

Agenda

OXFORDSHIRE

G R O W T H B O A R D

Oxfordshire Growth Board

Tuesday 25 September 2018 at 2.00 pm
Didcot Civic Hall, Britwell Road, Didcot, OX11 7JN

From 1 July 2018 to 30 June 2019, the Oxfordshire Growth Board meetings are managed by South Oxfordshire District Council.

Contact: Steve Culliford

E-mail: democratic.services@southandvale.gov.uk

Telephone: 01235 422520

Website: www.oxfordshiregrowthboard.org

Voting members 1 July 2018 to 30 June 2019

Leader of South Oxfordshire District Council (which holds the chairmanship)	Councillor Jane Murphy
Leader of Vale of White Horse District Council (which holds the vice-chairmanship)	Councillor Roger Cox
Leader of Cherwell District Council	Councillor Barry Wood
Leader of Oxford City Council	Councillor Susan Brown
Leader of Oxfordshire County Council	Councillor Ian Hudspeth
Leader of West Oxfordshire District Council	Councillor James Mills

Non-voting members 1 July 2018 to 30 June 2019

Chairman of OxLEP	Jeremy Long
Vice-Chairman and Skills Board representative	Adrian Lockwood
Universities representative	Professor Alistair Fitt
OxLEP business representative - Bicester	Phil Shadbolt
OxLEP business representative – Oxford City	TBC
OxLEP business representative – Science Vale	TBC
Homes England representative	Catherine Turner/Kevin Bourner
Oxfordshire Clinical Commissioning Group representative	Louise Patten
Environment Agency representative	Lesley Tims

Note: Members of the Board may be accompanied at the table by senior officers from their organisation.

As a matter of courtesy, if you intend to record the meeting please let the contact officer know in advance of this meeting.

AGENDA

PART ONE – PUBLIC BUSINESS

- 1 **Apologies for absence**
- 2 **Declarations of interest**
- 3 **Minutes** (Pages 6 - 12)

To adopt as a correct record the minutes of the Oxfordshire Growth Board meeting held on 31 July 2018.

- 4 **Chairman's announcements**
- 5 **Public participation**

Members of the public may ask questions of the Chairman of the Growth Board, or address the Growth Board on any substantive item at a meeting, subject to the restrictions set out in the public participation scheme.

The total amount of time allowed for public participation at a meeting shall not exceed 30 minutes, unless the Chairman consents to extend that time in the interests of the proper conduct of the business of the Growth Board.

A person speaking to the Growth Board may speak for up to three minutes. Board members may ask questions for clarification.

Asking a question

Questions (in full and in writing) must be received **by 5pm on Wednesday 19 September 2018**. A written or verbal answer will be provided by the Chairman at the meeting. The questioner may ask a supplementary question directly related to either the original question or the reply received.

Addressing the Board

Notice of a wish to address the Growth Board by making a statement must be received **by 12 noon on Monday 24 September 2018**.

Petitions

Petitions on matters directly relevant to matters in which the Growth Board has powers and duties must be received **by 5pm on Wednesday 19 September 2018**. The representative of the petitioners may speak. Petitions are referred without discussion to the next meeting.

Questions, petitions and notice of addresses must be submitted to democratic.services@southandvale.gov.uk or delivered/posted to Democratic Services, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB.

6 Presentation from the Environment Agency

Presenters: Anna Guy (Thames Environment Planning and Engagement Manager) and Joe Cuthbertson (Thames Flood Risk Manager, Environment Agency)

7 Presentation from Active Oxfordshire

Presenter: Keith Johnson, Chairman of Active Oxfordshire

8 Oxford to Cambridge expressway corridor

To receive an update.

9 Housing and Growth Deal delivery update (Pages 13 - 18)

To update the Board on progress with the Oxfordshire Housing and Growth Deal. (Caroline Green)

Recommendation: to note the progress towards the Housing and Growth Deal milestones as set out in the delivery plan.

10 Planning freedoms and flexibilities (Pages 19 - 22)

To receive an update on the planning freedoms and flexibilities agreed as part of the Oxfordshire Housing and Growth Deal.

11 Feedback from Scrutiny Panel and Advisory Sub-Groups

To receive verbal updates from the chairmen of the Growth Board Scrutiny Panel and the sub-groups the Joint Statutory Spatial Plan, Housing, and Infrastructure.

12 Oxfordshire local plans progress (Pages 23 - 24)

To consider the progress report on the adoption of Oxfordshire's local plans.

13 Local Enterprise Partnership update

To receive a verbal update from the Local Enterprise Partnership.

14 Sub-National Transport Body

To receive a verbal update from Sue Halliwell/Bev Hindle, Oxfordshire County Council.

15 Rail Connectivity Update

To receive a presentation from Sue Halliwell/Bev Hindle, Oxfordshire County Council.

16 Updates on matters relevant to the Growth Board

Growth Board members and officers may verbally update the Board on progress on matters previously before the Board for consideration or relevant to the Board's future decisions.

17 Dates of next meetings

The dates of future Growth Board meetings are below. These will be held on Tuesdays at 2pm in Didcot Civic Hall.

- 27 November 2018
- 29 January 2019
- 26 March
- 4 June

Councillors' duties on declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the council's area; licences for land in the council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's register of interests which is publicly available on the council's website.

