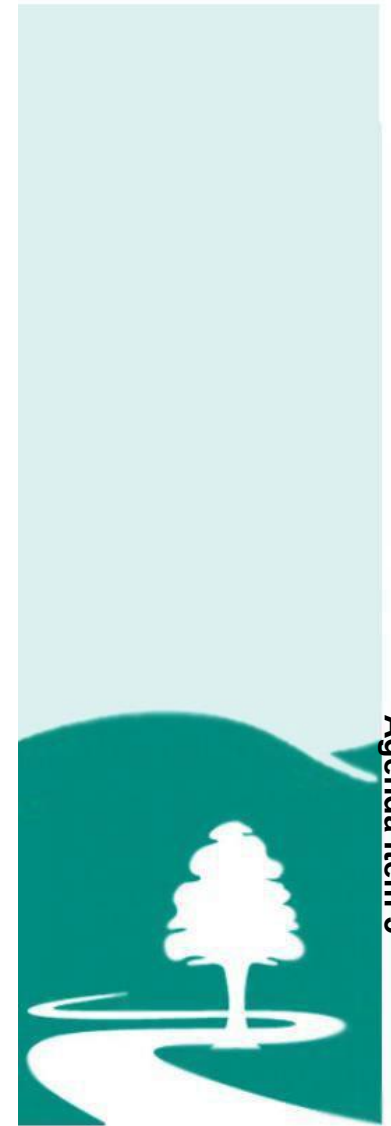


Scrutiny Committee

Emerging South Oxfordshire Local Plan (2034)

19 June 2019

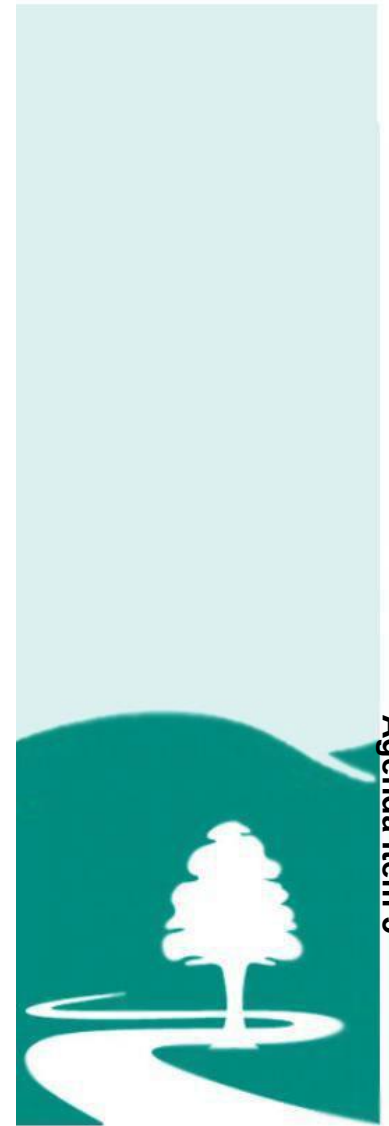


Scrutiny Report



Listening Learning Leading

- Report due 1 week before scrutiny
- Report published 18 June
- Key officer prior leave commitments intrinsically involved
- Invited to induction briefing on the Local Plan
- Held Round Table Session 3 June

