



# PINS NOTE 09/2018

To: All Inspectors, All Casework Managers

Relevancy: Planning and Enforcement casework, Local Plans (all England only)

Date of Issue: **18 September 2018**

Review Date: 18 March 2019

## Written Ministerial Statement temporarily amending national planning policy as it applies in Oxfordshire

1. On **12 September 2018** a [Written Ministerial Statement \(WMS\) on Housing Land Supply in Oxfordshire](#) was issued.
2. This WMS temporarily amends national planning policy as it applies in Oxfordshire. The statement applies from 12 September 2018 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.
3. The statement applies to the local planning authorities in Oxfordshire, namely:  
  
Cherwell District Council  
Oxford City Council  
South Oxfordshire District Council  
Vale of White Horse District Council  
West Oxfordshire District Council

### Action

#### Appeals casework

4. From 12 September 2018, Inspectors dealing with appeals in the Oxfordshire authorities mentioned above need to take the Written Ministerial Statement into account as a material consideration.
5. Inspectors need to take account of the effect of the WMS, which is that the change involves the use of a 3 year housing land supply requirement rather than 5 years, as follows: 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).

6. This policy flexibility does not apply to the Housing Delivery Test limb of footnote 7 of the National Planning Policy Framework.
7. Inspectors are requested to review any cases in the Oxfordshire authorities mentioned above, particularly those with a 5 year housing land supply issue, and consider whether there is a need to revert back to the parties, for their comment.

#### **Local Plan Examinations**

8. This policy flexibility does not apply to plan making policy in paragraph 67 of the National Planning Policy Framework. 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.

### **Background**

9. WMS fulfils a Government commitment as part of the [Oxfordshire Housing Deal](#) to introduce a temporary planning flexibility on housing land supply while the Joint Statutory Spatial Plan is prepared.

### **Contacts for further information**

10. Please contact XXXX if you have any general queries on this Note.
11. In the first instance please contact your SGL for advice on specific appeal casework, as appropriate. If necessary, queries may be escalated further for a GM view (SGLs should contact XXXX to arrange in those circumstances).
12. Non-salaried Inspectors should approach XXXX with any queries in the first instance, on which XXXX will liaise with XXXX.