Declaring an interest

Where any matter disclosed in your register of interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Member's Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Councillors' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those of the member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

Minutes

OF A MEETING OF THE

Oxfordshire Growth Board

OXFORDSHIRE

G R O W T H B O A R D

HELD ON TUESDAY 31 JULY 2018 AT 2.00 PM

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

Present:

Voting members: Councillors Jane Murphy (Chairman), Roger Cox, Susan Brown, Ian Hudspeth, James Mills and Barry Wood

Non-voting members: Professor Alistair Fitt (Universities' Representative), Louise Patten (Clinical Commissioning Group Chief Executive), Lesley Tims (Environment Agency Strategic Planning and Engagement Manager for Thames Area), Catherine Turner (Homes and Communities Agency)

Officers: Peter Clark (Oxfordshire County Council Chief Executive), Adrian Colwell (Cherwell District Council), Steve Culliford (South Oxfordshire and Vale of White Horse District Councils), Patsy Dell (Oxford City Council), Andrew Down (South Oxfordshire and Vale of White Horse District Councils), Ahmed Goga (Oxfordshire Local Enterprise Partnership), Christine Gore (West Oxfordshire District Council Executive Director), Caroline Green (Oxford City Council), Susan Harbour (South Oxfordshire and Vale of White Horse District Councils), Bev Hindle (Oxfordshire County Council), Giles Hughes (West Oxfordshire District Council), Gordon Mitchell (Oxford City Council Chief Executive), Yvonne Rees (Cherwell District Council Chief Executive), Paul Staines (Oxfordshire Growth Board) and Mark Stone (South Oxfordshire and Vale of White Horse District Councils)

Other councillors: Judith Heathcoat (Oxfordshire County Council) and Bill Service (South Oxfordshire District Council)

1 Apologies for absence

Apologies for absence were received from Jeremy Long (Oxfordshire Local Enterprise Partnership - Chairman), Philip Shadbolt (Oxfordshire Local Enterprise Partnership – Business representative for Bicester), and Adrian Lockwood (Oxfordshire Local Enterprise Partnership – Vice-Chairman and Skills Board).

2 Declarations of interest

None

3 Minutes

The minutes of the Oxfordshire Growth Board's meeting held on 11 June 2018 were signed and adopted as a correct record.

4 Chairman's announcements

The chairman asked all present to silence their mobile telephones and advised of emergency evacuation arrangements.

5 Public participation

The Growth Board received a question from Jenny Hannaby and an address from Michael Tyce. The chairman thanked them both for their contributions.

Question from Jenny Hannaby (who had sent her apologies for absence):

"How will the Growth Board contribute to growth of the area to ensure the right mix of affordable housing and key workers are brought forward? Could they define key workers?"

The chairman read the following response and asked that it was sent to Jenny Hannaby:

"Growth Board partners recognise that the cost and availability of housing is a major issue for local employers in the recruitment and retention of staff, including but not confined to those providing essential public services. The solutions must lie in increasing the overall supply of affordable homes both for key workers and those on low incomes.

As part of its commitment to sustainable growth within Oxfordshire, Growth Board partners are working with key partner institutions such as Health Trusts and Universities to explore opportunities to bring forward housing developments that provide accommodation for their own employees and a balance of affordable homes. We are also keen to explore opportunities to link the Housing and Growth Deal affordable housing fund programme to employer-owned sites schemes that could provide affordable housing alongside key worker housing.

Key worker definitions are a matter for local planning authorities to decide in local plans and may be different in different areas. The Growth Board partners are engaged in collective work with partners to understand key worker needs and to examine and learn from best practice and innovation in the provision of key worker housing. It is anticipated that the Growth Board will consider the outcomes of this work later this year."

Address from Michael Tyce, on behalf of the Campaign to Protect Rural England:

The Campaign to Protect Rural England supported the concept of the forthcoming Joint Statutory Spatial Plan as it gave the opportunity for the cohesive planning of new development across Oxfordshire. However, the Campaign urged caution that a balance would be required to protect the rural character of Oxfordshire.

Residents were keen to know the development options available and required effective and genuine consultation. The Growth Board must ensure that decision-making was transparent.

The Campaign to Protect Rural England would like to be permanent members of the Officer Project Board to ensure a balance between conflicting priorities and protection of the countryside. The Campaign had a lot to offer to the process and would aid the credibility of the Joint Statutory Spatial Plan outcome.

The chairman responded by welcoming the Campaign to Protect Rural England's engagement and interest in the work on the Joint Statutory Spatial Plan. The Growth Board would ensure that there were opportunities for the Campaign to Protect Rural England along with all interest groups to input to the plan throughout its development.

The Project Officer Team would be responsible for the technical work and evidence base, and ensuring the right processes were followed during the plan's development. It was not possible or appropriate to invite all the different interest groups to be members of the working team, but the Growth Board would need effective mechanisms to involve them in the process. The Joint Statutory Spatial Plan Project Lead, Rachel Williams, and Project Sponsor, Giles Hughes, had met with Helen Marshall of the Campaign to Protect Rural England earlier this month to discuss the Joint Statutory Spatial Plan. The chairman suggested that the team met the Campaign to Protect Rural England again in early autumn to discuss future engagement.

6 Local industrial strategy

The Growth Board received a presentation from Ahmed Goga (Oxfordshire Local Enterprise Partnership) on progress made in developing the Local Industrial Strategy. A copy of this presentation is published alongside the Growth Board agenda.

