

## **Housing and employment requirement and supply calculations for alternative plan periods**

This document addresses action number 13 and was raised during the Matter 3 and Matter 4 hearing sessions:

Add to the library a note detailing the housing and employment requirement and supply calculations, a) if the plan period was extended to 2042, and b) if the plan period commenced in 2024 and was extended to 2042.

This document contains copies of the following:

1. Note on the housing and employment requirement and supply for alternative plan periods
2. Annex A: employment requirement and supply calculations

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## The effect of changing the plan period on housing requirement and housing supply (Policies HOU1 and HOU2)

1. The councils' currently proposed housing requirement for the period 2021 to 2041 is set out in Policy HOU1 ([examination library reference CSD01](#)). The corresponding housing supply is set out in Policy HOU2 ([examination library reference CSD01.1, MM06](#)). For ease of reference, we have presented those in table 1 below.

Table 1: Housing requirement and housing supply 2021 to 2041			
	Housing requirement	Housing supply	Difference
South Oxfordshire	16,530	20,457	+3,927
Vale of White Horse	14,490*	19,599*	+5,109

\*Assumes requirement / delivery of 1,830 homes in the plan period for Oxford's unmet need, i.e. delivery against unmet need from the years 2019/20 and 2020/21 are netted off the agreed unmet need of 2,200 homes.

2. If the plan base and/or end date change to either 2024 and 2042 respectively, this will affect the housing requirement and housing supply as set out below. Table 2 shows the balance between requirement and supply between 2021 and 2042, while table 3 shows the same for the period 2024 to 2042.
3. In both instances, the projected supply of homes will exceed the requirement (including where agreed unmet housing need forms part of the requirement).

Table 2: Housing requirement and housing supply 2021 to 2042			
	Housing requirement	Housing supply	Difference
South Oxfordshire	17,109	21,309	+4,200
Vale of White Horse	15,123*	20,233*	+5,110

\* Assumes requirement / delivery of 1,830 homes in the plan period for Oxford's unmet need, i.e. delivery against unmet need from the years 2019/20 and 2020/21 are netted off the agreed unmet need of 2,200 homes.

Table 3: Housing requirement and housing supply 2024 to 2042			
	Housing requirement	Housing supply	Difference
South Oxfordshire	15,327	17,997	+2,670
Vale of White Horse	13,594*	16,497*	+2,903

\*Assumes requirement / delivery of 2,200 homes in the plan period for Oxford's unmet need, i.e. delivery from 2024

## **The effect of changing the plan period on employment requirement and supply (Policy JT1)**

4. Extending the Plan Period from 2021-41 to 2021-42 would result in an increase in the net demand for employment land of 2.4ha (+0.9ha in South Oxfordshire and +1.5ha in Vale of White Horse). Our employment land supply exceeds this amount by 5.3ha in South Oxfordshire and 73.9ha in Vale of White Horse.
5. Extending the Plan Period from 2021-41 to 2024-42 would result in a decrease in the demand for employment land of 5.5ha (-0.9ha in South Oxfordshire and -4.6ha in Vale of White Horse), Our employment land supply exceeds this amount by 7.1ha in South Oxfordshire and 80.0ha in Vale of White Horse.
6. The employment supply for plan periods a and b is unchanged from that set out in Policy JT1 of the Joint Local Plan. This is because the tables at JT1 reflect the current supply amount correct as of submission (i.e. 2024). Therefore, no employment supply adjustment is required when changing the plan period start date from 2021 to 2024, and the end date from 2041 to 2042.

# Annex A: employment land requirement and supply calculations

## Introduction

This response is on the Action to “Add to the library a note detailing the housing and employment requirement and supply calculations, if:

1. The plan period was extended to 2042, and
2. The plan period commenced in 2024 and was extended to 2042.”

The employment supply for plan periods a and b is unchanged from that set out in Policy JT1 of the Joint Local Plan. This is because the tables at JT1 reflect the current supply amount correct as of submission (i.e. 2024). Therefore, no employment supply adjustment is required when changing the plan period start date from 2021 to 2024, and the end date from 2041 to 2042. This response therefore responds only in respect of the employment requirement.

