

1. CORPORATE

Oxfordshire Housing and Growth Deal

The terms of reference and Statement of Common Ground are being considered by a meeting of the joint scrutiny committee on 17 April. The production of the Statement of Common Ground was supported by involvement from the Planning Advisory Service and will be regularly updated through the duration of the JSSP.

The Growth Deal team are talking to MHCLG about the practicalities and operation of a reduced housing delivery test alongside a 3 year housing land supply. More detail will emerge, but it is likely that this will need to be subject to local consultation prior to the publication of the final NPPF.

Joint Statutory Spatial Plan (JSSP) for Oxfordshire (statutory)

As part of the Housing and Growth Deal officers are starting to progress some background to the joint statutory spatial plan. An interim lead for the JSSP has been appointed – Rachel Williams will be taking on the project and is expected to take up this post in the next fortnight.

2. DEVELOPMENT MANAGEMENT

Registration

- Number of applications is 111 (currently working to 3 day turnaround)
- Average number of applications received throughout March was 30.5 per day (up on January and February figures and in April an average of 34 per day is expected.
- There have been issues with staffing levels across the Registration/ Business Support – as a result of vacancies and sickness – we are trying to address this by amending working patterns and recruitment.

5YHLS update

- Our current Five Year Housing Land Supply (5YHLS) position was published in May 2017 and demonstrates that we have supply of 4.1 years.
- Officers are now undertaking the annual monitoring of new completions and we expect to publish a revised Housing Land Supply Statement shortly.
- We continue to receive a large volume of pre-applications enquiries for residential schemes around our towns and villages, mainly outside protected areas and around settlements without an adopted Neighbourhood Plan.

Monitoring Progress

March 2018

- Majors: **65%** decided within 13 weeks against local target of 70% (national target 60%)
- Minors: **83%** decided within eight weeks against local target 75% (national target 65%)
- Others: **91%** decided within eight weeks against a local target 90% (national target 80%)
- Appeals dismissed: **63%** against our local target 74% (national target 60%)

Enforcement

March 2018

- 29 new cases opened
- 36 cases closed
- 14 cases closed were more than six months old

Our six week performance improved significantly this month rising to 91 per cent (target 80 per cent) which is great news.

13 cases were closed as no breach of planning control. Of the breaches identified 5 cases were closed after retrospective planning permission was granted and 9 cases were resolved through voluntary compliance. 7 investigations were found to be not expedient to pursue.

We currently have several cases with enforcement action pending – these include the re-service of an enforcement notice at Long Wittenham, and service of enforcement notices at Mounthill Farm Tetsworth and Little Hill Cottage Harpsden. We are also continuing to work with both OCC and Wokingham Borough Council to resolve the illegal display of lights on Henley Bridge.

Development Management updates

- Planning application fees increased by 20 per cent with effect from 17/1/18 and we are proposing to increase our discretionary fees by the rate of inflation (3%) with effect from 1 May.

Referral of planning applications to Committee as a result of Parish Council comments

	Total number of referrals to Planning Committee	Attendance by Parish	Results
31 January	6	4	2 overturns
7 February	7	6	2 overturns and 4 deferrals (three for site visits)
7 March	5	5	1 overturn
20 March	5	5	2 overturns
28 March	4	2	1 overturn
Total to date	27	22	8 decisions in accordance with Parish's views

Appeals - Public Inquiries

Results awaited

- **Benson** – an appeal relating to site known as BEN5 for 120 units (to the north of Blacklands Road) was heard at an Inquiry which opened on 20 February. The appeal has been recovered (called in by SoS).
- **Crowmarsh** – an appeal relating to a site off Benson Lane Crowmarsh Gifford for 150 units opened on 27 March and sat for 3 days. Following legal advice, we did not defend our reasons for refusal – however the Parish and a local action group appeared as Rule 6 parties. The appellants have submitted a costs claim for £225,000 and a revised planning application for the same development.

Forthcoming Inquiries

- **Sonning Common** – an appeal relating to a site off Kennylands Road for 90 units is scheduled to open on 10 April and will be held at Henley Rugby Club.
- **Tetsworth** - an appeal for a traveller site comprising 12 pitches originally was deferred in November 2017 and is now scheduled for August 2018.
- **Emmer Green** – an appeal relating to a site off Kiln Lane for 245 units is scheduled to open on 27 March.
- Further inquiries are scheduled for sites in **Didcot, Chinnor and Shiplake**

Community Infrastructure Levy and Section 106

Community Infrastructure Levy (CIL):

First financial year from 1 April 2016 – 31 March 2017

- Total CIL liability: £9.6 million
- Total CIL demand: £1.3 million
- Total CIL received: £515,567.05

From 1 April 2017 – 31 March 2018

- Total CIL liability: £13.1 million (minus relief/exemptions £3.4 million)
- Total CIL demand: £7.9 million
- Total CIL received: £1,481,779.81

CIL Administration: The community infrastructure officer (Heike) is continuing to provide help and support to officers and agents/developers/applicants – and is ensuring that the CIL procedure (and payment of CIL) is followed. Part of this work is being trialled to be undertaken by the registration/business support and customer service team, which will facilitate the proposed restructure.

