

Oxford Local Plan 2036

Inspectors' questions re Housing Delivery

Please will the Council help us by responding to the following questions before the beginning of the hearings starting on 3 December.

1. With regard to Matter 4, Housing Delivery, we note from the Council's statement that in calculating the 5 year housing land supply, the Council appear to have used (in part) a 10% buffer, referring to paragraph 68-010 of the PPG. But this 10% buffer can only apply in the circumstances where the Council is seeking to "confirm" its 5 year housing land supply through the development plan, in which case there would need to have been specific engagement with developers and others who have an impact on delivery to ascertain the 5 year supply. It is not clear whether this is the Council's position and whether that engagement has been carried out. If it has not, what would the relevant buffer be, having regard to the delivery of housing relative to the development plan requirement over the last three years? If the supply has been adequate, a 5% buffer should be used, and if there has been such under-supply, a buffer of 20% should be applied.
2. Again on Matter 4, but on a completely separate point, what is the basis for applying a 10% lapse rate to larger housing sites, since there is no support in the NPPF or PPG for this.
3. Having regard to the answers to the above, please will the Council calculate the 5 year supply as of the likely adoption date of the plan, which we suggest may be the beginning of the 2020/21 period, together with the calculation rolled forward to demonstrate that the supply can be maintained, taking into account the definition of "deliverable", against both the unstepped annualised housing requirement and the proposed stepped trajectory. Please will the Council also provide a summary of its deliverable sites with a narrative demonstrating that they are clearly deliverable within the definition.

Outputs should be easy to read and navigate on screen and easy to print in A4 (ie not large spreadsheets).

Jonathan Bore

Nick Fagan

21 November 2019

