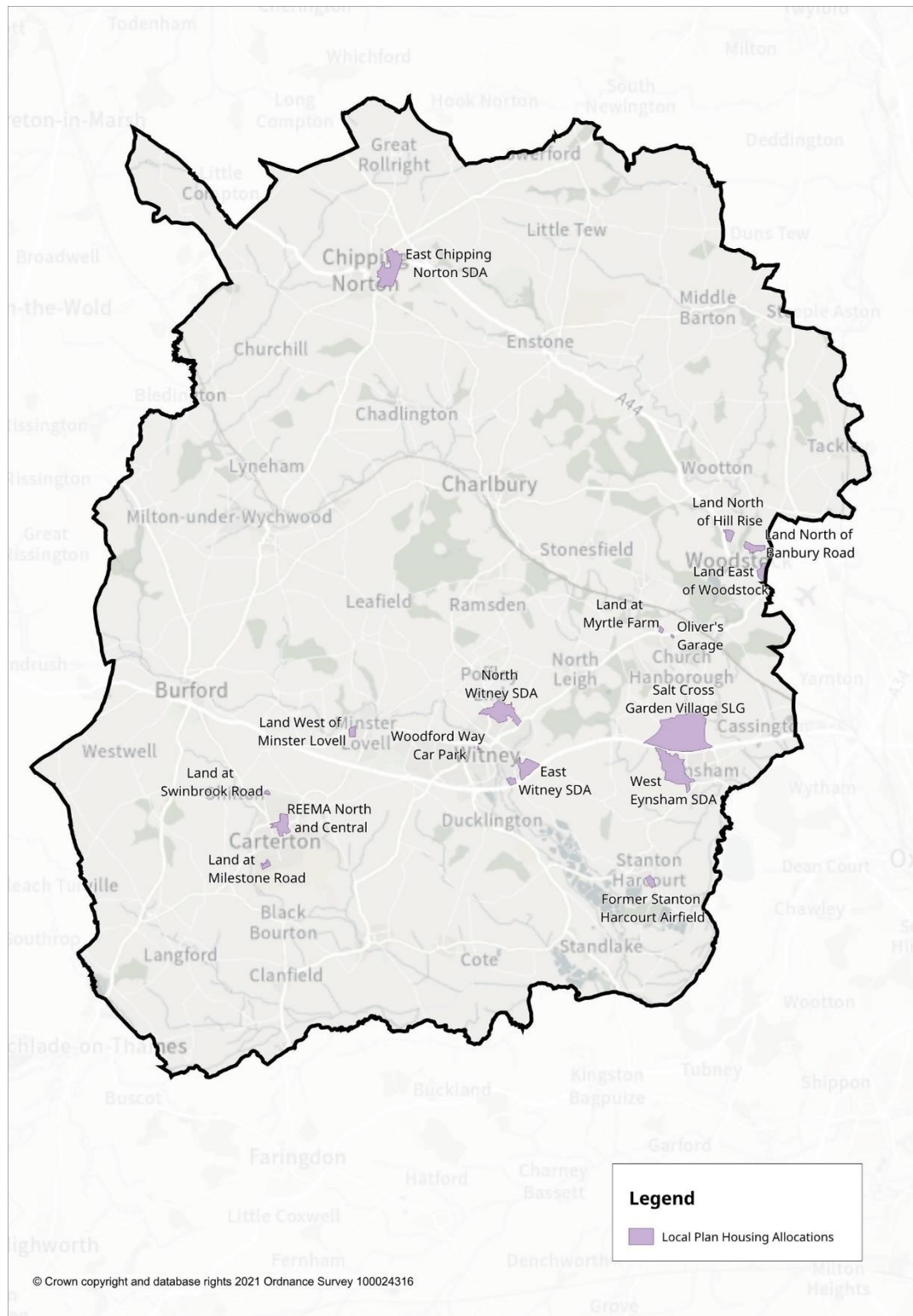
Figure 13 - Net residential completions 2024 – 2025



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

4.56 The adopted Local Plan allocates a number of strategic and non-strategic housing sites, a large number of which (primarily the smaller, non-strategic 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. The location of these allocated sites is shown on figure 14 below.

Figure 14 - West Oxfordshire Local Plan 2031 housing allocations



4.57 Table 10 below lists the various local plan housing allocations and the total number of completions recorded up to 1st April 2025.

Table 10 - Expected and actual completions on allocated sites

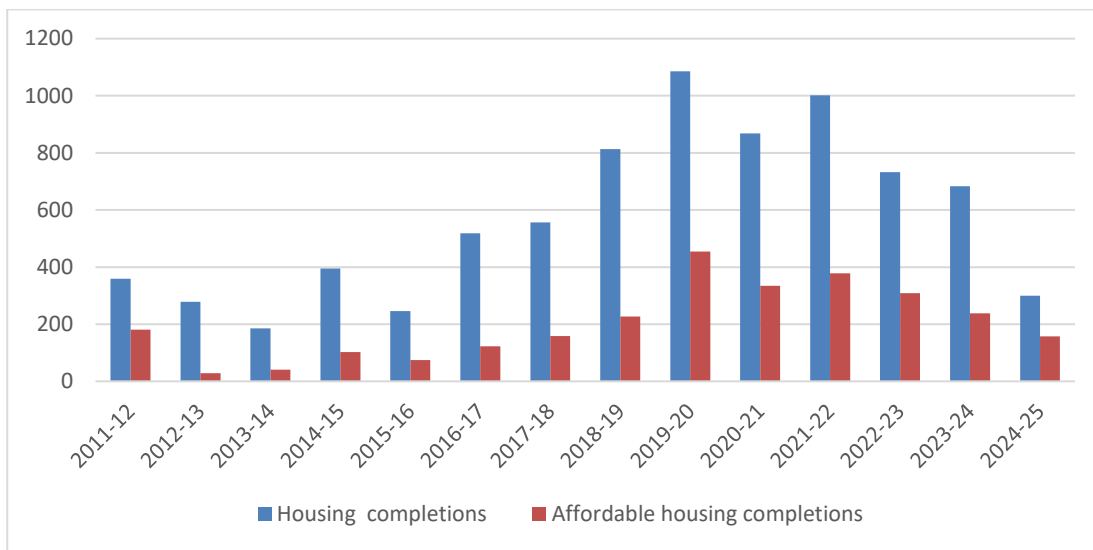
Site Name	Allocated total dwellings	Expected completions 2018-2025 (Local Plan Housing trajectory)	Total Completions to 31 March 2025
East Witney SDA	450	175	0
North Witney SDA	1,400	325	0
Woodford Way Car Park	50	50	0
Land west of Minster Lovell	125	125	126
REEMA North and Central	300	121	81
Land at Milestone Road, Carterton	200	200	76
Land at Swinbrook Road, Carterton	70	70	71
East Chipping Norton SDA	1,200	427	173
Salt Cross Garden Village	2,200	880	0
West Eynsham SDA	1,000	312	237
Land east of Woodstock	300	275	217
Land north of Hill Rise, Woodstock	120	120	0
Land north of Banbury Road, Woodstock	180	30	0
Myrtle Farm, Long Hanborough	50	50	0
Oliver's Garage, Long Hanborough	25	25	25

