

Oxford's unmet housing need

IC.1 Inspectors' initial questions and comments to OCC

2. Timescales and wider planning

We note that the Oxfordshire Housing and Growth Deal Plan assumes that the capacity of Oxford is 10,000 dwellings, but this is a figure to 2031. The submitted Plan indicates a capacity of 8,620 to 2036. Please can the Council comment on the cause of the substantial difference in capacity, and the implications for that and the different plan end-dates on the planning of the wider Oxfordshire area?

2.1 The Oxfordshire Housing and Growth Deal ("the Housing and Growth Deal") runs from 2011-2031 and the Oxford Local Plan 2036 ("the Plan") runs from 2016-2036. This provides for at least a 15 year plan period post adoption of the Plan. The calculation of Oxford's housing need to 2036 is detailed in the Assessing and Meeting Housing Need Background Paper (BGP.3). The housing need for the plan period was re-based for the plan period through the housing needs update in 2018. This means that any backlog of supply is not added to the requirement as it is reflected in the in the modelling through market signals adjustment for the period 2016-2036 rather than through a separate calculation or specific response. (my emphasis)

But... Housing Background Paper:

75. Significantly, The Oxfordshire Housing and Growth Deal was secured by the Oxfordshire Growth Board in February 2018, awarding £215m of Government investment for new homes and infrastructure across Oxfordshire. **All six local authorities signed the deal that both supports and commits the Oxfordshire authorities to work together to deliver the 100,000 new homes required between 2011 and 2031 (as identified in the 2014 SHMA).**

76. Additionally, all six Oxfordshire authorities have committed to producing a new Joint Statutory Spatial Plan (JSSP)... **This will include how to deal with the objectively assessed housing need for Oxford in the period 2031-2050,** and how that of which cannot be met within the administrative boundary of the city will be met by other authorities.

Apportionment of Oxford's Unmet Housing Need (2011-2031)

- 3.6 The parties agree that the Oxfordshire Growth Board's agreement of 26 September 2016, on the apportionment of Oxford's unmet housing need, remains the latest, cooperatively produced agreement. Despite South Oxfordshire not signing that agreement its Local Plan reflects this agreed apportionment.
- 3.7 The parties agree that the apportionment of unmet housing need (or any adjustment to current apportionments), arising from the Oxfordshire Housing Market Area, must be strategically and cooperatively considered through the Oxfordshire Growth Board.
- 3.8 The parties agree that the Growth Board's agreement as set out below remains the latest:

Statement of Common Ground
accompanying SODC and OCC
Local Plans on the Duty to
Cooperate

District	Apportionment (2011-2031)
Cherwell	4400
Oxford	550
South Oxfordshire	4950*
Vale of White Horse	2200
West Oxfordshire	2750
Total	14,850

*South Oxfordshire did not sign the Memorandum of Cooperation although this figure is now incorporated within the Submission South Oxfordshire Local Plan 2034

Ergo, Local Plan documents to date identify a need from 2011 to 2031 being addressed outside Oxford of:

14,300

Managing Oxford's unmet housing need

- 3.10 In 2016 the Oxfordshire Growth Board confirmed that Oxford was unable to meet its proportion of the SHMA figures due to the constrained nature of Oxford. For Oxford the OAN in the 2014 SHMA is a range of between 24,000 to 32,000 additional new homes required for the period 2011 to 2031 (or 1200 to 1600 per year). The approach taken by the Oxfordshire Growth Board was that the mid-point of this range should be taken as the starting point for assessing the level of need and unmet need (i.e. 28,000). Based upon extensive evidence, the Oxfordshire Growth Board agreed an apportionment of homes to be provided within each of the districts. This agreement was signed by all but one of the district councils. The assumed capacity for Oxford was 10,000 dwellings.
- 3.11 The Local Plans for the other Oxfordshire districts are delivering 14,300 dwellings to meet Oxford's unmet need, as follows:

Cherwell Local Plan Partial Review: Oxford's unmet needs	4,400 (Plan submitted March 2018 Examination Autumn 2018)
South Oxfordshire Local Plan 2033	4,950 (Plan submitted March 2019)
Vale of White Horse Local Plan Part 2	2,200 (Examination July 2018)
West Oxfordshire Local Plan	2,750 (Adopted September 2018)
Total provision towards Oxford's unmet needs by 2031	14,300

Oxford Local Plan

Current Local Plans outside of Oxford have taken this need, and manifested into a requirement:

District	Number of Homes	Delivery period
Cherwell	4,400	2021-2031
South Oxfordshire	4,950	2021-2035
Vale of White Horse	2,200	2019-2031
West Oxfordshire	2,750	2021-2031
Total	14,300	

The supply....

- The supply, with the exception possibly of South, only covers need arising from period 2011 to 2031. Therefore, using the housing numbers in district's local plans to offset Oxford's needs from 2031 to 2040 may not align with the strategy / evidence / agreed position to date.

The period 2031 to 2040 in the Oxford Local Plan

Can strategic policy-making authorities take account of past under delivery of new homes in preparing plans?

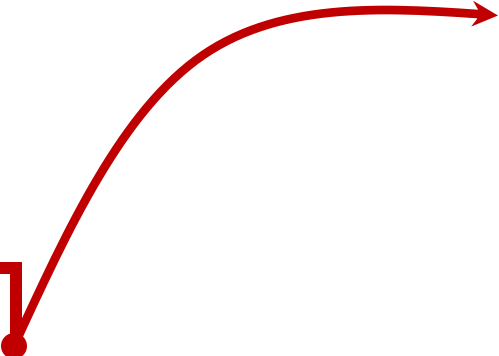
The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.

Where an alternative approach to the standard method is used, past under delivery should be taken into account.

Paragraph: 011 Reference ID: 2a-011-20190220

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We cannot find any text in the HENA about addressing backlog / shortfall / past under deliver (bar one minor line about specialist elderly accommodation)



Our quick maths

14,300

Unmet need being addressed by the 4 district between 2011 and 2031

715

As an annualised figure (i.e. the amount “exported” each year) $(14,300 \div 20)$

7,865

Take this annual figure and multiply by 11 to get the amount of unmet need being delivered between 2020 and 2031

New plan need

- **26,440** need total (1,322 per annum)
- Minus Oxford's claimed indicative capacity of 10,736 = **15,705**
- Minus unmet need delivering in that period (7,865) = **7,839**

7,839 = unmet need from LP2040

Plus, any need not addressed prior to 2020? (Depends how the HENA addressed this)

Standard method based need

15,240

Need between 2020 and 2040

10,736

Oxford's claimed indicative capacity

7,865

The amount of unmet need being addressed during this period by the districts

-3,361

Outstanding unmet need (i.e. none)

No need prior to 2020 considered as SM covers this already (as per PPG)