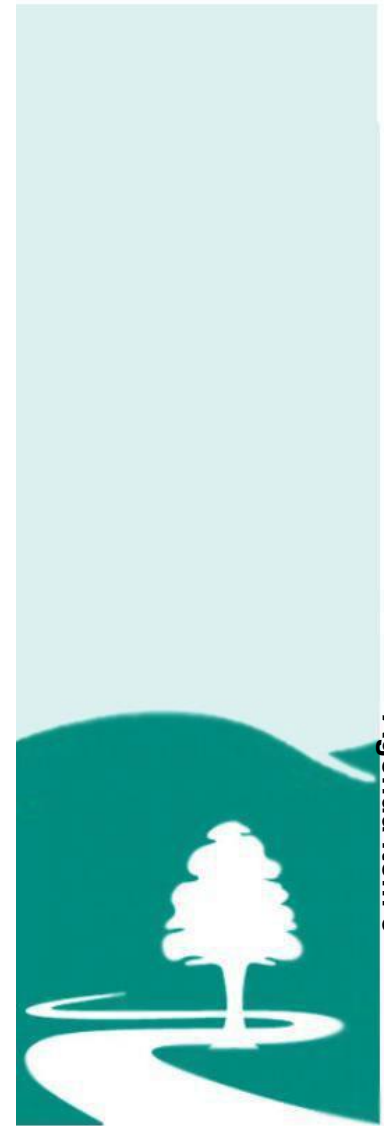


Emerging Local Plan Progress



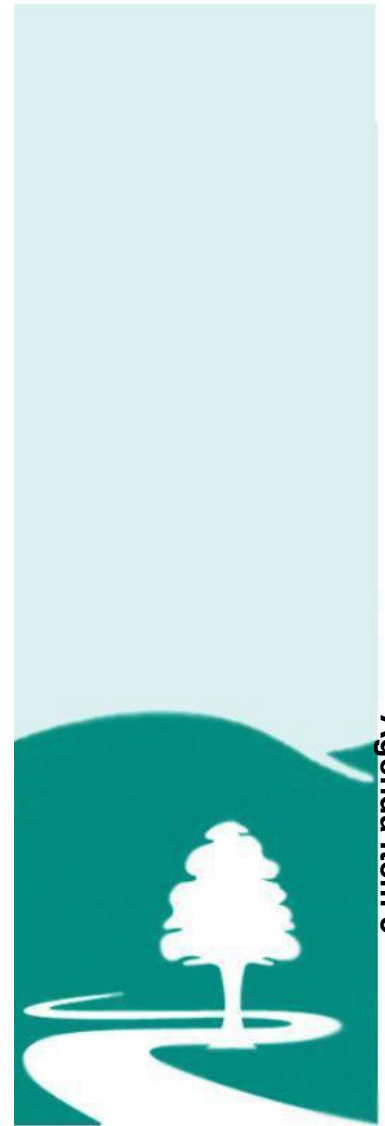
Listening Learning Leading

- Four consultations under “regulation 18”
- Published a final draft of a plan under “regulation 19” in October 2017
- Published another plan for consultation under “regulation 19” in January 2019
- Submitted this plan to the Secretary of State on 29 March 2019
- Two independent Planning Inspectors are appointed to conduct an examination in public



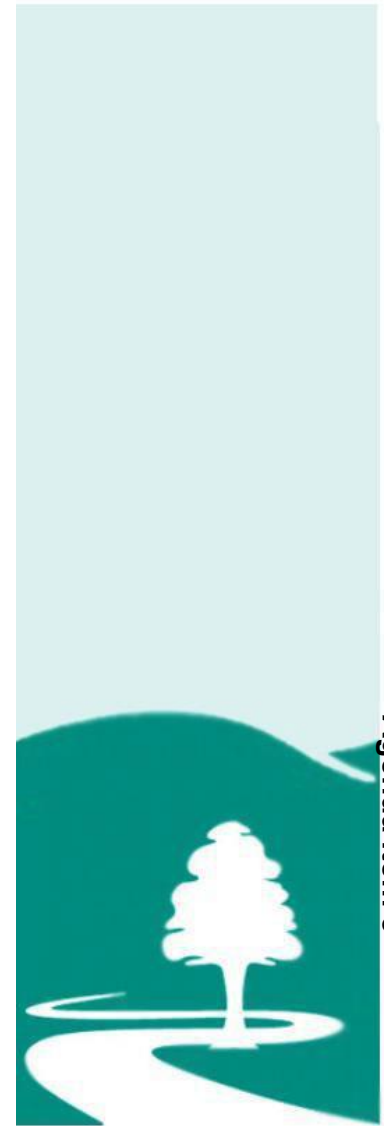
Emerging Local Plan Next Stages

- Examination in public: Hearings (not before Oct 2019)
- Examination: Modifications
- Examination: Inspectors' Report
- Adoption of the Plan