Site Name	Allocated total dwellings	Expected completions 2018-2025 (Local Plan Housing trajectory)	Total Completions to 31 March 2025
Former Stanton Harcourt Airfield	50	50	66

Affordable Housing Completions (links to Policy H3)

- 4.58 The Office for National Statistics September 2025 data reveals that the average house price is £423,000 up 4.2% from July 2024 and the average monthly rent is £1,281 up 2.4% in the same period.
- 4.59 Notwithstanding increased delivery of new affordable homes, the affordability ratio in West Oxfordshire has generally worsened over the lifetime of the plan, increasing from 8.03 in 2011 to 12.2 in 2021, but has fallen substantially since then to 9.5 in 2024. The affordability ratio is the ratio of median house price to median gross annual-based earnings of local residents.
- 4.60 The Local Plan sets out the different forms of housing that come under the definition of 'Affordable housing'. These include social rented, affordable rented and intermediate housing.
- 4.61 Over 50% of the homes completed in in the district were classed as 'Affordable housing'. This was slightly above the requirements of Local Plan Policy H3 which adopts a tiered approach ranging from 35% - 50% depending on location. 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.
- 4.62 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.
- 4.63 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.
- 4.64 A total of **£2,755,134.67** was collected towards the provision of affordable housing during the monitoring period.
- 4.65 Much of this is awaiting allocation, but the Council remains in discussion with affordable housing providers about allocating this funding effectively.

Figure 15 - Proportion of affordable housing completions 2011 – 2025



Affordable Housing Permissions (links to Policy H3)

- 4.66 A total of **263** on-site affordable housing units were secured through legal agreement in 2024/25 and will be delivered through future monitoring periods.
- 4.67 These affordable units will be focused within the main service centres of Witney and Carterton and the larger village of North Leigh.

Table 11 - Affordable Housing required from S106 planning obligations signed 2024-2025

1 April 2024 – 31 March 2025		
20/02654/OUT	Land Southeast Of Oxford Hill, Witney	180
22/03539/FUL	Land (E) 429494 (N) 207689, Monahan Way, Carterton	35
23/00794/OUT	Land South Of I New Yatt Road, North Leigh	18
23/01206/FUL	Land West of Witney North of A40 And East of, Downs Road, Curbridge, Witney	30
Total		263

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

- 4.68 The population of West Oxfordshire has continued to grow over the lifetime of the Local Plan from around 104,800 in 2011 to 114,200 in 2021 and 120,941 in 2024. This 9% increase is higher than the overall increase for England of 6.6% over the same period. The proportion of the population aged 65 and over remains higher in West Oxfordshire than the Oxfordshire average.
- 4.69 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.
- 4.70 The Local Plan provides a general guide to the size of open market 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
- 4.71 Details of the new permissions granted over the monitoring period for different types and sizes of residential property are set out in table 12. A number of approvals during the monitoring period were for outline planning permission and as such, details of dwelling size, type and tenure are unknown.

Table 12 - Proportion of residential types and sizes granted permission between 2024 and 2025

Size	Percentage
1 bed	16
2 bed	31
3 bed	21
4+ bed	32

4.72 It can be seen that during the monitoring period, there was a very even balance of different sized units permitted with a slight skew towards 3 and 4+bed units.

Meeting the needs of elderly (links to Policy H4)

4.73 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 age restricted accommodation as indicated in table 13 below.

Table 13 - Specialist elderly accommodation permissions and completions 2024 - 2025

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	38 assisted living units completed during monitoring period with 21 still to be completed Care home has been completed during 2024/25 period
23/03070/FUL	Erection of five single storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure	Land West of Colt House, Aston Road, Bampton	Permission granted
22/01768/FUL	Demolition of existing retirement dwellings. Construction of 37 no. replacement age restricted apartment units	Campbells Close, Woodstock	Permission granted – construction commenced in autumn 2024 and completion expected in 2025
25/00496/FUL	Conversion of existing single dwelling (class use C3) to Ofsted registered children's home (class use C2).	Malt Barn Burford Road Brize Norton Carterton Oxfordshire OX	Permission granted

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

- 4.74 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.
- 4.75 One site exceeded the threshold for the delivery of on-site self-build residential plots during the monitoring period at East Witney.
- 4.76 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)

- 4.77 There were no new planning applications for new gypsy and traveller accommodation during the monitoring period.
- 4.78 As at September 2024, there were a total 13 Gypsy and Traveller sites in West Oxfordshire with a total of 110 pitches accommodating 74 households. In addition, there were 4 Travelling Show person yards, with 24 plots accommodating 26 households.
- 4.79 WODC jointly commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) with the other Oxfordshire local planning authorities. The findings of the study, published in December 2024, will be considered in the determination of any future planning applications and in developing the new Local Plan 2043.

Land at Cuckoowood Farm, Freeland (links to Policy H8)

- 4.80 There were no planning applications granted permission at Cuckoowood Farm during the monitoring period.

SUSTAINABLE ECONOMIC GROWTH

SUMMARY

- The new permission rates for employment development have remained relatively stable over the past 3 years. 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 or changes of use between business uses. 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. 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 overall health of town centres is considered to be good as they continue to meet a range of Local Plan and council Plan objectives.

