Five year housing land supply for Oxford Local Plan 2045 post-adoption, updated October 2026

What is this calculation

The NPPF (2024, paragraph 72) 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 LP2045[1].

The City Council submitted Local Plan 2045 (LP2045) to the Planning Inspectorate in July 2026 (monitoring year 2026/27). Stage 1 hearings are due to commence in October 2026, followed by Stage 2 hearings in November/ December 2026. Following a positive Inspector's report, the intention is to adopt the Plan during 2027/28. The Guidance sets out 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 Year 1 starts on the 1 April following the date of adoption. On this basis, 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 examination 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 in Policy H1, CSD.001 and CSD.009) because the adopted Local Plan 2036 is more than 5 years old[2].

This calculation for October 2026, supersedes the calculation from when LP2045 was submitted to the Planning Inspectorate (CSD.012) because in August 2026 the Government published the latest Housing Delivery Test (HDT) measurements. The result of the measurement shows Oxford as delivering less than 75% of the HDT requirement and therefore are required to apply a 20% buffer to the housing land supply calculations, along with other consequences.

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 Framework (2004)[3].

[1] Housing Supply and Delivery Guidance Paragraph: 004 Reference ID: 68-004-20241212
[2] Paragraph: 003 Reference ID: 68-003-20190722
[3] Paragraph: 002 Reference ID: 68-002-20241212

Calculations

The land supply calculations are set out below. The housing requirement for LP2045 is set out in Policy H1, as 452 dwellings per annum (total 9,041 over the plan period) (CSD.009). The City Council has identified a deliverable supply of 2,815 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 20% buffer has been applied in accordance with Government methodology[4]. This gives a housing land supply of 5.94 years for the 5 years post-adoption of LP2045. For more detail about the sites making up the identified supply, see Oxford Strategic Housing Land Availability Assessment, (June 2026) Table B (HEA.004b).

	Five-year housing land supply calculation 2028/29 - to 32/33	Figure
A	Annual Requirement x 5 (452 x 5)	2260
B	ears requirement +/- any surplus/deficit within the plan period (A - surplus from 2025/26 of 248 homes)	1974
C	5-year requirement (with 20% buffer applied) (B x 120%)	2369
D	Supply from large sites (2028/29 - to 32/33)	2094
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**)	2815
H	5-year land supply (including 20% buffer) ((**G**/**C**) x 5)	5.94

Housing land supply for LP2045 post-adoption, years 2028/29 - 2032/33 (updated October 2026 to reflect August 2026 Housing Delivery Test measurements)

[4] The most recent Housing Delivery Test published by Government (2025 measurement, published August 2026).