



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and date of Committee	Cabinet: Wednesday 24 March 2021
Report Number	Agenda Item No. 7
Subject	Draft East Chipping Norton Development Framework Supplementary Planning Document (SPD)
Wards affected	Chipping Norton
Accountable member	Councillor Jeff Haine, Cabinet Member for Strategic Planning Email: jeff.haine@westoxon.gov.uk
Accountable officer	Chris Hargraves, Planning Policy Manager Tel: 01993 861686 Email: Chris.Hargraves@publicagroup.uk
Summary/Purpose	To agree that the Draft East Chipping Norton Development Framework Supplementary Planning Document (SPD) is published for the purposes of an eight-week public consultation.
Annexes	Annex A - Draft East Chipping Norton Development Framework Supplementary Planning Document (SPD)
Recommendation/s	That the Draft East Chipping Norton Development Framework Supplementary Planning Document (SPD) attached at Annex A is published for an eight-week period of public consultation.
Corporate priorities	The draft SPD is intended to support delivery of the East Chipping Norton Strategic Development Area (SDA) one of five strategic housing sites allocated in the West Oxfordshire Local Plan 2031. Delivery of the SDA will in itself help to deliver a number of aspects of the Council Plan (2020 – 2024) including climate action, health and well-being, economic prosperity, strong local communities and meeting housing needs including the provision of affordable homes.
Key Decision	No
Exempt	No
Consultees/ Consultation	Initial consultation in relation to the draft SPD took place from January – March 2019 through the publication of an initial 'Issues Paper'. Responses were received from over 100 individuals and organisations and those comments have been taken into account along with a number of other relevant considerations in preparing the draft SPD, including separate consultation undertaken by Chipping Norton Town Council.

I. BACKGROUND

- 1.1. Members will be aware that land to the east of Chipping Norton is allocated for strategic development as part of the West Oxfordshire Local Plan 2031.
- 1.2. Policy CNI - East Chipping Norton Strategic Development Area (SDA) applies and makes provision for a sustainable, integrated community that forms a positive addition to the town, including about 1,200 homes, along with around 5 hectares of business floorspace and a range of supporting services and facilities, including a new eastern link road, a primary school, local centre, green space and biodiversity enhancements.
- 1.3. Since the Local Plan was adopted in 2018, two parts of the SDA have already come forward for development including the Bloor Homes development of 100 homes on land south of Banbury Road (the Pillars) and the McCarthy Stone development of 73 homes on land south of London Road. A small retail park has also been completed adjacent to London Road.
- 1.4. Importantly, notwithstanding these recent smaller developments, Local Plan Policy CNI requires development of the East Chipping Norton SDA to be comprehensive and led by an agreed masterplan.
- 1.5. Since the adoption of the Local Plan, whilst discussions about the East Chipping Norton SDA have remained ongoing between the District Council and the main land owners, none have come forward with detailed proposals to date.
- 1.6. As such, to facilitate the overall delivery of the site, the District Council has committed to putting in place a Supplementary Planning Document (SPD) in the form of a Development Framework.
- 1.7. The purpose of the Development Framework SPD is to augment Local Plan Policy CNI and provide the overall policy context within which any future outline planning application/s can come forward in respect of the East Chipping Norton SDA.
- 1.8. The draft SPD is attached in full at Annex A. Section 2 below provides a summary overview and explains the key issues that have been taken into account in preparing it.
- 1.9. Subject to the agreement of Members, the draft SPD will be published for an 8-week period of public consultation starting in April 2021.

2. EAST CHIPPING NORTON DRAFT DEVELOPMENT FRAMEWORK SPD – AN OVERVIEW

- 2.1. Initial work on the SPD began in early 2019, when the District Council published an 'Issues Paper' seeking general views on the key issues to be addressed in taking the East Chipping Norton SDA forward. Two public exhibitions were held in the town and the consultation generated over 100 written submissions from various individuals and organisations. The comments are available to view [in full](#) online and also in [summary](#) form.
- 2.2. Further to this, Chipping Norton Town Council undertook its own extensive community engagement including two workshops held in December 2019, the key outcome of which was a '[Vision Statement](#)' published in July 2020.
- 2.3. The vision statement has been a key influence on the content of the draft SPD and will continue to be an important consideration as proposals for the site are worked up in more detail through any subsequent planning applications.

