

News

City Council finds capacity for 10,200 new homes in Oxford

A new study has concluded that there is only enough land in Oxford to accommodate between 32% and 43% of the city's housing need.

Commissioned by the City Council, the study has found that there is only enough land left in Oxford for around 10,200 new homes – leaving a shortfall of up to 21,800 further homes that are needed to meet the city's need for housing.

The Oxford Land Availability and Unmet Need Assessment – also referred to as the Oxford 'SHLAA' – identifies sites that have development potential for housing and student accommodation development from now until 2031. The new report does not, however, allocate land for residential development, which has to be done through a review of the Local Plan involving public consultation. A planning application would also have to be submitted before any of the sites in the SHLAA could be developed.



The study also factored in development completed in the last three years and assumed that around 180 homes per year would be built on smaller sites that have not yet been identified.

It has identified that two sites in the Green Belt could come forward for development: land at St. Frideswide Farm, on the edge of North Oxford, and land opposite Redbridge Park and Ride on the edge of South Oxford. These are thought to have capacity for 150 and 180 homes respectively. However, the vast majority of sites are on 'brownfield' land.

The SHLAA was co-authored by expert consultancy firm URS, and has received input from the other district Councils in Oxfordshire as well as the County Council and other stakeholders. The City Council believes that the study provides irrefutable evidence of the need for a sustainable urban extension to meet Oxford's housing needs.

Councillor Bob Price, Leader of Oxford City Council, says: "The Oxfordshire Strategic Housing Market Assessment (SHMA) shows that the housing need in Oxford from 2011 until 2031 is in the order of 24,000 – 32,000 homes.

"In light of this enormous need, the City Council were determined to ensure the most thorough assessment yet of the availability of housing land in Oxford. In line with national guidance, the study equally recognises the

need to protect the integrity of our natural and historic assets, as well as safeguarding sports and community infrastructure so important to the well-being of local communities.

“The conclusions to the study show a shortfall of up to 21,800 homes. Even a more conservative estimate of Oxford’s need shows a shortfall of 17,800 homes compared with what can be realistically and sustainably achieved. This leaves us with no doubt that a strategic review of the Oxford Green Belt, to allow us to plan for a sustainable urban extension, is urgently needed.”

The City Council also believes that this work should now form the basis for agreeing with its neighbouring districts the level of Oxford’s unmet housing needs that will need to be accommodated outside of the city’s boundaries. Through the Oxfordshire Growth Board, all the Oxfordshire councils surrounding Oxford have signed up in principle to accommodating the city’s unmet housing needs between them.

The Oxford SHLAA has [been published on the City Council's website](#).

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