CIL Spending Strategy: This work is being put on hold as the proposed council structure moves this responsibility to another service.

CIL Review

Work is progressing to review our CIL Charging Schedule. Our viability consultants have carried out a viability assessment. Findings will be considered at a rate setting workshop Mid/End April.

Judicial Reviews/Challenges

Thames Farm, Shiplake – our third attempt to seek a judicial review in respect of an Inspector's decision to allow an appeal for 95 houses on a site that lies on the edge of Shiplake was unsuccessful. Unfortunately the Judge was not persuaded that we had an arguable case.

3. BUILDING CONTROL

- We are pleased to have a new senior building surveyor join us; Donna Worell. She has experience in Local government and private practice.
- The LABC inspection booking app is now up and working, this gives our customers another way to book site inspections.
- Working with STITCH on the marketing of building control.

4. POLICY

South Local Plan 2033

There is a delay to the Local Plan progression because of risks identified with the delivery of Chalgrove airfield strategic site. The options for the progression of the plan have been to Cabinet and Council in March 2018, and will return to Cabinet for reconsideration in due course. It will ultimately be for Council to determine the course of action with regards to the replacement(s) or alternative options to Chalgrove for inclusion in the Plan.

If an alternative site is selected should Chalgrove not deliver then the aim is to re-consult on the Publication version (Regulation 19) of the Plan in October – December 2018 for a quick turnaround to submission before the end of 2018. If Chalgrove is not progressed as a strategic site and another site is sought as a replacement the timetable is lengthier. This would require two rounds of consultation (under Regulation 18 and Regulation 19) on the Local Plan and this is estimated to take 18 months.

Neighbourhood Plan Status

Number	Status
Plans Made	
7	Thame, Woodcote, Henley & Harpsden, Sonning Common, Chinnor, Long Wittenham and Brightwell-cum-Sotwell.
Plans post referendum	
1	Dorchester on Thames – Going to Council on 19 April 2018 for a decision on whether the plan should be made.
Plans currently at Examination	
5	Benson - The examiner's report has been published. The examiner recommended that the plan, as modified by his recommendations, should proceed to a referendum. Officers are preparing ICMD to determine whether the plan should proceed to a referendum. This decision is expected to come into force (it is a key decision) by the end of April. The plan should be afforded significant weight once this decision is made. The provisional dates for the referendum are 21 or 28 June 2018. Watlington – The fact checking exercise has concluded and the examiner's report will be published shortly. The examiner recommended that the plan, as modified by his recommendations, should proceed to a referendum. Officers are preparing ICMD to determine whether the plan should proceed to a referendum. This decision is expected to come into force by the end of April. The plan should be afforded significant weight once this decision is made. The provisional dates for the referendum are 21 or 28 June 2018.

	<p>Warborough and Shillingford – The examiner decided that a public hearing will be required. The public hearing will to take place on 30 April 2018.</p> <p>Chalgrove and The Baldons - these examinations commenced on 03 April 2018 and are expected to conclude by the end of May at the latest.</p>
Submitted (or about to submit)	
4	<p><u>Submitted</u> Pyrton – The publicity period and the procurement process to appoint an examiner are expected to conclude by 25 April 2018. The examination is expected to commence shortly after.</p> <p><u>About to submit</u> Cholsey, Goring on Thames and Little Milton - pre-submission consultation concluded – submissions expected in April/May 2018.</p>
Area designated; plan preparation in progress	
29	<p>Aston Rowant, Beckley & Stowood, Berrick Salome, Chinnor (Review), Clifton Hampden, Crowmarsh, Cuddesdon & Denton, East Hagbourne, Ewelme, Garsington, Horspath, Henley & Harpsden (Review), Kidmore End, Lewknor, Little Milton, Long Wittenham (Review), Sandford on Thames, Shiplake, Sonning Common (Review), Stanton St John, Sydenham, Tetsworth, Thame (Review), Tiddington with Albury, Towersey, Wallingford, Woodcote (Review), Wheatley, Whitchurch on Thames.</p>
Preparing area designation; considering undertaking a NDP	
6	<p>Group with area designation applications submitted: None</p> <p>6 Considering undertaking a NDP: Binfield Heath, Didcot, Eye and Dunsden, Lower Elsfeld PM, Newington and West Hagbourne.</p>
52	Total NDP Activity

5. CUSTOMER SERVICE

- Service performance:

March 2018	Performance achieved	Variance on last month
Responding to telephone messages within 24 hours (target 85%)	61.1%	1.2% Increase
Responding to written enquiries within 10 days for South, 7 days for Vale (target 85%)	76.6%	4.5 % Decrease
Responding to FOI/EIR requests within 20 working days (target 85%)	100%	14.3% Increase
Total average number of weekly calls	715	-33 Calls

- Focus is to be given on ensuring that officers are taking calls in the first instance so that the necessity isn't so great on needing to leave messages.