

Five year housing land supply for LP2045 post-adoption, calculated June 2026

What is this calculation

The NPPF requires that in plan-making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan. This paper sets out the calculations to demonstrate the 5 year housing land supply for the five years following adoption of LP2045¹.

The City Council intends to submit LP2045 to the Planning Inspectorate in July 2026 (26/27), be at examination in 26/27, and then following a positive Inspector's report, adopt the Plan during 27/28. The PINs guidance requires that it should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption. Therefore the evidence for LP2045 needs to demonstrate housing land supply for a five year period after adoption, which will be monitoring years 2028/29 to 2032/33.

Note this calculation for the submission of LP2045 is different to the calculation for decision-taking purposes for Oxford, which is for the period 2026/27 to 2030/31 and is calculated using the Standard Method Housing need figure (not the LP2045 annual housing requirement) because the adopted Local Plan 2036 is more than 5 years old².

What is a 5 year land supply

The Guidance explains that a 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 78 of the National Planning Policy Framework³.

Calculations

The land supply calculations are set out below. The housing requirement for LP2045 is set out in Policy H1, as 452dpa (total 9,041 over the plan period). The City Council has identified a deliverable supply of 2,825 homes (row G in table below) for the five year period 2028/29 to 2032/33. This includes the forecast supply from large sites, including site allocations in Local Plan 2045 and outstanding permissions (commitments), plus a windfall allowance. A 5% buffer has been applied in accordance with Government methodology⁴. This gives a housing land supply of 6.81 years for the 5 years post-

¹ Paragraph: 004 Reference ID: 68-004-20241212

² Paragraph: 003 Reference ID: 68-003-20190722

³ Paragraph: 002 Reference ID: 68-002-20241212

⁴ The most recent Housing Delivery Test published by Government (December 2024) at the time of writing in June 2026, showed that the HDT for Oxford had been met

adoption of LP2045. For more detail about the sites making up the identified supply, see Strategic Housing Land Availability Assessment, Table B.

	Five-year housing land supply calculation 2028/29 - to 32/33	Figure
A	Annual Requirement x 5 (452 x 5)	2260
B	Years requirement +/- any surplus/deficit within the plan period (A - surplus from 2025/26 of 248 homes)	1974
C	5-year requirement (with 5% buffer applied) (B x 105%)	2073
D	Supply from large sites – (2028/29 - to 32/33)	2104
E	Outstanding permissions on small sites of less than 10 dwellings (commitments) (2028/29 - to 32/33)	57
F	Windfall allowance (2028/29- to 32/33)	664
G	Total supply (D+E+F)	2825
H	5-year land supply (including 5% buffer) ((G/C) x 5)	6.81

Housing land supply for LP2045 post-adoption, years 2028/29 - 2032/33