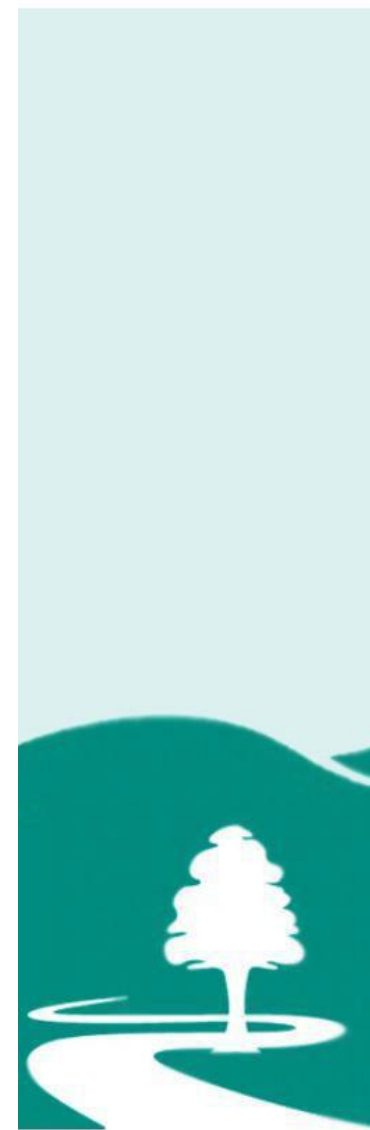
Options for the Local Plan

- OPTION 1: Allow the emerging Local Plan to continue through examination
- OPTION 2: Allow the emerging Local Plan to continue through examination, but with main modifications
- OPTION 3: Withdraw the Local Plan from examination. Conduct a further Regulation 19 consultation.
- OPTION 4: Withdraw the Local Plan from examination.



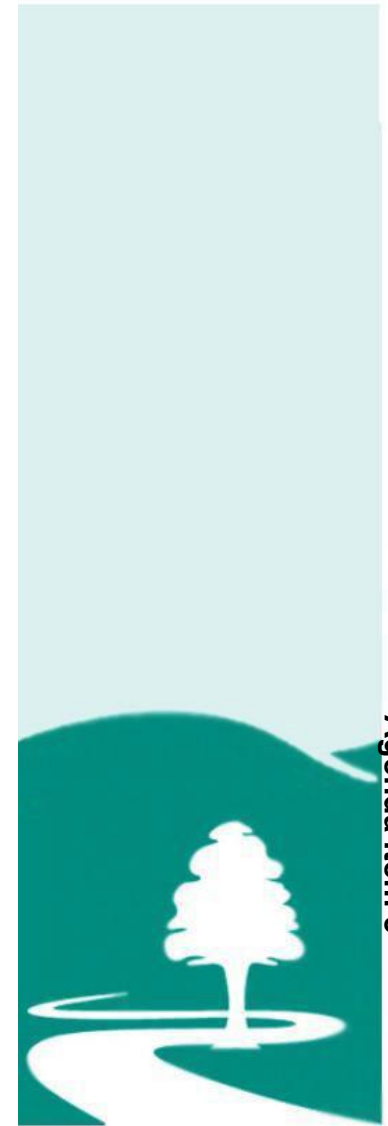
Option 1

Benefits	Risks
Quickest route to an up-to-date plan	Housing Land Supply
Housing Infrastructure Fund (HIF) – more detail to follow	Certainty on Oxford's capacity and unmet need
Housing and Growth Deal	
Development certainty	
Partners' support	
Staying ahead of national policy changes	
Economic Benefits	
Reduced legal risk	



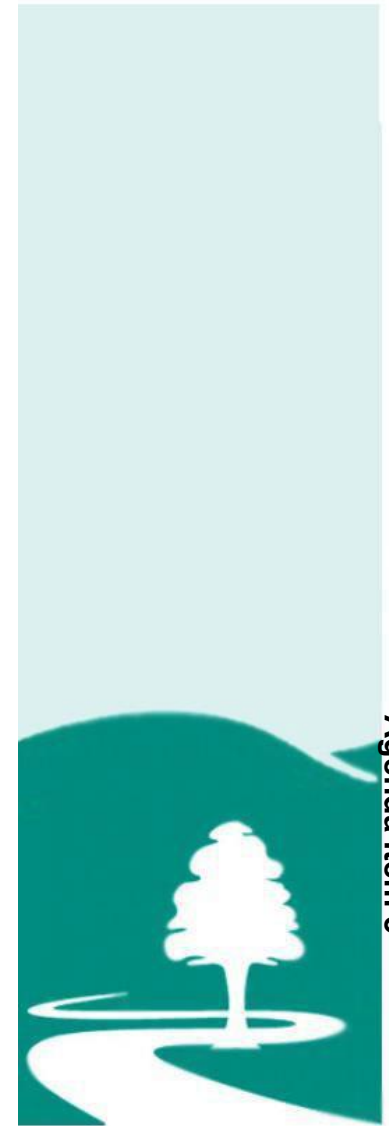
Option 2

Benefits	Risks
Flexibility to change the emerging Local Plan	Housing Land Supply
Quicker route to an up-to-date plan	Certainty on Oxford's capacity and unmet need
Housing Infrastructure Fund (HIF)	
Housing and Growth Deal	
Development certainty	
Staying ahead of national policy changes	
Economic Benefits	
Reduced legal risk	



