

Response to Scrutiny Recommendations – Oxford Growth Strategy

1. That the Council's strategic approach to providing new affordable housing should be aligned with, and referenced in, the Oxford Growth Strategy.

Agreed. It is important to note that the Oxford Growth Strategy is one of a range of documents which taken together outline Oxford City Council's approach to meeting both overall housing need and affordable housing need, and that therefore the Oxford Growth Strategy implicitly includes affordable housing in its coverage. For example, the documents that make up the Local Plan specify how the City Council's policies for affordable housing should be applied to development sites within Oxford's boundaries, the overall number of which are part of the Growth Strategy.

However, as the Scrutiny Committee heard, the difference between the objectively assessed need for housing (SHMA¹) for Oxford and the number of homes that can be accommodated within the City's administrative area (SHLAA²) is substantial, and the majority of unmet need will have to be met on sites outside Oxford's boundaries. This means that different affordable housing policies of other Local Planning Authorities will apply to those sites. Where the City Council is a landowner it may be possible to take a different approach above and beyond that laid down in the relevant LPA's planning policies, but in most instances the sites are owned by others.

In the SHMA numbers the need for affordable housing was a major factor, alongside supporting expected economic growth. Even so, it is important to note that it has been estimated that to meet all of Oxford's unmet need for just affordable housing, using current planning policies, requires a number that is HIGHER than the highest figure in the SHMA range (24-32k). That is why the City Council will continue to argue strongly for housing allocations to meet unmet need in Oxford to be at the higher end of the range in the SHMA.

In conclusion, it will be helpful for future iterations of the Oxford Growth Strategy to make clear both the origin of the SHMA range as being in part influenced by the assessed need for affordable housing, and the likely impacts for affordable housing

¹ Oxfordshire Strategic Housing Market Assessment, 2014

² Oxford City Strategic Housing Land Availability Assessment, 2014

of different policy options being pursued by the City Council and by others in the current discussions over housing allocations in Oxfordshire.

2. That the Oxford Growth Strategy includes a greater emphasis on mobile working and the opportunities presented by Better Broadband for Oxfordshire.

Not Agreed. For many years now the growth in technology-driven networked working, in particular fast broadband, has been used as an argument for reducing the absolute numbers of new homes that would be required, and for their dispersal over a wider geographic area, which appears to be the suggestion here. However the evidence that such dispersal is actually workable is no more compelling now that when the same arguments were produced to argue for reductions in housing numbers during debates over the emerging South East Plan in the early 2000s.

The City Council has been strongly of the view that the most sustainable and practical approach to the allocation of housing to meet Oxford's needs is by carefully designed urban extensions to the city itself, not dispersal to Oxfordshire's towns and in particular not widespread dispersal to villages (villages will be planning for housing to meet their own needs, but the quantum of housing needed to meet the unmet need of Oxford would far exceed those figures, and would be highly detrimental to village communities without benefitting the city itself). In particular the proximity of existing services and networks, whether transport, data/technology or social/community, makes development adjacent to the current built-up area of the City the most environmentally, economically and socially sustainable approach.

The assumption that mobile working makes is that all members of a household will be equally able to work remotely, and that all activities carried out by that household are equally able to be done using remote working technology: neither assumption is tenable. While it is true to say that many people are now able to carry out their work remotely, it is far from true for all occupations. For example, it is not possible for nursing staff at the city's hospitals or skilled engineers at BMW to carry out their jobs remotely. Equally, children cannot go to school remotely, and while internet shopping in some retail sectors has grown exponentially in recent years, so have small scale markets and local shopping, and it is not possible for many other social activities to be done remotely.

Moreover, it is clear that the unequal access to high-speed broadband in urban and rural areas is a major constraint on existing rural communities being able to make full use of the opportunities for remote working, thus making a policy of dispersal of Oxford's unmet housing need based on universal access to high-speed data highly problematic.