

<b>This report is public</b>	
<b>Housing Delivery Action Plan</b>	
<b>Committee</b>	Overview & Scrutiny Committee
<b>Date of Committee</b>	3 June 2025
<b>Portfolio Holder presenting the report</b>	Portfolio Holder for Planning & Development Management, Councillor Jean Conway
<b>Date Portfolio Holder agreed report</b>	29 April 2025 & 22 May 2025
<b>Report of</b>	Assistant Director – Planning and Development

## **Purpose of report**

To present a draft Housing Delivery Action Plan (HDAP) for consideration.

### **1. Recommendations**

The Overview and Scrutiny Committee resolves:

- 1.1 To review the draft Housing Delivery Action Plan and identify any comments for consideration by the Executive at its meeting on 10 June 2025.

### **2. Executive Summary**

- 2.1 A Housing Delivery Action Plan (Appendix 1) has been prepared in response to the Council's Annual Monitoring Report 2024 (AMR) which was presented to the Executive in February 2025. The AMR assessed the Council's five year housing land supply position and concluded that the Council could only demonstrate a 2.3-year supply. The Executive resolved that a Housing Delivery Action Plan be prepared in consultation with the Portfolio Holder for Planning and Development Management.
- 2.2 At a meeting on 28 January 2025, the Committee requested that the report on the Housing Delivery Action Plan be submitted to a future meeting of the Committee.
- 2.3 Appendix 1 to this report is the draft report to the Executive which provides the context. Appendix 2 comprises the draft Housing Delivery Action Plan.

## **Implications & Impact Assessments**

<b>Implications</b>	<b>Commentary</b>
<b>Finance</b>	If findings and actions of the HDAP are agreed by the Executive, there is the potential need for additional resource to help with delivering improvement plans/action plans. However, if signing up

	<p>more PPAs, this would bring in more income to cover the costs of additional planning staff. Also, the action plans will help reduce the number of appeals, reducing the risk of further costs to the Council. Kelly Wheeler, Finance Business Partner, 29 April 2025</p>
<b>Legal</b>	<p>The report notes the need for the Council to re-assess its housing land supply following appeal decisions in 2024 as well as a High Court Judgement.</p> <p>Subject to the comments above, the report indicates that the result of these cases was to require Cherwell to produce a combined assessment of Cherwell and Oxford's unmet needs and produce a 5 year housing supply based on this combined need.</p> <p>The report sets out how the Housing Delivery Action Plan allows us to do this and therefore comply with our legal requirements going forward.</p> <p>The report also sets out the risks and impact to the Council if this approach is not followed.</p> <p>The report comments on delays which can be caused by completion of S106 Agreements and other planning obligations. The two tier nature of Cherwell/OCC means that we often require input from both authorities and sealing to take place from both authorities before the agreements can complete. It is also important to note that detailed negotiations need to take place in advance of legal instructions being provided in order to ensure that negotiations are not on-going during the legal drafting stage, therefore avoiding delays.</p> <p>These points are currently being worked on between the planning and legal departments as part of the transformation process and both departments are making a number of changes to the process to help improve the speed of delivery for these agreements going forward.</p> <p>Denzil – John Turbervill, Head of Legal Services</p>
<b>Risk Management</b>	<p>As things currently stand the proposed plan requires more resource than what is currently available to deliver it. Therefore the main risk with agreeing the action plan is the extent to which it can be implemented and therefore meet the desired outcomes. The council therefore has three options:</p> <p>To produce an action plan that meets the budget envelope available  Agree the plan and identify the budget needed to deliver it  Agree which projects can be paused to redirect the resources needed to deliver the plan</p> <p>Shona Ware, Assistant Director, Customer Focus, 30 April 2025</p>

<b>Impact Assessments</b>	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equality Impact</b>				
<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		N/A
<b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		N/A
<b>Climate &amp; Environmental Impact</b>		X		The action plan is not new planning policy but rather to help facilitate meeting existing policy. The environmental implications of development are considered through Local Plan and planning application processes
<b>ICT &amp; Digital Impact</b>				N/A
<b>Data Impact</b>				N/A
<b>Procurement &amp; subsidy</b>				N/A
<b>Council Priorities</b>	<b>Quality housing and place making</b> – to deliver sustainable and strategic development that meets Cherwell's needs now, and in the future and to achieve more high quality, secure, and affordable housing that caters for the diverse needs of our residents.			
<b>Human Resources</b>	N/A			
<b>Property</b>	N/A			
<b>Consultation &amp; Engagement</b>	The Action Plan was discussed with Cllr Creed and Cllr Conway. There will also be future consultation with developers and stakeholders.			

## Supporting Information

### 3. Background

- 3.1. The appended draft report to the Executive provides the relevant background.

### 4. Details

- 4.1. The appended draft report to the Executive provides the five year housing land supply context and introduces the proposed Housing Delivery Action Plan.

### 5. Alternative Options and Reasons for Rejection

- 5.1 Recommend to the Executive that it seeks reconsideration of the Housing Delivery Action Plan.

Officers consider that the proposed action plan provides the necessary foundation for improving the housing land supply situation. It can be reviewed in response to changing circumstances in consultation with the Portfolio Holder for Planning and Development Management.

### 6. Conclusion and Reasons for Recommendations

- 6.1 In order to improve the district's housing land supply position and address the obstacles and delays to housing delivery, officers would advise that the Action Plan be endorsed. However, it is for the Committee to make any observations to the Executive.

## Decision Information

Key Decision	N/A
Subject to Call in	N/A
If not, why not subject to call in	N/A
Ward(s) Affected	All

## Document Information

Appendices	
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<b>Appendix 1</b>	Housing Delivery Action Plan
<b>Background Papers</b>	<a href="#">Executive</a> , 3 <sup>rd</sup> February 2025
<b>Reference Papers</b>	<a href="#">Annual Monitoring Report</a> 2024
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<b>Corporate Director Approval (unless Corporate Director or Statutory Officer report)</b>	Ian Boll, Communities Director, 30 April 2025