

Agenda

OXFORDSHIRE

G R O W T H B O A R D

Oxfordshire Growth Board

Tuesday 26 March 2019 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: Kevin Jacob, Growth Board Democratic Services Officer

E-mail: democratic.services@oxfordshiregrowthboard.org

Telephone: 01235 422 191

Website: www.oxfordshiregrowthboard.org

Voting members 1 July 2018 to 30 June 2019

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|---|-------------------------|
| 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 | Peter Nolan |
| OxLEP business representative – Science Vale | Angus Horner |
| 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 7 - 15)

To adopt as a correct record the minutes of the Oxfordshire Growth Board meeting held on 29 January 2019.

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 **three working days before the Growth Board meeting**. 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 on a substantive agenda item must be received by 12 noon on **the working day before the Growth Board meeting**.

Petitions

Petitions on matters directly relevant to matters in which the Growth Board has powers and duties must be received by 5pm on **three working days before the Growth Board meeting**. 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@oxfordshiregrowthboard.org or delivered/posted to Democratic Services, Oxfordshire Growth Board, Strategy and Insight, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB.

6 Appointment of chairman and vice-chairman for 2019/20

The Oxfordshire Growth Board is requested to appoint its chairman and vice-chairman for 2019/20, commencing from 1 July 2019

7 Appointment of a representative to the Oxford to Cambridge Arc executive committee

The Oxfordshire Growth Board is requested to appoint a representative to the Oxford to Cambridge Arc executive committee.

8 Statement on the appointment of a Growth Board Director

To receive a statement from the Chairman of the Growth Board on the appointment of a Growth Board Director.

9 Update on Housing Infrastructure Bid

To receive a verbal update on the outcome of the Housing Infrastructure Bid from Councillor Ian Hudspeth, Leader of Oxfordshire County Council and Bev Hindle

10 Oxfordshire to Cambridgeshire Arc Update

To receive a verbal update on the Oxfordshire to Cambridgeshire Arc from Bev Hindle.

11 Housing and Growth Deal delivery update Q3 (Pages 16 - 20)

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

Recommendation: That the Growth Board note progress with the Oxfordshire Housing and Growth Deal.

12 One Public Estate

To receive an update from Yvonne Rees and Bev Hindle.

13 Scrutiny panel update (To Follow)

To receive feedback from the Growth Board Scrutiny Panel.

14 Oxfordshire Plan 2050 (JSSP) sub-group update (To Follow)

To receive an update from the Oxfordshire Plan 2050 (JSSP) Sub-Group.

15 Affordable Housing sub-group update (Pages 21 - 22)

To receive an update from the Housing Sub-Group. (attached)

16 Infrastructure sub-group update (To Follow)

To receive an update from the Infrastructure Sub-Group.

17 Role of Oxford Brookes University in supporting economic development in the county

To receive a presentation from Professor Alistair Fitt, Vice-Chancellor of Oxford Brookes University.

18 Oxfordshire local plans progress

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

19 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, listed in the forward plan, or relevant to the Board's future decisions. This is for the sharing of information and no decisions will be taken.

20 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.

- 4 June 2019
- 30 July 2019
- 24 September 2019 (provisional)
- 26 November 2019 (provisional)
- 28 January 2020 (provisional)
- 31 March 2020 (provisional)
- 2 June 2020 (provisional)

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

HELD ON TUESDAY 29 JANUARY 2019 AT 2.00 PM

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

Present:

Voting members: Councillors Jane Murphy (Chairman) (South Oxfordshire District Council), Roger Cox (Vale of White Horse District Council), Susan Brown (Oxford City Council), Judith Heathcoat (substitute for Ian Hudspeth, Oxfordshire County Council), James Mills (West Oxfordshire District Council), and Barry Wood (Cherwell District Council)

Non-voting members: Adrian Lockwood (Oxfordshire Local Enterprise Partnership Vice-Chairman and Skills Board Representative), Louise Patten (Clinical Commissioning Group), Lesley Tims (Environment Agency), and Catherine Turner (Homes and Communities Agency)

Officers: Steve Culliford (South Oxfordshire District Council), Andrew Down (South Oxfordshire and Vale of White Horse District Councils), Christine Gore (West Oxfordshire District Council Chief Executive), Caroline Green (Oxford City Council), Bev Hindle (Oxfordshire County Council), Gordon Mitchell (Oxford City Council Chief Executive), Yvonne Rees (Cherwell District Council Chief Executive), Paul Staines, Mark Stone (South Oxfordshire and Vale of White Horse District Councils Chief Executive), and Nigel Tipple (Oxfordshire Local Enterprise Partnership)