## Approach

The Economic Development Needs Assessment set out in Chapter 8 of the Employment Land Needs Assessment (ELNA) considers three different approaches/scenarios to a range of future employment growth scenarios:

- Scenario 1 – Labour demand: using employment forecasts sourced from Oxford Economics, the change in employment in South Oxfordshire and Vale of White Horse (VOWH) (by industry) is translated into the associated change in floorspace and land requirements.
- Scenario 2 – Past Take-Up: this scenario considers past net absorption of employment floorspace in South Oxfordshire and VOWH and projects the historical trend over the Plan Period. Future change in floorspace is then converted into future land requirement.
- Scenario 3 – Labour supply: this scenario uses population forecasts to understand the level of additional workforce that will be available on the labour market. Additional workforce is allocated to industries and translated into associated change in floorspace and land requirements.

This response retains the core assumptions underpinning these scenarios, as detailed in the ELNA.

The ELNA recommends a preferred hybrid approach to be taken forward (paragraph 8.44) consisting of Scenario 1 (Labour Demand) for office uses and Scenario 2 (Past Take-Up) for industrial uses. This response includes calculations for the preferred hybrid approach, alongside each of the three alternative future employment growth scenarios.

## Impact of Changes to the Plan Period on Forecasting Requirements

Table 1 details the impact that changing the Plan period from 2021-41 to 2021-42 and 2024-42 would have on the forecasting scenarios. This indicates that extending the Plan period to 2041-2042 would result in the employment land requirement under the Preferred Scenario increasing by 2.1ha (+4.3%). Conversely, changing the Plan period from 2024-42 would result in the employment land requirement under the Preferred Scenario reducing by 5.3ha (-10.8%).

