



WEST OXFORDSHIRE  
DISTRICT COUNCIL

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# **West Oxfordshire Local Development Framework**

## **Local Development Scheme (LDS) Update**

**March 2018**

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## **1. Introduction**

- 1.1 This is the West Oxfordshire District Council Local Development Scheme (LDS). It explains what key planning documents the Council already has in place and what further documents will be prepared during the three-year period March 2018 - March 2021.
- 1.2 It replaces the Council's previous LDS published in March 2017.

## **2. Existing Development Plan**

- 2.1 Applications for planning permission must be determined in accordance with the statutory development plan unless there are material considerations that indicate otherwise.
- 2.2 At the time of writing the existing statutory development plan for West Oxfordshire comprises the following:
- West Oxfordshire Local Plan 2011<sup>1</sup> (adopted in 2006)
  - Chipping Norton Neighbourhood Plan<sup>2</sup> (adopted in 2016)

## **3. West Oxfordshire Local Plan 2031**

- 3.1 The Council is currently in the process of introducing a new Local Plan covering the period 2011 - 2031. When adopted, it will replace the 2006 Local Plan. The new plan remains in draft form at the time of writing but has reached an advanced stage of preparation with examination hearings having taken place in May and June 2017.
- 3.2 It is anticipated that following consultation on Further Main Modifications from 22 February to 9 April 2018, the plan could be adopted in May or June 2018. The Local Plan will be supported by a Policies Map illustrating relevant policies and proposals on a geographical basis.
- 3.3 Further information is set out at Appendix 1 and 2.

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<sup>1</sup> All policies and proposals are 'saved' beyond June 2009 other than Policies NE8, NE9, T5 and T7 and Proposals 2, 6, 13 and 14  
<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-plan-2011/>

<sup>2</sup> <http://www.westoxon.gov.uk/residents/communities/community-planning/neighbourhood-planning/chipping-norton-neighbourhood-plan/>

## 4. Oxfordshire Cotswolds Garden Village Area Action Plan (AAP)

- 4.1 The draft Local Plan 2031 identifies land to the north of Eynsham as a strategic location for growth (SLG) that will accommodate around 2,200 new homes in the form of a new garden village. The proposal also has support from central Government through its locally led garden village, towns and cities programme.
- 4.2 Whilst the Local Plan 2031 establishes in broad terms the quantum and mix of uses and some high-level objectives and policy requirements, more detailed work is needed to bring the site forward.
- 4.3 To progress the garden village, the Council is proposing to produce a new Area Action Plan (AAP) that once adopted, will form part of the statutory development plan for West Oxfordshire alongside the Local Plan 2031.
- 4.4 The creation of a new settlement is a first for West Oxfordshire and the Council will seek to achieve an exemplar development informed by effective stakeholder engagement throughout.
- 4.5 Key dates for preparation of the AAP are anticipated to be as follows:
- Initial ‘issues and options’ type consultation – **May 2018**
  - ‘Preferred options’ type consultation – **September 2018**
  - Regulation 19 publication of pre-submission draft AAP – **January 2019**
  - Submission for examination – **April 2019**
  - Examination hearings – **June 2019**
  - Inspector’s report – **August 2019**
  - Adoption – **October 2019**
- 4.6 The extent to which these dates can be achieved will depend to a large extent on the number and nature of representations received at each consultation stage, the duration of any examination hearing session and any specific issues raised through the examination process including the possible need for further evidence and/or consultation on any necessary main modifications.
- 4.7 Further information on the anticipated purpose, scope and timing of the AAP is set out at Appendix 1 and 2.