4.81 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.

4.82 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.

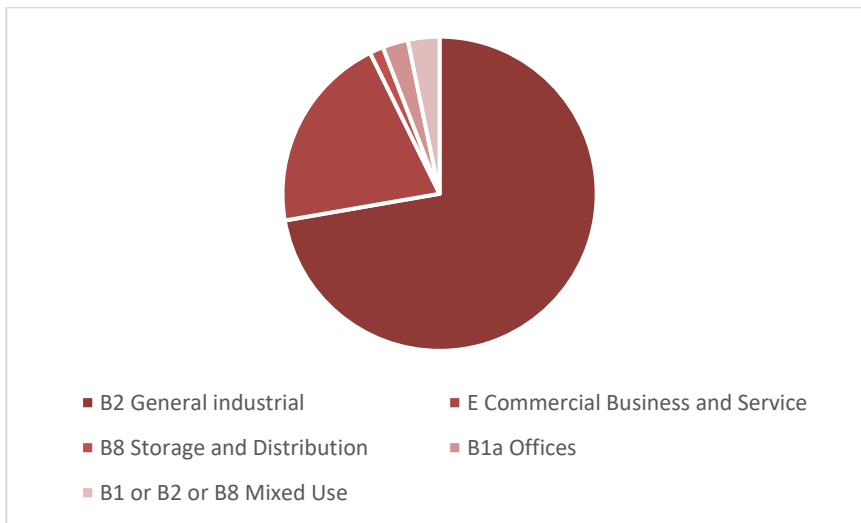
CO12 - Look to maintain or improve where possible the health and wellbeing of the district's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.

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 EI)

- 4.83 A total of approximately 2,500² of new business floorspace (net) was granted permission between 1st April 2024 and 31st March 2025.
- 4.84 The largest proportion of new employment floorspace permitted was for General Industrial development. In addition to new floorspace there were changes of use between business uses, for example at Eagle Industrial Estate, Witney, where permission was granted from change of use of existing brewery to Class E use.
- 4.85 The largest individual proposal was for the change of use of land from mixed use to B2 (General Industrial) for car servicing and repairs (retrospective), at Ramsden.

Figure 16 - proportions of new employment floorspace permitted 2024 – 2025

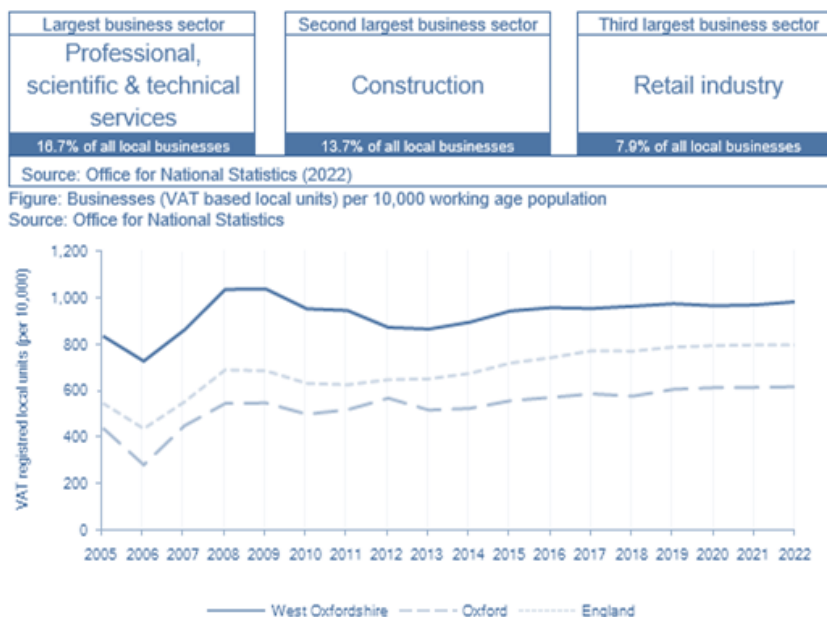


- 4.86 There were no new approvals for employment and commercial development during 2024-25 on land identified to meet the employment needs of the Local Plan.
- 4.87 As part of the supporting evidence for the new Local Plan, the Council has commissioned an economic needs assessment which will provide up to date evidence on the amount and type of new employment floorspace needed in the period up to 2041.

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

- 4.88 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



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

- 4.90 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.
- 4.91 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.
- 4.92 Outside of the main towns there were limited new permissions granted for new commercial floor space at service centres and villages. New permissions were relatively minor in nature and consistent with the requirements of Policy E2.

Table 14 - New permissions for commercial and business development in service centres and larger villages

Parish Name	Permission Reference	Description
Minster Lovell	24/01986/FUL	Erection of an industrial unit with 4 bays (amended description).
Ramsden	24/02605/FUL	Change of use of land from mixed use to B2 (General Industrial) for car servicing and repairs (Retrospective)
Enstone	24/02206/FUL	Erection of test building together with associated development.
Leafield	24/02667/FUL	Change of use and conversion of a traditional agricultural building to office and associated warehouse use (class E) and associated works.
Chilson	24/01893/FUL	Change of use and conversion of agricultural building to office use (class E)
Ascott-under-Wychwood	24/02209/FUL	Change of use and extension of two traditional agricultural buildings to an office and associated studio (class E)

- 4.93 As a rural district, much of the economic activity in West Oxfordshire relates to agriculture.
- 4.94 A total of approximately 6,700m² of new agricultural floorspace was permitted during the monitoring period, primarily relating to the formation of new storage for equipment and farm produce.
- 4.95 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 15 - New permissions for change of use and re-use of non-residential buildings in West Oxfordshire 2024 – 2025

Permission Reference	Description	Parish Name
24/02209/FUL	Change of use and extension of two traditional agricultural buildings to an office and associated studio (class E)	Ascott-under-Wychwood
24/02667/FUL	Change of use and conversion of a traditional agricultural building to office and associated warehouse use (class E) and associated works.	Leaffield
24/01893/FUL	Change of use and conversion of agricultural building to office use (class E)	Chilson
24/02605/FUL	Change of use of land from mixed use to B2 (General Industrial) for car servicing and repairs (Retrospective)	Ramsden

