

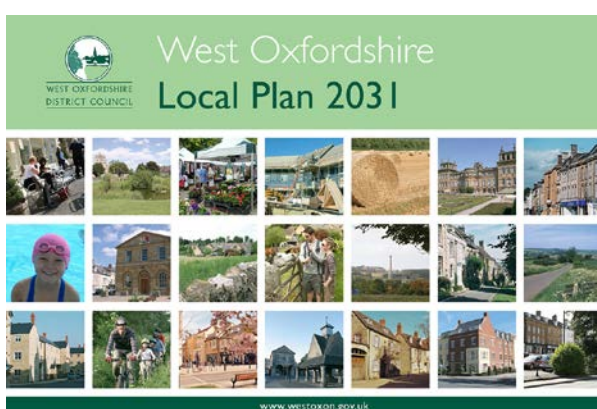


## LDF Update January 2016

### Introduction

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

### West Oxfordshire Local Plan 2031



The District Council is currently preparing a new Local Plan covering the period to 2031. The draft plan was submitted for independent examination in July 2015 and the first hearing sessions dealing with strategic matters including housing and employment were held in November 2015.

The appointed Inspector, Mr Simon Emerson published his preliminary findings on 15 December 2015 and these raise a number of important issues, including the overall housing requirement.

In light of those issues the Council has written to the Inspector requesting that he suspends the examination in order for the Council to undertake further evidence and analysis and consult on a number of changes to the plan – known as ‘main modifications’.

The examination will be suspended for a period of around 12 months, reconvening in early 2017. This is because the Inspector has flagged up the need to take account of joint work on unmet housing need from Oxford City, which is not due to report until August 2016 at the earliest (see item below). The suspension will also provide the Council with the opportunity to do some further work on its housing requirement and additional housing allocations.

For further information please visit [www.westoxon.gov.uk/localplan2031](http://www.westoxon.gov.uk/localplan2031)

### Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a way in which local planning authorities can secure funding from new development towards local infrastructure such as transport, education, open space, sport and recreation and health care. The Council intends to introduce CIL alongside the new Local Plan to help ensure that key infrastructure is delivered.

The Council submitted its draft CIL charging schedule in September 2015 and some initial hearing sessions were held as part of the Local Plan examination in November 2015.

In light of the suspension of the Local Plan examination a revised CIL timetable will be made available in due course. For further information visit [www.westoxon.gov.uk/cil](http://www.westoxon.gov.uk/cil)

## **SHLAA Update and ‘Call for Sites’**

To help inform the emerging Local Plan the Council is updating its 2014 Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA is to identify sites/areas that could have some potential for residential development.

As part of the process the Council is undertaking a ‘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.

We are looking primarily for new sites but also confirmation that sites previously put forward are still being promoted for development.

The exercise is also a call for sites that may be suitable for travelling communities as well as sites that may be suitable for commercial uses.

There is no set deadline (as submitted sites will be considered on a rolling basis) but it would be helpful if site submissions could be provided to the Council no later than **Friday 26<sup>th</sup> February 2016** if possible. This should include a site plan and relevant supporting information.

For further information and to submit a site please visit:  
<http://www.westoxon.gov.uk/shlaa>

## **Addressing Oxford City’s ‘Unmet’ Housing Needs**

A collective process is currently being co-ordinated by the Oxfordshire Growth Board (OGB) on behalf of the Oxfordshire local authorities to determine how the ‘unmet’ housing needs of Oxford City should be apportioned across the rest of the County. This is essentially housing for which there is an identified need but that the City Council is unable to deliver within its administrative boundaries due to capacity constraints. In accordance with the duty to co-operate and national policy the City Council is therefore looking to adjoining Districts to help accommodate its ‘unmet’ housing need.

The current OGB timetable suggests an apportionment by District could potentially be agreed by August 2016.

