

Report of: Planning Services Business Manager

To: Executive Board

Date: 18th June 2007

Item No:

Title of Report : Draft Balance of Dwellings Supplementary Planning Document



Summary and Recommendations

Purpose of report: For Executive Board to consider the draft Balance of Dwellings SPD before it is published for public consultation.



Key decision: No

Portfolio Holder: Cllr John Goddard

Scrutiny Responsibility: Environment



Area(s) affected: All

Report Approved by

Portfolio Holder: Cllr John Goddard

Legal: Legal & Democratic Services (Jeremy Thomas)

Finance: Financial Management (Christopher Kaye)

Head of Planning: Michael Crofton-Briggs

Policy Framework: The production of this document fulfils a commitment of the Local Development Scheme. It will also build on policies set out in the adopted Oxford Local Plan 2001-2016. This document seeks to provide better housing for all and improve Oxford's environment, economy and quality of life in line with the City Council's vision for Oxford.



Recommendation(s):

That the Executive Board agrees to:

1. approve the draft Supplementary Planning Document on Balance of Dwellings for formal public consultation;
2. authorise the Planning Policy Manager to alter the text of the draft Supplementary Planning Document before publication for consultation and to make any necessary editorial corrections.



Summary

1. The purpose of this report is for the Executive Board to consider the draft Supplementary Planning Document (SPD) on the Balance of Dwellings prior to formal public consultation. When adopted, it will form part of the Local Development Framework and support saved policies of the adopted Oxford Local Plan 2001-2016.
2. The draft SPD has been considered by the six Area Committees. A summary of the comments made by the Area Committees, and the officer's responses, is attached as Appendix B. The comments from Housing Scrutiny will be circulated before the meeting as a supplementary report. Some changes have been made to the text since circulation to the Area Committees following legal advice (shown highlighted).
3. The Executive Board is asked to approve the document for public consultation and also to authorise the Planning Policy Manager to make any editorial corrections necessary prior to consultation.

Vision and strategic aims

4. The production of this Supplementary Planning Document fulfils a commitment of the Local Development Scheme. It will also support the City Council's vision by promoting a better living environment in Oxford.

Background

5. The City Council has committed to the production of this Supplementary Planning Document in the Local Development Scheme as approved by the Council and submitted to the Secretary of State. This document will support and supplement policies of the adopted Oxford Local Plan 2001-2016.
6. Once adopted, the Supplementary Planning Document will form part of the Local Development Framework. This status will allow it 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.
7. The document has been produced in line with the procedure and programme set out in the Local Development Scheme. This process has involved early community involvement (as set out below) in accordance with the adopted Statement of Community Involvement (SCI).
8. A Sustainability Appraisal (SA) assessing the social, economic and environmental impacts of the Supplementary Planning Document has been undertaken. An Executive Summary of the Sustainability Appraisal for the Supplementary Planning Document is appended to this report. Copies of the full report has been placed in the Members' Rooms.

Content

9. The SPD will provide advice and guidance on the appropriate mix of dwelling types having regard to the size of the site, the type of residential development and its location. The matters covered include:
 - the policy background and pressures on housing in Oxford;
 - an overview of the existing supply of housing in Oxford;
 - identify local areas and assess the impact on the future market housing provision in terms of the overall stock of dwelling types available;
 - summarise the trends in housing supply across Oxford as a whole, and within neighbourhood areas;
 - highlight identified population and household trends which will drive future housing need in Oxford; and
 - propose an appropriate mix of dwelling types and sizes having regard to the size of the site, number of units, and type of residential development.

Consultation

10. Consultation has been undertaken in order to prepare the draft of this SPD in accordance with the SCI. Potential community and key stakeholders were identified and sent a briefing note inviting comments on the scope and content at the pre-production stage.
11. This draft SPD has been presented to the Area Committees for discussion and a summary of their comments provided in Appendix C. Whilst there has been broad support for this additional guidance, in response to these comments made the following principal changes have been incorporated:
 - the policy guidance section has been restructured to reflect the strategic spatial mix required for the City, District and Neighbourhood areas.
 - the matrix, Appendix 4, included a key indicator relating to 'sensitivity for change'. This has been excluded and replaced with one for the recent rate of new build for small units.
 - separate individual tables have been produced to reflect the required dwelling mix for the Neighbourhood Areas according to the 'traffic light model approach'. These show the required mix for the 'red', 'amber' and 'green' areas. The percentage mix has also been strengthened proportionately to encourage more family housing.
12. The next stage of the production process will involve public consultation on the draft SPD and the sustainability appraisal report. Following approval of the document for consultation, it will be published, advertised and made available for public comment. The consultation will last for six weeks and will run concurrently with the consultation on the Sustainability Appraisal report.

Financial and staffing implications

12. The production of this SPD is a commitment in the Local Development Scheme (LDS). In the LDS a programme is set out for their production with milestones that must be met.
13. In terms of staffing, the consultation and further work on the production of the SPD will be met from the current staff resources of the Planning Policy team, with input from other Business Units as appropriate.

The next stages

14. Following approval of this document, it will be published for public consultation. This consultation will be carried out in line with the SCI and as set out above. Representations will be carefully considered and reported back to committees alongside a final draft of the document. Executive Board and Council will then be asked to approve and endorse the Supplementary Planning Document for adoption towards the end of this year.

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Background papers: None

Appendix

Appendix A – Draft Balance of Dwellings Supplementary Planning Document
Appendix B - Sustainability Appraisal Executive Summary
Appendix C - Area Committee Comments

(Note that a further supplementary report setting out comments from Housing Scrutiny and Officers responses will be circulated ahead of the meeting.)