- 4.96 There have been several holiday lets and other tourism related developments permitted during the monitoring period, supporting an increase in tourism accommodation and activity in the district.
- 4.97 The most significant tourism related development approved during the monitoring period was for the redevelopment of Mill House Hotel in Kingham to provide x 38 bedrooms.
- 4.98 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 16 - New permissions for tourism development in West Oxfordshire 2024 – 2025

Permission Reference	Description	Parish Name
24/02866/FUL	Erection of two Airbnb cabins with associated change of use, access, and ancillary equipment. (Retrospective).	Alvescot
24/00126/FUL	Change of use from dwelling to letting rooms, proposed rear extension, enlargement of the rear car park and alterations to the access and associated internal works (amended plans)	Clanfield
22/03311/FUL	Redevelopment of the Mill House Hotel site to provide a 38 bedrooms hotel and ancillary facilities including restaurant, alehouse, reception/bakehouse, and demonstration barn. Associated provision of parking, landscaping and reinstatement of the former mill leat (Amended plans and information received)	Kingham
23/02297/FUL	Proposed new dwelling to replace redundant stables and store, to create holiday let (amended plans)	Bampton

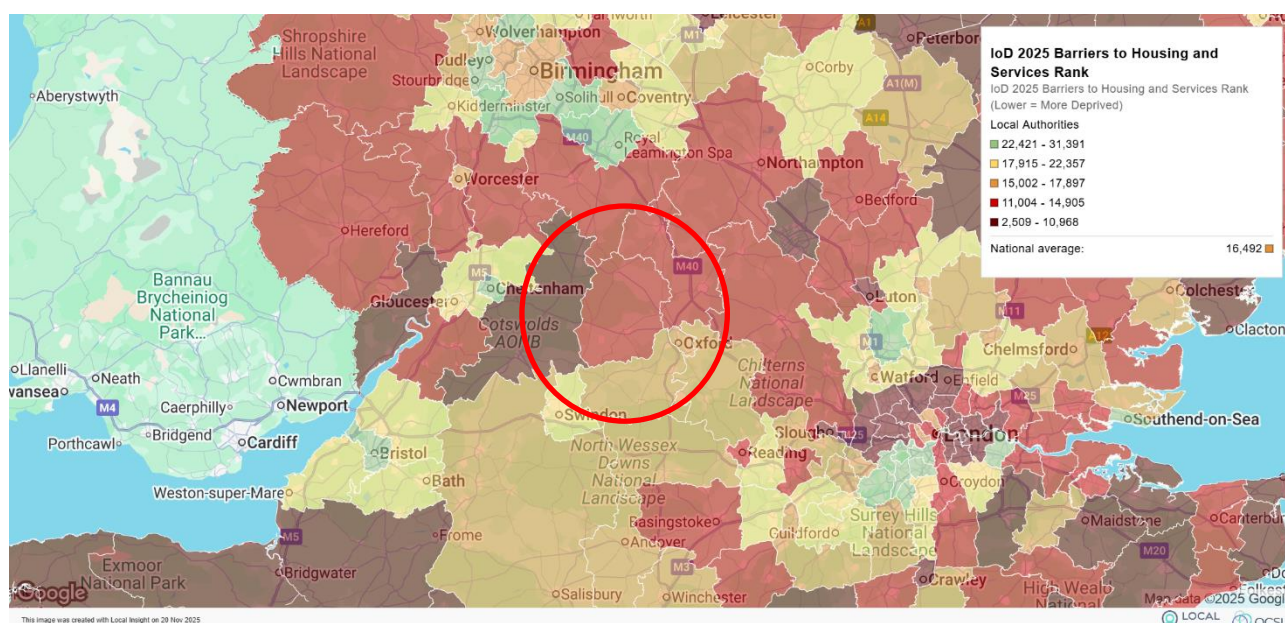
Permission Reference	Description	Parish Name
24/02866/FUL	Erection of two Airbnb cabins with associated change of use, access, and ancillary equipment. (Retrospective).	Alvescot
24/01056/FUL	Change of use of self-contained staff living accommodation ancillary to the public house to an Airbnb (C3 dwellinghouse)	Cassington

Local services and community facilities (links to Policy E5)

4.99 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.

4.100 Figure 18 below shows that West Oxfordshire district is relatively in line with the average of deprived areas nationally for this measure of deprivation.

Figure 18 - Barriers to housing and services deprivation – West Oxfordshire compared with surrounding areas



4.101 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.

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

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

Table 17 - Planning permission for new community services and facilities 2024 – 2025

Permission	Description	Parish
23/03239/FUL	Change of use from planning class light industrial use to community centre (F2(b)) (amended)	Witney
23/01361/FUL	Construction of new two storey teaching building, extension of existing sports changing room facilities, and modifications and improvements to external areas to provide additional car parking and to improve vehicle access.	Woodstock
24/01476/FUL	Erection of a detached garden building for use as an additional classroom.	Burford
24/01384/FUL	Erection of a clubhouse, storage and scorer's hut (revised plans and additional information submitted).	Shipton-under-Wychwood

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

4.105 Permission was granted for conversion of the methodist church in North Leigh to a dwelling and the former surgery at Long Hanborough was also approved for residential development.

Table 18 - Loss of community services and facilities 2024 – 2025

Parish Name	Reference	Address	Description
Standlake	23/02464/FUL	61 High Street Standlake Oxfordshire OX29 7RH	Demolition of existing engineering workshop. Erection of 2 dwellings with associated parking, turning, landscaping, private amenity space and access to include the installation of solar panels on south-western elevations (retrospective).
Long Hanborough	24/01834/FUL	Long Hanborough Surgery 56 Churchill Way Long Hanborough Witney Oxfordshire OX29 8JL	Change of Use from Class E (doctors surgery) to Class C3 to create 5 dwellings including external alterations to include 2 x dormers to match existing dormer, alterations to the fenestration, new render to all elevations and new bike stores.
Finstock	24/02294/FUL	Crown Barn Shop and Post Office School Road Finstock	Change of use of former community shop (previously an outbuilding to existing dwelling) to create granny annexe together with reinstatement of domestic curtilage all to pertain to existing main dwelling, Crown House.
Woodstock	24/02238/FUL	Store 16 Oxford Street Woodstock	Change of use and conversion of retail building to 2 flats with residential use (class C3) with associated works including erection of external

