

## **NOTE FOR INSPECTOR**

### **RE: HOUSING LAND SUPPLY IN OXFORDSHIRE WRITTEN MINISTERIAL STATEMENT**

**21 SEPTEMBER 2018**

1. The Secretary of State published a Housing Land Supply in Oxfordshire Written Ministerial Statement on 12<sup>th</sup> September 2018. The Ministerial Statement identifies that as part of the Oxfordshire Housing and Growth Deal the Government has agreed to provide a short-term flexibility to the Oxfordshire authorities in relation to national housing land supply policies.
2. The temporary flexibility relates to decision-taking, and the Statement specifically states that paragraph 11(d), footnote 7 of the National Planning Policy Framework (July 2018) will only apply where the authorities in Oxfordshire cannot demonstrate a three-year supply of deliverable housing sites.
3. The Statement states that this flexibility does not apply to plan making as set out in paragraph 67 of the National Planning Policy Framework (July 2018). Accordingly, the Written Ministerial Statement does not apply for the purposes of plan making and the Local Plan 2031 Part 2.
4. The Ministerial Statement is provided at Appendix A.

## Appendix A: Housing Land Supply in Oxfordshire Written Ministerial Statement

HLWS924

### Housing Land Supply in Oxfordshire

My Rt. Hon Friend, the Secretary of State for Housing, Communities and Local Government (James Brokenshire) has today made the following Written Ministerial Statement.

In March this year the Government committed to the Oxfordshire Housing and Growth Deal, to support ambitious plans to deliver 100,000 homes by 2031. The Oxfordshire-wide Joint Statutory Spatial Plan to be adopted by 2021 will be supported by £215 million of funding to help deliver more affordable housing and infrastructure improvements to support sustainable development across the county.

Paragraph 217 of the National Planning Policy Framework sets out that the Government will explore potential planning freedoms and flexibilities, for example where this would facilitate an increase in the amount of housing that can be delivered. Such freedoms and flexibilities are to be considered by the Government on a case by case basis. In this instance the Government has worked closely with the authorities in Oxfordshire to agree planning freedoms and flexibilities that will support the ambitious plan-led approach through a Joint Spatial Strategy and the Housing Deal.

As part of the Housing Deal, Oxfordshire sought flexibility from the National Planning Policy Framework policy on maintaining a 5 year housing land supply. This policy supports the delivery of housing by ensuring sufficient land is coming forward to meet housing need. However, we recognise the ambitious plans in Oxford to deliver above their housing need in the long term. The Government wants to support this strategic approach to supporting housing delivery through joint working. We have therefore agreed to provide a short term flexibility which will support the delivery of the local plans for the area and ensure that the local authorities can focus their efforts on their Joint Spatial Strategy. The Government recognises that in the short term this will result in fewer permissions being granted under paragraph 11 of the National Planning Policy Framework but the Government believes that it is important to support these ambitious plans that will deliver more housing in the longer term.

Having considered the responses from a local consultation, which closed on the 12<sup>th</sup> July 2018, I am today implementing a temporary change to housing land supply policies as they apply in Oxfordshire.

For the purposes of decision-taking under paragraph 11(d), footnote 7 of the National Planning Policy Framework will apply where the authorities in Oxfordshire cannot demonstrate a three year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73). This policy flexibility does not apply to the Housing Delivery Test limb of footnote 7 of the National Planning Policy Framework nor plan making policy in paragraph 67. If a local authority intends to fix their land supply under paragraph 74 they will still be required to demonstrate a minimum of five year supply of deliverable housing sites, with the appropriate buffer.

This statement is a material consideration in planning decisions and applies to those local planning authorities in Oxfordshire with whom the Government has agreed the Oxfordshire Housing and Growth Deal, namely Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council. This statement applies from today and remains in effect until the adoption of the Joint Statutory Spatial Plan in each area, provided the timescales agreed in the Housing and Growth Deal are adhered to. I will monitor progress against these timescales and keep the planning flexibility set out in this statement under review.

This statement has also been made in the House of Commons: [HCWS955](#)