

WODC Local Plan Consultation - What's Happening and Why It Matters for Tackley

West Oxfordshire District Council (WODC) has recently published its **Local Plan 2043 – “Preferred Spatial Options Consultation Paper (October 2025)”**. This is not yet a draft Local Plan, but an early consultation document where the Council sets out its preferred options for how and where future housing and development could take place across the district up to 2043.

Although WODC's current Local Plan runs until 2031, national rules require councils to review their plans at least every five years. Tackley was not identified for further development in that plan, but because it was adopted in 2018, the plan is now considered out of date, prompting this new consultation. In essence, WODC must replace the 2031 plan with a new one covering 2025–2043, expected to take effect no earlier than 2027.

Tackley features within this consultation, and what's being proposed could have an impact on our village:

- Tackley is classed as a “Tier 3 – Large Village.”
- A new possible housing site, labelled AREA U, is identified off Rousham Road.
- The proposal puts forward the idea that around 70 new homes could conceivably be built within “non-strategic” allocation.

Why the Parish Council Is concerned:

- **Sewage system already failing:** WODC's own evidence confirms Tackley's sewage treatment works are breaching their permit and discharging during dry weather. Proposing more homes without a confirmed upgrade is environmentally irresponsible.
- **Tackley has already delivered a major development** (Land East of Nethercote Road) where 70 new dwellings were completed in 2021. This represented an approximate 18% increase in the village's housing stock in a single scheme — a scale of growth rarely experienced in a rural settlement. To propose another development of similar size at Rousham Road would effectively double that expansion within one plan cycle, far exceeding what could reasonably be described as ‘proportionate growth’.
- **Traffic and safety:** Tackley is already busy with vehicles within the village and heading to the station. More traffic will make walking and cycling less safe, particularly for children and older residents.
- **Strain on services:** School places, GP access, parking, and community facilities are already stretched — yet the plan offers no clear upgrades or mitigation.
- **Environmental risk:** With no funded wastewater or natural water run off solutions, further development will increase pollution and a flooding risk that already causes damage and destruction within our village. This is neither sustainable nor compliant with WODC's own environmental policies.

Tackley Parish Council is responding that our village should see only small-scale, well-planned growth that fits our village's size and infrastructure — not large developments before critical services are over hauled. Tackley is identified in the adopted Local Plan 2031 as a Large Village — a classification that recognises a modest level of service provision but limited infrastructure

capacity. Under Policy OS2, development in such villages must be of a scale and rate appropriate to their size and character. Tackley has already experienced a large 70-dwelling expansion at Land East of Nethercote Road; to allocate another scheme of comparable scale would conflict with the established Local Plan approach to proportional, sustainable growth.”

We are therefore:

- Opposing the current Rousham Road (AREA U) proposal.
- Outlining the clear reasons why this site, and our village is not appropriate for developments of this size.
- Pressing WODC to respect Tackley’s rural character, scale, and infrastructure limits.

Have Your Say:

This consultation is open for 7 weeks between November and December 2025. A draft local plan will be drawn up, taking into account the responses from the consultation and released in Spring 2026. This draft local plan will then form the basis for a further round of consultation.

Contribute to the Parish Council Responses:

Our views so far are documented above. If possible please read the WODC documents (link below), and contribute further feedback to the Parish Council so we can collate your views for inclusion in the future. Email to clerk@tackleyvillage.co.uk or attend the October Parish Council meeting (13/10 7pm Village Hall) or the November Parish Council meeting (17/11 7pm Village Hall) with your views.

You can read the full document here:

https://meetings.westoxon.gov.uk/documents/s14832/Annex%20B%20-%20Local%20Plan%20Preferred%20Spatial%20Options%20Consultation%20Paper%20-%20October%202025.pdf?fbclid=IwY2xjawNScPxlHRuA2F1bQIxMQABHpyK-DQfhp9mj05-aucQW5y0aq9x_bXUf9RECB-zgd-8RWjYwTWoM9eCQ3R2_aem_e5jRcavVubSSnaUTqpnEqA

WODC Local Plan evening:

Date: Thursday 6 November

Time: 18.30 – 20.30

Venue: Committee Room 1, WODC Council Offices, Woodgreen, Witney, OX28 1NB

Your views matter — they will shape how Tackley develops for the next 20 years.

Please take five minutes to respond and make your voice heard.

Andrew Lines

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