

**Oxford Local Plan 2036**

**and**

**South Oxfordshire Local Plan 2034**

**STATEMENT OF COMMON GROUND**

**Between**

**South Oxfordshire District Council, Oxford City Council, Cherwell District Council and, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council**

**22 March 2019**

## **Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared in relation to the South Oxfordshire Local Plan 2034 and Oxford Local Plan 2036. This SoCG has been prepared further to that agreed between the Oxfordshire authorities in support of the Cherwell District Council Local Plan Partial Review examination (February 2019) which is appended to this statement (Appendix One). That Plan is being examined under NPPF1 (2012) This SoCG has been prepared for the purpose of the Oxford and South Oxfordshire Local Plans within the context of the NPPF 2019. It focuses on the changes to national policies and guidance and the particular circumstances of the South Oxfordshire and Oxford City Local Plans. The matters agreed by the Oxfordshire authorities in the SOCG for the Cherwell hearings remain up to date and relevant for that NPPF1 based examination.
- 1.2 This SOCG has been prepared jointly between South Oxfordshire District Council (SODC) and Oxford City Council (OxCC), Cherwell District Council (CDC), Vale of White Horse District Council (VWHDC), West Oxfordshire District Council (WODC) as the strategic plan making authorities and Oxfordshire County Council (OCC) as an additional signatory given their role as highway and education authority, hereafter referred to as “the parties”. Some parts of this SOCG relate only to matters that are directly relevant to both SODC and OxCC in the context of the new NPPF and NPPG. These sections are clearly marked.
- 1.3 This SoCG relates to the administrative areas of Oxford City and South Oxfordshire District Councils. However, without prejudice to other on-going Local Plan Examinations (Vale of White Horse and Cherwell) and the draft Statement of Common Ground (April 2018) for the Oxfordshire Plan 2050, it includes strategic matters relating to Oxfordshire’s geographical area as indicated on the map in Appendix Two, which also shows the plan making authorities administrative areas and corresponds to the Oxfordshire Strategic Housing Market Area.
- 1.4 It confirms matters agreed with regard to the Duty to Cooperate, the Oxfordshire Strategic Housing Market Assessment (SHMA), the apportionment of Oxford’s unmet housing need, and update positions insofar as it relates to the preparation of the South Oxfordshire Local Plan 2034 and the Oxford Local Plan 2036. It also relates to joint signing and on-going implementation of the Oxfordshire Housing and Growth Deal and the commitments therein.
- 1.5 Future SoCGs will be prepared and maintained and kept up to date through joint working between the plan making authorities. There may be final reports or

interim statements made by Inspectors at the separate Local Plan examinations that are relevant to all Parties. The process for updating any SoCGs will be managed through ongoing discussion between authorities.

- 1.6 This statement is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.

## **2. Background**

- 2.1 The Oxfordshire councils have a long history of working effectively together and work closely and continuously on matters of strategic cross boundary importance in accordance with the Duty to Cooperate, as set out in the Cherwell SOCG appended.

## **3. Key Matters on which the parties agree**

### Additional matters since the Cherwell SOCG – NPPF (2019)

- 3.1 The Submission Oxford Local Plan 2036 and Submission South Oxfordshire Local Plan 2034 are the first Local Plans in Oxfordshire to be examined under the NPPF (2019). All other Local Plans in Oxfordshire have been or are being examined under the NPPF (2012).
- 3.2 The parties acknowledge that the total housing needs being planned for in Oxford City and South Oxfordshire District for the period 2011 to 2031 are higher than the minimum housing need identified through the standard method, which was introduced in the NPPF (2019). The parties acknowledge that this is only relevant to South Oxfordshire and Oxford City Local Plans due to their examinations taking place under the NPPF (2019). The Planning Practice Guidance accompanying the NPPF (2019) relating to Housing and Economic Needs sets out at paragraph 010 several situations where it might be appropriate to plan for higher housing numbers than the standard method indicates.
- 3.3 The parties agree that the following circumstances are present:
- Oxfordshire Housing and Growth Deal has been signed by the Government and the local authorities in the Oxfordshire area and the Local Enterprise Partnership (OxLEP). The Deal provides £150 million for infrastructure, £60 million for affordable housing and £5 million capacity funding over a five-year period and among other things commits Oxfordshire to plan for and support the delivery of 100,000 new homes for the period 2011 – 2031.
  - The latest cooperative assessment of housing need remains that contained within the Oxfordshire Strategic Market Assessment 2014, which identifies housing need (rounded) for Oxfordshire for the period 2011-2031 to be 100,060 homes.
  - Oxfordshire Growth Board's agreement of 26 September 2016, sets out the

latest cooperatively produced agreement about the apportionment of Oxford’s unmet housing need for 2011 to 2031, which is reflected in the adopted and emerging Local Plans in Oxfordshire.

