



HELAA Ref.	Address	SP Reference	Planning Reference	Status	Proposed Uses	Commentary	Site Area	Landowner	Capacity	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total		
										HELAA Years 1 - 5					HELAA Year 6 - 10					HELAA Year 11 - 15					HELAA Year 16+							
26	Jesus College Sports Ground	SP41		No extant permission	Housing	Beyond the earlier years of the plan period as the landowner has not provided information about timing or quantum	0.55	Jesus College	28																						28	
27	John Radcliffe Hospital Site	SP42	19/01038/FUL, key worker housing, cluster flats	Pending Decision	Employer-linked/Key worker	Submitted application on Ivy Lane would provide a net gain of 29 units. Site is subject to a developing masterplan. In the absence of this, the density multiplier has been applied to the remainder of the site.	27.75	Oxford University Hospitals NHS Trust	150											22	64	64									150	
28	Kassam Stadium and surrounding area	SP15		No extant permission	Housing	Quantums and completion rates based on landowner submission but timings pushed back by officers by 4 years as delivery starting in 22/23 considered overly optimistic given that pre-app has not yet commenced.	9.01	The Firoka Group	150												50	50	50								150	
29	Land North Littlemore Mental Health Centre, Sandford Road		17/03050/FUL	Under Construction	Housing	Under construction. Trajectory based on developer update.	3.72	Abbey Developments Ltd.	140				40	40	40	20															140	
31	Land off Manor Place	SP46		No extant permission	Student	Quantum based on landowner's agent's submission. Uncertainty from landowner about timing and quantum so best estimate provided. Pushed back out of first 5 years due to lack of certainty from the landowner, in line with the NPPF. (200/2.5)	1.24	Merton College	80							40	40														80	
32	Lincoln College Sports Ground	SP44		No extant permission	Housing	No recent update has been obtained from landowner so this site is not included in the first five years. Previous updates demonstrate interest and have been used to inform trajectory.	2.35	Lincoln College	90									45	45												90	
34	Littlemore Park, Armstrong Road	SP45	14/02940/OUT, 18/02231/VAR and 18/02303/RES	Pending Decision	Housing	Quantums based on planning application. Build out rates based on liaison with case officer and understanding of delivery rates. Resolution to approve, s106 drafted. Decision notice pending and is expected to be issued end of June /July 2019.	5.44	Catalyst Housing Ltd.	270					20	80	80	80	10													270	
38	Former Nielsen House, London Road	SP48	17/02969/B56	Phased Construction	Housing	Based on information from landowner. 134 relates to the B56 which is under construction. A statement of common ground has been prepared between the parties. Delivery of units requiring planning permission pushed back one year from landowner's submission due to lack of clear evidence of deliverability; at this stage no pre-app has taken place.	4.85	Shaviram Group	534					134			100	100	100	100											534	
39	Northfield Hostel, Sandy Lane West	SP13		No extant permission	Housing	Quantum and timing based on information from landowner (Oxfordshire County Council)	0.7	Oxfordshire County Council	30											30											30	
42	Nuffield Orthopaedic Centre	SP21		No extant permission	Employer-linked/Key worker	No update has been obtained from landowner. Quantum and timings based on estimates from City Council based on previous communications and evidence.	8.38	Oxford University Hospitals NHS Trust	25													15	10								25	
44	Oriel College Land at King Edward Street and High St	SP50		No extant permission	Housing	No recent update has been obtained from landowner so this site is not included in the first five years. Quantum used relates to previous landowner updates	0.27	Oriel College	7												7										7	
49	Oxford University Press Sports Ground, Jordan Hill	SP53		No extant permission	Housing	Quantum and timing based on information from the University of Oxford.	3.66	University of Oxford	130												100	30									130	
54	Ruskin College Campus Dunstan Road	SP56	17/02387/FUL	Permission Issued	Student	Planning permission not yet commenced. College has an uncertain future. Expect planning permission to lapse. Likely that something will happen on the site, but due to uncertainty this is included at the end of the trajectory. Student (71/2.5) based on previous scheme.	1.86	Ruskin College	28																	28						28
58	Temple Cowley Pools		16/01225/FUL	Under Construction	Housing	Under construction	0.51	Catalyst Housing Ltd.	48				48																		48	
61	Union Street Car Park	SP60		No extant permission	Housing	Quantum and timing based on landowner submission (City Council).	0.26	Oxford City Council	20												20										20	
62	University of Oxford Science Area & Keble Road Triangle	SP61		No extant permission	Mixed-use (including student)	Quantum and timing based on landowner submission. Student (50/2.5)	12.43	University of Oxford	20												20										20	
63	Warneford Hospital	SP23		No extant permission	Mixed-use	Quantum based on HELAA estimate. Landowner is working on site potential and actively interested in delivery, having prepared a masterplan, but not in a position to update on timings or quantum yet. Based on minimum expected housing in the masterplan of approx. 100 units, assuming half for cluster flats. Cluster flats included at ratio of 2.5.	8.67	Oxford University Hospitals NHS Trust, University of Oxford	70																	70					70	
64	Warren Crescent		13/01555/CT3	Permission Issued	Housing	Hydrological survey of site complete. Construction due to start shortly. City Council landowner and will be delivering site.	0.37	Oxford City Council	10				10																			10
65	West Wellington Square	SP63		No extant permission	Mixed-use (including student)	Quantum and timing based on information from landowner. Site is owned by the University of Oxford and we have confidence in the landowner's trajectory despite the lack of an extant permission due to their track record of getting consents. Student (net increase 45/2.5)	0.88	University of Oxford	18							9	9															18
67	Wolvercote Paper Mill	SP64	13/01861/OUT and 18/00966/RES	Under Construction	Housing	Site under construction. Timings of completions based on landowner's submitted trajectory pro forma.	4.94	CALA Homes Ltd.	190				23	57	97	13															190	
70	Island Site	SP1		No extant permission	Mixed-use	The agents for Nuffield College have provided some general information about how this site will be used in the longer term. It is anticipated to deliver some C2/C3 units and thus this quantum is the best estimate for the Island Site with current information provided.	0.69	Nuffield College	40														20	20							40	





