



West Oxfordshire Local Development Scheme 2017-2020

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March 2017

1. Introduction

- 1.1 This is the West Oxfordshire District Council Local Development Scheme (LDS) which sets out the intended timetable for the Local Plan and other related documents over the three year period March 2017 – March 2020.
- 1.2 It replaces the Council's previous LDS which was published in March 2016.

2. Background

- 2.1 All local authorities are required to produce a Local Plan for their area. Ideally this will take the form of a single document, but where necessary, local authorities can choose to produce more than one document which then collectively make-up the Local Plan.
- 2.2 Local authorities can also produce supplementary planning documents which support Local Plans and address in detail matters such as design and affordable housing.
- 2.3 In addition, local communities can prepare their own neighbourhood plans to help guide future development at the local level.
- 2.4 It is important that stakeholders are actively engaged in the preparation of such documents and the purpose of the LDS is to explain what documents will be produced and when, so that it is clear when people will be able to get involved.

3. West Oxfordshire Local Development Framework

3.1 The Local Development Framework (LDF) is a collective term for all Local Plan related documents. The proposed West Oxfordshire LDF is illustrated in Figure I with further explanation of each element provided below.

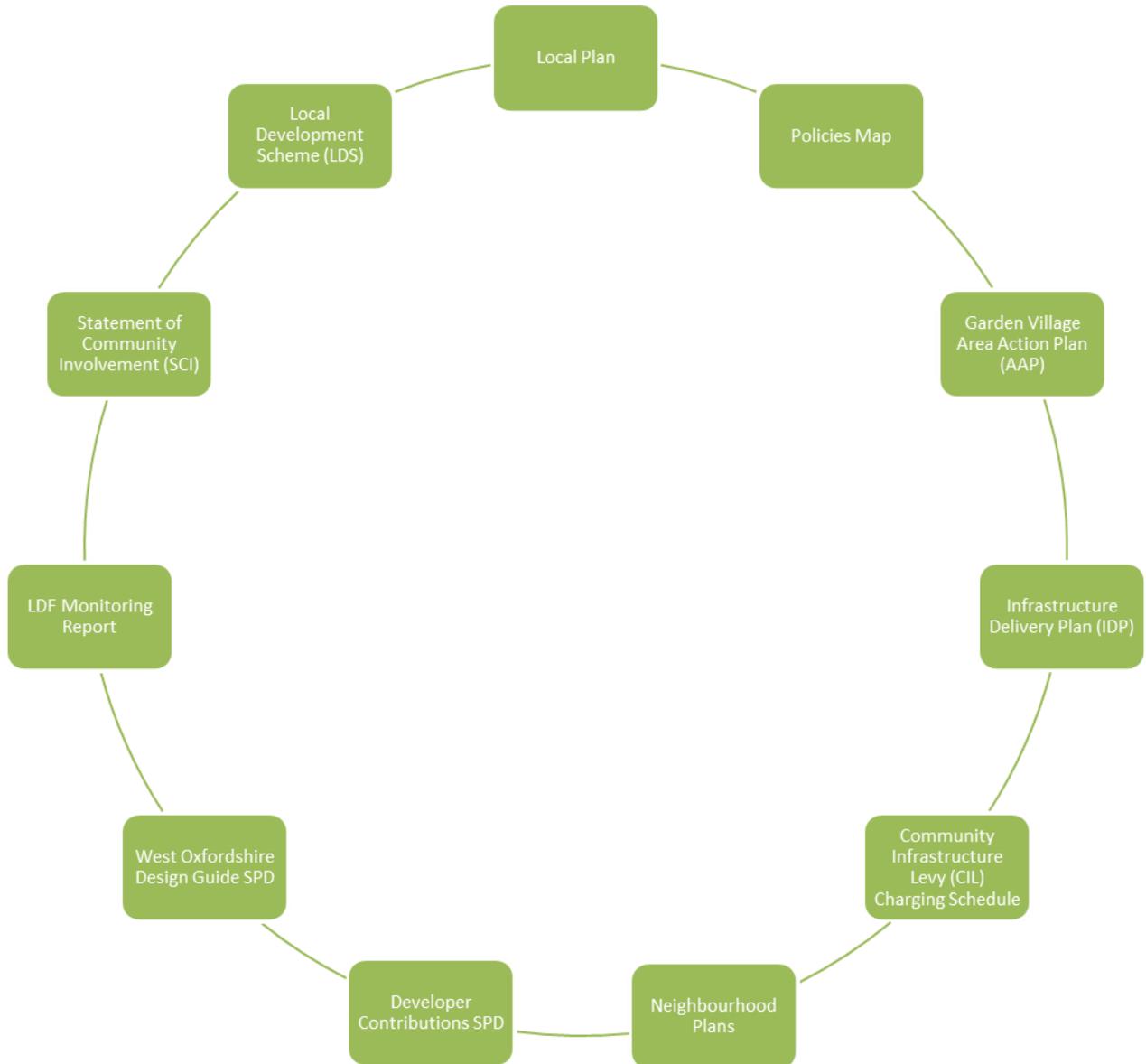


Figure I: West Oxfordshire LDF

West Oxfordshire Local Plan

- 3.2 The main document within the LDF is the Local Plan which sets out an over-arching strategic planning framework for West Oxfordshire to help guide future development and investment decisions.
- 3.3 The current Local Plan for West Oxfordshire was adopted in 2006 and a replacement draft plan was published in March 2015 before being formally submitted for independent examination in July 2015.
- 3.4 The examination hearing sessions were held in November 2015 and the Inspector's preliminary findings were published in December 2015. These raised some concerns in relation to planned housing provision and as a result the examination was formally suspended in January 2016.
- 3.5 Further work on housing related matters (including the apportionment of unmet housing need from Oxford City) then took place throughout 2016 leading to consultation on proposed modifications in November 2016. The modifications were submitted for independent examination on 10 March 2017 and hearings have been arranged for May and July 2017 respectively.
- 3.6 The anticipated timetable is therefore now as follows:
- March 2017 Submission of proposed main modifications
 - May 2017 Stage 2 hearing sessions
 - July 2017 Stage 3 hearing sessions
 - October 2017 Inspector's report published
 - November 2017 Adoption

Policies Map