- The Oxfordshire Infrastructure Strategy (OxIS) is an Oxfordshire Growth Board commissioned project involving all six Oxfordshire Local Authorities. Its purpose is to identify, map and rank Oxfordshire's strategic infrastructure requirements to 2040 and beyond.

Oxfordshire Strategic Housing Market Assessment (2014)

- 3.4 The parties agree that the Oxfordshire Strategic Housing Market Assessment (2014) remains the latest, cooperatively produced and agreed assessment of housing need for the period 2011-2031 for the whole of the strategic housing market area, which has been taken forward within the Oxfordshire Housing and Growth Deal, as set out in the Cherwell SOCG.
- 3.5 The parties agree that any assessment of housing need beyond 2031 would need to be established and agreed through a strategic and cooperative process. It follows that the parties agree that any district/city specific assessment of housing need cannot be relied upon for planning outside of that district/city without strategic cooperative consideration through the Oxfordshire Growth Board.

Apportionment of Oxford’s Unmet Housing Need (2011-2031)

- 3.6 The parties agree that the Oxfordshire Growth Board’s agreement of 26 September 2016, on the apportionment of Oxford’s unmet housing need, remains the latest, cooperatively produced agreement. Despite South Oxfordshire not signing that agreement its Local Plan reflects this agreed apportionment.
- 3.7 The parties agree that the apportionment of unmet housing need (or any adjustment to current apportionments), arising from the Oxfordshire Housing Market Area, must be strategically and cooperatively considered through the Oxfordshire Growth Board.
- 3.8 The parties agree that the Growth Board’s agreement as set out below remains the latest:

<b>District</b>	<b>Apportionment (2011-2031)</b>
Cherwell	4400
Oxford	550
South Oxfordshire	4950*
Vale of White Horse	2200
West Oxfordshire	2750
<b>Total</b>	<b>14,850</b>

\*South Oxfordshire did not sign the Memorandum of Cooperation although this figure is now incorporated within the Submission South Oxfordshire Local Plan 2034

- 3.9 The parties agree that the conclusions of the West Oxfordshire Inspector, on the now adopted West Oxfordshire Local Plan (2018), clearly demonstrates that the Growth Board apportionment can be found sound on the basis of the agreed level of unmet need, notwithstanding the fact that it was considered to be a 'working assumption'. This was most recently confirmed again by the Inspector examining the Vale of White Horse Local Plan Part 2 in his post hearing letter dated 30 October 2018. This states that "the Oxfordshire Growth Board has overseen an objective and robust process to determine both the quantum of this unmet need and its apportionment between the relevant districts".

Meeting Housing Need (2011-2031)

- 3.10 The parties agree that the adopted Cherwell Local Plan 2011-2031 and the submission Partial Review of that Plan; the adopted West Oxfordshire Local Plan 2031; the adopted Vale of White Horse Local Plan 2031 (Part 1) and the submission Part 2 to that Plan; the Submission South Oxfordshire Local Plan 2034; and, the Submission Oxford Local Plan 2036 have been prepared to meet the identified needs of the 2014 SHMA and the requirements of the Growth Deal. It is agreed that each of these Plans is required to meet those needs and that their adoption would complete the agreed programme of cooperation which began in 2014.
- 3.11 The parties agree that planning for housing needs across Oxfordshire must be secured on a consistent basis, particularly in light of the Oxfordshire Housing and Growth Deal. It is agreed that the successful completion of the above Plans, with the requisite growth to 2031, is key to delivering on the Growth Deal requirement for 100,000 homes.
- 3.12 The parties agree that should any individual Oxfordshire authority not be able or willing to meet the Growth Board's apportionment of unmet need (following the completion of that authority's Local Plan) the implications would need to be considered on a joint basis through the Oxfordshire Growth Board.

Specific agreement between Oxford City Council and South Oxfordshire District Council

- 3.13 Oxford City Council agrees that the proposed allocations on the edge of Oxford in the South Oxfordshire Local Plan 2034 do not conflict with the economic growth strategy of Oxford. As set out in the Oxford City Council representations to the South Oxfordshire Local Plan 2034 Regulation 19 consultation in February 2019 there are a range of exceptional circumstances

that justify the release of land from the Oxford Green Belt on the edge of Oxford within South Oxfordshire.

- 3.14 South Oxfordshire District Council and Oxford City Council agree that they, as housing authorities, will seek to agree an allocations policy and operational arrangements for the provision and allocation of completed affordable homes from sites that help to meet Oxford's unmet needs. This will be to allocate specific affordable homes to people with identified housing needs arising from their existing local connection with the administrative area of Oxford City. The definition of local connection will be agreed as part of the discussions between South Oxfordshire District Council and Oxford City Council regarding allocations and operational arrangements. The allocations policy and operational arrangements are currently being progressed and are sought to be agreed by the two Councils, within 12 months of the date of this SoCG or prior to planning permission for any sites allocated within the South Oxfordshire District Local Plan 2034, which will help to meet Oxford's unmet housing needs, whichever is sooner.