Other councillors: Andrew Gant (Oxford City Council and Chairman of the Oxfordshire Growth Board Scrutiny Panel) and Bill Service (South Oxfordshire District Council)

15 Apologies for absence

Apologies for absence were received from Councillor Ian Hudspeth (Leader of Oxfordshire County Council) who was substituted by Councillor Judith Heathcoat (Deputy Leader of Oxfordshire County Council), Jeremy Long (Chairman of Oxfordshire Local Enterprise Partnership), Professor Alistair Fitt (the Universities' representative) substituted by Professor Linda King, and Philip Shadbolt (Oxfordshire Local Enterprise Partnership's business representative for Bicester).

16 Declarations of interest

None

17 Minutes

RESOLVED: to adopt the minutes of the Oxfordshire Growth Board meeting held on 27 November 2018 and agree that the chairman signs them as a correct record.

18 Chairman's announcements

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

19 Public participation

The Growth Board received five questions and three statements from members of the public:

1. Question from Sarah Couch (read out by Nigel Pearce):

“It is very hard to see how the growth targets you are working with are compatible with the de-carbonisation which is essential to address the climate emergency. We need to reduce CO2 emissions to zero in the next 30 years - the Paris commitments (if implemented) will result in catastrophic 3 degrees warming. All development including infrastructure needs to be far more ambitious. How do you intend to reduce CO2 emissions to zero in the plans you are developing?”

In response, the chairman reported that the Growth Board recognised the challenges that growth brought and wanted to promote good growth that was sustainable. The Oxfordshire Growth Board and the Oxfordshire Local Enterprise Partnership (OxLEP) had recently agreed a countywide energy strategy (developed by OxLEP in partnership with all local councils, the University of Oxford, Low Carbon Hub, the Distribution Network Operator, and other stakeholders). The overall vision of the energy strategy was for ‘Oxfordshire to be at the forefront of energy innovation to foster clean growth’. The strategy set a target to reduce countywide emissions by 50 per cent by 2030, compared with 2008 levels, and set a pathway to achieve zero carbon growth by 2050. The strategy has been underpinned by a carbon emission analysis, taking into account a number of scenarios, including the addition of 100,000 new homes. Delivery of the strategy required ambition and activity in a wide range of areas. The Oxfordshire Plan 2050 had a role in setting the vision for low carbon standards in new development. This was integral to its place-making principles that would drive growth that enhanced the environment and quality of life.

2. Question from Fleur Woodland (read out by Nigel Pearce):

“In the light of climate change obligations (where England's actions, compared to almost everywhere else is, notoriously poor), why is expanding transport systems seen as a good idea (especially as primarily being for the science / technology hub - when presume they, of anyone, could embrace solar-electric-powered human-carrying drones)?”

In response, the chairman reported that the Growth Board recognised that, in order to support the level of growth planned for Oxfordshire, expanded transport systems would be necessary in some circumstances, for example where new or significantly expanded settlements were proposed. Increasingly however, the Growth Board

hoped and expected that these settlements would also be supported by other, more innovative solutions that would reduce the need to travel. The Growth Board's whole infrastructure approach was about reducing traffic, cutting journey times, improving mass transit options, and reducing the need for travel through the way new communities and workplaces were designed. Travel would be safer, smoother and cleaner. For example, the Growth Board was delivering over 40 separate projects to help improve access and the ability to move around, including journey times. This included better bus transit, cycling and walking routes. The Growth Board recognised that people wanted the infrastructure to be built before new housing, and it was working to plan and forward fund road improvements as much as it could. The Growth Board was also looking at the future, where existing infrastructure would need to adapt to different mass transit and autonomous vehicles. It wanted to roll out roadside electric charging points across the county to accelerate the take-up of clean electric vehicles by businesses and residents. Finally, the Growth Board wanted to increase home-working and locally-based employment, with fewer people having long commutes. Ultrafast fibre and 5G digital networks would improve rural productivity and enable more people to work locally.

Mr Pearce, on behalf of Fleur Woodland, asked a supplementary question to the chairman. In your response you talked about reducing journeys, but how does that align with the A40 consultation that sets out plans to increase journeys?

The chairman agreed to respond in writing.

3. Question from Nigel Pearce:

“Are the housing targets in the Oxfordshire Districts' Local Plans being revised downwards in light of the hundreds of thousands of homes due to be built along the CaMKOx Arc? If not, why not? Won't the Arc cover the totality of Oxford City's supposed unmet housing need many times over, not least because it will come with a new rail link and expressway for commuters into Oxford?”