- 3.7 The Local Plan will be supported by a Policies Map illustrating relevant policies and proposals on a geographical basis. This will be adopted at the same time as the Local Plan.

Garden Village Area Action Plan (AAP)

- 3.8 The proposed Local Plan modifications published in November 2016 identify a planned garden village to the north of the A40 near Eynsham. As set out in the proposed modifications the intention is to prepare an Area Action Plan (AAP) to provide the detailed planning framework to guide development in this location and the wider surrounding area.
- 3.9 As the garden village proposal is yet to be considered through the Local Plan examination, the scope and timetable for the AAP has not yet been determined. If the Local Plan Inspector supports the development in principle the detail and timing of the AAP will be agreed and incorporated into a further update of this LDS.

Infrastructure Delivery Plan (IDP)

- 3.10 Alongside the emerging Local Plan the Council is working on a separate Infrastructure Delivery Plan (IDP) which focuses on the physical, social and environmental infrastructure that is needed to support the quantum of growth identified in the Local Plan.
- 3.11 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.
- 3.12 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. The IDP will be further updated as necessary (e.g. as more information becomes available or as any circumstances change).

Community Infrastructure Levy (CIL)

- 3.13 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 on affordable housing and site-specific improvements needed to bring sites forward (e.g. new roads).
- 3.14 Following preliminary consultation in late 2013, the Council consulted on its draft CIL charging schedule in March 2015 and submitted it for independent examination in September 2015. A number of CIL hearing sessions were held as part of the Local Plan examination in November 2015. The CIL examination was however suspended alongside the Local Plan in January 2016.
- 3.15 Further work on viability took place during 2016 and the Council consulted on a revised draft CIL charging schedule from 27 January until 10 March 2017. The intention is to submit the revised CIL charging schedule for examination in June 2017.
- 3.16 The anticipated timetable is therefore now as follows:
- March - May 2017 Review of consultation responses
 - June 2017 Submission of revised draft charging schedule for examination
 - August 2017 Examination
 - October 2017 CIL examiner's report received
 - November 2017 Adoption of CIL charging schedule
- 3.17 In February 2017 the Government published an independent review of CIL alongside the Housing White Paper. The review recommended the replacement of CIL with a new simpler 'Local Infrastructure Tariff' (LIT) calculated using a national formula based on local market value set at a rate of £ per square metre. It also recommended a number of changes to the current system of Section 106 planning obligations.