- 2.4. In preparing the draft SPD, the District Council has also sought to engage with key landowners including Oxfordshire County Council and CALA Homes who between them control the significant majority of the site. This has included discussions on various key issues including the provision of green infrastructure, the preferred location of the primary school, alignment of the proposed link road, landscape impact and the extent of the 'developable area'.
- 2.5. In terms of structure and content, the draft SPD is split into four main parts with part five providing an explanation of next steps following the consultation.
- 2.6. **Part 1 – Introduction and Background** provides an introduction to the SPD in terms of purpose, scope and status explaining that once adopted, the SPD will be a material consideration for any future planning applications relating to the East Chipping Norton SDA alongside the Local Plan and Chipping Norton Neighbourhood Plan.
- 2.7. This section also sets out the background to the proposed development together with a description of the site and its surrounding context and a summary of the key issues which have been raised through consultation to date. This includes:
- Sustainability, climate change and zero-carbon;
 - Transport, movement and active travel, including air quality;
 - The potential impact of development on the existing town;
 - Protecting features within and adjoining the site, including mitigating impacts on landscape and biodiversity;
 - The overall character and form of development and the importance of high quality design;
 - Health and well-being;
 - Housing affordability and mix; and
 - The need for additional business space.
- 2.8. In light of these key issues and other relevant considerations, **Part 2 – Vision and Key Themes** highlights the West Oxfordshire Local Plan and Chipping Norton Neighbourhood Plan in establishing the overall context for future growth and explains that the SPD is based on the Town Council's Vision Statement which more specifically identifies the following vision for the East Chipping Norton SDA:
- 'A neighbourhood of new high-quality homes, jobs and services provided in ways that ensure the development is integral to and makes a positive contribution to the town as a whole and the wider area, fully reflecting local priorities'*
- 2.9. This vision is supported by the following key themes:
- Sustainability** - East Chipping Norton will be a place that balances economic, social and environmental factors to create a sustainable neighbourhood that responds successfully to the challenges of the 21st century.
- Streets and Spaces** - East Chipping Norton will be well-connected with the rest of the town, surrounding facilities and countryside by a network of streets and attractive walking and cycling routes.
- Dwelling** - East Chipping Norton will be an integral part of the Chipping Norton community and home to a diverse and resilient mixed population that is proud of where they live.
- Uses and Resources** - East Chipping Norton will be well connected with existing shops and facilities and incorporate the additional green, social and economic infrastructure needed to support a vibrant place.

Character and Landscape - East Chipping Norton will be a beautiful place which reflects the landscape and buildings of the Cotswolds and forms part of Chipping Norton.

Making it happen - East Chipping Norton will be shaped by local people and built by self-builders, community groups and developers and maintained by a range of private, public and community agencies.

2.10. Having regard to these overall themes, the SPD identifies the following specific objectives for the East Chipping Norton SDA:

- To provide a comprehensive, mixed use development, including 1,200 new homes.
- To create a new sustainable neighbourhood which is socially and physically integrated with the existing town of Chipping Norton.
- To provide a high quality, beautiful and healthy living environment which respects its townscape and landscape setting.
- To deliver development which uses best practice in sustainable design and construction, is energy and water efficient and aligns with zero carbon.
- To promote sustainable access to and within the development, designed with safe and convenient walking and cycling routes.
- To ensure the timely delivery of appropriate supporting infrastructure, including land to allow for the expansion of the Health Centre.
- To provide an enhanced natural environment within the neighbourhood and as part of a wider network of nature recovery.

2.11. The vision, themes and objectives are then explored in detail within **Part 3 – Principles and requirements to guide development** which is set out on a thematic basis, establishing a series of key principles and requirements of future development at the SDA.