In response, the chairman replied 'no'. The planned houses in the local plans were required to meet Oxfordshire's needs. The government was not proposing to reallocate this planned growth elsewhere in the Oxford to Cambridge Growth Arc. The Arc was a government initiative recognised by the Oxfordshire councils and it was not a formal planning document. There were no set government targets for the scale of future growth across the Arc. Oxfordshire's councils intended to address Oxfordshire's role in the wider Arc through the Oxfordshire Plan 2050. This approach would allow for a strategic planned approach to growth across the county, beyond the planned timescales in the existing and emerging local plans, and that would be the subject of full consultation and local engagement.

Mr Pearce asked a supplementary question. It was surprising that there appeared to be no co-ordination in planning for the Arc and planning for development in West Oxfordshire. When will the co-ordination begin?

The chairman agreed to respond in writing.

4. Question from Ros Kent (read out by Nigel Pearce):

“Given that the government and local councils are ignoring the evidence of their own statistics from the Office of National Statistics which now predict a much lower housing need than estimated in 2014, is this evidence being ignored because:

- (a) building more houses will mean that the Councils will receive central funding from the government for forwarding their Oxford-Cambridge Arc scheme?
- (b) our post-brexiteconomy will appear prosperous with all the extraneous building work going on?
- (c) what will happen when much of the housing lies empty?
- (d) who will take the fall for this error of judgment?”

In response, the chairman reported that the current suite of existing and emerging local plans was planning for growth up to 2031-36, using as their evidence base, the 2014 Strategic Housing Market Assessment. This remained the best and most current evidence for planned growth for this period as evidenced by the planning inspectors’ findings in Cherwell, Vale of White Horse, and West Oxfordshire. Oxfordshire’s councils were now embarking upon a joint spatial plan to 2050 and would be carrying out new work on Oxfordshire’s long-term housing need to support this plan. This work would comply with the requirements set out in the National Planning Policy Framework.

Mr Pearce, on behalf of Ros Kent, asked a supplementary question to the chairman. A recent study had suggested that Oxford’s objectively assessed need should be almost half that stated in the Strategic Housing Market Assessment. Were any of the local plan housing numbers being revised downwards?

In response, the chairman replied ‘no’.

5. Question from Helen Marshall on behalf of the coalition Planning for Real NEED not Speculator GREED in Oxfordshire, relating to Item 9 - the Oxfordshire Plan 2050:

“We welcome the manner in which the important issue of healthy place-shaping was embraced by the Growth Board at the last meeting, with a number of practical measures also approved to embed it in the Oxfordshire Plan 2050 development process and project structure. We would ask that there is similar recognition for sustainability. We accept that the term "sustainability" has been included in many key documents, but to deliver a truly sustainable plan for Oxfordshire requires the range of complex and technical concepts that the term "sustainability" embodies to inform and influence decision making throughout the process, consistently and at many levels. Issues such as social cohesion, the value of ecosystem services, and what scale of growth can be accommodated by various natural resources without depletion or harm over time, underpin every aspiration and objective being explored for the 2050 Plan. Would the Growth Board consider making a similar explicit commitment to sustainability as they have done for healthy place-making, for example by embedding officers, consultants or informed stakeholders with specific remit (and skillset) for sustainability in the Growth Board substructures, and ensuring that the principle of sustainability is given priority and due regard in the project process and all decision making?”

In response, the chairman reported that the Growth Board did not wish to promote growth at any cost, it wanted Good Growth in Oxfordshire that was planned and

managed at a sustainable level, that was inclusive and helped everyone. The Growth Board needed to think long-term about how to provide the new homes, the new jobs and workplaces for careers to prosper, the schools for our children and grandchildren, the facilities to maintain the health and wellbeing of the county, and the transport networks to keep us connected. The best way to embed a sustainable approach to these challenges was through the planning process. Oxfordshire's local plans would now be backed by the county-wide Oxfordshire Plan 2050 to ensure a properly planned approach going forwards that balanced local and strategic needs. Sustainability was and would continue to be a core principle of this plan, recognising that the purpose of the planning system was to contribute to the achievement of sustainable development. The plan would be developed alongside and in conjunction with a sustainability appraisal to assess and demonstrate how the plan had addressed relevant economic, social and environmental objectives.

Helen Marshall asked a supplementary question. What practical measures would be taken to ensure sustainable development? What steps would you take to get people with the right skills sets round the table to ensure a robust process to achieve sustainable development?

The chairman agreed to provide a written response.