As part of the launch of the UK national industrial strategy, Oxfordshire had been invited to develop a local industrial strategy. This was an opportunity to build an ambitious programme for long-term economic growth in Oxfordshire. The strategy was focussed on:

- delivering economic growth and manufacturing and supply chain opportunities
- making Oxfordshire an attractive place to invest
- developing Oxfordshire's international potential to compete on a global level and in new emerging markets

The Local Industrial Strategy would align with the Growth Board's work on the Oxfordshire Housing and Growth Deal, the Joint Statutory Spatial Plan, the Oxfordshire Infrastructure Strategy, and the Local Transport Plan.

Work on the strategy had commenced in April 2018, and it was hoped that it would be submitted to the Government by December. There would be a consultation event during the autumn and regular check and challenge points with the Government, leading up to a final draft in early 2019. Once in place, the effectiveness of the strategy would be monitored, and the success of Oxfordshire's economy would be benchmarked, for example against global competitors.

The Growth Board welcomed the presentation and noted that a further update would be presented in the autumn.

7 Homes England presentation

The Growth Board received a presentation from Catherine Turner on the partnership role Homes England proposed to play in the Oxfordshire Housing and Growth Deal. A copy of this presentation is published alongside the Growth Board agenda.

Homes England was a Government agency designed to use its finance, land and expertise to ensure new homes were built and to intervene to unlock development. Homes England would work with the Growth Board and its partner councils to help deliver the Oxfordshire Housing and Growth Deal.

Homes England confirmed that it saw its role as an integral partner in the Oxfordshire Housing and Growth Deal, not just in its capacity as the monitoring arm of Government but also as an equal partner in delivering the programme and addressing its challenges. Homes England would help the Growth Board to identify and understand barriers to development and help provide solutions.

The Growth Board welcomed Homes England's involvement in delivering the Growth Deal and welcomed the active support of the Government in addressing the challenges. The Growth Board welcomed the presentation, the continued partnership with Homes England, and looked forward to the help Homes England could offer to unlock difficult housing developments.

8 Oxfordshire Housing and Growth Deal

Caroline Green, the interim Deal Delivery Director, presented a report on progress with the Oxfordshire Housing and Growth Deal. The Growth Board noted that officers had established the framework and work programme to implement the Growth Deal and were mobilising resources to deliver the year 1 programme and the programmes for years 2 to 5 for housing from infrastructure and years 2 to 3 for affordable housing. A governance framework and the necessary monitoring and reporting frameworks were also being developed.

RESOLVED: that the Growth Board notes the report and welcomes the progress to date.

9 Joint Statutory Spatial Plan

Giles Hughes, the officer lead on the Joint Statutory Spatial Plan, presented a report on its progress. Work had been carried out on the draft project and preparation of key documents. These included the Local Development Scheme, which set out the work programme and timetable, the draft Statement of Community Involvement, which would be subject to public consultation in the autumn, and the scoping document for the Joint Statutory Spatial Plan. Drafts of these three documents were appended to the report and would require each council's approval in September.

The Growth Board noted that the Joint Statutory Spatial Plan would be a long-term strategic planning document for Oxfordshire, running to 2050. It presented an opportunity to shape the future of Oxfordshire. However, the Joint Statutory Spatial Plan would not allocate specific housing sites, this would be the role of the local plans prepared by the district councils.

RESOLVED: that the Growth Board welcomes and notes the progress report.

10 Oxfordshire planning freedoms and flexibilities

The Growth Board considered a report from Giles Hughes on the planning freedoms and flexibilities being offered by the Government as part of the Oxfordshire Housing and Growth Deal. These included introducing a temporary three-year housing land supply requirement, rather than five years, until the adoption of the Joint Statutory Spatial Plan, and the introduction of a bespoke housing delivery test.

On 24 July the Government had published the revised National Planning Policy Framework. This allowed the Government to approve planning freedoms and flexibilities in certain circumstances, such as where a housing and growth deal had been agreed with councils.

The Growth Board had run a public consultation through its website on the proposed three-year housing land supply requirement. The majority of the respondents had supported the proposal. The responses would be sent to the Government to make the final decision, which was expected in early September.

The second of the negotiated freedoms and flexibilities was the housing delivery test. This would not be implemented until November 2020 and would apply for three years. It was hoped that the Government would agree that this would be at 50 per cent of adopted Local Plan housing numbers for Oxfordshire or the adopted Joint Statutory Spatial Plan housing numbers, not the 75 per cent national requirement.

RESOLVED: that the Growth Board welcomes and notes the report.

11 The Letwin Review

The Growth Board received an update on the stage 1 report from the Letwin Review. The Government had appointed Sir Oliver Letwin MP to identify the main causes why homes were not being built, despite having planning permission. His initial findings were set out in the report; policy recommendations would be forthcoming in stage 2, due later this year.

The intended conclusions of the review were that councils were provided with an enhanced toolkit to help the accelerated delivery of homes and allow further innovation through enabling policies. For example, Oxfordshire's councils could move away from relying on large sites to meet housing need, which would require longer lead-in time and greater infrastructure requirements towards smaller sites. Councils could also seek to secure an enhanced range of housing choice through the Local Plans. The Growth Board believed that, where housing developments had been subsidised, there should be a commitment from the developer to expedite their building programme. Homes England reported that through its funding streams, it could assist with housing infrastructure and assist where developments were only marginally viable.

RESOLVED: that the Growth Board welcomes the report from the Letwin Review and looks forward to the final review conclusions in the expectation that it will offer councils a range of options to assist with future housing delivery.

