

Question 3: Ascertaining development capacity

In the submitted Plan, none of the site policies are described as allocations and none have housing figures attached to them. Many of them set out alternative potential uses. It is therefore not possible to ascertain from the Plan the contribution each of these sites would make to overall housing provision in Oxford.

Policy H1 derives its housing figure of 8,620 dwellings for the period 2016 to 2036 from the sites in the Housing and Economic Land Availability Appraisal (HELAA), but that document makes it clear that it is a list of potential sites only, not all of which will come forward, and that it does not itself allocate sites. In itself, therefore, the HELAA cannot be relied upon to support the housing provision figure in the Plan.

Consequently we cannot find at this stage a sound evidential basis for ascertaining the soundness of the figure of 8,620 dwellings. The same applies to the capacity for student housing.

Moreover, whilst the HELAA contains a 5 year supply calculation, it is not possible having regard to the foregoing to assess whether the Plan will enable a rolling 5 year supply of housing to be provided from the time of the Plan's adoption. Any 5 year housing supply calculation will need to be based on a clear and realistic assessment of the capacity of the sites identified in the Plan and will need to take into account the definition of "deliverable" in the 2019 NPPF.

The Plan needs to set out realistic housing and student housing numbers, together with realistic numerical figures for other forms of development, for each of the site allocations. These should be clearly informed by engagement with key stakeholders (see below). This should feed into a housing trajectory and a housing land supply calculation for the first 5 years of the Plan. These are pieces of work that will be necessary to ensure the soundness of the Plan.

Specific numbers in site policies and role of the Housing and Employment Land Availability Assessment (HELAA) in ascertaining capacity

HELAA process and housing trajectory

- 3.1 The housing capacity and therefore housing target included in Policy H1 of the Oxford Local Plan 2036 (the Plan) was based on the HELAA 2017 (HOU.1). We undertake annual landowner updates and regular updates to the HELAA. The rapidly changing landscape of government guidance relevant to calculating housing supply and delivery, such as the

shows which sites have a site allocation and explains why others do not. These sites are considered not to require a site allocation. Generally proposals are for redevelopment, often for the same uses of a small brownfield site and nothing needs to be raised beyond generic policies. However, if the Inspectors consider additional site allocations necessary to bring certainty, we have no objections to these being proposed as modifications.

Table 2: Sites in the HELAA/trajectory with SP reference or reason there is no site policy

HELAA Ref.	Address	SP Reference	HELAA Ref.	Address	SP Reference
1	Northern Gateway Strategic Site/Northern Gateway	Site not allocated in the Local Plan as existing AAP.	111	Oxford Stadium	SP52
2	Barton Park	Site not allocated in the Local Plan as existing AAP.	112a1	Green Belt land at Cherwell Valley Old Marston(Hill View Farm)	SP26
6	Banbury Rd/Winchester Rd University Sites	SP32	112b1	Green Belt land at Cherwell Valley Old Marston Northern Part (Land west of Mill Lane)	SP27
8	Bertie Place Recreation Ground	SP33	113	Green Belt Land east of Redbridge Park and Ride	SP30
9	BBL Central Area (incl. church)	SP4	114d	Marston Paddock	SP24
10	BT Site, Holloway/James Wolfe Road	Under Construction	117	Land surrounding St Clements Church	SP19
11	Canalside Land, Jericho	SP34	124	Slade House	SP58
12	Churchill Hospital	SP20	125	Summer Fields School athletics site	SP5
13	Court Place Gardens, Iffley	SP35	173	Bayards Hill Primary School Playing Field	SP65
14	Cowley Centre/Templars Square	SP3	216	Former Barns Road East Allotments	SP38
16	Cowley Marsh Depot	SP36	289	Sandy Lane Recreation Ground (includes land r/o Oxford Retail Park)	SP12
17	Crescent Hall	Site not previously allocated as the landowner had not expressed a clear intention to further develop this site. No	329	Valentia Road	SP62