## **5. Supplementary Planning Documents (SPDs)**

- 5.1 Supplementary planning documents do not form part of the statutory development plan but are important material considerations in the determination of planning applications. Their main purpose is to elaborate on specific local plan policies (e.g. design and affordable housing) and explain in more detail how those policies will operate.
- 5.2 At present the Council has two adopted SPDs including:
- West Oxfordshire Design Guide SPD (adopted in 2016)
  - Affordable Housing SPD (adopted 2007)
- 5.3 Six new SPDs are proposed to commence during 2018 as follows:
- West Eynsham Development Framework
  - North Witney Development Framework
  - East Witney Development Framework
  - East Chipping Norton Development Framework
  - Developer Contributions
  - Green Infrastructure
- 5.4 West Eynsham, North Witney, East Witney and East Chipping Norton are all allocated as Strategic Development Areas (SDAs) in the draft Local Plan. The purpose of the proposed Development Framework for each site is to set out the Council's main aims and objectives for each site and the key parameters within which developers will be expected to work to bring the sites forward in a comprehensive and co-ordinated manner.
- 5.5 The main purpose of the Developer Contributions SPD will be to provide additional clarity on the use of planning obligations and the Community Infrastructure Levy (CIL) once it has been adopted in West Oxfordshire.
- 5.6 The Green Infrastructure SPD will provide additional advice and information on the Council's requirements, aims and objectives for new and enhanced green infrastructure (i.e. a network of multi-functional greenspace) generally across the District and also within new developments.
- 5.7 Further information on the anticipated purpose, scope and timing of these SPDs is set out at Appendix I.
- 5.8 In addition to the proposed SPDs outlined above, Curbridge and Lew Parish Council are in the early stages of preparing a Village Design Statement (VDS) which will seek

to explain the visual character of Curbridge and how this should be protected or enhanced through any new development that is proposed.

- 5.9 The District Council will assist the Parish Council if it wishes, with any necessary statutory consultation and legislative requirements so that the village design statement can be formally adopted as a Supplementary Planning Document (SPD). Should the Parish Council wish to take the document forward as SPD, the District Council's website will be updated accordingly.
- 5.10 Furthermore, should any other Town and Parish Councils/meetings come forward wishing to prepare a similar Village Design Statement, for example as an alternative to a Neighbourhood Plan, the District Council will support the adoption of any such statement as a Supplementary Planning Document (SPD) if that is the wish of the Town or Parish Council/meeting. Any additional SPDs that come forward in this manner will be incorporated into future updates of the Local Development Scheme (LDS) as appropriate.

## **6. Neighbourhood Planning**

6.1 As of December 2017 the Council has one adopted (or 'made') neighbourhood plan in place at Chipping Norton. A number of other neighbourhood plans are currently in preparation including:

- 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

6.2 Because the progress and timing of neighbourhood plans is beyond the control of the District Council, the LDS does not include any information on their anticipated timetables. Some further information can however be obtained from the District Council's website<sup>3</sup>.

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<sup>3</sup> <http://www.westoxon.gov.uk/residents/communities/neighbourhood-planning/>

## **7. Other Relevant Documents**

### **Community Infrastructure Levy (CIL)**

- 7.1 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).
- 7.2 In order to charge CIL, the Council must adopt a CIL charging schedule. The Council has made good progress to date with consultation having taken place on a preliminary charging schedule in late 2013, a draft charging schedule in 2015 and a revised draft charging schedule in early 2017.
- 7.3 Officers intend to further assess the available evidence and 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. The Council's CIL web page will be updated once a decision has been made.

### **Infrastructure Delivery Plan (IDP)**

- 7.4 In support of the emerging Local Plan, the Council has in place a separate Infrastructure Delivery Plan (IDP) which identifies the physical, social and environmental infrastructure that is needed to support future planned growth.
- 7.5 The IDP is not a formal development plan document but it does form an important part of the Local Plan evidence base and forms part of the justification for the proposed introduction of the Council's Community Infrastructure Levy (CIL) charging schedule.
- 7.6 The original draft IDP was published in November 2012 alongside the draft Local Plan. There have been several updates since including most recently in November 2016<sup>4</sup>. The IDP will be further updated as necessary (e.g. as more information becomes available or as any circumstances change).
- 7.7 A separate IDP will be produced by or on behalf of the District Council for the Eynsham area to take account of major planned growth. The Eynsham IDP will provide important evidence for the proposed Oxfordshire Cotswolds Garden Village Area Action Plan (AAP) and West Eynsham Development Framework Supplementary Planning Document (SPD).