12 Oxfordshire Local Economic Partnership update

The Growth Board received a verbal update from the Oxfordshire Local Enterprise Partnership. The Government had completed a review of local enterprise partnerships

across the country, making a series of recommendations to develop them further. These included:

- Strategic direction – the local enterprise partnerships should promote and enhance productivity in their areas (e.g. the development of the Oxfordshire Local Industrial Strategy).
- Improved governance – there should be limits to the terms of office of the partnership's chairmen, there should be good gender balance on the partnership's board, and two-thirds of the board should be private sector representatives (the Oxfordshire Local Enterprise Partnership would review this).
- Improved performance - local enterprise partnerships should hold their annual general meetings in public and should conduct annual performance reviews.
- Reduce geographical overlap – local enterprise partnerships should reduce geographical boundary overlap with neighbouring partnerships.

The Growth Board noted the report and welcomed the Oxfordshire Local Enterprise Partnership's commitment to review the Government's review recommendations in detail.

13 Sub-national transport body

The Growth Board received an update on the Government's intention to create a sub-national transport body. The aim was to consult on proposals in the spring 2019. The body would look at strategic transport but also digital technologies, including broadband internet.

The Growth Board also noted that the Oxfordshire Local Enterprise Partnership was working with other local enterprise partnerships across the Oxford to Cambridge corridor on a single cross-corridor local industrial strategy.

14 Rail connectivity update

The Growth Board received a verbal update on progress with a rail connectivity study. The study had not been carried out, but the Growth Board's previously expressed views were still relevant. Oxfordshire was still a partner in this matter and was a funding authority. The East West Rail project had agreed to contribute funds also. The Growth Board considered it essential to work with partners to plan future rail connectivity across corridors.

RESOLVED: to request officers to provide an update to the next Growth Board meeting.

15 Updates on matters relevant to the Growth Board

Growth Board members gave updates on the following matters:

- **Oxford to Cambridge expressway** – Barry Wood reported that he was the chairman of the Oxford to Cambridge cross-corridor leaders' group, which was developing collaborative joint working and avoiding duplication. A Government announcement on the Oxford to Cambridge expressway corridor was expected in the autumn.

- **The Environment Agency** – The Environment Agency offered to make a presentation to the next meeting on its role in supporting the Growth Board. This was welcomed.
- **NHS involvement in growth planning** – the Growth Board welcomed the engagement of the NHS in planning for Oxfordshire’s growth. It was suggested that the NHS could advise on better design of future housing stock to allow for full life-cycle accessibility, with walk to school, cycle routes and improved public transport, and community support all taken into account. The Growth Board welcomed all suggestions and more collaborative working and asked that this was added to its future agenda.
- **Growth Board forward plan** – no forward plan had been presented to this meeting as officers planned to hold a workshop in the autumn on the future direction of the Growth Board. An update would be given at the next meeting.

16 Dates of next meetings

The dates of future Growth Board meetings are set out below. All meetings will be held on Tuesdays at 2pm in Didcot Civic Hall.

- 25 September 2018
- 27 November
- 29 January 2019
- 26 March
- 4 June

The meeting closed at 3.41 pm

Chairman

Date

REPORT TO OXFORDSHIRE GROWTH BOARD OXFORDSHIRE HOUSING AND GROWTH DEAL

REPORT PURPOSE

- 1) The purpose of this report is to update the Board on progress with the Oxfordshire Housing and Growth Deal (the Deal), agreed with Government.
- 2) The Deal provides £215 million of additional funding for Oxfordshire, to deliver the key infrastructure required to bring forward already proposed housing development; additional funds to increase the supply of affordable housing and funding to secure economic growth in key industry sectors.
- 3) The Deal also commits Government to providing a package of planning freedoms and flexibilities for the Oxfordshire Local Planning Authorities that will offer protection from speculative development whilst we complete a countywide Joint Statutory Spatial Plan (JSSP) to 2050.
- 4) The Deal is written as a delivery plan and sets out our commitments as a partnership and established key milestones for delivery. In terms of governance, the Deal places the Growth Board at the heart of the delivery regime and requires regular reports to the Board on progress. Accordingly, this report updates on progress towards these milestones.

RECOMMENDATIONS

- (i) *That the Growth Board note the progress towards the Housing and Growth Deal Milestones as set out in the Delivery Plan*

BACKGROUND

- 5) The key elements of the Deal, as set out in the Outline Agreement are:
 - Infrastructure Delivery Programme
 - Housing from Infrastructure Delivery Programme
 - Affordable Housing Delivery Programme
 - A Joint Statutory Spatial Plan (JSSP) and Planning Flexibilities
 - Productivity
- 6) The early milestones set out in the Delivery Plan have been achieved. These were
 - Agreeing the draft Statement of Common Ground for the JSSP
 - Revising the Terms of Reference of the Growth Board and establishing an enhanced governance framework to oversee the delivery of the Deal
 - Agreement of a year one Affordable Housing Programme
 - Agreement of the year one Homes from Infrastructure (HFI) Programme
 - A consultations exercise on the first phase of the proposed Planning Freedoms and flexibilities- the Three-Year Land Supply Test.
 - The implementation of the Three-Year Land Supply Test flexibility by Government through a Written Ministerial Statement