		change of use proposed and no policy considered necessary.			
18	Diamond Place and Ewert House	SP6	341	William Morris Close Sports Ground	SP66
20	Elsfield Hall and Cumberlege Close	Not allocated-permission issued, due to commence	354	Barton Community Centre and Underhill Circus Shops	Not allocated as landowner had not expressed clear intention to develop. Small sites and redevelopment not considered to require policy.
21	Faculty of Music	SP37	356	276 Banbury Rd	SP7
24	Government Buildings and Harcourt House, Marston Road	SP17	384	Jowett Walk (east)	Under Construction
26	Jesus College Sports Ground	SP41	389	Land at Meadow Lane	SP43
27	John Radcliffe Hospital Site	SP42	439	Oxford Brookes Marston Campus	SP51
28	Kassam Stadium and surrounding area	SP15	440	1 Pullens Lane	SP54
29	Land North Littlemore Mental Health Centre, Sandford Road	Under construction	462	Park Farm, Marston	SP28
31	Land off Manor Place	SP46	463	Ruskin Field	SP57
32	Lincoln College Sports Ground	SP44	467	Edge of Playing Field Oxford Academy	SP14
34	Littlemore Park, Armstrong Road	SP45	498	Broadfield House 4 Between Towns Road	
38	Former Nielsen House, London Road	SP48	516	(Former) Powell's Timber Yard	Under Construction
39	Northfield Hostel, Sandy Lane West	SP13	560	Headington Hill Site and Clive Booth Student Village	SP18
42	Nuffield Orthopaedic Centre	SP21	569	Green Templeton College	The landowner intention is relatively small-scale what is already on their sites, with no need for a specific policy

					allocation.
44	Oriel College Land at King Edward Street and High St	SP50	570	Rewley Abbey Court	Site previously included in HELAA 2016 calculation of capacity but not allocated as considered too small- at 0.3 ha it is very close to the threshold for including a site policy and the site includes intensification of an existing site.
49	Oxford University Press Sports Ground, Jordan Hill	SP53	574	Manzil Way Resource Centre	SP47
54	Ruskin College Campus Dunstan Road	SP56	579	ROQ Site	SP55
58	Temple Cowley Pools	Under Construction	580	Summertown House, Apsley Road	SP59
61	Union Street Car Park	SP60	586	Osney Mead	SP2
62	University of Oxford Science Area & Keble Road Triangle	SP61	590	Pear Tree Farm	SP29
63	Warneford Hospital	SP23	592	St Catherine's College	SP31
64	Warren Crescent	Under construction	593	Knights Road	SP16
65	West Wellington Square	SP63	594	Somerville College	Under Construction
67	Wolvercote Paper Mill	SP64	597	13-20 Cornmarket/Jesus College	Under Construction
70	Island Site	SP1	599	Former Murco Garage Between Towns Road	SP39
75	Oxford Station and Becket Street Car Park	SP1	602	Westlands Drive	Not allocated as not previously identified by landowner; however now being actively pursued by landowner (City Council). This is not a protected green space and falls into the category of

					'other green and open spaces' so Policy G7 would apply.
76	Oxpens	SP1	346	Former Bartlemas Nursery School	Site not previously allocated as heritage advice was that the sensitivity 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. Generic policies enough- no site policy required.
81	Worcester Street Car Park	SP1	605	Land adjacent to 2 Rymers Lane	Not previously allocated
95	Between Towns Road (including Cons Club)	Phased construction begun	446	Carpenter's Yard and surrounding land fronting Jack Straws Lane and Marston Road	Not allocated as not previously identified; however put forward during Regulation 19 consultation. Previously yard rejected from HELAA as too small, but land assembly taking place to make a larger site. It has been included in the trajectory despite it being raised late in the process, and can be considered through generic policies in the development management process; however, it may be that this site would benefit from a site

						allocation.
104	Former Iffley Mead Playing Field	SP39		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. Site policy not required.
106	Grandpont Car Park	SP40		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. Redevelopment of residential not requiring site policy.
107	Green Belt land St Frideswide Farm	SP25		600	Student Castle, Osney Lane	SP1
604	Royal British Legion, Lakefield Road	Site not previously allocated. Identified through affordable housing enabling officer. County Council had not previously provided site area and was considered too small, but County Council has now confirmed wider site area and intention to develop. Small brownfield site does not require site policy.		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. Small brownfield site does not require site allocation policy.