6. **Mark Beddow** addressed the Growth Board on growth in the 21st Century, on the Oxford to Cambridge Expressway and local planning, and on the nature of the Growth Board. He reminded the Growth Board that the world population had almost doubled since 1972 and the sea level was higher resulting from increased CO₂. This level of growth was not sustainable in the 21st Century. There had been no consultation on the need for the Oxford to Cambridge Arc, which was essentially ribbon development. Highways England had not studied the environmental impact of an expressway across the Arc, nor considered the impact on other roads, such as the A34, nor listened to opposition. This was not needed in Oxfordshire. The Arc and other proposed developments such as Thames Water's proposals for a reservoir, made him believe that the government had declared an 'open season' on Oxfordshire. The Growth Board needed to address these issues.
7. **Oxfordshire County Councillor Charles Mathew** addressed the Growth Board on the recent public consultations on the future of the A40. The A40 Housing Infrastructure Fund bid had not recognised that the greatest use of the A40 was through traffic, not local residents travelling to Oxford. The plans also included measures that would delay traffic, such as additional roundabouts and traffic lights at junctions. Adding new housing developments could bring the A40 to a stand-still. The Growth Board needed to think of alternative solutions to overcome these issues.
8. **Ian Green, the Chairman of the Oxford Civic Society**, addressed the Growth Board. He welcomed the draft Oxfordshire Plan 2050 and offered to submit the Society's report as a contribution to the plan's development.

The chairman welcomed the Oxford Civic Society's contribution and asked for a copy of its report.

20 Letwin Review

The Growth Board received a presentation from Andrew Down, South Oxfordshire and Vale of White Horse district councils. The presentation reported on the outcome of the Letwin Review, a government review to analyse the gap between the number of homes permitted by local authorities and the number of homes being built. The review identified reasons for the gap and made recommendations to government. The government's response to the Letwin Review was expected in February.

The presentation suggested some actions that Oxfordshire could take:

- Assess current build-out rates in the county (this work was in train)
- Use the Oxfordshire Plan 2050 and local plan processes to consider the range of housing types and tenures offered
- Increase co-ordination of planning policy across the county
- Work with large site owners and developers to maximise diversity of the housing offering and increase build-out rates (this work was already in train)
- Continue to work with Homes England to develop strategic sites
- Make the most of the opportunities afforded by the Oxfordshire Housing and Growth Deal to accelerate housing delivery

Future actions could include:

- Explore options for practical responses in Oxfordshire
- Take every opportunity to influence national reform of planning policy
- Establish / confirm credibility by delivering our commitments in the Oxfordshire Housing and Growth Deal
- Build on our already good relationships with Homes England and the Ministry of Housing, Communities and Local Government

The Growth Board agreed with the suggested actions.

RESOLVED: to

- (a) agree the actions set out in the bullet points above and request the Executive Officer Group to act on these and reflect on the problems of different size housing developments across the county. The group should not be constrained by the recommendations of the Letwin Review but should seek solutions appropriate for Oxfordshire; and
- (b) request the Housing Advisory Sub-Group to consider promoting a policy for lifetime homes.

21 Role of Homes England in the Oxfordshire Housing and Growth Deal

The Growth Board received a presentation from Tom Walker, from Homes England. He reported on the role of Homes England in assisting the Growth Board and Oxfordshire's councils in meeting the Housing and Growth Deal. Homes England's mission was to intervene in the market to ensure more homes were built in areas of greatest need and to improve affordability. This would create a more sustainable, more resilient and diverse housing market.

Homes England had been given substantial resources to meet these aims. Since being established in January 2018, in Oxfordshire, it had supported the Growth Board's work on the Housing and Growth Deal, the first such deal in the country. Sustained delivery of housing projects was the aim through strong partnership working. Also, in January 2019 Homes England had supported the Growth Board's submission of the Didcot Garden Town Housing Infrastructure Fund bid to government.

The Growth Board confirmed its commitment to growth in Oxfordshire and working in partnership with others, including Homes England, and thanked Mr Walker for his presentation.

22 Housing and Growth Deal delivery update

The Growth Board received an update on progress with the delivery of the Housing and Growth Deal. The Oxfordshire councils were on target in year 1 to build 148 affordable homes and progress was being made on the targets for years 2 and 3. The infrastructure target for year should also be met.

RESOLVED: to note the report.

23 Oxfordshire Plan 2050 Sub-Group update

The Joint Statutory Spatial Plan Sub-Group had been renamed to reflect the name of the new draft plan and would now be known as the Oxfordshire Plan 2050 Sub-Group. The sub-group's chairman reported that sub-group had produced a draft plan, the Oxfordshire Plan 2050, for the Regulation 18 (Part 1) consultation. A report on this had been included as a separate agenda item (see minute 25).