- 7) The next tranche of milestones are due by the end of September. These are
- Developing the years 2-5 Homes from Infrastructure (HFI) programme for agreement with government in Q3.
 - Developing the years 2-3 Affordable Housing programme for agreement with Government in Q3..
- 8) At the same time the Government has commitments to:
- Pay the second tranche of the capacity fund.
 - Respond to our consultation on the proposed Three Year Land Supply Test
- 9) The key developments since the July Growth Board meeting are as follows

INFRASTRUCTURE DELIVERY PROGRAMME

- 10) During the first quarter of 2018/19 a review of the year one programme took place as part of the mobilisation of the Deal. This assurance activity took place due to the speed required to develop the programme for HMG in Q4 of 2017/18. It provided confidence on those schemes and activities that could, and did, start in Q1 and identified those schemes that were likely to be delayed. A monitoring and reporting process was also established to enable the Infrastructure Sub-Group, from its inaugural meeting onwards oversight of delivery, and identification and mitigation of key risks to delivery.
- 11) A key issue to delivery of the year one infrastructure programme, reported to the Infrastructure Sub-Group at its inaugural meeting in September, were the delays to a small number of schemes primarily due to third party delays, for example developers delayed in agreeing scope or contracts with third parties. The Sub-Group have been made aware of the likelihood that some of these schemes will need to move to year 2 of the delivery programme. A process is underway in accordance with the Deal Delivery Plan to manage the forecast underspend to ensure the Deal continues to maximise value for money.
- 12) In accordance with the commitment to develop the 2-5-year infrastructure programme by the end of September 2018 outlined in point 6, consultants AECOM were commissioned to produce a ranking framework to allow Growth Deal partners to prioritise the projects that will be funded in the future years of the Deal. AECOM are on target to produce the framework and a proposed list of projects by the end of September with an officer workshop scheduled on 26 September. The proposed infrastructure delivery programme will then be reviewed by the Infrastructure Sub-Group in early October for recommendation to the Growth Board and subsequently for agreement with MHCLG.

HOUSING FROM INFRASTRUCTURE DELIVERY (HFI) PROGRAMME

- 13) The Deal makes it clear that whilst Government are interested in the timely completion of the identified strategic infrastructure projects, it is also focussed upon the housing delivery outcomes that are facilitated by the infrastructure. The Deal therefore set out an indicative number of properties- already planned for in Oxfordshire Councils' local plans- that would be secured by the completion of the relevant infrastructure projects.
- 14) Previous reports to the Board have highlighted that although the sites identified are those where the lack of funded strategic infrastructure is a brake upon development, there are also a raft of other challenges, often unique to each site that require resolution to bring housing development forward. Work is currently underway with the authorities on identification and plans to resolve these issues through a process of detailed action planning.
- 15) As reported at the July Board meeting the reporting requirements for the HFI Programme are also the subject of discussion with Government. Both Government and the partners predicate this discussion on an acknowledgement that there is an increased level of sophistication that is required to better understand and articulate the relationship between the investment in infrastructure provided by the Deal and the housing that it secures. Officers are developing, in partnership with Homes England a methodology for defining how much housing is secured through infrastructure investment that will lead to a proposal to Homes England.
- 16) The relevant next milestones for the HFI programme are the agreement of the delivery programmes for years 2-5. These are due with Government by 30th September 2018 and discussion at the second quarter monitoring meeting in October. They will then be brought to the November meeting of the Board for endorsement via both the Housing and Infrastructure Sub-Groups.

AFFORDABLE HOUSING DELIVERY PROGRAMME

- 17) The Board will recall that Government are providing £60 million, over three years for additional affordable housing, to deliver a range of different affordable housing types and tenures. The Delivery Plan sets out an indicative trajectory for the Affordable Housing Programme and commitment to delivering at least 1,320 affordable homes to start on site by March 2021.
- 18) As reported at the last meeting a year one programme has been agreed and a positive first quarter monitoring meeting held with Homes England to assess progress towards these milestones.
- 19) The next steps are the development of a years 2 and 3 programme with Homes England by the end of September, for endorsement by the Housing sub-group and the Board at its November meeting.
- 20) The inaugural meeting of the Housing sub-group took place on 10th March and members received a detailed appraisal of the year one programme and the challenges it faces. These challenges are the subject of detailed action and contingency planning and will be reported to future sub-group meetings through the Programme Board and sub group.

JOINT STATUTORY SPATIAL PLAN AND PLANNING FLEXIBILITIES

- 21) The development of an Oxfordshire Joint Statutory Spatial Plan (JSSP) is a central plank of the Deal. Building on the existing Plans, the JSSP will set the strategic direction for planning to 2050. The Deal provides up to £2.5 million capacity funding to Oxfordshire Partners to support the development of the JSSP.
- 22) As reported in July, the first milestones, namely the development of a draft Oxfordshire-wide Statement of Common Ground (SoCG) and the establishment of a Joint JSSP Project Board were completed .
- 23) After this officers have prepared for the commencement of substantive work required to complete the JSSP whilst we awaited confirmation of the planning Freedoms and Flexibilities (F&F) to be provided by Government under the Deal. The Board will be aware that this confirmation has now been received and will be discussed at this Board meeting.
- 24) Officers have prepared three preparatory documents for the JSSP. A Statement of Community Involvement, (SCI) a Local Development Scheme(LDS) and a Scoping Document. Subject to ratification of these by the partner councils, the SCI for consultation, officers will embark upon the JSSP project in mid- October
- 25) The F&F recognise the challenges Oxfordshire faces from unplanned development during the period of preparation and years following adoption of the JSSP. Accordingly, Government has signalled agreement to grant planning flexibilities on a time limited basis to provide some protection from the risk of unplanned development.
- 26) The proposed F&F have two aspects:
 - First, an amendment to the Housing Land Supply Test –reducing it from 5 to 3 years-during the plan process, recognising that whilst the new JSSP takes shape the standard regime leaves partners vulnerable to speculative development.
 - Secondly, upon completion of the JSSP, a revision to the proposed Housing Delivery Test.
- 27) Both F&Fs are subject to negotiation and agreement with Government and the first of these, regarding the Three-Year Land Supply proposal has been the subject of consultation on the Growth Board website. Government have now implemented this measure through a Written Ministerial Statement, attached as an appendix to the separate report on this item.