3.12 The housing trajectory prepared by the City Council takes into full consideration the definition of a deliverable site, namely that there is a realistic prospect that housing will be delivered on the site within five years. Some of the housing trajectories received from landowners were considered to be overly optimistic about delivery timescales against the NPPF definition, as they did not provide clear evidence to justify the timescales. In some cases officers considered it necessary to adjust the trajectory put forward by the developer. Where this happened it is explained in the commentary column of the housing trajectory. Changes were made based on officer knowledge of planning risks, the sites, and standard delivery times across the city. Appendix E of the HELAA shows delivery rates in the city as a basis for determining whether what was put forward is realistic. This additional work with landowners and consideration given to the specifics of each site has given as accurate as possible picture of likely delivery across the plan period.

Mixed use sites

3.13 Seventeen sites in the housing trajectory are mixed use sites. All of these sites are brownfield sites currently. Estimating capacity is not simple for mixed-use sites or brownfield sites, as some parts of the site may not be redeveloped and the proportion of uses may be unknown. Sites might come forward for different uses at different times depending on the landowner's long term investment programme. Predicting the amount of housing likely to come forward on these sites has been done in consultation with the developer/landowner to ascertain their future ambitions for the sites, or is based upon a current application. A planning judgement has been applied to ensure that proposed mix of uses and yields are acceptable. Although there is a possibility these sites might not come forward for housing use, it is considered very unlikely that they will not deliver housing based on an understanding of landowners' intentions or the fact there is an extant planning permission. The mixed use sites in the housing trajectory are listed in Table 3 below.

Table 3: How housing capacity has been ascertained on mixed use sites

HELAA Ref.	Address	Commentary
1	Northern Gateway Strategic Site/Northern Gateway	The outline application is for 480 dwellings. Therefore, 20 would be possible from the Goose Green area within the development site (City Council owned) to reach the 500 allowed for in the AAP.
18	Diamond Place and Ewert House	Quantum based on university's submission, plus a quantum added for City Council ownership based on landowner submission.
62	University of Oxford Science Area & Keble Road Triangle	Quantum based on landowner submission. Student (50/2.5)
63	Warneford Hospital	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 exact 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.
65	West Wellington Square	Quantum based on information from landowner.
70	Island Site	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 the quantum in the trajectory is the best estimate for the Island Site with current information provided.
75	Oxford Station and Becket Street Car Park	The landowner has confirmed that whilst they are pursuing the site they are not in a position to update on quantum yet. Quantum in the trajectory is based upon the information from the SPD.
76	Oxpens	Quantum from OXWED.
81	Worcester Street Car Park	No recent up to date information has been received about quantum of development, so number has been estimated based on density calculator and previous landowner updates. The site is a car park so density calculated for whole site. Potential for other uses, but likely to be a minor element of any scheme.
95	Between Towns Road (including Cons Club)	Quantum based on planning application. Housing/student principal uses.
124	Slade House	The landowner has confirmed that whilst they are pursuing the site they are not in a position to update on timings or quantum yet. Potential for a mix of uses dependent on landowner intentions for its 3 main sites, but likely to be residential.
354	Barton Community Centre and Underhill Circus Shops	City Council is the landowner and will be the developer. Initial feasibility work has guided assumptions about quantum.
356	276 Banbury Rd	Under construction- quantum based on planning application.
439	Oxford Brookes Marston Road Campus	The landowner has not provided any recent up to date information so the housing quantum is based upon the density multiplier for suburban area.

574	Manzil Way Resource Centre	The landowner has confirmed that whilst they are pursuing the site they are not in a position to update on timings or quantum yet. Potential for a mix of uses dependent on landowner intentions for its 3 main sites, but likely to be residential.
579	ROQ Site	Quantum and timing based on landowner submission of trajectory pro forma. Partially redeveloped site, largely academic uses. Will come forward with a mix of academic uses and student accommodation.
597	13-20 Cornmarket/Jesus College	Under construction. Quantum from application. Retail ground floor, student rooms above.