The sub-group had also considered how to reach younger people and concluded that Oxford Brookes University and Oxfordshire's secondary schools should be targeted during the consultation. There would need to be an on-going engagement process to develop the best plan. The sub-group chairman welcomed input from individuals or organisations, and urged them to feed their comments in as part of the consultation.

24 Scrutiny panel update

The Growth Board welcomed to the meeting Councillor Andrew Gant, chairman of the Scrutiny Panel. Councillor Gant reported on the outcome of the Growth Board's Scrutiny Panel meeting held on 24 January. The Scrutiny Panel had made three recommendations:

1. That the Growth Board reflects on the categorisation of consultees to create a separate list of key consultees in addition to the statutory list of consultees within the Oxfordshire Plan 2050 consultation process. The Campaign to Protect Rural England should be added to this list of key consultees.
2. That the Growth Board redrafts the Regulation 18 consultation document to be more consistent with international, national and local policies and targets concerning climate change and other likely future trends. This should include:
 - a) alignment with the Government's definition of 'growth' as contained within the Clean Growth Strategy 2018;

- b) a greater recognition of the importance of climate change and its relationship with the forward planning of our housing, transport, health, wellbeing and economic infrastructure;
 - c) a greater recognition of the 'mega-trends' that are expected to affect the demographic, climatic and technological environment;
 - d) a 'SMART' target for greenhouse gas reductions against which all the aspirations and objectives are judged.
3. That the Growth Board asks each Leader to establish a clear structure for communications between the Growth Board and each council's members.

In response, the Growth Board accepted the need to have a wider consultation list and advised that this was already in place, including the Campaign to Protect Rural England. The Scrutiny Panel's comments could not be accommodated in the draft being considered by each council this week but the Growth Board would consider these comments as a consultation response. Lastly, the Growth Board chairman reported that each council leader had confirmed that they had already established clear communication with their other council members and would continue with this.

25 Oxfordshire Plan 2050 (Joint Statutory Spatial Plan)

The Growth Board considered a report on progress with the joint statutory spatial plan. A draft plan, renamed the Oxfordshire Plan 2050, had been produced by the sub-group and was being submitted to each Oxfordshire council for approval over the next few days. This was the Regulation 18 (Part 1) issues consultation document, setting out a vision for Oxfordshire, strategic objectives, and the level of growth. Once approved by each council, the plan would be subject to consultation for six weeks, from 11 February to 25 March. A second part of the Regulation 18 consultation would take place in the summer to consult on broad locations for growth.

The Growth Board thanked the sub-group for its work on the plan and urged the public to take part in the consultation.

RESOLVED: to note the report.

26 Housing Advisory Sub-Group update

The chairman of the Housing Advisory Sub-Group updated the Growth Board on its work, particularly on meeting the affordable housing programme targets as part of the Oxfordshire Housing and Growth Deal. The sub-group had proved to be productive, with councils learning from each other's experiences and sharing good practice.

The sub-group had made two recommendations, which the Growth Board supported.

RESOLVED: to

- (a) request all district councils to make the best possible efforts to ensure their agreed affordable housing units in the Growth Deal programme are ready to deliver to the agreed timetable; and

- (b) request that district council officers and lead members formally and informally share good practice, which assists the timely delivery of proposed affordable housing schemes.

27 Infrastructure Sub-Group update

The Growth Board received an update from the Infrastructure Sub-Group and noted that the year 1 infrastructure programme was progressing well.

28 Oxfordshire local plans progress

The Growth Board received a report updating on progress towards the adoption of local plans across Oxfordshire's districts. The Growth Board welcomed the news that the local plans were on course to meet the targets in the Housing and Growth Deal programme.

RESOLVED: to note the report.

29 Updates on matters relevant to the Growth Board

Bev Hindle, of Oxfordshire County Council, gave a short presentation on progress with the Oxfordshire Rail Connectivity Study. This was a strategic study of the Oxfordshire rail markets, which had recommended a rail strategy detailing growth benefits of interventions and set out a proposed investment strategy. The second part of the study was to develop options. The study looked at passenger needs and the future demand for freight traffic by rail. The study was expected to report in the summer. This was the first step to re-opening the Cowley branch line.

The Growth Board welcomed the update.

30 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.

