

MAIN MATTER 2: Housing Capacity

1. Whether the capacity-based housing requirement for Oxford of 10,884 (544 dwellings per annum over 20 years) set out in OCC1.B is realistic.
2. Whether the policies of the Plan adequately promote housing delivery, and whether the Plan provides an adequate basis for ensuring that the best use would be made of land within Oxford to maximise housing provision.
3. Whether the Housing and Employment Land Availability Assessment (HELAA) is a reliable indication of the capacity of the city for housing and whether greater clarity is required for the numbers to be provided on housing sites and mixed use sites.

Question 1

No response is provided to this question.

Question 2

- 2.1 The response of Cowley Investments Limited to the Proposed Submission Draft Local Plan (SDLP) objected to Policy SP52 on the basis of it not being sound because it was not positively prepared, justified, effective or consistent with national policy. Accordingly changes to the policy were recommended that would allow for redevelopment of the site with residential development, ancillary community uses and public open space either immediately, or in the event that feasibility work shows the Council's preferred speedway and greyhound racing, leisure and community uses not to be viable.
- 2.2 A revised Policy SP52 would allow a large brownfield site in a sustainable location to be developed for residential development, of which a significant proportion would be affordable housing.

Question 3

- 3.1 The HELAA provides a helpful guide to the estimated capacity of the site, however as evidenced in the hearing statement for Matter 4, the City Council has a track record of being overly optimistic about the timescale of new residential development.