#### **4. Conclusions**

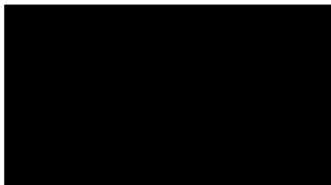
- 4.1 The parties agree that they have a positive working relationship and a demonstrable track record of successful, collaborative, joint working with effective outcomes.
- 4.2 The parties agree that issues of housing need in Oxfordshire are intrinsically linked to supporting the well-being of its residents and to the county's strong and continued economic growth. The parties agree that the establishment of a clear process and programme for cooperative working in 2014 and thereafter and the successful delivery of that programme has led to the current clear understanding of housing needs, the 'roll- out' of adopted / emerging local plans and the securing of the Oxfordshire Housing Growth Deal. The parties agree that any re-appraisal of jointly produced assessments of housing need at this time is not necessary. It is agreed that all of the Oxfordshire Local Plans, including the South Oxfordshire Local Plan and Oxford City Local Plan, to which this SoCG directly relates, are required to meet the housing needs identified within the Oxfordshire SHMA 2014 and the Oxfordshire Housing and Growth Deal to 2031, and that their adoption would complete the agreed programme of addressing the City's unmet housing needs, which began in 2014.
- 4.3 Through the Oxfordshire Growth Board, its working groups and bi-lateral meetings the authorities will continue to work cooperatively on matters of mutual interest and cross-boundary strategic importance, including implementing/delivering the agreed apportionment of Oxford's unmet housing needs and the Oxfordshire Housing and Growth Deal.

**Signed on behalf of South Oxfordshire District Council**



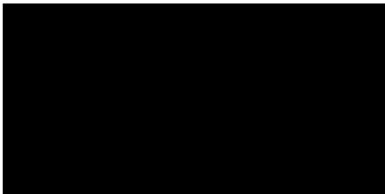
Holly Jones  
Planning Policy Manager

**Signed on behalf of Oxford City Council**



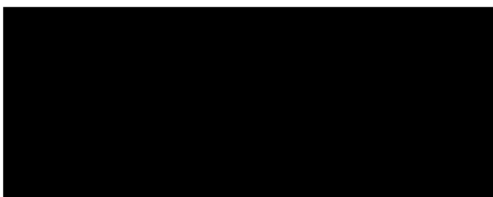
Adrian Arnold  
Interim Head of Planning

**Signed on behalf of Cherwell District Council**



Robert Jolley  
Assistant Director – Planning and Economy

**Signed on behalf of Vale of White Horse District Council**



Adrian Duffield  
Head of Planning

**Signed on behalf of West Oxfordshire District Council**



Giles Hughes  
Head of Planning and Strategic Housing

**Signed on behalf of Oxfordshire County Council**



John Disley  
Infrastructure Strategy & Policy Manager



**Cherwell Local Plan 2011-2031 (Part 1)**  
**Partial Review – Oxford’s Unmet Housing Need**  
**Examination Hearings**

**STATEMENT OF COMMON GROUND**

**Between**

**Cherwell District Council and Oxford City Council, South Oxfordshire District  
Council, Vale of White Horse District Council, West Oxfordshire District  
Council and Oxfordshire County Council**

## **Introduction**

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly between Cherwell District Council (CDC), Oxford City Council (OxCC), South Oxfordshire District Council (SODC), Vale of White Horse District Council (VWHDC), West Oxfordshire District Council (WODC) and Oxfordshire County Council (OCC) hereafter referred to as “the parties”.
- 1.2 The statement documents key matters agreed by the parties with regard to the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford’s Unmet Housing Need, joint work on Oxford’s unmet housing need, the Oxfordshire Housing and Growth Deal and the collective preparation of Local Plans within Oxfordshire.
- 1.3 It confirms matters agreed with regard to the Duty to Cooperate, the Oxfordshire Strategic Housing Market Assessment (SHMA), the apportionment of Oxford’s unmet housing need, the preparation of the Partial Review of the Cherwell Local Plan and the Proposed Submission Oxford Local Plan (November 2018), and the joint signing and on-going implementation of the Oxfordshire Housing and Growth Deal.
- 1.4 This statement is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.

## **2. Background**

- 2.1 The Oxfordshire councils have a long history of working effectively together and work closely and continuously on matters of strategic cross boundary importance in accordance with the Duty to Cooperate.

### *Oxfordshire Growth Board*

- 2.2 At a strategic level the Councils are members of the Oxfordshire Growth Board (OGB) and its supporting Executive Officers Group established in 2014.
- 2.3 The purpose of the Growth Board is to:
  - facilitate and enable collaboration between local authorities on economic development, strategic planning and growth
  - to deliver cross boundary programmes of work, and
  - to bid for the allocation of resources to support growth.
- 2.4 Prior to the establishment of the OGB, the authorities were members of the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP) which had begun the process of formal cooperation including for the Oxford and Oxfordshire City Deal.