- 26 March 2019
- 4 June

The meeting closed at 3.30 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, to note the status of the programme of delivery for the Deal and the agreement with Government of the achievement of the target for the Year One Affordable Housing Programme.
- 2) The report provides a summary of the following workstreams:
 - Infrastructure Programme
 - Housing from Infrastructure
 - Affordable Housing Programme
 - The Oxfordshire Plan 2050 - formerly the Joint Statutory Spatial Plan
 - Productivity
- 3) This report summarises current progress. Quarterly reports have been considered and discussed by the Infrastructure, Housing and JSSP sub groups to the Growth Board.

RECOMMENDATIONS

That the Growth Board note progress with the Oxfordshire Housing and Growth Deal

BACKGROUND- WORKSTREAM UPDATES

Infrastructure Programme

- 4) The year 1 infrastructure programme agreed by the Growth Deal Partner authorities (the partners) and endorsed by the Growth Board in March 2018 consists of £30 million spend across 20 Infrastructure Schemes.
- 5) Oxfordshire County Council (OCC) is the lead delivery partner for the infrastructure work strand, which is being delivered through OCC's capital projects governance framework and project lifecycle and is reported on monthly to the Growth Deal Programme Board.
- 6) As reported to the Growth Board in January 2019 following an assurance review of the year one programme in Q1 of 2018/19, it was identified that some schemes originally scheduled for year one were subject to some delays. An approach was agreed with Homes England and MHCLG that saw alternative schemes that support housing growth transferred into the programme to ensure that the £30m spending commitment in year one could be met. Those schemes that were delayed will come forward in future years of the programme.
- 7) The Board will also recall that in the last report to the Board officers advised that the commitment in the Deal to confirm with Home England (HE) the Years 2-5

Infrastructure Programme had been completed and had been incorporated into Oxfordshire County Council's Capital Programme.

- 8) Officers have developed the delivery plan for the Year 2-5 programme with network management input to provide assurance of delivery so that the projects are planned logically and allow a smooth programme of works that minimises the effects on the highway network. The resulting programme will be discussed with Homes England and MHCLG at a Quarter 4 review meeting in May.
- 9) Finally, the Board will also be aware that Government announced in its spring statement the success of Oxfordshire's Housing Infrastructure Bid for Didcot Garden Town. The successful bid means that a series of key infrastructure requirements, necessary to ensure that planned growth in southern Oxfordshire is sustainable will now be brought forward. The infrastructure projects to be funded through the HIF bid are;
 - A4130 widening from A34 Milton Interchange towards Didcot
 - A new "Science Bridge" over the A4130, Great Western Railway Line and Milton Road into the former Didcot A Power Station site
 - A new Culham to Didcot river crossing between the A415 and A4130
 - A Clifton Hampden Bypass

Housing from Infrastructure

- 10) Officers have completed a comprehensive data capture exercise to map the housing delivery that will be accelerated by the infrastructure investment under the Deal. Progress at quarter three, reported to Homes England showed that Oxfordshire was on track to deliver its year one target for homes accelerated by the Deal.
- 11) It also demonstrated that the current predicted accelerated housing trajectory is on course to achieve the Deal target for the whole five-year period of 6,549 homes. However, the updated trajectory suggests that more of these homes will be delivered towards the end of the deal period than envisaged at the time when the Deal Delivery Plan was agreed. This will be discussed with Homes England at the next Quarterly Review meeting.
- 12) Increasingly our focus is turning towards the delivery, not just of the commitments in the Deal but to the wider commitment to support the delivery of 100,000 homes, set out in the Deal and encapsulated in the Oxfordshire districts local plans to 2031.
- 13) Supported by Homes England, officers are in the process of preparing a high-level plan for the delivery of the 100,000 homes that will include an analysis of how councils can drive the trajectory to ensure delivery and what strategic interventions we, together with development partners and other stakeholders can do to manage the delivery trajectory and deliver the homes Oxfordshire needs.

AFFORDABLE HOUSING PROGRAMME(AHP)

- 14) Officers are pleased to report that, the year one target of 148 units has been exceeded. Final numbers will be confirmed to Home England at year end. The positive result for the year one programme has been well received by Homes England and MHCLG.
- 15) The Deal Delivery Plan milestones also required the development of an indicative AHP for years 2 and 3 by 30/09/18. Achievement of this milestone was confirmed by Homes England.
- 16) With the successful completion of year one, officers' focus now turns to building and improving confidence in the years two and three AHP, recognising that where possible we need to add additional schemes into the programme to ensure we have enough schemes in the pipeline. This is in recognition of the fact that scheme slippage and other circumstances may cause schemes not to come forward. Consequently, it's necessary to ensure that we have a ready supply of schemes that we can bring into the AHP, should circumstances require it, to ensure that we deliver the agreed targets.
- 17) Over the next few months officers will be engaging both with developers and Registered Providers to tease out further opportunities to expand the AHP and will, with partners reflect upon how the programme can be made more attractive to partners in advance in discussions with HE at the year-end review meeting.