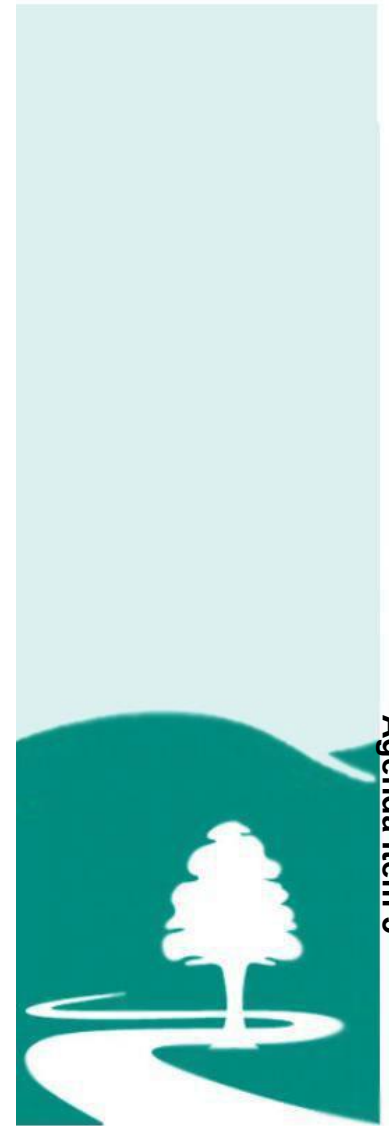
Option 3

Benefits	Risks
Freedom to make changes	Oxfordshire Housing and Growth Deal
Amount of unmet housing need	Housing Infrastructure Fund (HIF)
	Housing Land Supply
	Oxford to Cambridge Arc
	Neighbourhood Development Plans
	Adjoining authorities and partnerships
	Lack of an up to date local plan
	Loss of plan making powers
	Prospective future planning documents
Page 173	Procedural criticism
	Legal risk



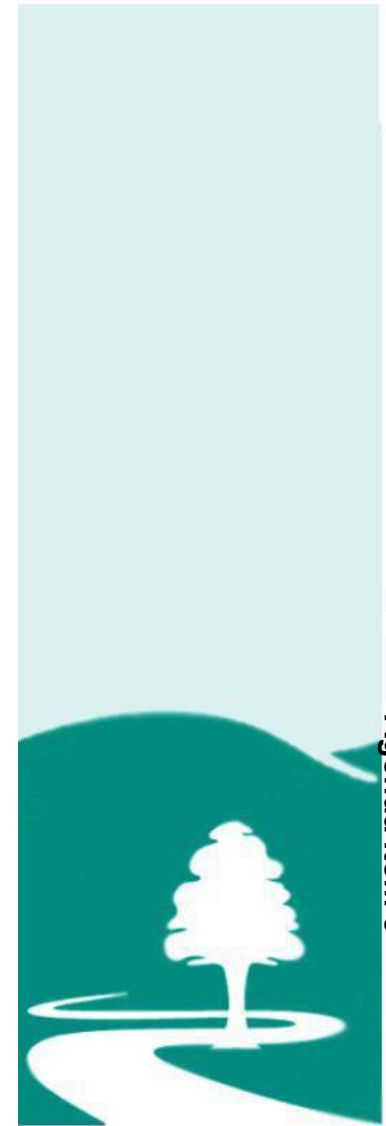
Option 4

Benefits	Risks
Opportunity to fully revisit the emerging local plan	Housing and Growth Deal
	Housing Infrastructure Fund (HIF)
	Housing Land Supply
	Oxford to Cambridge Arc
	Neighbourhood Development Plans
	Up to date local plan
	Loss of plan making powers
	Prospective future planning documents
	Adjoining Authorities and Partnerships
	Legal Risks



