

**Scrutiny Committee recommendations: Oxford Local Plan 2036 -
Environmental standards requirements for small housing sites
for
City Executive Board - Tuesday 16 October 2018**

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To: City Executive Board
Date: 16 October 2018
Report of: Scrutiny Committee
Title of Report: Scrutiny Committee recommendations: Oxford Local Plan 2036 - Environmental standards requirements for small housing sites

Summary and recommendations	
Purpose of report:	To present a Scrutiny Committee recommendation concerning the environmental standards requirements for residential developments of under 5 units.
Key decision:	Yes
Scrutiny Lead Member:	Councillor Andrew Gant, Chair of Scrutiny
Executive Board Member:	Councillor Alex Hollingsworth, Board Member for Planning and Transport
Corporate Priority:	A Clean and Green Oxford
Policy Framework:	Draft Oxford Local Plan 2036 (Development Plan Document)
Recommendation: That the City Executive Board states whether it agrees or disagrees with the recommendations in the body of this report	

Appendices
Appendix 1 – Draft City Executive Board Response to Scrutiny Recommendations

Introduction and overview

1. At its meeting on 8 October 2018, the Scrutiny Committee considered the Draft Oxford Local Plan 2036, prior to consideration by the City Executive Board (CEB) and Council on 16 and 17 October respectively. The Committee noted that the Plan is in its third year of development, and going out for a third public consultation, at this stage specifically concerning the soundness of the Plan. The housing policies of the proposed have also been separately considered by the Housing Panel on 11 October.
2. The Committee would like to thank Councillor Hollingsworth, Board Member for Planning and Transport, for attending the meeting on 8 October to answer

questions. The Committee would also like to thank Patsy Dell (Head of Planning, Sustainable Development and Regulatory Services) for her work in leading the planning service over the period of development of the Local Plan, together with colleagues Sarah Harrison (Team Leader, Planning Policy) and Amanda Ford (Team Leader, Planning Policy). The Committee wish Patsy well in the future as she leaves the organisation on 18 October 2018.

3. The Committee discussed several matters concerning the Draft Local Plan. It was noted that recent adjustments in national projections for household formation and population forecasts would not have a significant bearing on the content of the Plan. The Board Member provided the Committee with assurance that the forecasts and evidence base used for the Plan were sound in his view.
4. The Committee welcomed assurance from the Board Member that a revision would be made to the Plan before Council adoption to make it clearer that the Council supports and remains open to making use of new and innovative transport options for Oxford. There were concerns that the current wording in the Plan did not sufficiently highlight the range of emerging transport opportunities that might be available over the plan period. It was also felt that the current wording unintentionally narrowed the focus to bus and train transport only, which was perceived as closing prospects for innovation, particularly in the context of the 2020 Zero Emission Zone.

Summary and recommendation

5. Policy RE1 within the Draft Local Plan makes reference to the requirement to submit an Energy Statement only for developments of 5 or more dwellings. The Plan currently states that planning permission will only be granted where it can be demonstrated that certain minimum energy standards can be achieved.
6. These standards include achieving at least a 40% reduction in carbon emissions from a code compliant base, meeting the BREEAM (Building Research Establishment Environmental Assessment Method) Excellent Standard and water efficiency standards. The Energy Statement also requires details as to how energy targets will be monitored.
7. The Committee believe there is value in extending the requirement to submit an Energy Statement for developments containing less than 5 dwellings. It is felt that this base level energy standard should be applied unilaterally as a minimum for all new residential developments in Oxford, regardless of their size. This was felt to be particularly relevant as much new residential development takes place on small sites in Oxford.
8. **Recommendation 1 – That as part of the Local Plan, the Council extends the requirement for an Energy Statement to be submitted for new residential developments of less than 5 units.**

Housing Panel Consideration

9. The Housing Scrutiny Panel met on 11 October 2018 specifically to consider the Housing Policies within the Draft Local Plan. The meeting welcomed representatives from Oxfordshire Community Land Trust. No formal

recommendations were made by the Housing Panel. However, it was noted that the Board Member for Planning and Transport supported some changes presented by the guest speakers in relation to including reference to 'permanent affordability,' and the structure of Policy H7 concerning community led housing and self-build housing. It was also agreed that the following sentence would be included in Policy H7: "Proposals for self-build housing will be supported as a way of enabling people to meet their own housing needs, particularly community-led collective self-build."

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Appendix 1 – City Executive Board response to recommendation of the Scrutiny Committee made on 8 October 2018 concerning Local Plan Environmental Standards

Draft response provided by the Board Member for Planning and Transport

<i>Recommendation</i>	<i>Agree?</i>	<i>Comment</i>
That as part of the Local Plan, the Council extends the requirement for an Energy Statement to be submitted for residential developments of less than 5 units.	Yes	The policy applies to all new residential developments other than householder applications, and information would be needed to support this. Therefore, adding a requirement for an energy statement, proportionate in detail to the scale of development, would help to add clarity.

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