



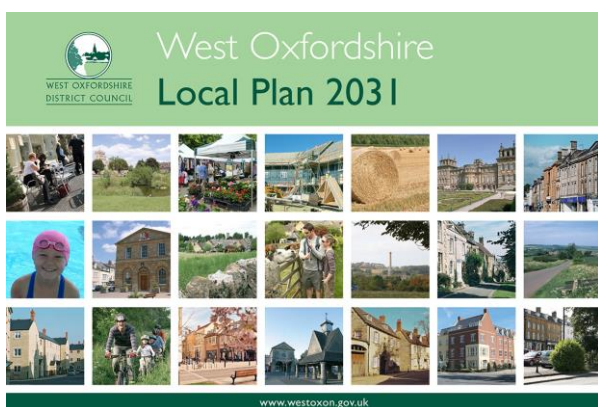
LDF Update
March 2018

Introduction

This newsletter provides a brief update on the emerging West Oxfordshire Local Plan and other related matters.

We hope you find it useful and if you would like any further information or clarification please email planning.policy@westoxon.gov.uk or telephone 01993 861667

West Oxfordshire Local Plan 2031



Proposed changes to the draft West Oxfordshire Local Plan were formally submitted for examination in March 2017 with hearing sessions held in May and July 2017. Following consultation on additional technical evidence in November 2017, the Local Plan Inspector wrote to the Council on 16 January 2018.

Importantly his letter concludes that subject to some further changes the draft plan is likely to be capable of being found sound and legally

compliant. Consultation on those further changes is taking place until 9th April, after which time the Inspector should be in a position to issue his final report. The Council hopes to adopt the new Local Plan sometime around June 2018.

For all the latest news on the Local Plan including further information on how to respond to the current consultation please visit: www.westoxon.gov.uk/localplan2031

Oxfordshire Cotswolds Garden Village

The draft Local Plan allocates land to the north of the A40 near Eynsham for a new Garden Village of around 2,200 homes with supporting employment and community uses. The 'Oxfordshire Cotswolds Garden Village' is one of a number of new settlements across the Country being supported by Government funding and will be led by garden village principles such as generous green space, plentiful opportunities for walking, cycling and using public transport, genuinely affordable homes, sustainable energy use, local job creation and opportunities to grow your own food.

To take the proposal forward the Council is intending to prepare a new 'Area Action Plan' (AAP) which will explain how the garden village is expected to develop and what it will be like to live and work there.

Key milestones for the AAP are as follows:

- Initial 'issues' type consultation – May 2018
- Further 'preferred options' type consultation – September 2018
- Formal consultation – January 2019
- Submission for examination – April 2019
- Examination – June 2019
- Adoption – October 2019

The AAP will be supported by a range of evidence including an Infrastructure Delivery Plan looking at what supporting facilities and services (roads, schools, health, open space etc.) are needed to deliver future growth at Eynsham.

The main site promoters for the garden village are Grosvenor Developments Ltd. who intend to submit an outline planning application for the site in 2019. This will be worked up in parallel with the Council's AAP.

For further information please visit our Garden Village webpage at www.westoxon.gov.uk/gardenvillage

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) are intended to support the Local Plan, providing additional detail on how certain policies will operate. The Council already has in place SPDs relating to affordable housing and design and is seeking to introduce a number of new SPDs during 2018. These include:

- West Eynsham Development Framework
- North Witney Development Framework
- East Witney Development Framework
- East Chipping Norton Development Framework
- Developer Contributions
- Green Infrastructure

We will soon be creating a separate webpage where all of these emerging documents will be hosted together with details of how and when you can get involved.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge that may be levied on certain forms of development to help fund new and enhanced infrastructure such as roads, schools and healthcare. CIL complements the use of Section 106 planning obligations which focus primarily on affordable housing and site-specific improvements needed to bring sites forward (e.g. new roads, open space etc).

In order to charge CIL, the Council must adopt a CIL charging schedule. The Council has made good progress and consulted on a revised draft charging schedule in early 2017. However because the Local Plan took priority and the Government's position on CIL was unclear no further progress has been made since then.

Officers now intend to review the available evidence and previous consultation responses with a view to either submitting the Council's charging schedule for examination in April/May 2018 or undertaking additional work to inform submission of the charging schedule for examination later in the year.