2.12. Thus for example under the ‘sustainability’ theme, the draft SPD sets out the District Council’s expectations with regards to climate change, resilience and adaptation, conservation and enhancement of the environment, building for a healthy life and fostering local enterprise.

2.13. In respect of ‘streets and spaces’ the draft SPD addresses issues of connectivity, active travel, public transport, parking and the public realm whilst in relation to the ‘dwelling’ theme, the draft SPD establishes requirements relating to housing mix, affordability, quality, design and zero carbon.

2.14. Under the ‘uses and resources’ theme, the draft SPD addresses social infrastructure, accessibility and inclusivity, streetscape, open space and workspaces and under the ‘character and landscape’ theme, focuses on integration with the town, local character, the intelligent use of land and biodiversity gain.

2.15. **Part 4 – Making it happen** establishes an overall framework for delivery drawing on the preceding key principles and requirements of development. The framework is based around a series of core ‘place-shaping’ principles as well as a description of the anticipated land uses and layout expected to come forward at the SDA.

2.16. These are illustrated visually on a Development Framework Plan, the purpose of which is to demonstrate the spatial implications of the key principles identified in the SPD, together with information from a range of sources, including community engagement to date and technical evidence, such as Oxfordshire County Council’s requirements for school site design.

- 2.17. The Framework Plan has been prepared by independent consultants LDA design on behalf of Oxfordshire County Council as one of the main SDA landowners to assist the District Council in progressing the draft SPD.
- 2.18. The intention is that the Framework Plan will inform proposals coming forward within the Strategic Development Area, providing a basis for any masterplan submitted in support of any future outline planning application/s for the SDA.
- 2.19. The Framework Plan is supported by a number of key principles including the provision of extensive green infrastructure, predominantly of woodland, along the eastern and south eastern fringe of the site, a series of open spaces and east-west green corridors, a neighbourhood hub, with a mixed use local centre and effective and safe pedestrian and cycle connections between the new neighbourhood and existing town and throughout the site.
- 2.20. The SPD then further develops these key principles, outlining a series of design requirements relating to context, identity, built form, movement, nature and public spaces, uses, homes and buildings, resources and lifespan including long-term maintenance and stewardship arrangements.
- 2.21. Part 4 of the SPD concludes by addressing a number of matters relating to the delivery and implementation of the SPD including the need for comprehensive development supported by masterplanning and design code work as appropriate, together with full consideration of supporting infrastructure requirements through the preparation of a site-wide Infrastructure Delivery Plan (IDP).
- 2.22. The SPD also provides an overview of the anticipated delivery trajectory for the SDA, outlining a number of principles which will need to be addressed in the phasing and delivery strategy and secured through the planning application process.
- 2.23. The requirements for any future planning application/s are set out along with information on governance and management and proposals for monitoring and review including through the District Council's annual monitoring report.
- 2.24. **Part 5 – How to respond and next steps** outlines the different ways in which comments on the SPD can be submitted together with an explanation of what happens next in terms of adoption of the SPD (see Section 3 below).

3. NEXT STEPS

- 3.1. Subject to the agreement of Members, the draft SPD will be published for an 8-week period of public consultation. It is anticipated that this will take place from 9 April – 4 June 2021.
- 3.2. All responses received will be thoroughly considered and Officers will then look to prepare a final version of the SPD which will be reported to Full Council in the summer for formal adoption in accordance with legislative requirements.

4. FINANCIAL IMPLICATIONS

- 4.1. The report raises no specific, direct financial implications.

5. LEGAL IMPLICATIONS

- 5.1. The report raises no specific legal implications.

6. RISK ASSESSMENT

- 6.1. The report raises no significant risks.

7. CLIMATE CHANGE IMPLICATIONS

7.1. The report relates to a number of climate-related issues as out in the draft SPD.

8. ALTERNATIVE OPTIONS

8.1. The District Council could choose not to progress the SPD.

9. BACKGROUND PAPERS

9.1. None.