*Statement of Cooperation*

- 2.5 An Oxfordshire wide statement of cooperation was produced in 2014 (CD PR01). It states:

'The purpose of this Statement of Cooperation is to set out the scope and structure of cooperation between the Parties on a range of issues. In particular, it outlines the process and arrangements for cooperation between local authorities should one of the Parties be unable to accommodate their objectively assessed need identified in the Oxfordshire Strategic Housing Market Assessment (SHMA)'

*Strategic Economic Strategies*

- 2.6 At the strategic level, the authorities collaborate on economic matters through the Oxfordshire Local Enterprise Partnership (OxLEP), which prepares the Strategic Economic Plan (CDs PR06 and PR86) and leads work on the Oxfordshire Local Industrial Strategy (on-going).

*Strategic Housing Market Assessment and 'Post-SHMA' Consideration of Unmet Housing Need*

- 2.7 From 2013/14 to 2016, a particular focus of joint working was on housing matters including the preparation of the Oxfordshire Strategic Housing Market Assessment 2014 (CD PR04) and projects comprising the 'Post-SHMA process' (see CDC's Written Statement on Preliminary Matter 1).
- 2.8 In particular, the councils were consistently and actively engaged in a programme of joint work to assess housing need across the Oxfordshire Housing Market Area (2011-2031); to identify the level of unmet housing need arising from Oxford and to determine how that unmet need should be apportioned. The final apportionment of unmet need was agreed by the Oxfordshire Growth Board on 26 September 2016 (CD PR27).
- 2.9 The work was supplemented in 2017 by the preparation of a joint Oxfordshire Infrastructure Strategy (OxIS) (CDs PR35 & PR82).

*Oxfordshire Housing and Growth Deal 2018*

- 2.10 The Oxfordshire Housing and Growth Deal is published by the Government at: <https://www.gov.uk/government/publications/oxfordshire-housing-deal> .
- 2.11 On 31 January 2018 an Outline Agreement for an Oxfordshire Housing and Growth Deal (CD PR85) was agreed with Government. A joint Delivery Plan was then approved by each council (e.g. CD PR88, Item 8). On 18 March 2018, the Oxfordshire Housing and Growth Deal was signed by the Minister of State for Housing (Appendix 1 to this statement).

- 2.12 The Deal, announced in the November Budget, offers £150 million for infrastructure, £60 million for affordable housing and £5 million capacity funding. This funding, over a five-year period, will support the ambition of building 100,000 new homes across Oxfordshire between 2011 and 2031 to address the county’s severe housing shortage and expected economic growth. This level of housing growth is consistent with that which was identified by the Oxfordshire Strategic Housing Market Assessment 2014 and is being addressed by existing and emerging Oxfordshire Local Plans (CD PR99, Item 8).
- 2.13 The six Oxfordshire authorities, the Oxford Local Enterprise Partnership and key partners engaged with Government officials on an ambitious, comprehensive and integrated approach to addressing Oxfordshire’s housing, infrastructure and economic challenges, so as to deliver the potential of Oxfordshire’s world class knowledge economy and high quality sustainable development across the county. This strong collaboration was carried out under the auspices of the Oxfordshire Growth Board.
- 2.14 The Oxfordshire Partners and Government both view the Deal as the first part of a long-term commitment to Oxfordshire, with the measures announced in the Budget being *“an initial package, intended to kick-start a process of meeting Oxfordshire’s long-term potential”* and a statement of support for the ambitions for Oxfordshire.
- 2.15 The key elements of the deal, as set out in the Outline Agreement are:
- strategic housing and infrastructure delivery
  - a Joint Statutory Spatial Plan and planning flexibilities
  - productivity
- 2.16 Through the deal (Delivery Plan, para. 1.3.2), Oxfordshire commits to:
- plan for and support the delivery of 100,000 new homes between 2011 - 2031 - backed up with a credible plan for delivery outlining interim milestones and targets and agreed with Homes England and Government
  - the submission (by March 2020) and adoption, subject to the examination process, of a Joint Statutory Spatial Plan (JSSP) covering all five districts, by 2021, and submission of the current suite of Oxfordshire Local Plans
  - work with government to explore further opportunities to drive innovation in partnership, design and construction
  - work to secure additional public and private funding to plan for and support delivery of 100,000 homes by 2031
  - consider the introduction of a Strategic Infrastructure Tariff.
- 2.17 The Government commits (Delivery Plan, para. 1.3.3) to:

- provide Oxfordshire with up to £215m funding
- explore options for time-limited planning freedoms and flexibilities (subject to consultation where appropriate)
- support for encouraging more private sector investment in Oxfordshire as an area with high economic potential
- future collaboration to break down barriers to housing delivery.

2.18 The Oxfordshire Growth Board is accountable for the successful implementation of the deal as agreed with Government with the political support of the Leaders of each council.