Capacity of other uses

- 3.14 The Retail and Leisure Study 2017 (RTL.1) found that retail is in equilibrium in the city and there is no forecast capacity for new comparison goods, although some small amounts of capacity by 2036 in the district centres. There is a total capacity forecast for convenience goods of 1,598 by 2036 (not starting until 2032). Site allocation policies allow for retail in town centre locations as an element of mixed-use schemes in these locations. The overall approach is to protect retail but not to allocate specifically for retail, as there is currently around the right amount according to the needs assessment. Capacities are not shown in policies and there is no perceived benefit of doing this. The study also found some potential capacity for new leisure facilities, for example one commercial gym (one has opened in the Westgate since the study, as well as on Part End Street). These uses are allowed for in central locations and on suitably located allocated sites as part of a mixed use scheme, but capacities are not required in the policies.
- 3.15 The Employment Land Needs Assessment (ECO.1) forecast a jobs growth from 135,400 in 2016 to 152,400 in 2036. This is a total growth of 17,000 over the 20 year period, or a growth rate of 0.6% per annum. This is translated into requirements for employment land in B1, B2 and B8 use classes, and a margin is added to provide some flexibility, which results in a total of 135,004sq.m, the majority of which is need for B1a/b. The Plan does not allocate additional employment sites but does seek to ensure that important employment uses area retained. Existing or already allocated sites with significant potential for new employment floorspace are the Oxford Science Park (3,820 remaining), Oxford Business Park (42,653m2 remaining) and Northern Gateway (87,300m2). Additional employment floorspace may also come forward in city and district centres, for example above shops, as windfall. It is also expected that existing employment sites make the most efficient use of land through intensification, modernisation and regeneration. For example, in addition to vacant plots, it is expected that the Oxford Business Park and Oxford Science Park both could provide more employment floorspace within their sites through intensification. However, the site allocation policies are designed to give landowners full flexibility to bring forward their strategic plans, and the appropriate increases in floorspace will depend on how much of the site is being redeveloped and the landowners' own development strategies.

Implications of the updated housing trajectory on the rolling 5 Year Housing Land Supply and Housing Delivery Test and proposed additional modifications

- 3.16 The City Council recognises that achieving a five year housing land supply is a vital requirement of the Plan. It is clear from the trajectory that delivery over the first few

years of the Plan will not be as high as 544, which would be the annual housing target if the total capacity of 10,844 is averaged across the plan period.

- 3.17 The updated trajectory shows a five year housing land supply of 4.0 years in 2019-2020 against an annualised requirement of 544 dwellings per annum (W4). The PPG (Paragraph: 037 Reference ID: 3-037-20180913) says that a buffer should be added to the housing requirement for the plan period. This ranges from 5% where planning authorities are not seeking to confirm a 5 year housing supply and where delivery of housing over the previous 3 years has not fallen below 85% of the requirement, to a maximum 20% buffer to be applied where delivery of housing over the previous 3 years has fallen below 85% of the requirement. A 20% buffer has been applied as a worst case scenario, because there will be changes to the required buffer across the Plan period. A 20% buffer is shown in the trajectories W4 and W5. Currently, delivery suggests a 5% buffer should be applied. Application of a 5% buffer still leaves a housing supply of below five years (4.6 years) in 2019/20 and 5.6 in 2020/21. Whilst the planning flexibilities of the Oxfordshire Housing and Growth deal require only a 3 year housing supply to be demonstrated for the purpose of decision making, this does not apply in the context of plan making. Thus, in order to comply with the definition of deliverable in the NPPF and have a sound plan, a stepped trajectory is needed.
- 3.18 For this reason, the City Council considers it appropriate that the Inspectors consider a stepped trajectory approach to be incorporated as the housing target into Policy H1. The City Council's housing target is based on the capacity identified in the trajectory. All identified sites are included in the capacity calculation and every effort has been made to identify sites. Therefore, the City Council does not and will not, have the option in plan making of drawing in additional sites to boost supply in order to help deliver the housing requirement; the likely supply of sites has driven the requirement. Meeting the housing delivery test will very much depend on the sites that have been identified being delivered.
- 3.19 The trajectory shows clearly that a greater number of houses per annum are expected to be delivered in the latter years of the trajectory, partly reflecting risks on allocated sites and the need for new policies to become applicable. Before the policies in the Plan come into effect, it may be expected that housing delivery would be lower. Many policies of the Plan are designed to promote housing delivery, as outlined in the 'Assessing and Meeting Housing Need' background paper (BGP.3). The year 2022/23 has a better delivery of sites against an annualised target, and it is the first year that the housing delivery test would be exceeded if it were to be based on an annualised target on adoption of the Plan (and assuming adoption of the Plan in 19/20). However, delivery in this year is still expected to be below the annualised target. The following