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										HELAA Years 1 - 5					HELAA Year 6 - 10					HELAA Year 11 - 15					HELAA Year 16+					
599	Former Murco Garage Between Towns Road	SP39	18/03287/FUL - approved and pp issued May 2019	Permission issued	Housing	Based on landowner submission.	0.26	Oxford City Housing Ltd.	38					38																38
602	Westlands Drive	No allocated as not previously identified, however being actively pursued by landowner (City Council)		No extant permission	Housing	Quantum based on landowner submission. Landowner expect sooner delivery. However, it is reliant on policies in the new plan, is not currently allocated and pre-app has not yet taken place, so pushed out of the deliverable period of the first 5 years.	0.34	Oxford City Council	10								10													10
346	Former Bartlemas Nursery School	Site not previously allocated as heritage advice was that the sensibility would limit numbers to below 10. Current application suggests that there is potential for a scheme with a higher capacity that is acceptable in design terms is	18/02989/FUL	No extant permission		Current application is for 17 student rooms (17/2.5 = 7) plus 13 self contained units and a warden's flat.	0.245	Oriel College	21								21													21
605	Land adjacent to 2 Rymer's Lane	Not previously allocated	17/02813/FUL	Under Construction	Supported living	1.8 ratio applied to the 37 bedspaces.	0.08	Cantay Estates Ltd.	21				21																	21
446	Carpenter's Yard and surrounding land fronting Jack Straws Lane and Marston Road	Not allocated as not previously identified, however put forward as an omission site	19/00779/FUL	No extant permission	Student + housing	Numbers are based on landowner's submission to the Proposed Submission consultation, but the number of student rooms has been revised down as there is no evidence that the number proposed could be supported in this location without harm to character. Outside first 5 years as no clear indication of sooner delivery. 100 student (100/2.5) and 5 private dwellings.	0.48	Bryan Gelder Joinery / Frontier Estates	45								45													45
606	Rose Hill Community Centre and Scout Hut	Not previously allocated as sites are both small and it was not clear that they would deliver more than 10 units. However, linked scheme applications suggest they will.	18/02828/FUL Former Scout Hut 18 units 18/02817/FUL The Oval 25 units (43 total)	Permission issued	Housing	43 units proposed in total to come forward as a joint scheme. Permission issued so delivery expected within first five years.	0.39	Oxford City Housing Ltd.	43					43																43
603	Gibbs Crescent and Simon House	Site not allocated as no previous intention to redevelop but Gibbs Crescent explosion was the catalyst for development proposals.	18/03369/FUL 18/03370/FUL	Pending Decision	Housing	Two linked planning applications (linked due to relationship of affordable housing delivery across the sites) have been submitted. 140 self-contained units replace 78 existing self-contained units on Gibbs Crescent, which is a net gain of 62. On Simon House 52 beds supported living existing (52/1.8= 29 existing). 30 self contained units proposed therefore net gain of 1.	0.97	SSE (Gibbs Crescent), Oxford City Housing Ltd. (freehold on Simon House).	63					63																63
600	Student Castle, Osney Lane	SP1	16/02945/FUL	Under Construction	Student	Under construction. Case officer update on intentions regarding delivery received from applicant. Student (514/2.5)	0.91	SC Osney Lane Ltd & Oxford West End Development (OXWED) Ltd.	206					206																206
604	Royal British Legion, Lakefield Road	Site not previously allocated. Identified through affordable housing enabling officer		No extant permission	Housing	Based on landowner submission.	0.43	Oxfordshire County Council	20																20					20
601	Former Jack Russell pub, 21 Salford Road	Site not previously allocated as it is a small site, but approval for outline application suggests it is likely that it can deliver more than 10 units.	15/02282/OUT	Under Construction	Housing	Construction has commenced but a legal issue has resulted in work stopping on site at present (June 2019)	0.18	Mr Ali	16							16														16
<b>Completions</b>										<b>435</b>	<b>373</b>	<b>351</b>																		<b>8354</b>