2.19 The Deal states (para's. 2.2.1- 2.2.2):

*“Using the Housing and Growth Deal funding an Infrastructure Fund and Delivery Programme will be established to support Oxfordshire’s ambition to plan for and support the delivery of 100,000 homes by 2031. Although the £150m does not meet the full funding gap to deliver the infrastructure required to plan for and support the delivery of all 100,000 homes, it will help support the delivery of approximately 6,500 houses during the period of the Deal, and a total of up to 14,000 by 2031. It will also establish an infrastructure fund that will lever in additional investment.*

*Using evidence from OxIS (that has been informed by the 5 Local Plan Infrastructure Delivery Plans) the Infrastructure Delivery Programme will focus on unlocking the housing planned for in current and emerging Local Plans. The overall Infrastructure Delivery Programme will be viewed as a package (and will include any successful Housing Infrastructure Fund bid(s)) allowing for flexibilities within the Deal period to ensure continued value for money and strategic fit across Oxfordshire.”*

2.20 As an output from the Growth Deal, on 12 September 2018, the Secretary of State for Ministry of Housing, Communities and Local Government made a written statement implementing a temporary change to housing land supply policies as they apply in Oxfordshire - a temporary three year requirement for Oxfordshire (Appendix 2)

### **3. Key Matters on which the parties agree**

#### Duty to Co-operate

3.1 The parties agree that the Oxfordshire Councils have continuously engaged with each other through to consider housing needs across the county and through the evolution of the Partial Review of the Cherwell Local Plan 2011-2031 (and other Local Plans). More information and details of this engagement can be found in CDC’s Duty to Cooperate Statement (CD PR90). This is most clearly evidenced through:

- i. the establishment of the Oxfordshire Growth Board as a joint committee
- ii. the preparation of the 2014 SHMA
- iii. the completion of the ‘post-SHMA work programme’ to examine Oxford’s level of unmet housing need and to apportion that need to the district councils
- iv. the preparation of the Strategic Economic Plan
- v. the preparation of the Oxfordshire Infrastructure Strategy
- vi. the agreement of the Oxfordshire Housing and Growth Deal.

Housing Need (2011-2031)

- 3.2 The parties agree that that the latest cooperative assessment of housing need remains that contained within the Oxfordshire Strategic Market Assessment 2014.
- 3.3 The Parties agree that the housing need (rounded) for Oxfordshire for the period 2011-2031 remains as follows:

	No. of homes per annum	Total 2011-2031
Cherwell	1140	22,800
Oxford	1400	28,000
South Oxfordshire	775	15,500
Vale of White Horse	1028	20,560
West Oxfordshire	660	13,200
<b>Oxfordshire Total</b>	<b>5003</b>	<b>100,060</b>

- 3.4 The parties agree that countywide housing need must be considered on a countywide basis through the Oxfordshire Growth Board.
- 3.5 The parties agree that the Oxfordshire Housing and Growth Deal (March 2018) commits the Oxfordshire authorities to plan for and support the delivery of the 100,000 homes identified by the SHMA by 2031.

Oxford’s Unmet Housing Need (2011-2031)

- 3.6 The Parties agree that that the total working assumption of Oxford’s unmet housing need remains as 15,000 homes for the period 2011-2031.
- 3.7 For the reasons explained in the Cherwell District Council’s Written Statements on Preliminary Matters 1 and 2, and having regard to conclusions of the West Oxfordshire and Vale of White Horse Inspectors (extracts appended to those statements), the parties agree that objective assessment of housing need has been ‘fully and accurately defined’ and meets the requirements of NPPF1.

- 3.8 The parties agree that the matter of unmet need arising from the Oxfordshire Housing Market Area must be strategically and cooperatively considered through the Oxfordshire Growth Board.

Apportionment of Oxford’s Unmet Housing Need (2011-2031)

- 3.9 The parties agree that the Oxfordshire Growth Board’s agreement of 26 September 2016, on the apportionment of Oxford’s unmet housing need, remains the latest, cooperatively produced agreement.
- 3.10 The parties agree that the apportionment of unmet housing need (or any adjustment to current apportionments), arising from the Oxfordshire Housing Market Area, must be strategically and cooperatively considered through the Oxfordshire Growth Board.
- 3.11 The parties agree that the Growth Board’s agreement as set out below remains the latest:

<b>District</b>	<b>Apportionment (2011-2031)</b>
Cherwell	4400
Oxford	550
South Oxfordshire	4950*
Vale of White Horse	2200
West Oxfordshire	2750
Total	14,850

\*South Oxfordshire did not sign the Memorandum of Cooperation

- 3.12 The parties agree that the conclusions of the West Oxfordshire Inspector, on the now adopted West Oxfordshire Local Plan (2018), clearly demonstrate that the Growth Board apportionment can be found sound on the basis of the agreed level of unmet need, notwithstanding the fact that it was considered to be a ‘working assumption’.

