

HOUSING NEED AND REQUIREMENT

Policy Context

- The *National Planning Policy Framework (NPPF)* sets out the Government's objective of significantly boosting the supply of homes and stresses the importance of bringing forward a sufficient amount and variety of land where needed.
- Delivery of housing is a priority for the City Council, and the Local Plan's strategy is to maximise housing delivery while balancing protection of other important assets such as biodiversity, open space and functional floodplain.
- The minimum housing need figure for Oxford has been calculated by using the Government's Standard Method as set out in National Planning Policy and guidance. The housing need in Oxford is for 1,08778 new dwellings per annum. However, this need is greater than the capacity of the city to deliver it. The assessment of capacity (set out in the Strategic Housing Land Availability Assessment 2026) is 9,2679041 homes over the plan period, or 46352 dwellings per annum.
- Oxford's unmet housing need is therefore 12,519. The surrounding Oxfordshire districts have formally agreed to meet this need, with the following distribution:
 - Cherwell 4,400
 - South Oxfordshire 4,950
 - Vale of White Horse 1,830
 - West Oxfordshire 2,028
 - **Total 13,208**
- The Local Plan must set out a total housing requirement for the plan period to 2045, setting out the number of houses that are required to be delivered each year. 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.

Policy Implementation

- Every effort has been made to maximise the identified capacity in the city through the Strategic Housing Land Availability Assessment (SHLAA) and a Green Belt assessment.
- A range of policies that prioritise residential development over other uses, design policies including Policy HD8 on efficient use of land and Policy H6 on Employer-Linked Housing work together to maximise delivery of housing.
- However, the calculated housing need is greater than the capacity identified. Therefore, the housing requirement is capacity based, is less than the housing need, and results in a level of unmet need in Oxford.

- The Council is continuing to work with adjoining authorities to deliver sites in adjoining districts to help meet Oxford's housing needs to address the unmet housing need.

[Trajectory to be inserted]:



[Trajectory to be deleted]:



POLICY H1: HOUSING REQUIREMENT

Provision will be made for at least 9,~~267,041~~ new homes to be built in Oxford over the plan period 2025-2045 (average of 4~~5263~~ per annum).

Measures in the Local Plan to promote housing delivery include:

- a) Making site allocations for residential uses in this Plan (see Chapter 8: Site allocations);
- b) Promoting the efficient use and development of land/sites; and
- c) Prioritising housing across the city and by allowing an element of housing on all employment sites if suitable.