

## Housing need and requirement

2.3 Housing need must be established and confirmed through the evidence base, and then planned for. ~~We cannot meet all the city's housing need within Oxford, so the calculated need is different to the housing requirement in the Plan (the requirement is also sometimes referred to as the housing target). This was also the situation in the Oxford Local Plan 2036, and work was undertaken with the neighbouring districts to include allocations in their adopted local plans to accommodate Oxford's unmet need).~~

2.4 The Local Plan must set out a total housing requirement for the plan period to 2040, setting out the number of houses that are required to be delivered each year. The Government checks delivery of housing in each planning authority in the Housing Delivery Test and there are sanctions if the requirement is not met. Local Plans should seek to meet identified needs, and in establishing a housing requirement figure should show the extent to which their identified housing need can be met over the plan period.

2.45 The minimum housing need figure for Oxford can be calculated by using the Government's Standard method as set out in National Planning Policy and guidance. However, simply taking the standard method number would not tackle the fundamental issue of Oxford's urgent need for more homes. Oxfordshire's economic dynamism and its economic growth performance, and particularly the role of Oxford in the regional and national economy, are particular drivers of housing need, and an alternative approach to assessing housing need has been explored which reflects these exceptional circumstances and their impact on current and future demographic trends and market signals. If the Plan sought to deliver lower levels of housing (such as calculated using the Standard Method) then it would be likely to result in more in-commuting and worse affordability of homes, in addition to constraining economic growth, not only in Oxford but with implications for the regional and national economy as well.

2.56 We cannot meet all the city's housing need within Oxford, so the calculated need is different to the housing requirement in the Plan. To help address the housing need, we have ~~also~~ been seeking to maximise capacity in the city through our approach in the Housing and Economic Land Availability Assessment (HELAA – see HELAA methodology for more details) and site allocations policies which prioritise residential development over other uses. More widely in the Council there are further measures to help address the issue of housing need and affordability, including setting up a housing company (OxPlace) to build more homes, and an ambitious programme of delivering Social Rented homes directly by the Council as a registered provider. This is complemented by the innovative policy on Employer-Linked Housing which supports specific major employers in Oxford to deliver affordable housing on their own sites to help address the housing needs of their own employees.

2.6 This was also the situation in the Oxford Local Plan 2036, and work was undertaken with the neighbouring districts to include allocations in their adopted local plans to accommodate Oxford's unmet need). In 2016 the Oxfordshire Growth Board confirmed that Oxford was unable to meet its proportion of the Oxfordshire Strategic Housing Market Assessment housing need figures to 2031 (later recalculated for Oxford to 2036), due to the constrained nature

of Oxford. Based upon extensive evidence, the Oxfordshire Growth Board agreed an apportionment of Oxford's unmet need to be provided within each of the districts. The extant Local Plans for the other Oxfordshire districts are delivering 14,300 dwellings to meet Oxford's previously identified unmet need, as follows:

- Cherwell Local Plan Partial Review: 4,400
- South Oxfordshire Local Plan 2033 4,950
- Vale of White Horse Local Plan Part 2 2,200
- West Oxfordshire Local Plan 2,750

This represents most of Oxford's unmet need over the 2020-2040 period. Discussions about the remaining unmet need will continue through the Future Oxfordshire Partnership and other forums for discussion.

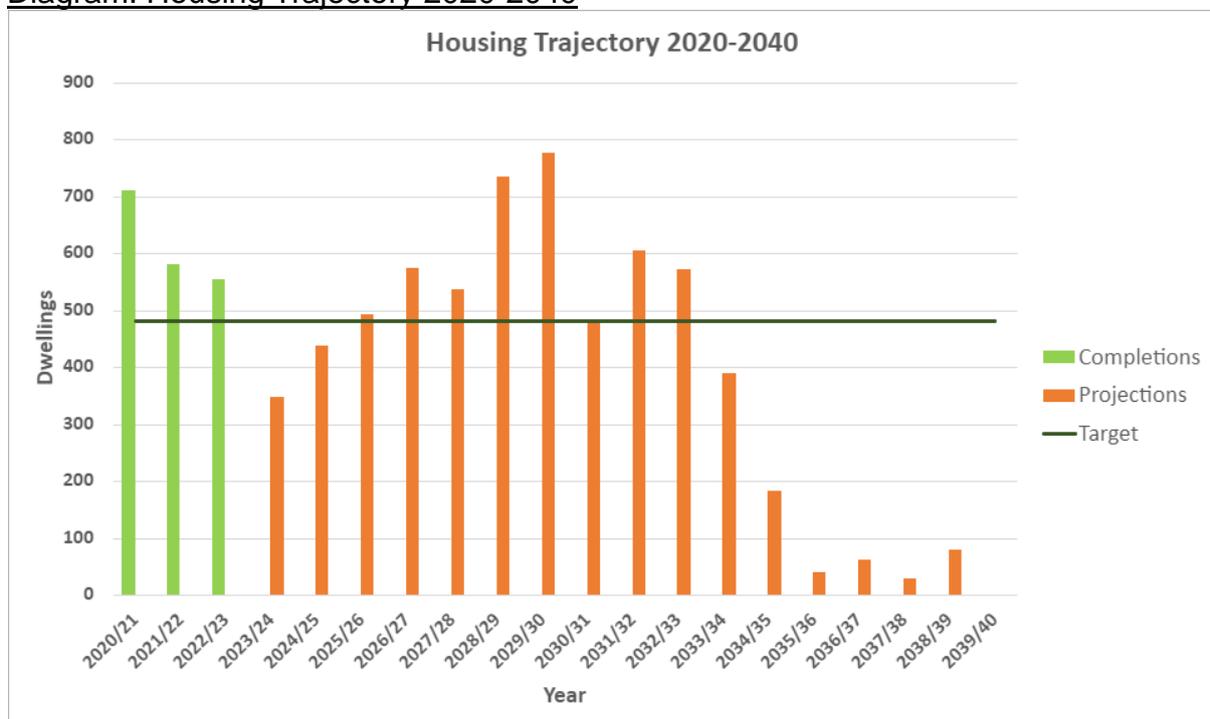
## Housing requirement

2.7 The Housing and Employment Needs Assessment ('HENA'), jointly commissioned with Cherwell District Council, objectively assessed the housing need for Oxford.

2.8 The housing need in Oxford is for 1,322 new dwellings per annum. This need is greater than the capacity of the city to deliver it. The assessment of capacity (set out in the Housing and Economic Land Availability Assessment 2023) is 9,851 homes over the plan period, or 493 dwellings per annum.

2.9 Delivery of housing is a priority, and the Local Plan's strategy is to maximise housing delivery while balancing protection of other important land uses.

Diagram: Housing Trajectory 2020-2040



Policy H1: Housing Requirement Provision will be made for at least 9,~~851~~642 new homes to be built in Oxford over the plan period 2020-2040 (average of ~~4938~~4 per annum).