PRODUCTIVITY

- 28) It has been agreed with Government that the focus for all elements of the productivity stream will be built around the emerging Local Industrial Strategy (LIS).
- 29) Oxfordshire partners, under the leadership of OxLEP has developed a highly collaborative approach to developing the LIS, through a steering group comprising senior officials from local government, higher education, the Government investment agency for science and research (UKRI) and OxLEP Board Directors, working alongside the OxLEP Executive Team, and drawing on specialist support from consultants.

30) The key features of the methodology for developing the LIS are:

- economic modelling and scenario planning
- international ecosystems market analysis
- spatial mapping and growth distribution exercises
- extensive bilateral and group based stakeholder engagement.

31) This process will result in the production of a suite of documents which, together, will form the LIS, these are:

Economic Review Baseline – an objective assessment of Oxfordshire’s economic performance to date. It explores how Oxfordshire has performed against other local economies and the relative performance of each district and key sectors within the county. It provides detailed economic evidence which has helped us to shape and prioritise interventions for the LIS. The evidence in this report also helps to provide the context for why Oxfordshire is now aspiring to be a top three global innovation ecosystem and includes an international assessment of other competing locations and how Oxfordshire needs to respond to the challenges posed by these areas.

Future State Assessment – the report sets out scenarios for the economy, taking into account the global megatrends shaping future growth, stakeholder views and the evidence from the Baseline Economic Review. It sets out the big ideas for

Oxfordshire which would need to be considered to support an ambitious growth trajectory to be a top three global innovation ecosystem.

The Strategy – this will be our overall plan to deliver ambitious, inclusive and sustainable economic growth for Oxfordshire and the UK. It will focus on how local and national partners can work together to increase productivity, deliver research and innovation to tackle the UK’s Grand Challenges and build the necessary infrastructure – physical, digital, business, financial and social – to realise our ambition to be a top three global innovation ecosystem by 2040.

Investment Prospectus – a strategic document detailing the investment needed to secure Oxfordshire’s position as a top three global innovation ecosystem and the ambitious and innovative partnerships we are keen to develop and foster with Government, investors and commercial organisations to deliver our strategy.

32) The LIS will be fully aligned with the commitments of the Oxfordshire Housing & Growth Deal and the emerging Oxfordshire Joint Statutory Spatial Plan and Oxfordshire Rail Study. Both these key pieces of work will utilise the evidence base and findings from the LIS to inform their respective studies; This will ensure that our proposals are integrated and supported by the spatial distribution for growth and the necessary connectivity required, to realise our ambitions for the Oxfordshire economy.

33) The next steps will be the development of a final draft strategy. This will be further tested and refined with a series of sessions and bilateral meetings with stakeholders, HMG and the LIS Steering Group between September and October. We then anticipate that there will be a further working session of the wider OxLEP Family of Board Directors and Sub Group Members in late October / early November, which will include Growth Board members, to review the proposed draft final and sense check the focus and ambitions of the LIS.

Growth Board 25th September 2018
Agenda item – Oxfordshire Housing and Growth Deal
Contact: Caroline Green Interim Growth Deal Director
E- mail: cgreen@oxford.gov.uk

- 34) Our objective remains to be the first LIS Trailblazer to be developed in the country and be formally submitted to HMG, by the end of this calendar year.

DEAL GOVERNANCE AND FINANCE

- 35) Since our last report to the Board good progress has been made in on reorienting the governance and structures of the Board to reflect its new responsibilities.
- 36) The Board will recall it agreed revised Terms of Reference and the partners have appointed member representatives to the Advisory Sub Groups and Scrutiny Panel.
- 37) Following agreement to the establishment of the three Sub Groups and the Scrutiny panel all groups have met to discuss their terms of reference and work programmes. The sub groups all received detailed briefing packs providing context for their responsibilities under the Deal and were invited to consider a work programme.
- 38) The Board will also recall that as part of the Deal, Oxfordshire was granted £5 million of capacity funding to assist us with the delivery of the Deal. The allocation of the fund is £2.5 million to prepare the Oxfordshire JSSP, £1.5 million of capacity funding to progress the Deal and £1 million to support scheme feasibility to ensure that the step change in housing delivery that the Deal requires is properly resourced.
- 39) To date Oxfordshire has received £0.5m of Capacity Fund paid in Feb 2018 with the second instalment of £2.5m due end of September in accordance with the agreed milestones detailed in paragraph 8. Alongside this Oxfordshire received £15m of the Infrastructure Fund in May 2018 (£11m revenue, £4m capital) with a second instalment of £15m capital due end of September.
- 40) Officers have undertaken financial modelling of options for the capacity fund to ensure it is deployed in the most effective manner to support the delivery of the Deal commitments. Detailed reporting on spend against the budget will be provided to the next meetings of the Sub Groups and summary positions to future meetings of the Board.

