

WODC Local Plan Consultation -Housing and Economic Land Availability Assessment (HELAA)

West Oxfordshire District Council (WODC) recently published its Local Plan 2043 – “Preferred Spatial Options Consultation Paper (October 2025)”. A new document has now been published looking more widely at possible development sites, it is called the Housing and Economic Land Availability Assessment (HELAA) 2025.

The HELAA is an evidence-gathering document used by West Oxfordshire District Council to identify land that *might* be suitable for housing or employment development between 2025 and 2043.

The assessment covers the whole district, including Tackley, and examines sites large enough for at least five homes. Each site is rated for its **suitability, availability, and achievability**, with reasons given such as landscape sensitivity, conservation impact, access, or infrastructure. Eight sites were assessed in Tackley (TACK 001–008).

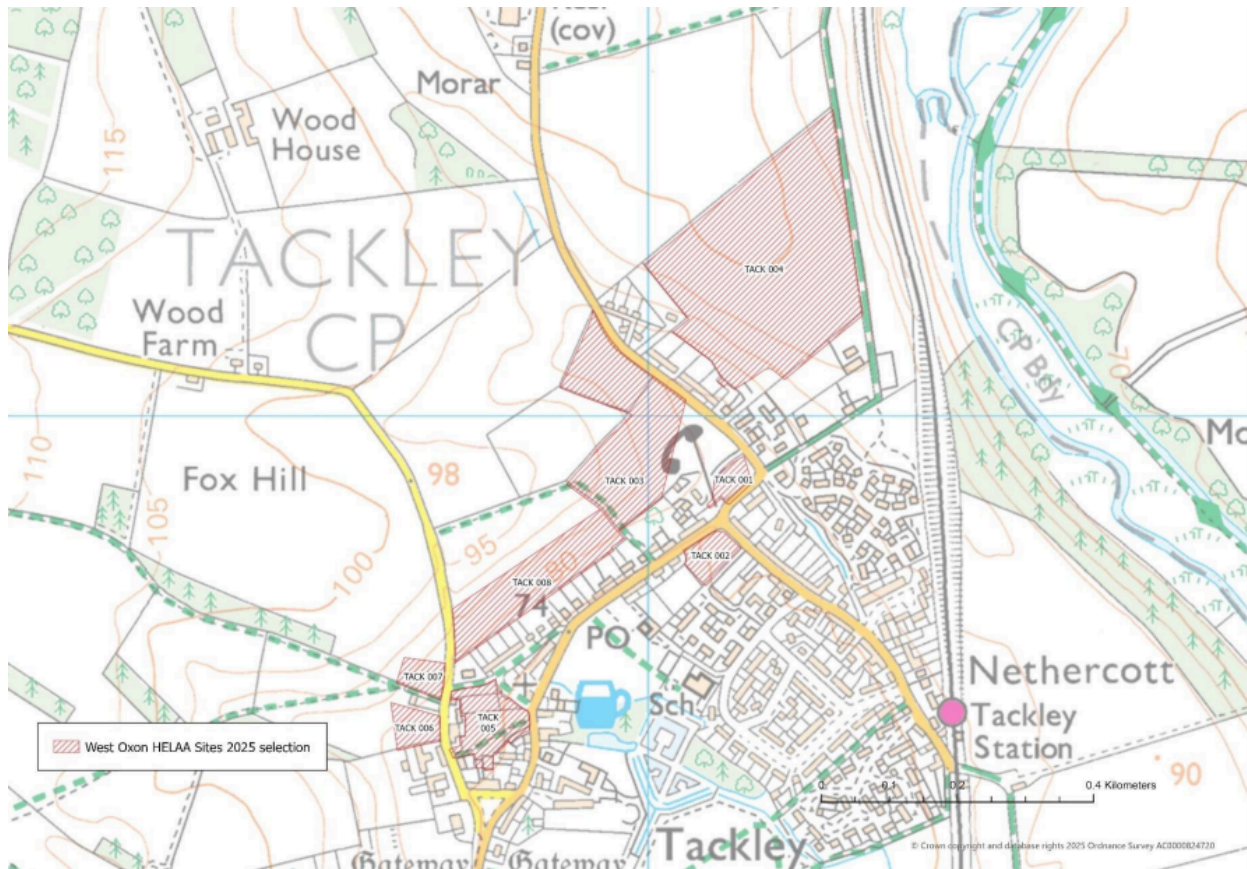
It is important to note that this is *not a planning application* and does not grant permission for any development. It simply informs WODC which sites might be considered in future versions of the Local Plan.

What It Says About Tackley:

Eight potential sites in and around Tackley were assessed:

Site ID	Location / Description	WODC Conclusion	Notes
TACK 001	Land north of Nethercote Road	Not suitable	Outside village envelope, access constraints, and high visual impact.
TACK 002	Land south-west of Nethercote Road	Not suitable	Prominent open landscape and limited access.
TACK 003	Land west of Rousham Road (≈2.9 ha, ~61 homes)	Suitable	Considered developable with mitigation; forms the core of “Area U” in the earlier consultation.
TACK 004	Land east of Rousham Road (≈7.4 ha, ~155 homes)	Not suitable	Steeply sloping, visually prominent, would extend the village too far east.
TACK 005	Land at Lower Hades Road (small infill)	Suitable in part	Limited potential for small-scale, sensitive infill only.

TACK 006	Land off Ball Lane	Suitable in part	Could accommodate minor infill; must respect Conservation Area and access limits.
TACK 007	Land south of Medcroft Road	Not suitable	Flood-risk and infrastructure constraints.
TACK 008	Land north of Medcroft Road	Not suitable	Significant landscape and access



What Happens Next:

WODC will use the HELAA findings to inform the draft Local Plan, expected in 2026. That plan will identify which sites (if any) could be allocated for future development. Any such allocation would still require a full planning application and further public consultation.

Have Your Say:

Attend the Tackley Village Hall drop in session hosted by WODC on Thursday 13th November from 6-9pm and ensure your voice is heard.

You can read the full document here:

<https://www.westoxon.gov.uk/media/3zel3ghz/housing-and-economic-land-availability-assessment-october-2025.pdf>

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