Meeting Housing Need (2011-2031)

- 3.13 The parties agree that the adopted Cherwell Local Plan 2011-2031 and the submission Partial Review of that Plan; the adopted West Oxfordshire Local Plan 2031; the adopted Vale of White Horse Local Plan 2031 (Part 1) and the submission Part 2 to that Plan; the Proposed Submission South Oxfordshire Local Plan 2034; and, the Proposed Submission Oxford Local Plan 2036 have been prepared to meet the identified needs of the 2014 SHMA. It is agreed that each of these Plans is required to meet those needs and that their adoption would complete the agreed programme of cooperation which began in 2014.

- 3.14 The parties agree that planning for housing needs across Oxfordshire must be secured on a consistent basis, particularly in light of the Oxfordshire Housing and Growth Deal. It is agreed that the successful completion of the above Plans, with the requisite growth to 2031, is key to delivering on the Growth Deal requirement for 100,000 homes.
- 3.15 The parties agree that should any individual Oxfordshire authority not be able or willing to meet the Growth Board's apportionment of unmet need (following the completion of that authority's Local Plan) the implications would need to be considered on a joint basis through the Oxfordshire Growth Board.

Proposed Submission Oxford Local Plan (2018)

- 3.16 The parties understand that the Oxford Local Plan needs to make provision for housing land supply for a period of 15 years post adoption to meet the requirements of the National Planning Policy Framework 2018.
- 3.17 The parties agree that that the Oxfordshire Strategic Housing Market Assessment 2014 remains the latest, cooperatively produced and agreed assessment of housing need for the period 2011-2031 for the whole of the strategic housing market area, which has been taken forward within the Oxfordshire Housing and Growth Deal.
- 3.18 The Partial Review of the Cherwell Local Plan must be examined under the provisions of NPPF1 (2012). The parties understand that the emerging Oxford Local Plan is expected to be submitted in March 2019 (to meet a commitment in the Housing and Growth Deal for the submission of all Oxfordshire Local Plans for examination by April 2019). Under the NPPF's transitional arrangements, a submission after 24 January 2019 would mean that the Plan would fall to be examined against NPPF2 (2018) rather than NPPF1.
- 3.19 With regard to NPPF2, the parties note that Planning Practice Guidance States:

*“The government is committed to ensuring more homes are built and are supportive of ambitious authorities who want to plan for growth. The standard method for assessing local housing need [NPPF 2] provides the minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore there will be circumstances where actual housing need may be higher than the figure identified by the standard method.*

*Where additional growth above historic trends is likely to or is planned to occur over the plan period, an appropriate uplift may be considered. This will be an uplift to identify housing need specifically and should be undertaken prior to and separate*



*from considering how much of this need can be accommodated in a housing requirement figure. Circumstances where this may be appropriate include, but are not limited to:*

- *where growth strategies are in place, particularly where those growth strategies identify that additional housing above historic trends is needed to support growth or funding is in place to promote and facilitate growth (e.g. Housing Deals);*
- *where strategic infrastructure improvements are planned that would support new homes;*
- *where an authority has agreed to take on unmet need, calculated using the standard method, from neighbouring authorities, as set out in a statement of common ground;...” (paragraph: 010 Reference ID: 2a-010-20180913).*

3.20 The parties agree that the City Council has itself undertaken its own specific update of the SHMA 2014. The parties agree that it sets out and explains a scale of housing need for the period to 2036 of 1356 homes per annum to fulfill the objective of affordable housing needs in full (para. 9.25 and draft OLP, para. 3.7).

3.21 The parties agree that the cooperative agreement on housing need, the apportionment of unmet need across Oxfordshire, and the delivery of the Oxfordshire Housing and Growth Deal, are very significant circumstances for plan-making across all five district/city councils.

3.22 The parties agree that any district/city specific assessment of housing need cannot be relied upon for planning outside of that district/city without strategic cooperative consideration through the Oxfordshire Growth Board.

#### Joint Statutory Spatial Plan (Oxfordshire Plan 2050)

3.23 Work has commenced on the Oxfordshire Plan. Under the current terms of the Growth Deal, the Plan must be submitted for examination by March 2020.

3.24 The parties agree that the Government’s emerging policies on the Oxford-Milton Keynes-Cambridge corridor are likely to be significant in preparing the Oxfordshire Plan. In particular, the Government’s future announcements on the precise route of the Oxford-Cambridge Expressway and its ambitions for accommodating up to one million homes along the corridor are awaited. Discussions are on-going with Government officials as to how the timing of such announcements might affect the programme for the Oxfordshire Plan in the context of the commitments within the Growth Deal.

- 3.25 The parties agree that the Oxfordshire Plan provides an appropriate review mechanism for considering any changes in circumstances across Oxfordshire following the completion and adoption of the emerging suite of Local Plans.

