

Oxfordshire housing and growth deal

Outstanding matters for the Vale

MATTERS WHICH ARE NOT NEGOTIABLE

Item	Commentary
Scope of joint statutory spatial plan (JSSP) must be agreed by cabinet and full council.	This can be arranged for a suitable meeting, full council is provisionally to be held on 18 July 2018.
Substantive work on the JSSP (for example, commissioning of evidence) is not to begin until the government has finalised the new National Planning Policy Framework (NPPF) and published a written ministerial statement establishing the Oxfordshire planning freedoms and flexibilities.	<p>The timetabling dependency is already built into the delivery plan. Assuming NPPF is published according to government timetable, a JSSP programme board will be established in July under s28 of the Planning and Compulsory Purchase Act 2004.</p> <p>The delivery plan is clear that there is no penalty on Oxfordshire councils if the JSSP timetable slips as a consequence of delays in the government's NPPF timetable.</p> <p>The scale of early preparatory work on the JSSP will need to be agreed by all partners. No work should be done to gather an evidence base until the scope of the JSSP has been formally agreed.</p>
The JSSP will not allocate housing sites.	This will be a matter for agreement among the partner authorities when the scope of the JSSP is defined. The JSSP will need to take account of existing local plans in order to avoid duplication or inconsistency.
Annual housing targets, trajectories and objectively assessed need (OAN) may not be increased for any year in the life of the current local plan (to 2031); nor may land supply and housing delivery calculations be based on higher baselines than those already built into the adopted local plan.	<p>These figures are already in the adopted Local Plan Part 1 and they remain within the council's sovereign control unless overturned by an inspector or by some aspect of the new NPPF.</p> <p>The introduction of joint spatial planning should not be seen by other local planning authorities as an opportunity to seek revision of the Vale's existing plan numbers.</p>
The council will only accept liability for any claw-back of funds arising from mismanagement by the Vale of White Horse District Council.	The delivery plan already states that "claw-back of funding will be in the event of financial mismanagement / inappropriate spending." Assurance can be gained from establishing a robust governance structure for the growth deal, including an inter-authority agreement.

MATTERS WHICH ARE FOR CLARIFICATION

Item	Commentary
What metrics are to be used for housing delivery to achieve the infrastructure funding?	This is stated in the delivery plan. Government will expect the indicative milestones for housing completions / starts each year to be achieved. Note that these delivery plan targets are set at county-wide level.
What is the period for which a three year housing land supply to be applied?	This is stated in the delivery plan. From commencement of the s28 process to adoption of the JSSP (planned for March 2021), a three year land supply will be applied in Oxfordshire. This will be subject to local consultation alongside the national consultation on the NPPF. The new NPPF is expected to offer the opportunity to have the housing land supply agreed on an annual basis and fixed for a one-year period, so it should be possible to extend this freedom for (almost) a year beyond the adoption of the JSSP.
What is the bespoke housing delivery test and for what period will it apply?	The delivery plan states that the bespoke housing delivery test will apply for three years following submission of the JSSP (planned for March 2020). The detail of the test is not defined at this stage: the expectation is that the Oxfordshire growth team will informally agree a bespoke test with MHCLG officials and it will then be subject to local consultation alongside the national consultation on the NPPF.
Will the land supply and housing delivery tests be applied at county or district level?	Although the detail of the housing delivery test cannot be finalised at this point (see above), MHCLG officials have given written confirmation that there will be no requirement for it to operate at a county-wide level.
What is the impact of any new, lower OAN figure on the three year housing land supply test?	We expect that the new NPPF will use adopted local plan targets (where they exist) rather than OAN as the baseline for the housing land supply test. Confirmation will have to await its publication.