

**Report of:** Planning Services Business Manager

**To:** Executive Board –3<sup>rd</sup> December 2007  
Council –21<sup>st</sup> January 2008

**Item No:**

**Title of Report :** **Supplementary Planning Document (SPD) on  
Balance of Dwellings**



### Summary and Recommendations

**Purpose of report:** To adopt the Supplementary Planning Document on Balance of Dwellings 



**Key decision:** No

**Portfolio Holder:** Cllr John Goddard

**Scrutiny Responsibility:** Environment



**Area(s) affected:** All

#### Report Approved by



**Portfolio Holder:** Councillor John Goddard

**Legal:** Legal and Democratic Services (Kate Chirnside)



**Finance:** Financial Management (Christopher Kaye)

**Strategic Director:** Sharon Cosgrove



**Policy Framework:** The production of this document fulfils a commitment of the Local Development Scheme. It will also support the City Council's vision of improving the environment where we live and work.



#### Recommendation(s):

That Executive Board recommend to Council that they:



1. adopt the Supplementary Planning Document on Balance of Dwellings;
2. authorise the Planning Policy Manager to make any necessary editorial corrections.



That Council:



1. adopt the Supplementary Planning Document on Balance of Dwellings;
2. authorise the Planning Policy Manager to make any necessary editorial corrections.



## **Summary**

1. In June 2007 Executive Board considered the draft Supplementary Planning Document (SPD) on Balance of Dwellings. It was then subject to a six-week period of public consultation in August and September 2007.
2. The purpose of this report is to consider responses made to the draft SPD and for Council to adopt it. The document will then form part of the Local Development Framework and support policies of the adopted Oxford Local Plan 2001 – 2016.
3. Executive Board are asked to recommend that Council adopt the Supplementary Planning Document. Council is asked to adopt the Document and authorise the Planning Policy Manager to make any editorial corrections. The SPD is attached as Appendix A – highlighted track changes show amendments to the consultation draft.

## **Background and context**

4. The City Council have committed to the production of this document in the Local Development Scheme (LDS) as approved by Council and by the Secretary of State. It will support and supplement policies of the adopted Oxford Local Plan 2001 – 2016.
5. Once adopted the SPD will form part of the Local Development Framework. This status will allow it to be used in the determination of planning applications as material considerations under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
6. The document has been produced in line with the procedure and programme set out in the LDS. This process has involved early community involvement and Sustainability Appraisal (SA) assessing the social, economic and environmental impacts of the document. The South East England Regional Assembly has confirmed that the consultation draft was in general conformity with the adopted Regional Spatial Strategy and the draft South East Plan.

## **Content**

7. The SPD provides 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;
  - an assessment of population and household trends which will drive future housing need in Oxford;
  - a projection model of future housing stock if current trends continue, as compared to need;
  - a future policy framework for determining the mix of dwellings taking account of the size of the site, number of units and its location;
  - policy guidance reflecting the spatial dimension, providing advice on the appropriate mix of dwellings for the City and District centres, strategic sites, and local Neighbourhood Areas.

8. Changes have been made to the consultation draft following public consultation and further legal advice. These changes are shown in the SPD attached as Appendix A.

### **Consultation**

9. Public consultation on the draft SPD, Sustainability Appraisal, Background Paper and supporting documents took place from 31<sup>st</sup> July to 11th September 2007. Letters were sent to identified Residents' Associations in Oxford, as well as other stakeholders and individuals identified as having an interest in the SPD. A public notice was also placed in the Oxford Times, and the SPD and its background papers were published on the City Council website. Copies of these documents were sent to a number of Statutory Consultees.
10. The detailed comments arising from the consultation, and the officer's response to them, are attached as Appendix B. Whilst there has been broad support for this SPD, particularly from residents, the development industry and agents have raised objections. The principal concerns are that the SPD 'does more than expand existing policy', is 'too prescriptive, and its implementation could 'impact on the delivery of future housing provision in Oxford'.
11. In response officers consider that the adopted Local Plan policy HS.8 requires a mix of dwelling types and sizes to be provided. This SPD seeks to add clarity by providing advice to developers on the appropriate mix taking into account the number of units and their location. There is flexibility to provide both family housing and smaller units within a defined range. The implementation of this SPD will be assessed according to a range of key housing indicators regularly monitored in the Annual Monitoring Report (AMR). This includes overall housing delivery targets.
12. Legal advice has been sought from Counsel in relation to the concerns raised.
13. A report on the progress of the Balance of Dwellings SPD was taken to Housing Scrutiny on the 8<sup>th</sup> November 2007. It included a summary of the comments received from the public consultation, together with the officer response and an outline of the proposed changes to the SPD. Committee welcomed the progress made on the SPD and supported the policy approach. The proposed principal changes to the SPD set out in the report were also supported.

### **Financial and staffing implications**

14. The production of this Supplementary Planning Document is a commitment in the Local Development Scheme. This sets out Local Development Framework production milestones that must be met. A key performance indicator in assessing Planning Delivery Grant is whether authorities achieve the milestones set out in their Local Development Schemes.
15. In terms of staffing, any further work on the production of the Supplementary Planning Document will be met from the current staff

resources of the Planning Policy team with input from other Business Units as appropriate.

### **The next stages**

16. When adopted, the SPD will form part of the Local Development Framework, and be a material planning consideration when determining planning applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

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1. adopt the Supplementary Planning Document on Balance of Dwellings;
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### **Appendices**

- A Balance of Dwellings Supplementary Planning Document (track changed version)
- B Summary of comments made during consultation, officer responses and proposed amendments.

### **Name and contact details of author:**

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**Background papers:** None for this covering report but the policy document has sources and further information referenced.