		Oxfordshire OX20 ITS	staircase, insertion of rooflights and two dormer windows.
Woodstock	24/00651/FUL	Land North of Lince Lodge Blenheim Park Woodstock Oxfordshire	Conversion of existing kennels to form a single residential dwelling with roof mounted PV and associated parking and works
Burford	24/02152/FUL	Burford Methodist Church 75 High Street Burford Oxfordshire	Conversion of Methodist church back to a residential dwelling (self-build)
Witney	24/02573/FUL	21 - 23 Market Square Witney Oxfordshire OX28 6AD	Conversion of retail storage/ancillary space to two flats (Amended Plans)

Town Centre Vitality and Viability (links to Policy E6)

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

- Witney
- Carterton
- Chipping Norton
- Burford
- Woodstock

4.107 There were 41 new permissions granted within or on the edge of these town centres within the monitoring period (excluding Listed Building Consents).

Table 19 - Planning approvals within town centres 2024 – 2025

Town Centre	Number of new approvals	Proposals of note
Witney	10	The most significant approvals in the town centre include the demolition of the existing hall and erection of a 2-bed home. Also, in Market Square the conversion of retail storage to 2 flats.

Town Centre	Number of new approvals	Proposals of note
Carterton	1	The only town centre approval in Carterton was a variation of condition to allow design changes for a previously approved new commercial and residential scheme.
Chipping Norton	8	The most significant approvals in the town centre included the change of use from Class E to part Class E and Part Class C3 and conversion to form 4 flats (at Barclays Bank). Other approvals were mainly minor alteration works and advertisement consents.
Burford	13	The majority of new permissions granted within Burford town centre were for conversions such as Burford Methodist Church being converted back to a residential dwelling as a self-build. Other approvals were mainly minor alteration works and advertisement consents.
Woodstock	9	The most significant approval in Woodstock town centre included the Change of use of E(c)(ii) professional services basement store to C3 (residential) use.

4.108 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.

4.109 Town centre surveys were undertaken in November 2023 (this information is looking to be updated in 2026 by Economic Development) to quantify the number of vacant units. Chipping Norton had a total of 14 empty units. Carterton had a total of 1 empty unit and Witney a total of 34 across a number of locations including Corn Street, Market Square, High Street and Marriot's Walk (no change for Witney from the previous monitoring period).

4.110 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. As part of the supporting evidence for the new Local Plan, a retail and other commercial leisure needs assessment has been commissioned to provide evidence of the type and amount of floorspace needed.

4.111 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 during the monitoring period.
- Car ownership and distances travelled to access key services and facilities remain higher than the Oxfordshire average.
- 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 de-scoped A40 bus priority project.

4.112 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.

4.113 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)

4.114 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.

4.115 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

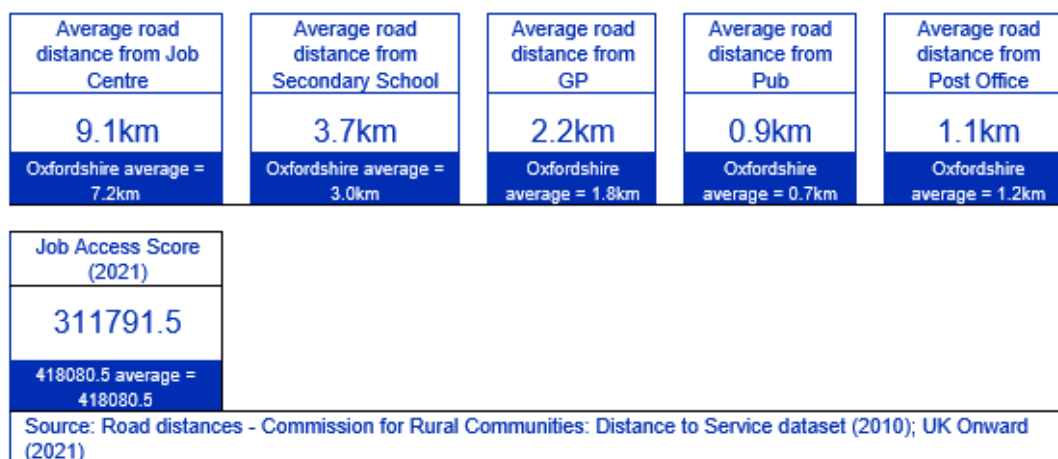
Rural Service Centres

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

4.116 Planning permission was granted for 20 residential schemes at the service centres during the monitoring period totalling 571 dwellings, so although a large proportion of residential development is being directed to the most sustainable locations in accessibility terms⁷, a proportion of development is being directed towards larger villages, some of which are less accessible.

4.117 Notwithstanding the fact that most development 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 2021⁸



⁷ See Policies OS2 and H2 for further information

⁸ 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 20 - Travel Plans submitted and monitored during monitoring period

Year	Proposal	Contribution / Spend
2024/25	Erection of food store and 10 flats with associated parking landscaping and access.	£900 Travel Plan monitoring

4.121 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. The Council currently holds £12,147.00 that is yet to be allocated towards highways and sustainable transport projects. It is important to note that Oxfordshire County Council (OCC) is the main collector of contributions for highway works. OCC is required to publish an Infrastructure Funding Statement annually⁹.

4.122 The Local Plan also identifies a number of strategic highway infrastructure schemes. The latest position in relation to each of these schemes is summarised below.