THE OXFORDSHIRE PLAN 2050 (JOINT STATUTORY SPATIAL PLAN)

- 18) Since the last report to the Board the focus has been on the completion of the first stage of consultation on the vision and objectives for the Oxfordshire Plan 2050.
- 19) Extensive engagement activities have taken place in the first phase of consultation, recognising its importance to the production of the Oxfordshire Plan 2050 and the need to fully engage with the residents, businesses and visitors to Oxfordshire, as committed to by the Board when it commissioned the Plan.
- 20) Officers from the Oxfordshire Plan 2050 team have organised and manned a series of roadshow events across the county, using a bus hired for the purpose. Engagement was enhanced by children's activities and other events to maximise public engagement. Feedback from officers running the consultation is that these events were a great success in both gleaning important information and feedback on this stage of the Oxfordshire Plan 2050 and in raising the profile of the plan more generally. The events were publicised on local radio and in the press to attempt to ensure maximum engagement.
- 21) Over the next few months officers will collate and reflect upon the consultation findings and use this information to assist to frame the planned second stage of consultation in the autumn which will concentrate upon consideration of growth options.

22) To assist with this consultation the Plan has also launched a call for ideas. A form and guidance notes have been issued and can be found here
https://oxfordshireplan.inconsult.uk/consult.ti/Call_for_ideas/consultationHome

23) The consultation is designed to facilitate creative suggestions emphasising that at this very early stage of the plans production we can consider a wide range of options. The call for ideas attempts to ensure a cohesive response by asking respondents to consider their idea in the context of the main benefits they believe will accrue, to ensure a balanced response these are grouped under a set of key criteria, these are:

- Social benefits, for example new homes for local families, improved schools, community centres shops and or children's play areas.
- Environmental benefits, which might include reducing air pollution, protecting or improving biodiversity, reducing flood risk, or mitigating or adapting to climate change.
- Economic benefits might include providing new jobs, helping existing local companies to grow, providing better-paid jobs, or delivering new or improved training or skills.
- Finally, challenges, which might include needing new or improved roads or junctions, managing flood risk or if the site is already being used for a different type of development that would need to be moved.

PRODUCTIVITY

24) The Productivity workstream of the Deal finds focus mainly in the production of the Oxfordshire Local Industrial Strategy (LIS).

25) The LIS was submitted to HMG on 21st December, with the anticipation of ministerial sign off of the final document by the end of March, in line with the commitment in the Deal. We have received revised guidance on the process for approval of the draft which now aims for Ministerial sign off of the LIS by the end of May / beginning of June.

26) Government have set out the following key points which we will need to work towards, to meet this revised timetable:

- Preparation of a reworked, shorter LIS strategy which focuses on 3-4 key policy areas.
- Development of a series of short policy papers on specific LIS areas to support detailed conversations with Government
- A suite of priorities to be explored at an Ox-Cam arc level - common to each of the Arc based Local industrial Strategies

27) Officers will work towards completing these tasks to the revised timetable and will report on progress to the Board.

Annual Review Meeting

28) An end of year review will be taking place between MHCLG, Homes England and the Oxfordshire Councils at the end of April 2019, to review the lessons learned from year one, how we continue to develop the methodology for monitoring and how we can work best together to drive delivery of housing.

Risk and Issue management

29) A key aspect of the management of the Deal is the identification, assessment and remediation of risk.

30) Each workstream is supported by a comprehensive risk register which is monitored by the relevant officers and reported to the Programme Board on an exception basis. Where appropriate risks are escalated.

31) Although risks are analysed in detail, the core programme risks include:

- The fact that although the core of the Deal is accelerated housing delivery, the Oxfordshire authorities do not directly build the homes and delivery may be affected by circumstances beyond the Oxfordshire Partners' control - such as economic downturn or adverse market conditions.
- Secondly, the increased scale of the investment in housing and infrastructure and the need to ensure that an overheating of the market for labour consultants and contractors leading to increased process and delays in completion of projects.
- Thirdly, for the Oxfordshire Plan 2050 the impact of the Government's Expressway project and the decision process for this project.
- Finally, the key risks to delivery of individual schemes within the programme, for example from delays in planning and tender processes, financial challenges to schemes and funding gaps. These risks all need to be managed at project/district/city level.