stepped trajectory is proposed based on what is considered to be deliverable without undue risk that the Housing Delivery Target and 5 year housing land supply requirement will not be met:

- 2016/17- 2022/23 415dpa
- 2023/24-2035/36 614dpa

3.20 The lower target for the first 7 years of the Plan reflects the relatively low delivery that has already taken place over the last few years, as well as the fact that new policies will only come into effect towards the end of this period. Following adoption of the plan, assuming sites with higher risk such as Green Belt sites are allocated, there will be a period of uncertainty over delivery of these sites as landowners carry out feasibility work, apply for planning permission, and commence work on site. Therefore, the housing target is stepped from 2023/4 -2035/36, and is lower before that time to account for this uncertainty. The effects of this stepped trajectory are shown on version 2 of the trajectory (PSD.5).

3.21 With a stepped trajectory starting at 415 and a 5 % buffer applied, a 5 year housing land supply is demonstrated in all years of the Plan until the last 5 years. Although a 5 year housing land supply is still not demonstrated at the end of the Plan period, this does not affect the ability to deliver the level of housing set in the housing target over the Plan period. The figure of 415 for the first 6 years of the Plan means that the target in the later years is not unreachable, ensures a 5 year housing land supply from adoption of the Plan, and provides a reasonable prospect that the housing delivery test can be met. This is important to ensure the plan is effective.

3.22 The submission version of the Plan contains a housing target in Policy H1. Given the above, we would request that the Inspectors consider a major modification to H1 to reflect the changes to the calculated capacity (as set out in the note to accompany the updated housing trajectory PSD.3). We have drafted a strikethrough version of the policy to reflect this suggestion below:

Provision will be made for at least 10,884 ~~8620~~ new homes to be built in Oxford over the plan period 2016-2036. ~~This equates to a delivery of 431 dwellings per annum.~~ To reflect anticipated delivery over the plan period the housing target per annum reflects a stepped trajectory, as follows:

2016/17- 2022/23 415 dpa
2023/24-2035/36 614 dpa

This will be achieved by:

- a) Making site allocations in this Plan (see Chapter 9 site allocations)

- b) Promoting the efficient use and development of land/sites, including higher
- c) Ensuring that all new housing developments contribute to the creation and/or maintenance of mixed and balanced communities.

Housing will be delivered from the following sources:

Deliverable sites from the HELAA.....	7,600
Windfalls 60pax17 =	1,020
Total 2016-2036.....	8,620

3.23 The final part of the policy, which we suggest is deleted, is not considered necessary to state in policy, but updated figures could be included in the text. We would like to put forward the following amendment to paragraph 3.9:

In recognition of these significant constraints and limitations Oxford City Council has taken the pragmatic and realistic decision, in consultation with neighbouring authorities, to set a capacity-based housing target. This rolls-forward the prior recognition by Inspectors for the previous Oxford Local Plan 2001-2016, and the Oxford Core Strategy, which both used a constraint and capacity-based target. As such this Plan sets a capacity based housing target. This provides for a minimum housing target of 10,884 ~~8,620~~ new homes to be delivered by 2036. This figure is made up of deliverable sites from the HELAA and site allocations, with a 10% discount for non-delivery (7,518), outstanding permissions of less than 10 homes (303) windfalls from 2022/23 at 136 per annum (1,904) and sites already completed since 2016 (1,159). This reflects the capacity and availability of land/sites in the city, the need to provide for a mix of homes to support the growth of sustainable communities, the need to provide land for other essential uses (such as employment, retail, health and education facilities, and other community and leisure facilities) and the need to respect the historic, built, and natural environment of the city. A 10% discount has also been applied to the total capacity figure calculated in the HELAA to reflect historic rates of non-delivery of sites.