- 3.18 The Government intends to respond to the independent review of CIL and make an announcement through the Autumn Budget 2017. It is not clear at present which recommendations will be taken forward, when they will take effect and what transitional arrangements will be put in place for those authorities with CIL already in place.
- 3.19 As this is all likely to take some time the Council intends to progress its CIL charging schedule to adoption and respond to any proposed national policy changes beyond then.

Neighbourhood Plans

- 3.20 Neighbourhood Plans were introduced under the Localism Act 2011 and unlike previous community-led plans, they carry statutory weight and when adopted, form part of the Local Development Framework.
- 3.21 At the present time there are five Neighbourhood Plans either adopted or underway in the District including:
- Chipping Norton (adopted)
 - Broadwell
 - Charlbury
 - Eynsham
 - Hailey
 - Shilton
 - Milton under Wychwood
 - South Leigh
- 3.22 The Chipping Norton Neighbourhood Plan was the subject of a local referendum on 3 March 2016. As the plan was supported by more than 50% of those who voted, it was formally 'made' (adopted) by the District Council on 15 March 2016. The plan is therefore part of the statutory planning framework for West Oxfordshire being a material consideration in the determination of future planning applications.
- 3.23 For more information on Neighbourhood Planning in West Oxfordshire please visit <http://www.westoxon.gov.uk/residents/communities/neighbourhood-planning/>

Developer Contributions SPD

- 3.24 The role of supplementary planning documents or SPDs is to provide further detail on the application of policies within a Local Plan.
- 3.25 The Council intends to prepare a supplementary planning document (SPD) dealing with the issue of developer contributions including affordable housing. This will provide detailed guidance on how the Council intends to operate Section 106 legal agreements (commonly referred to as planning obligations) alongside CIL.
- 3.26 Whereas planning obligations will continue to be used for affordable housing and site-specific infrastructure, CIL will be used to fund more general improvements to infrastructure across the District with CIL revenue being put into a single 'pot' from which priority infrastructure projects (as identified on the Council's CIL '123' list) can be funded.
- 3.27 The SPD will explain in detail how planning obligations will co-exist alongside CIL and also how planning conditions will be used in some instances to secure necessary infrastructure improvements. It will provide specific advice on the provision of affordable housing.

3.28 The anticipated timetable for the developer contributions SPD is as follows:

- Informal consultation September 2017
- Formal consultation January 2018
- Adoption April 2018

West Oxfordshire Design Guide SPD

3.29 The Council adopted a new design guide for West Oxfordshire in April 2016. The design guide is a supplementary planning document (SPD) and contains a detailed analysis of both natural and man-made aspects of the District and detailed design advice¹.

LDF Monitoring Report

3.30 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

3.31 The Council's most recent LDF monitoring report covers the two-year period 1st April 2014 to 31st March 2016 and is available via the following link:

<http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/>

3.32 The next LDF monitoring report will be published in summer 2017 and will cover the period 1st April 2016 – 31st March 2017.

¹ <http://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/design-advice/>

Statement of Community Involvement (SCI)

- 3.33 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.
- 3.34 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:

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

Appendix I – Local Plan Document Profile

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 strategic (large-scale) development sites.										
Geographical coverage	District-wide										
Timetable	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">November 2016</td> <td>Publication of Main Modifications</td> </tr> <tr> <td>March 2017</td> <td>Submission of Main Modifications</td> </tr> <tr> <td>May/July 2017</td> <td>Independent examination</td> </tr> <tr> <td>October 2017</td> <td>Inspector's Report received</td> </tr> <tr> <td>November 2017</td> <td>Adoption</td> </tr> </table>	November 2016	Publication of Main Modifications	March 2017	Submission of Main Modifications	May/July 2017	Independent examination	October 2017	Inspector's Report received	November 2017	Adoption
November 2016	Publication of Main Modifications										
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November 2017	Adoption										
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	<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 – GANTT Chart

Document	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	
Local Plan									MM				S		H		H				IR	A												
Community Infrastructure Levy (CIL)											PC					S		H			ER	A												
Developer contributions SPD																				IC				FC			A							
West Oxfordshire Design Guide SPD		A																																

Key: MM = Main Modifications, PC = Proposed Changes, IC = informal consultation, FC = formal consultation, P = publication, S = submission, H = hearing, IR = Inspector’s report received, ER = Examiner’s report received, A = adoption,