<b>Total</b>	435	373	351	685.0	676	506	411	500	1178	817	1011	604	630	354	438	241	115	92	20	76	9513
<b>10% discount applied</b>	435	373	351	616.5	608.4	455.4	369.9	450.0	1060.2	735.3	909.9	543.6	567.0	318.6	394.2	216.9	103.5	83	18	68	8678
<b>Outstanding Commitments of less than 10 dwellings</b>				101	101	101															
<b>Windfalls of less than 10 dwellings</b>								136	136	136	136	136	136	136	136	136	136	136	136	136	1904
<b>Total with discount, windfalls and commitments</b>	<b>435.0</b>	<b>373.0</b>	<b>351.0</b>	<b>717.2</b>	<b>709.1</b>	<b>556.1</b>	<b>505.9</b>	<b>586.0</b>	<b>1196.2</b>	<b>871.3</b>	<b>1045.9</b>	<b>679.6</b>	<b>703.0</b>	<b>454.6</b>	<b>530.2</b>	<b>352.9</b>	<b>239.5</b>	<b>218.8</b>	<b>154.0</b>	<b>204.4</b>	<b>10883.6</b>

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Annual requirement no buffer	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544
Cumulative requirement no buffer	544	1088	1633	2177	2721	3265	3809	4353	4898	5442	5986	6530	7074	7619	8163	8707	9251	9795	10339	10884
Supply with discount and windfalls	435	373	351	717	709	556	506	586	1196	871	1046	680	703	455	530	353	240	219	154	204
Cumulative supply	435	808	1159	1876	2585	3141	3647	4233	5429	6301	7347	8026	8729	9184	9714	10067	10306	10525	10679	10884
5 year housing land supply requirement without buffer				3194	3021	2857	2845	2883	2841	2189	1862	1360	1225	1066	1156	1170	1361	1666	1991	2381
5 year requirement with 20% buffer				3833	3626	3428	3414	3460	3409	2627	2234	1632	1470	1279	1387	1404	1633	1999	2389	2857
SYNLS based on emerging capacity				4.0	4.9	5.4	6.2	6.3	6.6	7.1	7.6	8.3	7.8	7.0	5.4	4.2	2.5	1.4	0.8	0.4

This is skewed because there are not 5 years of supply left in the plan period but based on 5 years of requirement

Housing delivery test measurement expected in November of each year

15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
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										HELAA Years 1 - 5					HELAA Year 6 - 10					HELAA Year 11 - 15					HELAA Year 16+						
										362	375	529	746	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544	544
										440	435	373	351	717	709	556	506	586	1196	871	1046	680	703	455	530	353	240	219	154	204	
												99	70	79	97	121	108	101	140	163	191	159	149	113	103	82	69	50	38		
									Target based on WE projections	Target based on WE projections	Target based on WE projections	Target based on standard method in absence of up to date plan	Target based on SP assuming adopted ahead of HDT measurements for 2020																		