



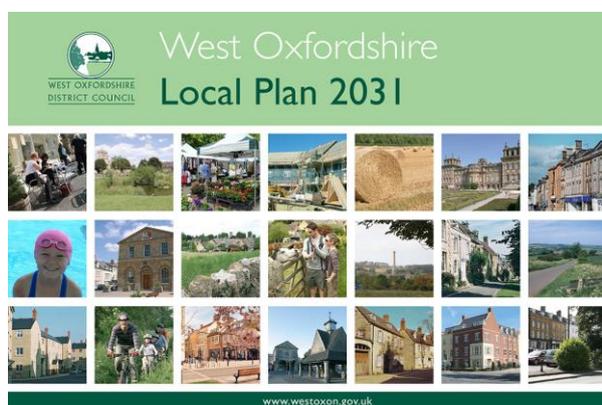
LDF Update  
September 2018

## 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](mailto:planning.policy@westoxon.gov.uk) or telephone 01993 861686.

## West Oxfordshire Local Plan 2031



### Inspector's Report Published

Following independent examination, the Council has now received the final report of the Local Plan Inspector which concludes that the West Oxfordshire Local Plan 2031 provides an appropriate basis for the planning of the district, provided that a number of Main Modifications (MMs) are made to it.

The Inspector's report is available to view online at [www.westoxon.gov.uk/localplan2031](http://www.westoxon.gov.uk/localplan2031)

The adoption of the Local Plan will now be considered at a special meeting of Full Council to be held in the Council Chamber at Woodgreen, Witney on 27 September 2018 at 2pm.

## Oxfordshire Cotswolds Garden Village – Area Action Plan

The Local Plan 2031 allocates the land to the north of the A40 near Eynsham for a new Garden Village of around 2,200 homes together with business land and other supporting services and facilities.

The detailed planning of the site will be taken forward through an 'Area Action Plan' (AAP) which, once adopted will sit alongside the Local Plan and help to guide any future planning applications. As a first step towards preparing the AAP, the Council consulted on an 'issues paper' from 22 June to 3 August 2018.

Three public exhibitions were held and more than 200 written responses were received, copies of which are available to view online at [www.westoxon.gov.uk/gardenvillage](http://www.westoxon.gov.uk/gardenvillage)

Some detailed and constructive feedback was provided on a range of topics, concerns and opportunities. This will help to inform the next stage in the process (preferred options) later in the year together with additional evidence on issues such as ecology, transport, landscape and heritage, infrastructure and flood risk.

## West Eynsham - Strategic Development Area

The Local Plan 2031 allocates land to the west of Eynsham for a new 'urban extension' of around 1,000 homes together with supporting infrastructure. To help guide the future, comprehensive development of the site the Council is seeking to prepare a development framework in the form of a supplementary planning document (SPD).

The SPD will ensure that this development integrates with the existing community and takes account of the environmental qualities and characteristics of the area.

As a first step in the process the Council is seeking views on an 'issues paper' for West Eynsham. The consultation closes on 21 September and we would welcome your views.

For further information and to respond to the consultation please visit our SPD webpage at: [www.westoxon.gov.uk/spd](http://www.westoxon.gov.uk/spd)

## Strategic Housing and Economic Land Availability Assessment (SHELAA) Update - 2018

The Council published its most recent Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2016 and is now proposing to update it. The purpose of the SHELAA is to identify sites/areas that could have some potential for residential or economic development.

As part of the 2018 SHELAA update, the Council is undertaking a fresh 'call for sites' exercise whereby landowners and others including Town and Parish Councils are invited to put forward sites they consider potentially suitable for the Council to assess.

If you have a site you wish to put forward please visit our webpage where you can download a site submission form:

[www.westoxon.gov.uk/shlaa](http://www.westoxon.gov.uk/shlaa)

Similarly, if you have previously put forward a site we would be grateful if you could confirm whether or not it is still available for potential development.

Please note that any larger site submissions may be fed into preliminary work on the new Oxfordshire Joint Statutory Spatial Plan (JSSP) – see below for more information.

Please also note that we would also welcome suggested sites that may be suitable for travelling communities.

All site submissions should be provided to the Council no later than **Friday 28<sup>th</sup> September 2018**. Sites submitted after this date will still be accepted however may not be assessed as part of the 2018 update. If this is the case, the site details will be kept on file for future updates of the SHELAA.

## **Brownfield Register**

Since 2017, the Council has held a register of brownfield sites that are potentially suitable for housing development. Any sites that meet a number of eligibility criteria may be added to this register.

To find about more and to suggest a potential brownfield site please visit our webpage at: [www.westoxon.gov.uk/brownfieldregister](http://www.westoxon.gov.uk/brownfieldregister)

## **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 at various stages in terms of preparation:

- Eynsham Neighbourhood Plan has been examined but was recommended not to proceed to referendum. The Parish Council is now in the process of redrafting the plan with a view to resubmitting it for examination.
- Hailey Neighbourhood Plan has recently been submitted to the District Council. This will be published for 6 weeks public consultation prior to examination.
- Shilton Neighbourhood Plan and Community Right to Build Order (a proposal for 12 new homes) were both submitted and consulted on by the District Council in May & June 2018 and are currently with the examiner for assessment.
- South Leigh Neighbourhood Plan was submitted and consulted on in May and June 2018 and is currently with the examiner for assessment.

Four other Neighbourhood Plans are in the early stages of development, working towards the first formal stage of public consultation, and these are Milton-Under-Wychwood, Charlbury, Broadwell and Brize Norton.

For more information please visit our neighbourhood plan webpage: <http://www.westoxon.gov.uk/residents/communities/neighbourhood-planning/>

## **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.

Under the terms of the housing and growth deal, the local authorities have committed to submit the JSSP to the Planning Inspectorate for independent examination by 31 March 2020 and adoption by 31 March 2021, subject to the examination process.

The District Council will consider approval of a Statement of Community Involvement (SCI) for a six week period of consultation, a Local Development Scheme (LDS) and a JSSP Scoping Document at a Cabinet meeting on 19 September 2018 at 2pm.

These papers will be available to view, five working days prior to the meeting, on the Council's Committee Management Information System at:

<http://cmis.westoxon.gov.uk/cmis/Meetings.aspx>

## **Revised National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) 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.

Following a period of consultation from 5 March 2018 to 10 May 2018, the Government published its revised NPPF on 24 July 2018. This revised Framework replaces the National Planning Policy Framework published in March 2012.

You can download the National Planning Policy Framework (2018) on the Government's website at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## **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](http://www.westoxon.gov.uk/ldf)
- Email: [planning.policy@westoxon.gov.uk](mailto:planning.policy@westoxon.gov.uk)
- Telephone: 01993 861686
- Post: Planning Policy Team, Elmfield Offices, West Oxfordshire District Council, New Yatt Road, Witney, OX28 1PB