Partial Review of the Cherwell Local Plan

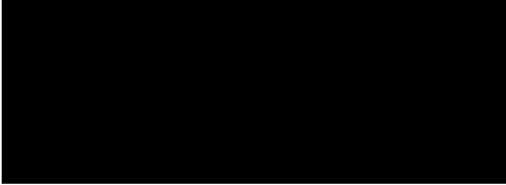
- 3.26 The parties agree that they have been engaged constructively, actively and on an on-going- basis to secure effective cooperation on strategic cross boundary matters when preparing the Partial Review of the Cherwell Local Plan.
- 3.27 The parties agree that the housing growth proposed in the Partial Review is aligned with Oxford's specific housing needs, with the Oxfordshire Local Transport Plan and with the wider growth needs of the county.
- 3.28 Oxford City Council and Cherwell District Council agree to engage constructively and substantively on the implementation of the Partial Review including consultation in the Development Brief process as set out by the Plan's site specific policies.
- 3.29 The two Councils agree that they, as housing authorities, will agree to an allocations policy and operational arrangements for the provision and allocation of completed affordable homes to those with identified housing needs arising from their existing residential, employment or other local connection with the administrative area of Oxford City. The allocations policy and operational arrangements are currently being progressed and are to be agreed by the two Councils, within 12 months of the date of this SoCG or prior to planning permission for any sites allocated within the Cherwell Local Plan Partial Review Local Plan to meet Oxford's unmet housing needs, whichever is sooner.

**4. Conclusions**

- 4.1 The parties agree that they have a positive working relationship and a demonstrable track record of successful, collaborative, joint working with effective outcomes.
- 4.2 The parties agree that issues of housing need in Oxfordshire are intrinsically linked to supporting the well-being of its residents and to the county's strong and continued economic growth.
- 4.3 The parties agree that the establishment of a clear process and programme for cooperative working in 2014 and thereafter and the successful delivery of that programme has led to the current clear understanding of housing needs, the 'roll-out' of adopted / emerging local plans and the securing of the Oxfordshire Housing Growth Deal. The parties agree that any re-appraisal of jointly produced assessments of housing need at this time is not necessary, such an exercise would necessitate a re-running of extensive cooperative work and would thereby impact on the completion of emerging Local Plans and the deliverability of the Growth Deal including planning for and supporting the delivery of 100,000 homes by 2031.

- 4.4 Through the Oxfordshire Growth Board, its working groups and bi-lateral meetings the authorities will continue to work cooperatively on matters of mutual interest and cross-boundary strategic importance, including implementing/delivering the agreed apportionment of Oxford’s unmet housing needs and the Oxfordshire Housing and Growth Deal.

**Signed on behalf of Cherwell District Council**



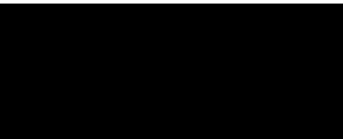
Robert Jolley  
Assistant Director – Planning and Economy  
4/2/19

**Signed on behalf of Oxford City Council**



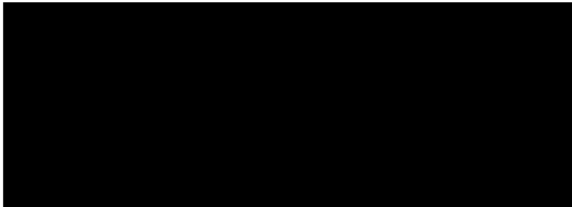
Adrian Arnold  
Acting Head of Planning Services  
4/2/19

**Signed on behalf of South Oxfordshire District Council**



Holly Jones  
Planning Policy Manager  
4/2/19

**Signed on behalf of Vale of White Horse District Council**



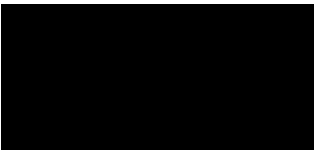
Adrian Duffield  
Head of Planning  
4/2/19

**Signed on behalf of West Oxfordshire District Council**



Giles Hughes  
Head of Planning and Strategic Housing  
4/2/19

**Signed on behalf of Oxfordshire County Council**



Rachel Wileman  
Assistant Director for Strategic Infrastructure & Planning  
4/2/19



Ministry of Housing,  
Communities &  
Local Government

**Dominic Raab MP**  
Minister of State for Housing

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SW1P 4DF

Leader, Oxfordshire County Council  
Leader, West Oxfordshire District Council  
Leader, Cherwell District Council  
Leader, Vale of White Horse District Council  
Leader, South Oxfordshire District Council  
Leader, Oxford City Council  
Chair, Oxfordshire Local Enterprise Partnership

Tel: 0303 444 3430

Email: dominic.raab@communities.gsi.gov.uk

www.gov.uk/mhclg

*Dear Leaders,*

*15 March 2018*

**A housing and growth deal for Oxfordshire**

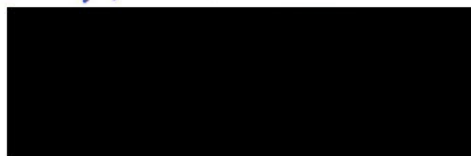
Thank you for your letter of 28 February 2018, to the Secretary of State concerning Oxfordshire's Housing and Growth Deal, I am replying as the Minister for Housing. I am pleased to note that the deal has been approved by all six Oxfordshire councils and the Oxfordshire Local Enterprise Partnership.