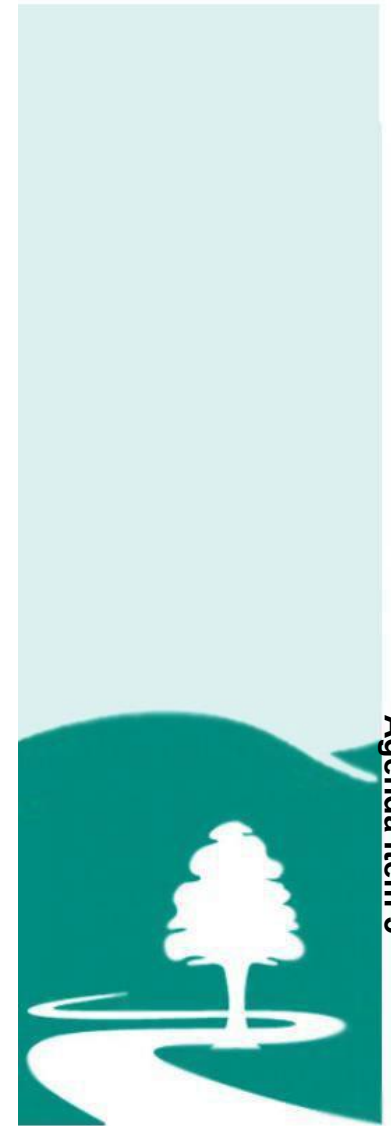
HIF Dependency

Site name	“Dependent homes”	Risk	Other delivery issues?
Berinsfield	1,660		None known
Culham	3,500		None known
Didcot Gateway (opposite the station)	252		Yes
Ladygrove East	572		None known
Land South of A4130, Didcot	41		No
Orchard Centre Phase 2B, Didcot	300		Yes
Vauxhall Barracks, Didcot	300		Yes



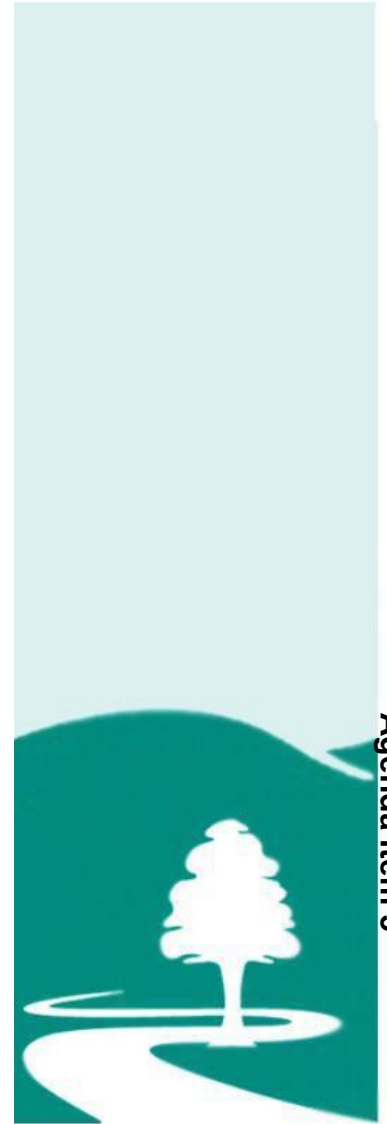
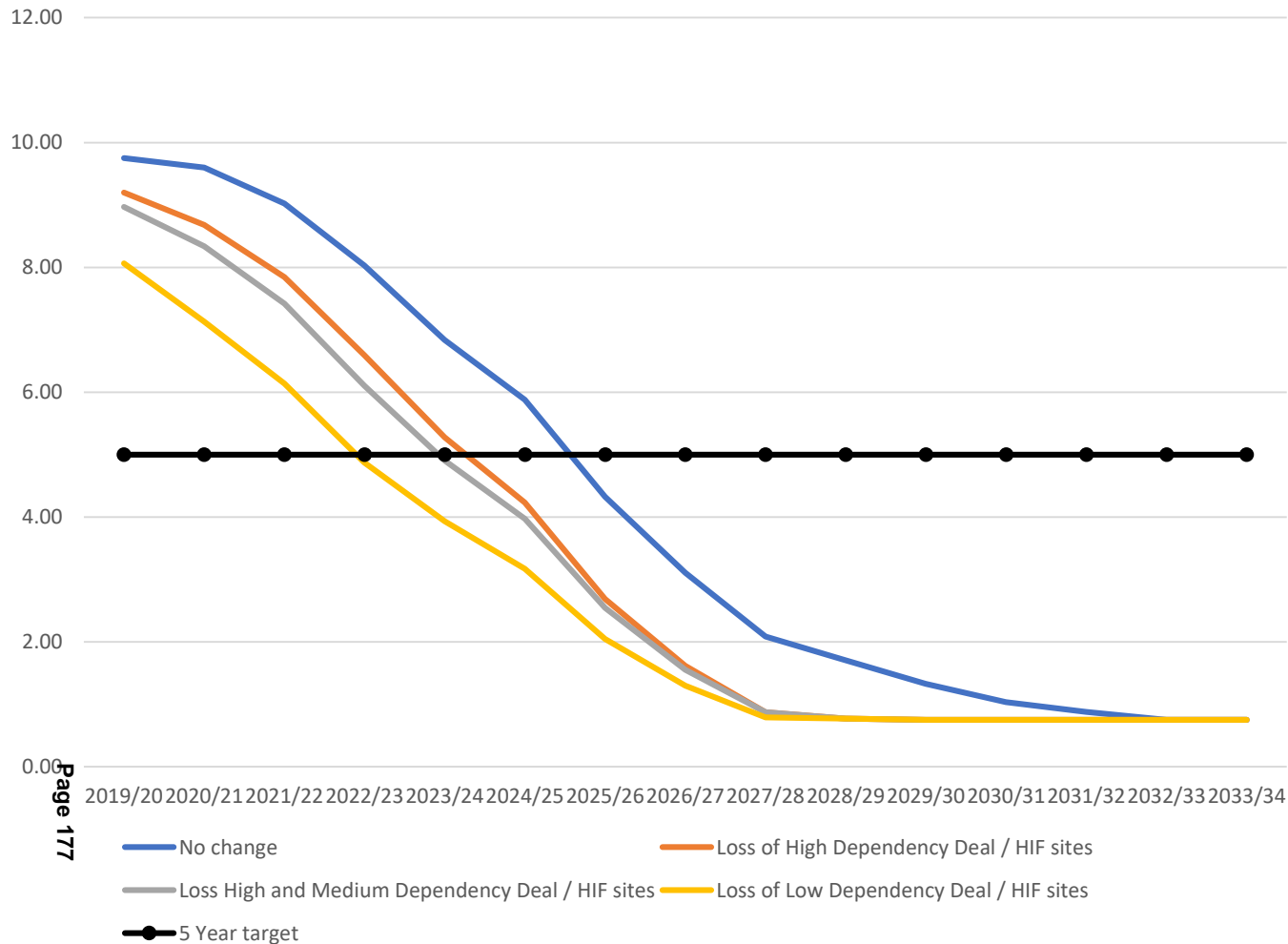
Growth Deal Dependency