3.24 If the above major modification to Policy H1 were to be recommended by the Inspector, then the associated trajectory graph would need to also be updated. Even if the annualised target is to be maintained, then the graph would need to be updated to reflect the updated trajectory.

Trajectory Graph:



Appendix 1:*

HELA A Ref.	Address	Status in HELAA 2017 and Submission Local Plan	Capacity (HELAA 2017 and Local Plan)	Employment Floorspace	Status in 2019 HELAA/Trajectory	Capacity (HELAA 2019/Trajectory)	Employment Floorspace	Reason for Change	Difference in Capacity
1	Northern Gateway Strategic Site/Northern Gateway	Site not allocated in the Local Plan as existing AAP. 500 dwellings and 87.000m ² B1 employment space according to AAP.	500	87.000m ² B1	Trajectory states 90.000m ² of B1 employment space, however this figure includes all uses other than housing and is therefore incorrect. 87.300m ² of B1 employment space is the accurate updated figure.	500	87.300m ² B1	Planning application 18/02065/O UTFUL confirmed B1 employment space. Capacity remains the same.	N.A.
2	Barton Park	Site not allocated in the Local Plan as existing AAP. Associated retail, employment and community use alongside housing.	871	Associated employment.	Associated retail, employment and community use alongside housing.	885	Associated employment.	Change in capacity due to updated delivery information.	14

*See Table 2 for colour coding

6	Banbury Rd/Winchester Rd University Sites	SP32 in Local Plan. HELAA - 80 equivalent dwellings (reflecting landowner's plans - site to include academic development)	80	N.A.	Student development - 60 (150 student rooms - ratio 1:2.5)	60 (150 student rooms)	N.A.	Change in capacity due to landowner update and new student ratio having been applied.	-20
8	Bertie Place Recreation Ground	SP33 HELAA - Capacity of 20 dwellings.	20	N.A.	Estimated capacity increased to 30.	30	N.A.	This is a City Council owned site that is being progressed through pre-app. Capacity changed based on Oxford City Council's submission as landowner.	10
9	BBL Central Area (incl. church)	SP4. HELAA - Capacity of 200 dwellings and 3,000m2 B1a employment space.	300	3,000m2 B1a	No changes.	300	3,000m2 B1a	N.A.	N.A.
10	BT Site, Holloway/James Wolfe Road	Not allocated as commenced. HELAA - 170 equivalent dwellings (with 1:5 ratio applied).	170	N.A.	Capacity updated to 355 (887 student rooms with 1:2.5 ratio applied) The site	355 (887)	N.A.	Planning application 17/02140/FUL confirmed final	185

					has now commenced.			capacity.	
11	Canalside Land, Jericho	SP34. HELAA - Capacity of 22 dwellings.	22	N.A.	Capacity updated to 23.	23	N.A.	Planning application 14/01441/FUL states 23 dwellings are proposed.	1
12	Churchill Hospital	SP20. HELAA - Capacity of 136.	136	N.A.	Capacity updated to 36. Application 19/01039/FUL submitted for 19 cluster flats for key workers at the hospitals with 91 individual bedrooms. Included in trajectory with ratio of 2.5 applied to communal living cluster flats	36	N.A.	Planning application 19/01039/FUL has provided an updated capacity. The updated student housing ratio of 1:2.5 has been applied to the 91 proposed bedrooms figure. HELAA assumed non communal accommodation.	-100