I welcome your plans to deliver 100,000 homes by 2031 – well in excess of the published figures in our draft NPPF published last week - and your commitment to adopting a joint statutory spatial plan by 2021. I have been impressed with the collaborative approach you have taken to develop the deal. It will be of benefit to local people across Oxfordshire, whilst setting an ambition for housing delivery which other areas should seek to replicate.

It will be essential to ensure that the homes committed through the deal get delivered. You have committed to bring forward for adoption a joint statutory spatial plan by 2021 to deliver 100,000 homes by 2031 and to deliver 14,000 homes directly from the infrastructure funding provided by the deal and a further 1322 affordable homes from the affordable homes grant. I am therefore pleased to approve the delivery plan. My officials and Homes England will continue to work with you to track implementation of the deal and funding will be contingent on the milestones in the delivery plan being met. I hope to be able to visit Oxfordshire in the coming weeks, to publically sign off the deal.

I would like to thank you for the significant amount of work done to get to this stage and for the collaborative approach your councils have demonstrated when working with my officials. I look forward to a productive and on-going relationship between Oxfordshire and Government, as we continue to work together to build the homes this country needs.

*Yours sincerely,*



**DOMINIC RAAB MP**

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2018-09-12/HCWS955/>

## **Housing Land Supply in Oxfordshire: Written statement - HCWS955**

WS

Ministry of Housing, Communities and Local Government

Made on: 12 September 2018

Made by: James Brokenshire (Secretary of State for Ministry of Housing, Communities and Local Government)

Commons

HCWS955

### **Housing Land Supply in Oxfordshire**

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.

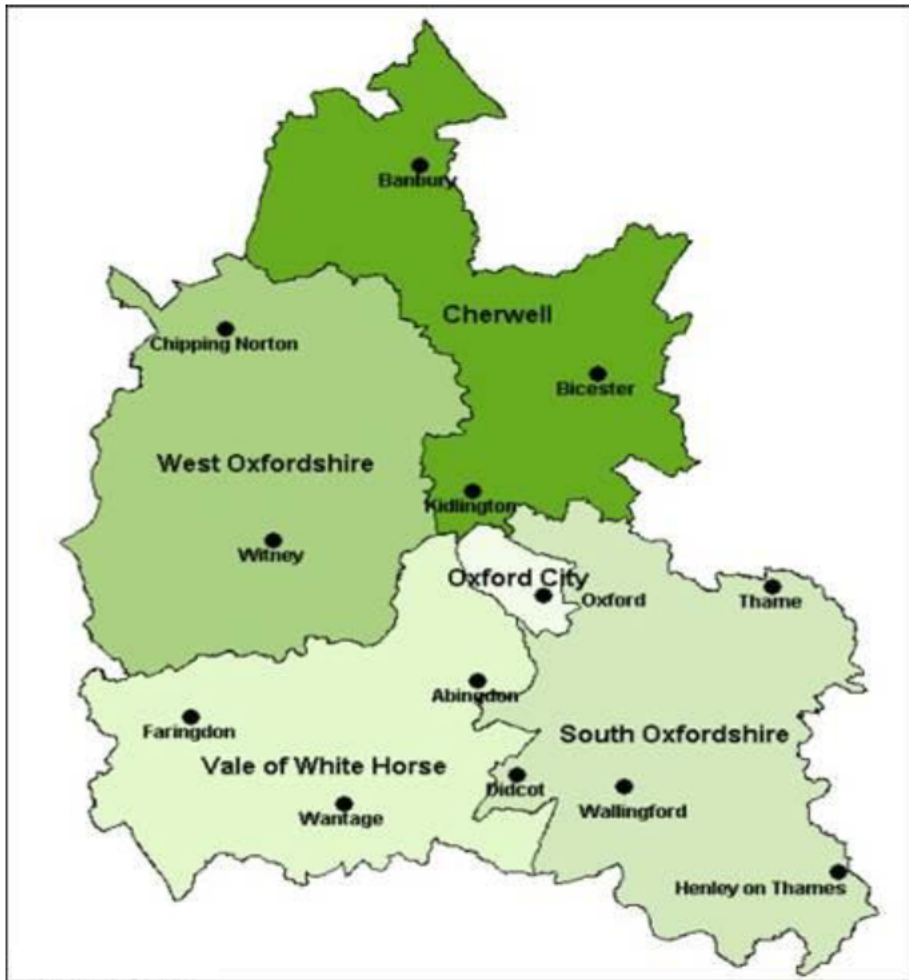
Having considered the responses from a local consultation, which closed on the 12th July 2018, I am today implementing a temporary change to housing land supply policies as they apply in Oxfordshire.

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 Lords: HLWS924

Appendix 2: Oxfordshire geographical area



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