Site name	Total homes left to build	Risk	Other delivery issues?
Littleworth Road Phase 2, Benson	241	Low	No
Hale Road, Benson (BEN2)	84	Medium	No
North of The Sands, Benson (BEN3 & 4)	240	Medium	No
Marley Lane, Chalgrove	200	Low	No
East of Chalgrove	120	Low	No
Newington Road, Stadhampton	120	Low	No
Mount Hill Farm, Tetsworth	35	Low	No
Lord Williams School, Thame	120	Low	Yes
West of Wallingford	555	Low	No
West of Reading Road, Wallingford	21	Low	No
Land between Britwell Road and Cuxham Road, Watlington	183	High	No
Land off Cuxham Road and Willow Close, Watlington	60	High	No
Land off Pyrton Lane, Watlington	60	High	No



5 year housing land supply

5-Year housing Land Supply Scenarios



Financial Implications



Listening Learning Leading

Option 1	Option 2	Option 3	Option 4
Existing staff resource already budgeted for (recruitment ongoing)	Existing staff resource already budgeted for (recruitment ongoing) Plus additional resource	Existing staff resource already budgeted for (recruitment ongoing) Plus additional resource	Existing staff resource already budgeted for (recruitment ongoing) Plus additional resource
Costs budgeted for	Costs budgeted for – Additional costs could be in the region of £200,000 - £300,000	Not budgeted for. Estimated at approximately £500,000-£600,000 over 14 months	Not budgeted for. Estimated around £2 million
		Additional contingency and resource for Development Management	Additional contingency and resource for Development Management
Page 178		Oxfordshire County Council concerns for capacity to support Development Management	Oxfordshire County Council concerns for capacity to support Development Management

Agenda Item 5

Overall Risks

- Impact on both the Deal and HIF infrastructure projects
- Long term consequences for housing land supply
- Highway Network
- Extend the time operating under the Core Strategy
- Speculative development