**Table 1 Summary of the Change in Forecast Requirements Over Plan Periods 2021-41, 2021-42 and 2024-42**

	2021-41				2021-42						2024-42					
	Labour Demand	Past Take-Up	Labour Supply (Original)	Preferred Scenario (Hybrid)	Labour Demand	Past Take-Up	Labour Supply (Original)	Preferred Scenario (Hybrid)	Change (Hybrid)*	% Change (Hybrid)*	Labour Demand	Past Take-Up	Labour Supply (Original)	Preferred Scenario (Hybrid)	Change (Hybrid)**	% Change (Hybrid)**
<b>Employment (FTEs)</b>	<b>7,306</b>	<b>11,952</b>	<b>455</b>	<b>10,059</b>	<b>7,592</b>	<b>12,549</b>	<b>481</b>	<b>10,489</b>	<b>430</b>	<b>4.3%</b>	<b>6,448</b>	<b>10,757</b>	<b>397</b>	<b>8,997</b>	<b>-1,062</b>	<b>-10.6%</b>
Office (E(g)(i))	6,867	9,361	2,259	6,867	7,150	9,829	2,364	7,150	283	4.1%	6,139	8,425	2,023	6,139	-728	-10.6%
R&D (E(g)(ii))	1,701	1,099	559	1,701	1,773	1,154	585	1,773	72	4.2%	1,516	989	456	1,516	-185	-10.9%
<i>Sub-total Office</i>	8,568	10,460	2,818	8,568	8,923	10,983	2,949	8,923	355	4.1%	7,655	9,414	2,479	7,655	-913	-10.7%
Light Industrial (E(g)(iii))	-482	32	-842	32	-508	34	-881	34	2	6.3%	-510	29	-799	29	-3	-9.4%
Industrial B2	-708	452	-999	452	-742	475	-1,043	475	23	5.1%	-689	407	-909	407	-45	-10.0%
Warehouse (B8)	-72	1,007	-522	1,007	-81	1,058	-543	1,058	51	5.1%	-9	907	-373	907	-100	-9.9%
<i>Sub-total Industrial</i>	-1,262	1,491	-2,363	1,491	-1,331	1,567	-2,467	1,567	76	5.1%	-1,208	1,343	-2,081	1,343	-148	-9.9%
<b>Floorspace (m<sup>2</sup>)</b>	<b>109,463</b>	<b>249,030</b>	<b>-58,562</b>	<b>250,932</b>	<b>113,191</b>	<b>261,482</b>	<b>-61,047</b>	<b>262,150</b>	<b>11,218</b>	<b>4.5%</b>	<b>95,808</b>	<b>224,127</b>	<b>-50,772</b>	<b>224,636</b>	<b>-26,296</b>	<b>-10.5%</b>
Office (E(g)(i))	77,593	105,784	25,519	77,593	80,798	111,073	26,711	80,798	3,205	4.1%	69,372	95,205	22,863	69,372	-8,221	-10.6%
R&D (E(g)(ii))	85,043	54,951	27,987	85,043	88,642	57,699	29,226	88,642	3,599	4.2%	75,799	49,456	22,801	75,799	-9,244	-10.9%
<i>Sub-total Office</i>	162,637	160,735	53,506	162,636	169,440	168,772	55,937	169,440	6,804	4.2%	145,171	144,661	45,664	145,171	-17,465	-10.7%
Light Industrial (E(g)(iii))	-22,631	1,502	-39,578	1,502	-23,853	1,577	-41,399	1,577	75	5.0%	-23,963	1,352	-37,576	1,352	-150	-10.0%
Industrial B2	-25,482	16,270	-35,955	16,270	-26,713	17,083	-37,554	17,083	813	5.0%	-24,794	14,643	-32,721	14,643	-1,627	-10.0%
Warehouse (B8)	-5,061	70,524	-36,535	70,524	-5,683	74,050	-38,031	74,050	3,526	5.0%	-605	63,472	-26,138	63,472	-7,052	-10.0%
<i>Sub-total Industrial</i>	-53,174	88,296	-112,068	88,296	-56,249	92,710	-116,984	92,710	4,414	5.0%	-49,363	79,466	-96,435	79,466	-8,830	-10.0%
<b>Land (Ha)</b>	<b>15.9</b>	<b>44.4</b>	<b>-17.5</b>	<b>49.3</b>	<b>16.3</b>	<b>46.7</b>	<b>-18.2</b>	<b>51.4</b>	<b>2.1</b>	<b>4.3%</b>	<b>13.6</b>	<b>40.0</b>	<b>-15.4</b>	<b>44.0</b>	<b>-5.3</b>	<b>-10.8%</b>
Office (E(g)(i))	7.8	10.6	2.5	7.8	8.1	11.1	2.7	8.1	0.3	3.8%	6.9	9.5	2.3	6.9	-0.9	-11.5%
R&D (E(g)(ii))	21.3	13.7	7	21.3	22.2	14.4	7.3	22.2	0.9	4.2%	18.9	12.4	5.7	18.9	-2.4	-11.3%
<i>Sub-total Office</i>	29.1	24.3	9.5	29.1	30.2	25.5	10	30.2	1.1	3.8%	25.9	21.9	8	25.9	-3.2	-11.0%
Light Industrial (E(g)(iii))	-5.7	0.4	-9.8	0.4	-6	0.4	-10.3	0.4	0	0.0%	-6	0.3	-9.4	0.3	-0.1	-25.0%
Industrial B2	-6.4	4.1	-9	4.1	-6.7	4.3	-9.4	4.3	0.2	4.9%	-6.2	3.7	-8.2	3.7	-0.4	-9.8%
Warehouse (B8)	-1.1	15.7	-8.1	15.7	-1.3	16.5	-8.5	16.5	0.8	5.1%	-0.1	14.1	-5.8	14.1	-1.6	-10.2%
<i>Sub-total Industrial</i>	-13.2	20.2	-26.9	20.2	-13.9	21.1	-28.2	21.1	0.9	4.5%	-12.3	18.1	-23.4	18.1	-2.1	-10.4%

\* Representing the difference expressed as a total amount or % change between requirements under the Preferred Scenario in the 2021-2042 plan period compared to the same scenario in 2021-2041

\*\* Representing the difference expressed as a total amount or % change between requirements under the Preferred Scenario in the 2024-2042 plan period compared to the same scenario in 2021-2041

## Impact of Changing the Plan Period to 2021-42 on the Supply/Demand Balance of Employment Land

As set out in Chapter 9 of the ELNA, the gross requirement for office and industrial floorspace and land under the preferred scenario are converted to net requirements considering the supply/demand balance in South Oxfordshire and Vale of White Horse.