13	Court Place Gardens, Iffley	SP35. HELAA - Capacity of 100 dwellings.	100	N.A.	100 post graduate self-contained units proposed which is a total net gain of 64.	64	N.A.	Capacity changed as a result of landowner update and student ratio having been applied to figure.	-36
14	Cowley Centre/Teimplars Square	SP3. HELAA -225 dwellings.	225	N.A.	Capacity increased to 226 based on planning application 16/03006/FUL	226	N.A.	Planning application 16/03006/FUL increased the number of dwellings to 226.	1
16	Cowley Marsh Depot	SP36. HELAA - 80 dwellings (includes 10% reduction for POS).	80	N.A.	No changes.	80	N.A.	N.A.	N.A.
17	Crescent Hall	Site not previously allocated as the landowner had not expressed a clear intention to further develop this site.	N.A.	N.A.	29 (72 equivalent dwellings – ratio 1:2.5)	29	N.A.	Site was in 2016 HELAA. Not in HELAA 2017 as assumed there would be no increase in capacity previously. Now Brookes are looking to expand into MUGA	29

								they have confirmed a likely increase in capacity.	
18	Diamond Place and Ewert House	SP6. HELAA - 130 dwellings.	130	N.A.	Revised capacity based on university's submission, plus a capacity added for City ownership based on landowner submission. Student (300/2.5) plus 40 residential units	160 (300 student rooms)	N.A.	Revised capacity due to landowner updates and student ratio having been applied to figure.	30
20	Elsfield Hall and Cumberlege Close	HELAA - 26 dwellings.	26	N.A.	35 (based on planning application 18/03384/FUL and 18/03385/FUL)	35	N.A.	Revised capacity due to planning application 18/03385/FUL proposing a further 9 dwellings.	9
21	Faculty of Music	SP37. HELAA 8 dwellings.	8	N.A.	Revised capacity of 40 (100 equivalent dwellings – ratio 1:2.5) due to a submission from the University.	40	N.A.	Revised capacity due to landowner updates and student ratio having been applied to figure.	32

24	Government Buildings and Harcourt House, Marston Road	SP17. HELAA 70 dwellings 70 (40% reduction to reflect academic and POS)	70	N.A.	No changes.	70	N.A.	N.A.	N.A.
26	Jesus College Sports Ground	SP41	28	N.A.	No changes.	28	N.A.	N.A.	N.A.
27	John Radcliffe Hospital Site	SP42	150	N.A.	No changes.	150	N.A.	N.A.	N.A.
28	Kassam Stadium and surrounding area	SP15. HELAA - Estimated employment floorspace B1a/c 6,400m2 and 150 dwellings (assuming only small part of site for housing. Hotel uses to remain and other retail and employment uses).	150	6,400m2 B1a/c	No changes.	150	6,400m2 B1a/c	N.A.	N.A.
29	Land North Littlemore Mental Health Centre, Sandford Road	HELAA - 140 dwellings.	140	N.A.	Currently under construction, planning ref (17/03050/FUL). No change in capacity.	140	N.A.	N.A.	N.A.

31	Land off Manor Place	SP46. HELAA - 40 (200 equivalent dwellings with 1:5 ratio applied)	40 (200 student)	N.A.	Revised capacity of 80 (200 student based on ration of 1:2.5)	80 (200)	N.A.	Revised capacity based on change to student ratio calculation.	40
32	Lincoln College Sports Ground	SP44. HELAA - 90 (includes 10% reduction for POS)	90	N.A.	No changes.	90	N.A.	N.A.	N.A.
34	Littlemore Park, Armstrong Road	SP45	270	N.A.	No changes.	270	N.A.	N.A.	N.A.
38	Former Nielsen House, London Road	SP48. HELAA - 200 (accounting for re-provision of employment space (20%) and 10% reduction for POS)	200	N.A.	534 (accounting for re-provision of employment space (20%) and 10% reduction for POS). New capacity based on planning applications 14/02940/OUT, 18/02231/VAR and 18/02303/RES	534	N.A.	Capacity revised as a result of planning applications 18/02231/VAR and 18/0203/RES	334
39	Northfield Hostel, Sandy Lane West	SP13. HELAA - 30 dwellings.	25	N.A.	Capacity increased to 30 as a result of landowner update (Oxfordshire County Council)	30	N.A.	Capacity revised as a result of landowner update (January	5