CONCLUSION

- 41) This report is the third report for the Deal outlining progress, issues and achievements to date.
- 42) Although good progress has been made in meeting our commitments under the Deal, challenges remain in mobilising the Deal programme from a standing start, sufficient to meet the milestones originally committed to in the Deal.
- 43) Officers in all of the authorities are focused on activity required to accelerate the delivery of the Deal Programmes. The second quarter review with Homes England will take place in October and will be reported to the November Board meeting.
- 44) The report asks the Board to note this progress with the Deal and the achievement against the milestones committed to.

Growth Board 25th September 2018

Agenda item – Update Planning Flexibilities and Freedoms

Contact: Giles Hughes, Head of Planning and Strategic Housing, West Oxfordshire District Council

E- mail: giles.hughes@westoxon.gov.uk

REPORT TO OXFORDSHIRE GROWTH BOARD UPDATE PLANNING FLEXIBILITIES AND FREEDOMS

REPORT PURPOSE

1. To update the Growth Board about the recent announcement made by the Secretary of State for Housing, Communities and Local Government confirming the planning flexibility on housing land supply in Oxfordshire.

RECOMMENDATIONS

- i. That the Growth Board note the report.

BACKGROUND

2. The Oxfordshire Housing and Growth Deal contained a commitment from Government to explore the options for time limited planning flexibilities, subject to consultation where appropriate.
3. The Oxfordshire Housing and Growth Deal Delivery Plan signed in March 2018, identified two specific time limited planning freedoms and flexibilities: a three year housing land supply requirement for Oxfordshire, and agreement on a bespoke Oxfordshire Housing Delivery Test % to apply from November 2020.
4. The Growth Deal Delivery Plan recognised that the milestones attached to the work on the Joint Statutory Spatial Plan (JSSP) are contingent on securing the planning flexibilities.
5. The Secretary of State for Ministry of Housing, Communities and Local Government made a written statement in the House of Commons on the 12th September 2018 implementing a temporary change to housing land supply policies as they apply in Oxfordshire. This change states that authorities in Oxfordshire will need to demonstrate a three year supply of deliverable housing sites, rather than the five year requirement that applies nationally. A copy of the written statement is included as attachment 1.
6. The revised National Planning Policy Framework (NPPF) launched in July 2018 provided a key policy link enabling this planning freedom and flexibility. The written ministerial statement applies from the 12th September and will remain in effect until the adoption of the Joint Statutory Spatial Plan in each area, provided the timescales agreed in the Housing and Growth Deal are adhered to.
7. In making the decision to make the written statement the Secretary of State took into account all of the representations received during consultation on the measure. A report on the consultation responses was presented to the Growth Board at its meeting on the 31st July 2018.

Growth Board 25th September 2018

Agenda item – Update Planning Flexibilities and Freedoms

Contact: Giles Hughes, Head of Planning and Strategic Housing, West Oxfordshire District Council

E- mail: giles.hughes@westoxon.gov.uk

8. Now that the three year supply planning freedom has been confirmed, work on the JSSP can move beyond its preparatory phase, subject to the decisions by the individual local planning authorities in September and October on the Local Development Scheme, Scoping Paper, and Draft Statement of Community Involvement.
9. As reported to the Growth Board in July, the bespoke housing delivery test will be subject to local consultation in 2020 in time to enable this separate freedom to be in place for November 2020 through a written ministerial statement. A target of 50% would apply for three years from November 2020 in each of the Oxfordshire Districts. This would apply instead of the national figure of 75%. This timing should help manage the risks from unforeseen circumstances delaying adoption of a District's Local Plan.

Growth Board 25th September 2018

Agenda item – Update Planning Flexibilities and Freedoms

Contact: Giles Hughes, Head of Planning and Strategic Housing, West Oxfordshire District Council

E- mail: giles.hughes@westoxon.gov.uk

Attachment 1

Housing Land Supply in Oxfordshire: Written statement - HCWS955

WS

Ministry of Housing, Communities and Local Government

Made on: 12 September 2018

Made by: [James Brokenshire](#) (Secretary of State for Ministry of Housing, Communities and Local Government)

HCWS955

Housing Land Supply in Oxfordshire

In March this year the Government committed to the Oxfordshire Housing and Growth Deal, to support ambitious plans to deliver 100,000 homes by 2031. The Oxfordshire-wide Joint Statutory Spatial Plan to be adopted by 2021 will be supported by £215 million of funding to help deliver more affordable housing and infrastructure improvements to support sustainable development across the county.

Paragraph 217 of the National Planning Policy Framework sets out that the Government will explore potential planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered. Such freedoms and flexibilities are to be considered by the Government on a case by case basis. In this instance the Government has worked closely with the authorities in Oxfordshire to agree planning freedoms and flexibilities that will support the ambitious plan-led approach through a Joint Spatial Strategy and the Housing Deal.

As part of the Housing Deal, Oxfordshire sought flexibility from the National Planning Policy Framework policy on maintaining a 5 year housing land supply. This policy supports the delivery of housing by ensuring sufficient land is coming forward to meet housing need. However, we recognise the ambitious plans in Oxford to deliver above their housing need in the long term. The Government wants to support this strategic approach to supporting housing delivery through joint working. We have therefore agreed to provide a short term flexibility which will support the delivery of the local plans for the area and ensure that the local authorities can focus their efforts on their Joint Spatial Strategy. The Government recognises that in the short term this will result in fewer permissions being granted under paragraph 11 of the National Planning Policy Framework but the Government believes that it is important to support these ambitious plans that will deliver more housing in the longer term.