As set out in Table 2, this indicates that the extension of the Plan Period from 2021-41 to 2021-42 would result in an increase in the net demand for employment land of 2.4ha (+0.9ha in South Oxfordshire and +1.5ha in VOWH), with the amount that supply is greater than identified needs falling from 6.2ha to 5.3ha in South Oxfordshire and from 75.4ha to 73.9ha in VOWH.

**Table 2 Summary of Demand vs Available Undeveloped Land under the Preferred Scenario (2021-41 vs 2021-42)**

	2021-41			2021-42			Change 2021-41 vs 2021- 42	% Change 2021-41 vs 2021- 42
	South Oxfordshire	VOWH	Total	South Oxfordshire	VOWH	Total		
Demand								
A) Net Office Land	11.6	25	36.6	12.0	25.9	37.9	1.3	3.5%
B) Net Industrial Land	11.6	11.2	22.7	12.0	11.8	23.8	1.1	4.8%
C) Total Net Employment Land Requirements [A+B]	23.1	36.2	59.3	24.0	37.7	61.7	2.4	4.0%
D) Existing Local Plan allocated sites within Enterprise Zones (EZ)	2.7	77	79.7	2.7	77.0	79.7	-	-
E) Total Demand [C+D]	25.8	113.2	139	26.7	114.7	141.4	2.4	1.7%
Supply (Available Undeveloped Land)								
F) Existing Local Plan allocated sites (including EZ)	20	112.5	132.4	20	112.5	132.4	-	-
G) NDP Allocations	1	13.2	14.2	1	13.2	14.2	-	-
H) Pipeline (ha)	11	62.9	74	11	62.9	74	-	-
I) Total Supply (Available Undeveloped Land) [F+G+H]	32	188.6	220.6	32	188.6	220.6	-	-
J) Total Supply – Total Demand [I-E]	6.2	75.4	81.6	5.3	73.9	79.2	-2.4	-2.9%



## Impact of Changing the Plan Period to 2024-42 on the Supply/Demand Balance of Employment Land

As set out in Chapter 9 of the ELNA, the gross requirement for office and industrial floorspace and land under the preferred scenario are converted to net requirements considering the supply/demand balance in South Oxfordshire and Vale of White Horse.

As set out in Table 3, this indicates that the extension of the Plan Period from 2021-41 to 2024-42 would result in a decrease in the demand for employment land of 5.5ha (-0.9ha in South Oxfordshire and -4.6ha in VOWH), with the amount that supply is greater than identified needs rising from 6.2ha to 7.1ha in South Oxfordshire and from 75.4ha to 80.0ha in VOWH.

**Table 3 Summary of Demand vs Available Undeveloped Land under the Preferred Scenario (2021-41 vs 2024-42)**

	2021-41			2024-42			Change 2021-41 vs 2024-42	% Change 2021-41 vs 2024-42
	South Oxfordshir e	VOWH	Total	South Oxfordshire	VOWH	Total		
Demand								
A) Net Office Land	11.6	25	36.6	11.6	21.6	33.2	-3.4	-9.3%
B) Net Industrial Land	11.6	11.2	22.7	10.6	10.0	20.6	-2.1	-9.2%
C) Total Net Employment Land Requirements [A+B]	23.1	36.2	59.3	22.2	31.6	53.8	-5.5	-9.3%
D) Existing Local Plan allocated sites within Enterprise Zones (EZ)	2.7	77	79.7	2.7	77.0	79.7	-	-
E) Total Demand [C+D]	25.8	113.2	139	24.9	108.6	133.5	-5.5	-4.0%
Supply (Available Undeveloped Land)								
F) Existing Local Plan allocated sites (including EZ)	20	112.5	132.4	20	112.5	132.4	-	-
G) NDP Allocations	1	13.2	14.2	1	13.2	14.2	-	-
H) Pipeline (ha)	11	62.9	74	11	62.9	74	-	-
I) Total Supply (Available Undeveloped Land) [F+G+H]	32	188.6	220.6	32	188.6	220.6	-	-
J) Total Supply – Total Demand [I-E]	6.2	75.4	81.6	7.1	80.0	87.1	5.5	6.7%