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<sup>4</sup> <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf>

7.8 Also of relevance is the overall Oxfordshire Infrastructure Strategy (OXIS<sup>5</sup>) which has been produced by independent consultants on behalf of the Oxfordshire local authorities and will help to inform a new joint statutory spatial plan for Oxfordshire (see below).

### **Oxfordshire Joint Statutory Spatial Plan (JSSP)**

7.9 The Oxfordshire local authorities have agreed through the Oxfordshire Growth Board (OGB) to commence work on a new statutory Joint Statutory Spatial Plan (JSSP) for Oxfordshire<sup>6</sup>. The JSSP is intended to 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.

7.10 The following key milestones have been identified for the preparation of the JSSP:

- 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**

7.11 As the joint spatial plan is statutory, in due course it will be supported by its own Local Development Scheme (LDS) as well as a Statement of Community Involvement (SCI).

### **Statement of Community Involvement (SCI)**

7.12 The Statement of Community Involvement (SCI) explains how local communities and other stakeholders will be engaged in the preparation of the Local Plan and other related documents. The SCI also provides information about how the Council will engage local communities and other stakeholders in relation to the determination of planning applications.

7.13 The Council's original SCI was adopted in 2007 and was updated in 2014. The updated SCI (December 2014) is available to view via the following link and will be further updated as appropriate/necessary.

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[https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/oxis\\_stage2.pdf](https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/oxis_stage2.pdf)

<sup>6</sup> <http://mycouncil.oxford.gov.uk/documents/g4778/Public%20reports%20pack%20Monday%2030-Oct-2017%2014.00%20Oxfordshire%20Growth%20Board.pdf?T=10>

<http://www.westoxon.gov.uk/media/994826/Updated-SCI-2014.pdf>

## **LDF Monitoring Report**

- 7.14 In accordance with national planning regulations the Council is required to produce a monitoring report which focuses on the following matters:
- Progress of Local Plans and supplementary planning documents;
  - An assessment of the impact of local plan policies;
  - Information on any Neighbourhood Development Orders and Neighbourhood Development Plans that are in place;
  - Information on the Community Infrastructure Levy (CIL) where this has been introduced; and
  - Compliance with the duty to co-operate
- 7.15 The Council's most recent LDF monitoring report<sup>7</sup> primarily covers the period 1st April 2016 to 31st March 2017 but where available, data has been provided up until the 30th June 2017.

## **8. Future LDS Updates**

- 8.1 The anticipated scope and timetable of the key planning documents to be produced by the Council is set out in more detail in the document profiles attached at Appendix 1 and the overall timetable summarised at Appendix 2.
- 8.2 The LDS will be updated should significant delay to any of the key milestones occur. Similarly, certain changing circumstances (e.g. changes to national policy) may also trigger a review of the LDS.

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<sup>7</sup> <http://www.westoxon.gov.uk/media/1709283/AMR-2016-17-Final.pdf>

## Appendix I – Document Profiles

Document Title	Local Plan
Status	Development Plan Document (DPD)
Overview	Sets out the overall spatial strategy for future growth within West Oxfordshire focusing on strategically important issues including housing and business land provision. Includes a number of strategic (large-scale) development sites as well as a number of smaller non-strategic allocations. Provision made for an element of Oxford City's unmet housing need.
Geographical coverage	District-wide
Timetable	Further Main Modifications - <b>Feb - April 2018</b> Inspector's Report - <b>April/May 2018</b> Adoption - <b>May/June 2018</b>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate.  External resources may be drawn upon in terms of the production of supporting technical evidence (e.g. SA/SEA and HRA).
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI <sup>8</sup> ).

