

## **OXFORD CITY COUNCIL**

### **COMMITTEES:**

Housing Scrutiny Committee – 12<sup>th</sup> December 2005 (Affordable Housing SPD)  
East Area – 14<sup>th</sup> December 2005  
Environment Scrutiny Committee – 19<sup>th</sup> December 2005 (NRIA SPD)  
North East – 20<sup>th</sup> December 2005  
Cowley – 4<sup>th</sup> January 2006  
North – 5<sup>th</sup> January 2006  
South East – 9<sup>th</sup> January 2006  
Central, South and West – 10<sup>th</sup> January 2006

### **EXECUTIVE BOARD:**

Date of meeting: 16<sup>th</sup> January 2006

### **COUNCIL:**

Date of meeting: 13<sup>th</sup> February 2006

**Report of: Planning Policy Manager**

**Title: Draft Supplementary Planning Documents on Affordable Housing and Natural Resource Impact Analysis**

**Ward: All**

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**Key Decision: No**

**Lead Member: Councillor Ed Turner**

**Scrutiny responsibility: Environment**

### **RECOMMENDATIONS**

That the Area and Scrutiny Committees are asked to:

1. note the contents of this report; and
2. highlight any particular issues they may wish to be considered by the Executive Board.

That Executive Board recommend to Council that they:

1. approve the draft Supplementary Planning Documents on Affordable Housing and Natural Resource Impact Analysis for consultation with members of the public.
2. authorise the Planning Policy Manager to alter the text of the draft Supplementary Planning Documents before publication for consultation and to make any necessary editorial corrections.

That Council agrees to:

1. approve the draft Supplementary Planning Documents on Affordable Housing and Natural Resource Impact Analysis for consultation with members of the public.
2. authorise the Planning Policy Manager to alter the text of the draft Supplementary Planning Documents before publication for consultation and to make any necessary editorial corrections.

## **Summary**

1. The purpose of this report is for the Area Committees, Scrutiny Committees, Executive Board and Council to consider the draft Supplementary Planning Documents (SPDs) on Affordable Housing and Natural Resource Impact Analysis before they are circulated for public consultation. These documents will form part of the Local Development Framework and support policies of the recently adopted Oxford Local Plan 2001 – 2016.
2. The Area and Scrutiny Committees are asked to highlight any particular issues to be considered by the Executive Board. Council is asked to approve for consultation purposes the draft supplementary planning documents and also to authorise the Planning Policy Manager to make any editorial corrections necessary prior to consultation.

## **Vision and strategic aims**

3. The production of these supplementary planning documents fulfils a commitment of the Local Development Scheme. They will also support the City Council's vision by improving the environment where we live and work and providing more affordable housing.

## **Background and context**

4. The City Council have committed to the production of these two supplementary planning documents in the Local Development Scheme (LDS) as approved by Council and by the Secretary of State. These documents will support and supplement policies of the recently adopted Oxford Local Plan 2001 – 2016.
5. Once adopted these SPDs will form part of the Local Development Framework. This status will allow them to be used in the determination of planning applications as a material consideration under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
6. These documents have been produced in line with the procedure and programme set out in the LDS. This process has involved early community involvement (as set out below) and the start of a sustainability appraisal process.
7. Work is still progressing on the SPDs and they will continue to be refined. It was thought to be helpful to have the input of Area and Scrutiny Committees at this stage, and offer the opportunity for members to see how the work is developing. Work will continue with the assistance of stakeholders and specialist advice. It is expected that the documents will be completed in draft format in time to be discussed at Council in February.
8. Sustainability appraisals assessing the social, economic and environmental impacts of the supplementary planning documents are being prepared. An executive summary of the sustainability appraisal for the Affordable Housing SPD is appended to this report and the assessment can be inspected in the Member's Room. Work is

continuing on the sustainability appraisal for the NRIA SPD in tandem with work on the supplementary planning document itself.

### **Affordable Housing Supplementary Planning Document**

9. The Local Plan makes provision for affordable housing, through the planning process. The purpose of this supplementary planning document is to provide advice to applicants on how the City Council will apply the affordable housing policies of the Oxford Local Plan 2001-2016. It also gives guidance on the tenure and mix of sizes sought and sets out the method for the efficient delivery of affordable housing.

### **Natural Resource Impact Analysis Supplementary Planning Document**

10. The purpose of this SPD is to supplement those policies of the Oxford Local Plan 2001 – 2016 that address the issue of resource efficient buildings, namely policies CP.15 (Energy Efficiency), CP.16 (Renewable Energy), CP.17 (Recycled Materials) and CP.18 (Natural Resource Impact Analysis). It will form a handbook on how to design resource efficient buildings and will be accompanied by a checklist, which sets questions and standards for development that will be used in assessing planning applications. Two external organisations with expertise in this field have been commissioned to review the draft document. We are currently awaiting the full comments of the reviews; amendments will be made to the document as appropriate and bring the amended document to the Council meeting in February.

### **Consultation**

11. In line with the forthcoming Statement of Community Involvement, the pre-production process of the SPDs has involved early public involvement. This has involved a questionnaire sent to interested bodies and stakeholders. The questionnaires gathered ideas and suggestions for the content and form that have been fed into the drafting of the documents. Alongside this community involvement, a scoping report for the sustainability appraisal was consulted on.
12. The next stage of the production process will involve public consultation on the draft SPDs and the Sustainability Appraisal Reports. Following approval of the documents for consultation, they will be published, advertised and made available for public comment. The consultation period will last for six weeks and will run jointly with the consultation period for the associated Sustainability Appraisal Reports.

### **Financial and staffing implications**

13. The production of these supplementary planning documents is a commitment in the Local Development Scheme. In the LDS a programme is set out for their production with milestones that must be met. A key performance indicator in assessing Planning Delivery Grants in the future will be whether authorities achieve the milestones set out in their Local Development Schemes by 31<sup>st</sup> March 2007.

14. In terms of staffing, the consultation and further work on the production of the supplementary planning documents will be met from the current staff resources of the Planning Policy team and also input from planning control teams. Further input will also be required from officers in other Business Units and where appropriate, external expertise will be sought and paid for from existing budgets. Work on the Natural Resource Impact Analysis SPD has been made possible by the additional monies made available to the Planning Business Unit by Council in the budget amendments of February 2005.

### **The next stages**

15. Any comments from Committees, Executive Board and Council will be used to revise the draft documents. Council is also asked to authorise the Planning Policy Manager to make any minor editorial corrections to the text.
16. Following the approval of these documents, they will be published for consultation. This consultation will be carried out in line with the procedures set out in the Statement of Community Involvement (SCI) and as set out above. Representations will be carefully considered and reported back to committees alongside a final draft of the documents. As supplementary planning documents are not subject to independent examination, Executive Board and Council will be asked to approve and endorse the SPDs for adoption in June / July 2006.

### **Appendices**

17.
  - a, Draft Supplementary Planning Document on Affordable Housing;
  - b, Executive Summary of the Draft Sustainability Appraisal for the Affordable Housing SPD;
  - c, Draft Supplementary Planning Document on Natural Resource Impact Analysis.
  - d, Summary table of committee comments to date.

<p>THIS REPORT HAS BEEN SEEN AND APPROVED BY: Portfolio Holder: Councillor Ed Turner Legal and Democratic Services: Jeremy Thomas Financial Management: Emma Burson</p>
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