CONCLUSION

32) This report outlines progress against the Deal year one milestones at end of Q3 2018/19.

33) The Board will note that good progress is being made towards meeting our commitments under the Deal. The focus for the core deal team and in each of the partner authorities in the rest of 2018/19 needs to be on the activities required to complete the delivery of the year one programmes and to develop confidence in the delivery of commitments in future years.

34) The report asks the Board to note this progress with the Deal and the achievement against the milestones committed to.

Note for the Oxfordshire Growth Board



From the Housing Advisory Sub-Group meeting Monday 11 March 2019 at 6.00pm

Six members of the Housing Advisory Sub-Group were present. Cllr Donaldson (Cherwell District Council) and Cllr Haines (West Oxfordshire District Council) sent apologies. Cllr Lokhon (South Oxfordshire District Council) sent apologies and Cllr Walsh attended as substitute.

Attending officers: Aaron Rosser, Paul Staines, Kevin Jacob

The meeting considered the items below.

1. Innovative finance models for affordable housing

The Group considered a presentation on a proposal for an alternative finance model for the provision of housing. The proposal was based upon a public/private funding model designed to support small and medium sized, (SME) developers on housing schemes of typically 1-6 units through the provision of a fully financed construction service for SME developers. The central premise was that efficiencies in construction would enable a cheaper product that would make homes more affordable. The presenter stated that the model had been designed with the objective of making better use of empty homes, derelict sites, infill opportunities and to increase density to modern standards.

The Sub-Group noted the presentation. The Chair stated that individual authorities would consider the approach as appropriate.

2. Affordable housing programme update quarter 3

The Group considered a presentation setting out the progress with this programme to date and next steps for future progress. It was noted that the Year one target for the additional affordable housing of 148 homes would be achieved and that Homes England had agreed that 208 units would be delivered in year one, bringing an additional £6.7 million of affordable housing grant to Oxfordshire. Members noted this achievement and that an annual review meeting would be held with Homes England in April that would concentrate upon both lessons learned from the first year of the Deal and the possibilities for further improvements and innovations moving forward.

Members discussed the potential challenges in bringing sites forward to the stage of delivery in the circumstance of a future slowdown in the wider housing market and the impact on the delivery of predicted completions as well as the impact on delivery of a lack of suitably skilled construction staff. Members agreed that there was potential for a future piece of work with OxLEP around the local skills economy, whether any gaps

existed, and how they might be addressed and asked officers to consider how to take this project forward.

It was noted that the Government was placing increased focus on the commitment to 100,000 homes within the Growth Deal and that it had been recognised that a plan to deliver this would be crucial to securing the pipeline of investment funding. Monitoring of the agreed plan will be important and the group Members discussed at a high level the type of strategic interventions that could potentially be deployed by partners if delivery was under target. It was agreed that future meetings would need to cover this in more depth.

The pressures faced by SME housing developers, particularly with regard to access to finance and the current split in the provision of housing between SME and larger developers, was discussed. Members recognised that the promotion of SME developers was both a focus of the Letwin review and a priority for HE.

Regarding granted but unfulfilled planning permission, Members felt that it would be necessary for local authorities to monitor this to a greater degree than had been traditionally the case in the past. Information on this was requested for the next sub-group meeting.

With regard to housing density, Members discussed the potential opportunity that increasing density on local authority-controlled redevelopment sites might offer to deliver more units, for instance via demolition and rebuilding at a higher rate of density. It was noted that density requirements would be set out within each of the districts' local plans and hence in their remit. It was also suggested that the decline in occupied retail space could potentially also offer opportunities for redevelopment.

With regard to empty properties, whilst it was felt important to bring them back into use it was noted that the proportion of empty homes was estimated to be around 1%. In many cases such properties were empty because of probate proceedings or awaiting demolition. Members noted officer's advice that whilst an important issue it was not considered a priority in Oxfordshire. The impact on housing availability of on-line short-term lettings services such as Airbnb and other similar firms was discussed. It was noted that Cambridge City Council had recently acted on the issue, but that in general the regulatory environment had not kept pace with the growth of this type of letting.

3. Work plan and future meetings

The Housing Advisory Sub Group will meet 21 May and 16 July.

The Group agreed to consider at the next meeting:

- Further information in relation to innovative and alternative finance models for affordable housing.
- What interventions councils could take to increase housing delivery
- Further information on unfulfilled planning applications across the county.
- Information on how OxLEP can assist with addressing the potential skills shortage caused by the growth agenda

Councillor Susan Brown, Chair of the Housing Advisory Sub-Group, (Leader of Oxford City Council)