For further information please visit:  
<http://modgov.cherwell.gov.uk/ieListMeetings.aspx?Committeeld=528>

## **West Oxfordshire Design Guide Update**

Since 2006 the Council has had in place a supplementary planning document dealing with design issue entitled the 'West Oxfordshire Design Guide' SPD. We consulted on a draft update in August 2015 and taking on board the comments received, a further consultation on the final draft version is taking place until 22 January 2016.

Following the close of the consultation, any further final changes will be made after which the updated design guide will be formally adopted by the Council as a Supplementary Planning Document.

For further information or if you wish to respond to the consultation please visit <http://www.westoxon.gov.uk/news/dec/design-guide-consultation/>

## **Custom and Self-Build Housing – Register of Interest**

Custom build housing is where a builder is contracted by a home owner to create a 'custom built' home or where a private individual builds their home as a DIY 'self-build' project. This can range from single dwellings built for or by an individual to larger schemes with many homes built as custom or self-build housing.

The Government is massively supportive of custom build housing which is seen as a more affordable route to home ownership and an opportunity to create bespoke, well-designed and sustainably constructed new homes. It also offers opportunities to smaller builders and contractors, creating local jobs and contributing to the local economy.

The emerging draft Local Plan includes a number of measures designed to increase the opportunities for custom and self-build housing in West Oxfordshire. We will for example require all larger housing schemes of 100 or more homes, to make available 5% of the plots for the purposes of custom/self-build.

In order to help develop an effective approach towards custom and self-build housing in West Oxfordshire we need to have a good understanding of the level of demand for this type of development.

We have therefore set up a register of interest in self-build online. If you are interested and/or wish to register please visit [www.westoxon.gov.uk/residents/housing/self-build-housing/](http://www.westoxon.gov.uk/residents/housing/self-build-housing/)

## **Neighbourhood Planning Update**

Neighbourhood planning was introduced through the Localism Act 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 are currently five neighbourhood plans underway in West Oxfordshire – each at a different stage in the adoption process.

**Chipping Norton:** The District Council received the Independent Examiner's Report on the submitted Chipping Norton Neighbourhood Development Plan on 24 September 2015. Subject to modification, the Examiner found that the Plan meets the basic conditions and other requirements that must be examined. It has therefore been recommended that the Chipping Norton Neighbourhood Development Plan go forward so that it can be voted on by the community in a referendum. The referendum on the plan will take place on Thursday 3 March (7am to 10pm). If more than 50% of voters vote in favour of the plan, the District Council will 'make' the plan and it will then form part of the statutory development plan for West Oxfordshire.

**Broadwell:** In the absence of a Parish Council, the Broadwell Village Neighbourhood Forum was designated in May 2014, alongside the Broadwell Neighbourhood Area. The Neighbourhood Forum is currently undertaking research into issues and options for a Neighbourhood Plan for Broadwell.

**Charlbury:** Charlbury Town Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of Charlbury. The Neighbourhood Area to which the Plan relates covers the Parish of Charlbury which was designated on 17 September 2014.

**Eynsham:** The Eynsham Neighbourhood Area was designated in December 2014. An event was recently held to consult the community on local issues and priorities for action which will feed into the early consultation on issues and options for potential inclusion in the Neighbourhood Plan. The Eynsham Neighbourhood Plan Group has produced background documents that pave the way towards the production of a Neighbourhood Plan – these include an Eynsham Neighbourhood Plan – Draft Scoping Report and a Consultation Statement.

**Hailey:** Hailey Parish Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of Hailey. The Neighbourhood Area to which the Plan relates covers the Parish of Hailey which was designated on 2 December 2015, following a 6 week period of consultation.

For further information on Neighbourhood Planning in West Oxfordshire visit the following web page:

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

## Further Information

Further information on the West Oxfordshire Local Plan and related matters can be obtained in one of the following ways:

- Web: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/>
- Email: [planning.policy@westoxon.gov.uk](mailto:planning.policy@westoxon.gov.uk)
- Telephone: 01993 861667
- Post: Planning Policy Team, Elmfield Offices, West Oxfordshire District Council, New Yatt Road, Witney, OX28 1PB