Table 21 - Local Plan 2031 identified highway infrastructure schemes

Scheme Name	Status
Shores Green Slip Roads	<p>Started - Oxfordshire County Council are delivering new west-facing slip roads at the A40/ B4022 Shores Green junction at Witney. This scheme is funded by Housing Infrastructure Growth Deal funding and Section 106 developer contributions.</p> <p>The project will:</p> <ul style="list-style-type: none">• Improve access to Witney• Enable access to the A40 for local and through traffic without the need to travel through Witney town centre or use the A40/ Ducklington Lane junction• Alleviate congestion and air quality issues in Witney town centre• Deliver improved walking and cycling paths and crossings on the B4022 and alongside the A40, ultimately improving safety of connections between South Leigh, High Cogges and Witney

⁹ Oxfordshire County Council Infrastructure Funding Statements can be downloaded on the OCC website here: [Infrastructure funding statement | Oxfordshire County Council](#)

Scheme Name	Status
	<ul style="list-style-type: none"> Support the delivery of more homes at Witney <p>Construction commenced on the scheme in spring 2025 and is due to be completed by summer 2026.</p> <p>(Source - Witney TAC Report by Oxfordshire County Council September 2024 Place Planning Team Update)</p>
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.
Access to Carterton	<p>Not Started - The Access to Carterton project looks to improve the connection between Carterton and the A40 via the B4477. This project has been split into two phases. To deliver phase I Oxfordshire County Council have received over £3million in Section 106 contributions to improve the safety of the B4477 between Carterton at Monahan Way and the A40. This funding has been received from developments in the local area, in particular the Brize Meadow development of 700 homes. This will support safe and sustainable travel between Carterton and the surrounding area for all users.</p> <p>The aim is to deliver phase I by 2029.</p> <p>The second phase of Access to Carterton (currently unfunded) will be progressed as part of the Local Plan 2043 and will explore access to the A40 to support any strategic sites that may be allocated to Carterton in this Local Plan.</p>
A40 improvements	<p>Started - Oxfordshire County Council successfully negotiated with funding partners Homes England and the Department for Transport (DFT) to confirm £126m in funding to deliver the A40 Eynsham Park and Ride to Wolvercote scheme. A park and ride has been built north of Eynsham village on the A40 eastbound. This is an 850-space park and ride with electric vehicle charging, cycle storage and public toilets. The park and ride will be accessible 24-hours a day.</p> <p>The aim of the park and ride is to provide regular and reliable public transport services and improve congestion on the A40. This will support Eynsham village and surrounding communities, communities north of Eynsham on the A40 and proposed developments including Salt Cross and West Eynsham Strategic Development Area and developments at Witney and Carterton.</p> <p>Construction of the park and ride was completed in Autumn 2024. The planning application for the A40 Eynsham park and ride to Wolvercote project was submitted on 27 June 2025 and is awaiting determination. Once approved, the</p>

Scheme Name	Status
	scheme will be delivered in phases pending funding availability, beginning with connection to the Eynsham Park and Ride which is scheduled to open in 2027.
Witney High Street and Market Square enhancements	<p>Not Started - In 2022 Oxfordshire County Council was awarded £1.98m from the UK Government's Active Travel England Tranche 3 fund to take forward Witney High Street and Market Square enhancements. The scheme seeks to deliver active travel improvements that support and maintain the traffic arrangement on Witney High Street and Market Square. The improvements aim to complement the town's history and character but would also help to improve the look and feel of Witney for visitors and for those arriving by walking, cycling or public transport.</p> <p>The project objectives are:</p> <ul style="list-style-type: none"> • Enhance public spaces while protecting the town's history and character • Support local businesses and the markets • Make it easier and more enjoyable to walk, wheel and cycle • Upgrade access to public transport • Improve safety for all users <p>The scheme is due to be completed 2025/26.</p>
West Witney walking and cycling path and crossings	<p>Not Started - As part of development in West Witney, Oxfordshire County Council have received Section 106 funding to progress active travel improvements in West Witney. The aim of these improvements is to facilitate safer, more convenient and more direct walking and cycling connections between West Witney and the rest of Witney. This will support local and national carbon emission reduction targets and support community health. These improvements are identified as important connections in Witney Local Cycling and Walking Infrastructure Plan also.</p> <p>The project involves:</p> <ul style="list-style-type: none"> • Resurfacing, widening and lighting (where appropriate) of the bridleway between Centenary Way and Deer Park Road • Delivery of a signalised crossing on Deer Park Road adjacent to the bridleway entrance/ exit • Delivery of a signalised crossing on Deer Park Road north of the junction of Deer Park Road/ Curbridge Road and Thorney Leys <p>The scheme is due to be completed 2025/26.</p>

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 102 Local Wildlife Sites in West Oxfordshire, totalling 1761.83 hectares. The area of Local Wildlife Sites has increased by 24.72 hectares since last year (2024). There are 16 Local Geological sites in West Oxfordshire. The area of Local Geological sites has not changed since last year.
- There are 6,803 hectares of NERC S41 habitats in West Oxfordshire. This has increased by 1,680ha since 2024.
- There have been records of 145 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 1.18, which shows the index fell 0.2 from 2023.
- The number of heritage assets on the Historic England assets at risk register decreased from 8 to 5 to the end of the monitoring period.
- There were approximately 24 applications for new residential development approved within or on the edge of conservation areas in West Oxfordshire, totalling approximately 39 dwellings during the monitoring period.
- There were 197 applications for Listed Building consent during the monitoring period. Of these, 192 were approved.

4.123 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 – a designated Area of Outstanding Natural Beauty (AONB) landscape character, biodiversity, green infrastructure, sport and recreation, renewable energy, flood risk, pollution and heritage.

4.124 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.

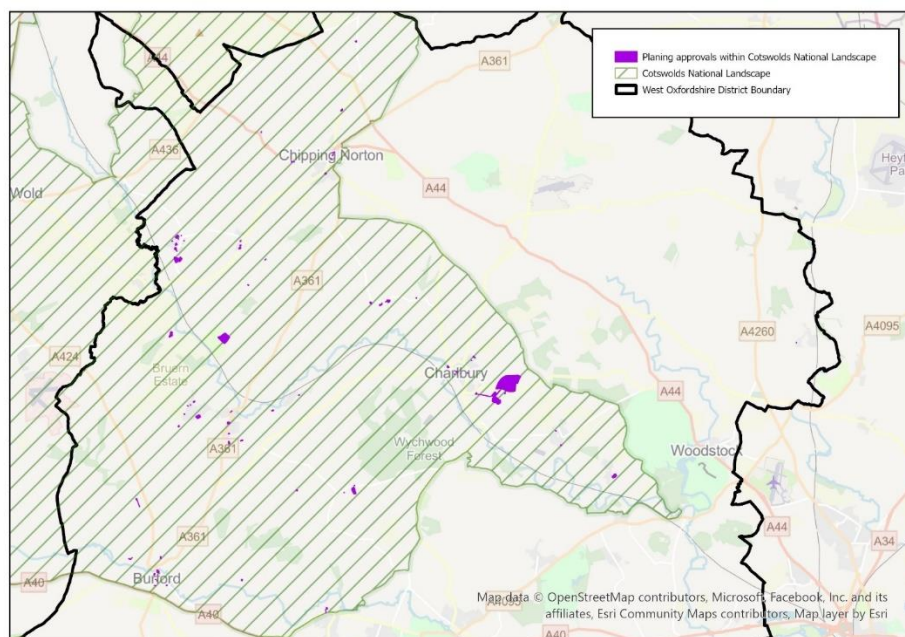
CO16 - Enable improvements in water and air quality.