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<sup>8</sup> <http://www.westoxon.gov.uk/media/1037119/Statement-of-Community-Involvement-December-2014.pdf>

Document Title	Oxfordshire Cotswolds Garden Village Area Action Plan (AAP)
Status	Development Plan Document (DPD)
Overview	Intended to supplement the Local Plan 2031 providing additional detail on the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG). The scope of the AAP is still being developed but it is expected to include consideration of a more definitive site boundary, the most appropriate quantum and mix of uses, the vision, aims and objectives for the site, masterplanning, design, transport and access considerations, house types and tenures, infrastructure requirements, energy and resources, employment and delivery/monitoring.
Geographical coverage	Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG) north of Eynsham
Timetable	<p>Regulation 18 'issues' consultation - <b>May 2018</b></p> <p>Regulation 18 'preferred approach' consultation - <b>Sept 2018</b></p> <p>Regulation 19 pre-submission draft consultation - <b>Jan 2019</b></p> <p>Submission - <b>April 2019</b></p> <p>Examination hearings - <b>June 2019</b></p> <p>Inspector's Report - <b>August 2019</b></p> <p>Adoption - <b>October 2019</b></p>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	<p>Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate.</p> <p>External resources will be drawn upon in terms of the production of supporting technical evidence and masterplanning.</p>

Community engagement	<p>Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).</p> <p>Given the nature of the document, this is likely to include a broad range of opportunities including workshops, exhibitions and one-to-one meetings with key stakeholders as well as more specific set periods for written representations to be provided.</p>
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Document Title	West Eynsham Development Framework
Status	Supplementary Planning Document (SPD)
Overview	Intended to supplement the Local Plan 2031 providing additional detail on the West Eynsham Strategic Development Area (SDA). The SPD is expected to include consideration of the site context, characteristics and opportunities, vision, objectives and key principles for development, quantum and mix of uses, masterplan, supporting infrastructure requirements, transport and access arrangements, housing type, size and tenure mix, environmental and heritage considerations, design, delivery and implementation.
Geographical coverage	West Eynsham Strategic Development Area (SDA)
Timetable	Initial, informal consultation - <b>May 2018</b> Formal consultation on draft SPD - <b>September 2018</b> Adoption - <b>December 2018</b>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate. External resources will be drawn upon in terms of the production of supporting technical evidence and masterplanning.
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI). Given the nature of the document, this is likely to include a broad range of opportunities including workshops, exhibitions and one-to-one meetings with key stakeholders as well as more specific set periods for written representations to be provided.

Document Title	North Witney Development Framework
Status	Supplementary Planning Document (SPD)
Overview	Intended to supplement the Local Plan 2031 providing additional detail on the North Witney Strategic Development Area (SDA). The SPD is expected to include consideration of the site context, characteristics and opportunities, vision, objectives and key principles for development, quantum and mix of uses, masterplan, supporting infrastructure requirements, transport and access arrangements, housing type, size and tenure mix, environmental and heritage considerations, design, delivery and implementation.
Geographical coverage	North Witney Strategic Development Area (SDA)
Timetable	Initial, informal consultation - <b>July 2018</b>  Formal consultation on draft SPD - <b>November 2018</b>  Adoption - <b>February 2019</b>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate.  External resources will be drawn upon in terms of the production of supporting technical evidence and masterplanning.
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI). Given the nature of the document, this is likely to include a broad range of opportunities including workshops, exhibitions and one-to-one meetings with key stakeholders as well as more specific set periods for written representations to be provided.