For updates on the progress of CIL please visit our webpage at www.westoxon.gov.uk/CIL

Local Development Scheme Update (2018 – 2021)

The Local Development Scheme (LDS) is the Council's timetable for preparing the Local Plan and other related documents. The Council's current LDS (2018 – 2021) was approved in March 2018.

To download a copy please visit <http://www.westoxon.gov.uk/media/1798245/Local-Development-Framework-LDS-update-March-2018.pdf>

Strategic Housing and Economic Land Availability Assessment (SHELAA) 2018

The SHELAA is essentially an assessment of the potential suitability and availability of land for housing and employment use. The Council's most recent SHELAA was published in 2016 and the intention is to update it during 2018. A number of new sites have been put forward for assessment since 2016 including as part of the Local Plan examination in 2017.

If you have a site you would like to be considered through the SHELAA and have not already submitted it to us, please send relevant details including a site plan to the following email address: planning.policy@westoxon.gov.uk

For more information on the SHELAA process please visit www.westoxon.gov.uk/shlaa

Neighbourhood Planning

Neighbourhood planning was introduced in 2011 and provides local communities with the opportunity to prepare their own development plan to help guide decisions at the local level. Once adopted, Neighbourhood Plans form part of the statutory planning framework and must be taken into account by the District Council when determining planning applications.

There is one adopted Neighbourhood Plan in West Oxfordshire which is the Chipping Norton Neighbourhood Plan (adopted 15 March 2016). There are several others underway and at various stages in terms of preparation. These include:

- Brize Norton Neighbourhood Plan
- Broadwell Village Neighbourhood Plan
- Charlbury Neighbourhood Plan
- Eynsham Neighbourhood Plan

- Hailey Neighbourhood Plan
- Milton-under-Wychwood Neighbourhood Plan
- Shilton Neighbourhood Plan
- South Leigh Neighbourhood Plan

For more information please visit our neighbourhood plan webpage:

<http://www.westoxon.gov.uk/residents/communities/neighbourhood-planning/>

Oxfordshire Housing and Growth Deal

In November 2017 as part of the autumn budget, Government announced a new housing and growth deal for Oxfordshire which will provide £60m for affordable housing and £150m for infrastructure improvements, including road and rail. The additional funding will help support the delivery of 100,000 new homes across Oxfordshire between 2011 and 2031. For more information please visit:

https://www.oxford.gov.uk/info/20283/oxfordshire_growth_board/1236/oxfordshire_housing_and_growth_deal

Oxfordshire Joint Statutory Spatial Plan (JSSP)

As part of the Oxfordshire Housing and Growth Deal, the Oxfordshire local authorities have agreed in principle to commence work on a new joint statutory spatial plan for Oxfordshire. It will be a strategic plan for Oxfordshire, concerned with long-term strategic growth and infrastructure decisions. It will do this by firstly building on the current planned growth within each Local Plan (up to 2031/36) and secondly by developing a set of longer-term strategic objectives and priorities for the period to 2050.

The following key milestones have been identified for the project:

- | | |
|--|-----------------|
| • Statement of common ground | 31 March 2018 |
| • Draft joint statutory spatial plan | 30 October 2019 |
| • Submission of joint statutory spatial plan | 31 March 2020 |
| • Adoption (subject to examination) | 31 March 2021 |

For more information please visit the Oxfordshire Growth Board website at

<https://www.oxfordshire.gov.uk/cms/content/oxfordshire-growth-board>

Changes to the National Planning Policy Framework (NPPF)

The NPPF was first introduced in 2012 and sets out the Government's overarching planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

On 5 March 2018 the Government launched a consultation on changes to the NPPF. The consultation runs until 10 May 2018. For more information please visit:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Need more information?

We hope you've found this newsletter useful. If you need any further information or clarification on any of the topics covered you can get in touch in the following ways:

- Web: www.westoxon.gov.uk/ldf
- Email: planning.policy@westoxon.gov.uk
- Telephone: 01993 861667
- Post: Planning Policy Team, Elmfield Offices, West Oxfordshire District Council, New Yatt Road, Witney, OX28 1PB