

**Report of:** Planning Services Business Manager

**To:** Executive Board – 17<sup>th</sup> July 2006  
Special Council – 24<sup>th</sup> July 2006

**Date:**

**Item No:**

**Title of Report :** Supplementary Planning Documents (SPDs) on:  
Natural Resource Impact Analysis (NRIA); and  
Affordable Housing (AH).



### Summary and Recommendations

**Purpose of report:** To adopt the Supplementary Planning Documents on Natural Resource Impact Analysis and Affordable Housing.



**Key decision:** No

**Portfolio Holder:** Cllr John Goddard

**Scrutiny Responsibility:** NRIA SPD – Environment  
Affordable Housing SPD – Housing



**Ward(s) affected:** All



#### Report Approved by

**Portfolio Holder:** Cllr John Goddard



**Legal:** Jeremy Thomas



**Finance:** Emma Burson



**Strategic Director:** Sharon Cosgrove

**Policy Framework:** The production of these documents fulfils a commitment of the Local Development Scheme. They will also support the City Council's work on by improving the environment where we live and work.



#### **Recommendation(s):**

That Executive Board recommend to Council that they:



1. adopt the Supplementary Planning Documents on Natural Resource Impact Analysis and Affordable Housing;
2. authorise the Planning Policy manager to make any necessary editorial corrections in the light of further legal advice.



That Council:



1. adopt the Supplementary Planning Documents on Natural Resource Impact Analysis and Affordable Housing;
2. authorise the Planning Policy Manager to make any necessary editorial corrections in the light of further legal advice.

## **Summary**

1. In January 2006 Executive Board and Council considered the draft Supplementary Planning Documents (SPDs) on Natural Resource Impact Analysis (NRIA) and Affordable Housing (AH). They were then subject to a six-week period of public consultation in March 2006.
2. The purpose of this report is to consider responses made to the draft SPDs and for Council to adopt them. These documents will then form part of the Local Development Framework and support policies of the recently adopted Oxford Local Plan 2001 – 2016.
3. Executive Board are asked to recommend that Council adopt the Supplementary Planning Documents. Council is asked to adopt the Documents.

## **Background and context**

3. The City Council have committed to the production of these documents in the Local Development Scheme (LDS) as approved by Council and by the Secretary of State. They will support and supplement policies of the recently adopted Oxford Local Plan 2001 – 2016.
4. 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 material considerations under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
5. The 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 Sustainability Appraisals (SAs) assessing the social, economic and environmental impacts of the documents. The proposed changes suggested in response to the consultation have also been assessed as part of the SA process.

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

6. 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 forms a handbook on how to design resource efficient buildings and is accompanied by a template for an NRIA submission, and a checklist that sets questions and standards for development that will be used in assessing planning applications.
7. Three external organisations with expertise in this field have reviewed the document. The comments received from BRE (Building Research Establishment), Thames Valley Energy and from Third Wave (a sustainable development consultancy that have worked with other planning authorities on similar projects) have fed into the document.

8. The document is attached at Appendix A, please note that this version includes track changes in order that proposed amendments can be easily viewed, these will be removed from the final published version.
9. Nineteen organisations and individuals responded to the public consultation; their comments and the officer responses are attached at Appendix B. Some of the responses have involved changes to the text of the document; many of these are minor details of wording. The principles and force of the document remain as drafted for the consultation. The more significant changes are those that have helped to refine the checklist element of the document, such as the potential to include the use of low-carbon technologies (such as combined heat and power and heat pumps) in the requirement for renewable energy.

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

10. 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 Local Plan. It also gives guidance on the tenure and mix of sizes sought and sets out the method for the efficient delivery of affordable housing including the delivery of affordable housing from commercial development.
11. The document is attached at Appendix C, please note that this version includes track changes in order that proposed amendments can be easily viewed, these will be removed from the final published version.
12. Twenty-four organisations and individuals responded during the consultation period; their comments and the officer responses are attached at Appendix D. The comments received fell into three main categories. The first were mainly from agents and housing developers whose objections were centred upon viability and land supply. No significant changes have been proposed as a result of these objections.
13. The second area of objection came mainly from agents of commercial developers and related to the contribution from commercial development, how this is calculated and the impact upon viability. The draft SPD stated that the contribution towards affordable housing should equate to 5% of employees. Further technical advice has been sought and the formula has been reworked and as a result it is now proposed to amend this figure to 1%. This is to ensure that the contribution does not make a commercial development unviable and that the contribution is "*appropriate in scale and kind of the development*" in accordance with Policy HS.7.
14. The third main area of objection came from RSLs who had concerns that some of the details of the SPD would limit/prevent funding from the Housing Corporation and suggested changes.
15. A number of other editorial and typographical changes have also been made following discussions with other City Council departments.

### **The next stages**

16. Once adopted by Council, the SPDs will become part of the Local Development Framework, and will be used as material considerations in the determination of planning applications.

### **Appendices**

17.
  - A, Supplementary Planning Document on Natural Resource Impact Analysis, tracked change version.
  - B, Summary of comments made during consultation, officer responses and proposed amendments.
  - C, Supplementary Planning Document on Affordable Housing, tracked change version.
  - D, Summary of comments made during consultation, officer responses and proposed amendments.

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**Background papers:** None