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 EHI)

- 4.125 In line with national policy, the Local Plan has a generally restrictive policy against major development within the Cotswolds National Landscape – a designated Area of Outstanding Natural Beauty (AONB), with great weight applied to conserving and enhancing the area’s natural beauty, landscape and countryside including wildlife and heritage.
- 4.126 The Local Plan allocates no land for residential development within the Cotswolds National Landscape, but planning permission was granted for approximately 10 new dwellings during the monitoring period.
- 4.127 None of these proposals are major in nature and relate predominantly to the development of replacement dwellings or subdivisions.
- 4.128 There were 111 new permissions granted for a mix of development types and land uses within the Cotswolds National Landscape during the monitoring period, including:
- 34 householder applications approved
 - 17 Full Planning approvals granted
 - 26 applications for listed building consent granted

Figure 20 - Location of planning applications approved within Cotswolds National Landscape 2024 – 2025

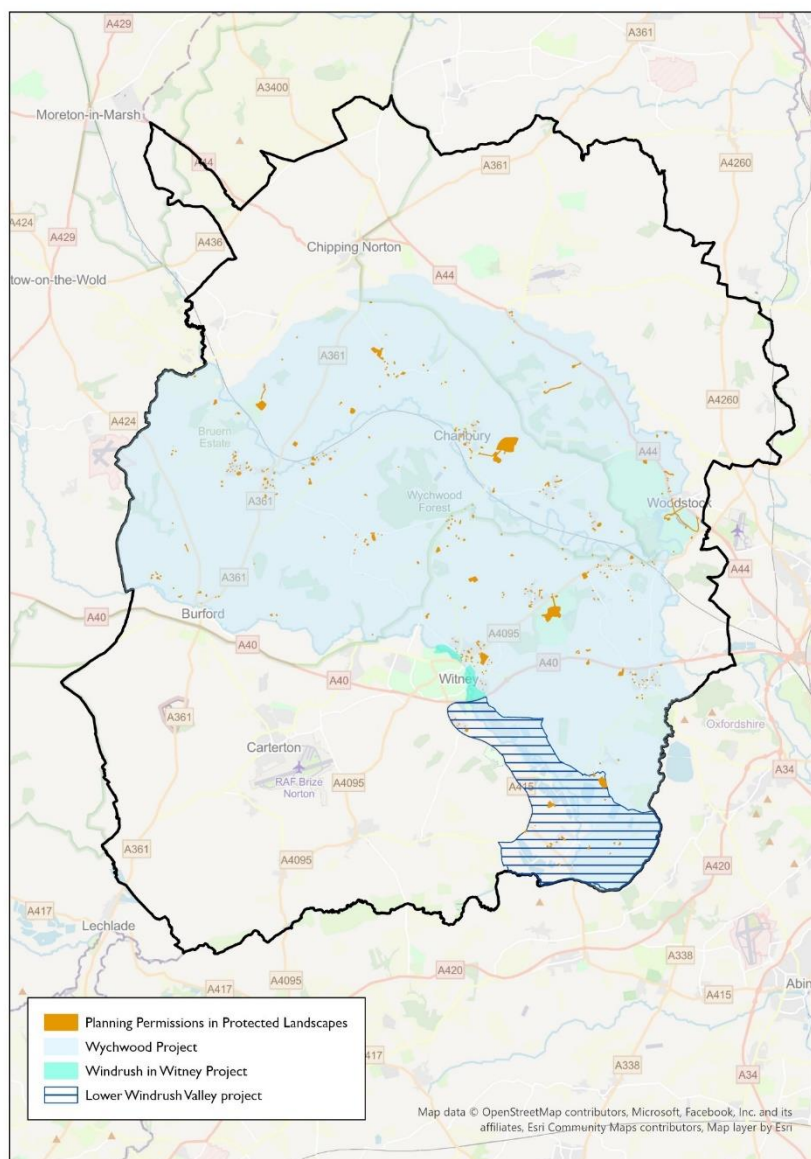


- 4.129 In addition to the Cotswolds National Landscape, the Local Plan identifies a further three special policy areas, that have been identified for special landscape protection, conservation and enhancement:
- Lower Windrush Valley Project Area – An area of major landscape change associated with mineral 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 506 planning approvals were granted within these various landscape project areas during the monitoring period.

Figure 21 - Location of planning approvals in landscape project areas 2045 - 2025



Biodiversity (links to Policy EH3)

4.131 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.

4.132 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.

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

Table 22 - Areas of sites designated for Intrinsic Environmental Value in West Oxfordshire

Designation	2024	2025
Local Geological Site	333.33	333.33
Local Wildlife Site	1737.11	1761.82

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

4.135 There are **102** Local Wildlife Sites in West Oxfordshire. The area of Local Wildlife Sites has increased by **24.72 hectares** since last year. The area of Local Geological sites has not changed since last year.