Having considered the responses from a local consultation, which closed on the 12th July 2018, I am today implementing a temporary change to housing land supply policies as they apply in Oxfordshire.

Growth Board 25th September 2018

Agenda item – Update Planning Flexibilities and Freedoms

Contact: Giles Hughes, Head of Planning and Strategic Housing, West Oxfordshire District Council

E- mail: giles.hughes@westoxon.gov.uk

For the purposes of decision-taking under paragraph 11(d), footnote 7 of the National Planning Policy Framework will apply where the authorities in Oxfordshire cannot demonstrate a three year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73). This policy flexibility does not apply to the Housing Delivery Test limb of footnote 7 of the National Planning Policy Framework nor plan making policy in paragraph 67. If a local authority intends to fix their land supply under paragraph 74 they will still be required to demonstrate a minimum of five year supply of deliverable housing sites, with the appropriate buffer.

This statement is a material consideration in planning decisions and applies to those local planning authorities in Oxfordshire with whom the Government has agreed the Oxfordshire Housing and Growth Deal, namely Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council. This statement applies from today and remains in effect until the adoption of the Joint Statutory Spatial Plan in each area, provided the timescales agreed in the Housing and Growth Deal are adhered to. I will monitor progress against these timescales and keep the planning flexibility set out in this statement under review.

This statement has also been made in the House of Lords: HLWS924

Oxfordshire Local Plans: Progress Report

Purpose of report

- 1) To update the Growth Board with progress towards Local Plans adoption across the county

Recommendation

(i) That the Growth Board note the report

Background- Progress to date

Cherwell

- 2) The council are undertaking a Partial Review of the adopted Cherwell Local Plan 2031, Part 1 to incorporate the Growth Board's apportionment of Oxford's unmet housing needs to Cherwell. The proposed review was approved by Council in March 2018 and submitted to the Planning Inspector. A preliminary hearing is to be held on 28 September 2018. The dates for subsequent hearings are still awaited by the Council

Oxford

- 3) Oxford are preparing a Local Plan to 2036. The timeline for completion is;
 - a) Consultation on Preferred Options took place 30 June - 25 August 2017
 - b) City Executive Board and Council will consider approval of the Proposed Submission Oxford Local Plan 2036 for consultation (Reg 19)- October 2018
 - c) Consultation on Proposed Submission (Regulation 19) document November-December 2018
 - d) Submission March 2019 – in accordance with the commitment in the Housing and Growth Deal
 - e) Examination Summer 2019
 - f) Adoption late 2019
- 4) Oxford are also preparing a Community Infrastructure Levy (CIL) Charging Schedule review. The timeline for completion is:
 - a) Consultation preliminary Draft CIL Charging Schedule and 2nd consultation Autumn 2018
 - b) Submission Spring, 2019
 - c) Examination Summer 2019
 - d) Adoption late 2019
- 5) In addition, a new Local Development Scheme, which will include the Joint Strategic Spatial Plan will be prepared. The timetable is to be confirmed.

South Oxfordshire

- 6) South Oxfordshire are preparing a Local Plan to 2033 to provide for the district's own housing needs plus an element of Oxford's unmet need with a commitment to undertake a partial review of its plan once Oxford City have adopted the City Plan. The council published it's Local Development Scheme (timeline) for progressing the plan at it's Cabinet meeting ,2 August. The next stages are that the council will:
 - a) consider the plan for publication (Reg 19) in the early New Year

- b) submit the plan by 31 March 2019
- c) Examination summer 2019
- d) Adoption late 2019

Vale of White Horse:

- a) Local Plan Part 1 was adopted in December 2016 and the Council have just finished the Examination of their Local Plan to 2031, Part 2. This incorporates the Growth Board's apportionment of Oxford's unmet housing needs to the Vale (plus further sites for the district's own needs). The timeline for completion is Adoption by Dec 2018

West Oxfordshire

- 7) West Oxfordshire are preparing a Local Plan 2031 to provide for the district's own housing needs and the Growth Board's apportionment of Oxford's unmet housing need. The Inspector's final report was published on 24 August 2018 and the plan will be considered for adoption at a meeting of Full Council on 27 September 2018.
- 8) Work has also started on a new Area Action Plan (AAP) for the Oxfordshire Cotswolds Garden Village. An initial 'issues' based consultation took place from 22 June – 3 August and the responses are now being analysed with a view to further consultation around December 2018 and formal submission and examination in 2019.

Oxfordshire County Council

- 9) Oxfordshire County Council are preparing a Minerals and Waste Local Plan to 2031. Part 1 of the Plan – Core Strategy was adopted in September 2017. Part 2 of the Plan – Site Allocations is now being prepared, to the following timetable:
 - a) Regulation 18 Consultation on Issues and Options (site options): 8 August – 3 October 2018;
 - b) Regulation 18 Consultation on Draft Plan (preferred options): January – February 2019;
 - c) Regulation 19 Publication of Proposed Submission Plan: September – November 2019;
 - d) Submission: December 2019
 - e) Examination Hearings: March 2020
 - f) Adoption: November 2020