Document Title	East Witney Development Framework
Status	Supplementary Planning Document (SPD)
Overview	Intended to supplement the Local Plan 2031 providing additional detail on the East Witney Strategic Development Area (SDA). The SPD is expected to include consideration of the site context, characteristics and opportunities, vision, objectives and key principles for development, quantum and mix of uses, masterplan, supporting infrastructure requirements, transport and access arrangements, housing type, size and tenure mix, environmental and heritage considerations, design, delivery and implementation.
Geographical coverage	East Witney Strategic Development Area (SDA)
Timetable	Initial, informal consultation - <b>July 2018</b> Formal consultation on draft SPD - <b>November 2018</b> Adoption - <b>February 2019</b>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate. External resources will be drawn upon in terms of the production of supporting technical evidence and masterplanning.
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI). Given the nature of the document, this is likely to include a broad range of opportunities including workshops, exhibitions and one-to-one meetings with key stakeholders as well as more specific set periods for written representations to be provided.

Document Title	East Chipping Norton Development Framework
Status	Supplementary Planning Document (SPD)
Overview	Intended to supplement the Local Plan 2031 providing additional detail on the East Chipping Norton Strategic Development Area (SDA). The SPD is expected to include consideration of the site context, characteristics and opportunities, vision, objectives and key principles for development, quantum and mix of uses, masterplan, supporting infrastructure requirements, transport and access arrangements, housing type, size and tenure mix, environmental and heritage considerations, design, delivery and implementation.
Geographical coverage	East Chipping Norton Strategic Development Area (SDA)
Timetable	Initial, informal consultation - <b>July 2018</b> Formal consultation on draft SPD - <b>November 2018</b> Adoption - <b>February 2019</b>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate. External resources will be drawn upon in terms of the production of supporting technical evidence and masterplanning.
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI). Given the nature of the document, this is likely to include a broad range of opportunities including workshops, exhibitions and one-to-one meetings with key stakeholders as well as more specific set periods for written representations to be provided.

Document Title	Developer Contributions
Status	Supplementary Planning Document (SPD)
Overview	Intended to provide further guidance on the Council's approach towards the use of and inter-relationship between planning obligations, planning conditions and the Community Infrastructure Levy (CIL).
Geographical coverage	District-Wide
Timetable	<p>Initial, informal consultation - <b>July 2018</b></p> <p>Formal consultation on draft SPD - <b>November 2018</b></p> <p>Adoption - <b>February 2019</b></p>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate.
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

Document Title	Green Infrastructure
Status	Supplementary Planning Document (SPD)
Overview	To provide further guidance on the Council's approach towards the provision of new and enhanced Green Infrastructure.
Geographical coverage	District Wide
Timetable	<p>Initial, informal consultation - <b>May 2018</b></p> <p>Formal consultation on draft SPD - <b>September 2018</b></p> <p>Adoption - <b>December 2018</b></p>
Conformity	Prepared in conformity with the National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG) and the West Oxfordshire Local Plan (2031)
Management arrangements	Document production to be led by the Council's Planning Policy Team under the direction of the Planning Policy Manager.
Resource requirements	<p>Internal resources comprise the Council's Planning Policy Team with input from other teams and services as appropriate.</p> <p>External resources may be drawn upon in terms of the production of supporting technical evidence.</p>
Community engagement	Engagement on the preparation of the document to be carried out in accordance with the requirements of the adopted Statement of Community Involvement (SCI).

## Appendix 2 – Overall Timetable

Document	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
West Oxfordshire Local Plan 2031	FMM			IR	A																		
Oxfordshire Cotswolds Garden Village Area Action Plan (AAP)				IC				IC				FC			S		H		IR		A		
West Eynsham Development Framework SPD				IC				FC			A												
Green Infrastructure SPD				IC				FC			A												
North Witney Development Framework SPD						IC				FC			A										
East Chipping Norton Development Framework SPD						IC				FC			A										
East Witney Development Framework SPD						IC				FC			A										
Developer Contributions SPD						IC				FC			A										

Key: FM= Further Main Modifications; IC= Informal Consultation; FC= Formal Consultation; S= Submission; H= Hearings; IR= Inspector's Report; A= Adoption