4.136 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

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

4.138 Table 25 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.

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

Table 23 - Changes in area of UK priority habitat

S4I Habitat	2024 (area in ha)	2025 (area in ha)
Coastal And Floodplain Grazing Marsh	1517.67	1540.71
Eutrophic Standing Waters	339.45	362.4
Hedgerow (Priority Habitat)	7.85	0
Lowland Beech and Yew Woodland	17.15	17.15
Lowland Calcareous Grassland	189.34	444.96
Lowland Dry Acid Grassland	12.55	12.55
Lowland Fens	53.73	50.17
Lowland Meadows	237.28	253.58
Lowland Mixed Deciduous Woodland	1578.25	2916.11
Lowland Wood Pasture and Parkland	783.31	803.27
Mesotrophic Lakes	221.11	141.64
Open Mosaic Habitats on Previously Developed Land	33.09	41.65
Purple Moor Grass and Rush Pasture	1.24	1.24
Reedbeds	2.13	2.96
Rivers	29.24	29.18
Traditional Orchards	57.85	63.62
Wet Woodland	31.21	40.11
TOTAL	5122.55	6802.64

Changes in number of UK priority species

4.140 The number of priority species in West Oxfordshire is **145**.

4.141 Three species have been removed from the list, as no new records have been made within the last ten years. This does not mean that they are not present, only that no records have been added to the TVERC database since 2011.

4.142 West Oxfordshire District Council have a duty to consider what they can do to conserve and enhance biodiversity in the district. The biodiversity duty was introduced in January 2024. Consideration will be given as to what actions can be taken to enhance biodiversity in West Oxfordshire. The District Council published its own Nature Recovery Strategy (2024 – 2030) earlier this year¹⁰ and will continue to work in partnership with Oxfordshire County Council to identify further priorities through the emerging Local Nature Recovery Strategy (LNRS) for Oxfordshire.

4.143 During the monitoring period, money was secured, collected and spent on Biodiversity Net Gain (BNG) schemes in the district as set out in Table 26 below.

Table 24 - Funds secured, collected and spent for BNG projects 2024/25

Planning Reference	Value	Purpose
20/02654/OUT	£12,000.00	Funds secured and collected for BNG relating to Land Southeast Of, Oxford Hill, Witney

Sport and recreation (links to Policy EH5)

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

4.145 There were few planning applications for sport and recreation developments in West Oxfordshire during the monitoring period.

Table 25 - Planning approvals for sport and recreation developments, 2024 – 2025

Proposal	Location
Reserved matters application for a sports pavilion and associated infrastructure including 65sq.m solar panel array (Amended).	Land West of Witney North of A40 And East of Downs Road

¹⁰ <https://www.westoxon.gov.uk/media/nvtbk0ob/nature-recovery-plan-2024-to-2030.pdf>

Renewable Energy Provision (links to Policy EH6)

4.146 There were several applications for larger, utility scale solar scheme in West Oxfordshire during the monitoring period, many of which were approved.

Table 26 - Planning approvals for utility scale solar development 2024 – 2025

Planning Reference	Location	Description	Decision
25/00003/PN56	Carterton	Installation of 150 Solar PVs as part of the Schools Energy Efficiency Programme.	P3APP
24/01070/FUL	Ducklington	Engineering operations including the laying of underground electricity cables and associated infrastructure to connect the consented solar farm to the overhead line at the junction of Curbridge Road and A415	Approved
24/02457/NMA	Aston	Erection of 40 new dwellings with the provision of a new access and associated works and landscaping (amended plans). Non-material amendment to allow the removal of false chimneys (plots 6,9,22,23,24 and 40), additional solar panels (plots 6-9) and changes to internal space/household storage (plots 22-24 and 40) with the addition of a small, obscure glazed window on what were previously internal bathrooms in relation to house type 2).	APP
24/01085/FUL	Little Tew	Installation of 10.44kW ground mounted solar PV system to serve 1-3 Showell Farm Cottages	APP
24/03036/PN56	Witney	Installation of 110no. Solar PV Array (48.4kWp) equipment on flat roofs of a non-domestic building (Wood Green Secondary School)	P3APP
24/01101/FUL	Witney	Installation of rooftop solar panels on council offices.	APP
24/03289/FUL	Eynsham	Installation of 8no. Electric Vehicle (EV) charging spaces, unmanned amenities building and PV solar canopy structure with associated substation, LV switchboard and ancillary works. Alterations to an existing access and creation of a new access onto B4449	Refused

Flood Risk (links to Policy EH7)

- 4.147 There were few approvals for residential development approved in areas at risk of flooding during the monitoring period.
- 4.148 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.
- 4.149 There were 7 approvals for residential development within Flood Zones 2 or 3 including at East Witney where part of the allocation on land to the west of the Stanton Harcourt Road is in the flood zone. However, the proposed area of built residential development would be located in areas of low flood risk. In addition to the East Witney approval, permission on sites FZ2 or FZ3 areas, totalled 5 further dwellings during the monitoring period¹¹. The majority of these approvals were for conversion or redevelopment of existing buildings.

Heritage (links to Policy EH9)

- 4.150 There were approximately 24 applications for new residential development approved within or on the edge of conservation areas in West Oxfordshire, totalling approximately 39 dwellings during the monitoring period.
- 4.151 There were 197 applications for Listed Building consent during the monitoring period. Of these, 192 were approved.
- 4.152 Historic England maintain a list of heritage assets 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 development¹². There are 5 heritage assets on the heritage risk register in 2025. There is one listed building and 4 scheduled monuments.
- 4.153 The number of assets at risk has declined since 2023 when there were 8 assets at risk in West Oxfordshire¹³. Three assets removed from the HAR Register since 2023 had been At Risk due to deep ploughing. They were removed due to Countryside Stewardship Agreements, where, following Historic England Advice the owners accepted DEFRA funding to reduce ploughing depth over the monuments. This ensured that further damage to the monuments ceased.

Table 27 - West Oxfordshire Heritage at Risk

Designated Name	Heritage Category	Condition	Principal Vulnerability	Trend
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¹¹ Calculated using GIS analysis – Any planning application boundary that intersects flood zones 2 or 3.

¹² The Historic England Heritage at Risk Method Statement can be viewed on the Historic England website here: [Heritage at Risk Statistics Method Statement 2025](#)

¹³ 1014751 Linear earthworks east of Callow Hill Roman villa forming part of the north Oxfordshire Grim's Ditch, Glympton / Stonesfield / Wootton; 1012905 145m section of the north Oxfordshire Grim's Ditch situated 200m west of Grimsdyke Farm, Kiddington with Asterleigh; and 1003242 Pump Copse earthwork, Kiddington with Asterleigh

Church of St Nicholas	Listed Building grade II*	Poor	The floors are in poor condition and there are problems with damp.	Stable
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