								2019)	
41	Northway Centre	HELAA - 27 dwellings.	27	N.A.	Deleted from trajectory. HELAA, not included in	N.A	N.A.	The site is now complete, with 47 units in total. Phase 1 Completed August 2017. Phase 2 Completed September 2018.	47
42	Nuffield Orthopaedic Centre	SP21. HELAA - 25 dwellings.	25	N.A.	No changes.	25	N.A.	N.A.	N.A.
43	Old Road Campus	SP22	N.A.	N.A.	No changes.	N.A	N.A.	N.A.	N.A.
44	Oriel College Land at King Edward Street and High St	SP50. HELAA - 7 (residential only on upper floors- remainder for retail)	7	N.A.	No changes.	7	N.A.	N.A.	N.A.

49	Oxford University Press Sports Ground, Jordan Hill	SP53. HELAA - 55 (assuming 70% for retained and improved POS)	55	N.A.	130 dwellings.	130	N.A.	Capacity revised to 130 dwellings due to landowner update (University of Oxford).	75
54	Ruskin College Campus Dunstan Road	SP56. HELAA - 10 equivalent dwellings with 1:5 ratio applied	10	N.A.	28 dwellings (71 student) based on ratio of 1:2.5.	28 (71)	N.A.	Revised capacity based on planning application (17/02387/FUL).	18
58	Temple Cowley Pools	HELAA - 48 dwellings.	48	N.A.	48 (based on application 16/01225/FUL) No changes.	48	N.A.	N.A.	N.A.
60	Travis Perkins, Chapel Street	HELAA - 24 dwellings.	24	N.A.	Deleted from HELAA, not included in trajectory.	N.A.	N.A.	Completed November 2018.	24
61	Union Street Car Park	SP60. HELAA - 20 (allowing space for car park)	20	N.A.	No changes.	20	N.A.	N.A.	N.A.

62	University of Oxford Science Area & Keble Road Triangle	SP61. HELAA - 10 equivalent dwellings (50 student units) with 1:5 ratio applied. Based on landowner submission and accounting for other uses intended for site. 10430m2 of employment space.	10 (50 student units)	10430m2	20 dwellings (50 student) based on ration of 1:2.5. 10430m2 of employment space.	20 (50)	10430m2	Revised capacity based on change to student ratio calculation.	10
63	Warneford Hospital	SP23. HELAA - 75 (based on landowner's submission)	75	N.A.	100 units, half of which are cluster flats. With 1:2.5 ratio applied, a total of 70 equivalent dwellings (based on landowner's submission)	70 (20 cluster flats, 50 dwellings)	N.A.	Half of the units are cluster flats with 1:2.5 ratio applied. The remaining 50 has been added to the 20 cluster flats figure. The revised capacity has been taken from masterplan.	-5
64	Warren Crescent	HELAA - 10 dwellings.	10	N.A.	10 (based on application 13/01555/CT3). No changes.	10	N.A.	N.A.	N.A.

65	West Wellington Square	SP63. HELAA - 28 (140 equivalent dwellings assuming backland development only)	28	N.A.	18 (net increase of 45 equivalent dwellings)	18 (45)	N.A.	Revised capacity based on information received from landowner.	-10
67	Wolvercote Paper Mill	SP64. HELAA - 190 dwellings.	190	N.A.	190 (based on application 13/01861/OUT). No changes.	190	N.A.	N.A.	N.A.
70	Island Site	SP1. HELAA - 40 dwellings.	40	N.A.	40 dwellings and 35,000m2 (to include commercial, retail, academic and social sciences quarter)	40	35,000m2	Addition of employment space as a result of information received from landowner.	N.A.
75	Oxford Station and Becket Street Car Park	SP1. HELAA - 45 (240) and 13,000 - 16,000sqm of employment space split between commercial and residential	45 (240)	13,000 - 16,000sqm	20 dwellings. 13,000 - 16,000sqm of employment space.	20	13,000 - 16,000sqm	20 units based on SPD information in November 2017. No change to employment floorspace.	-25

76	Oxpens	SP1. HELAA - 445 (landowner submission - still dependant on future developer's final masterplan).	445	6000m2	450 (landowner submission - still dependent final masterplan)	450	6000m2	Revised capacity based on information received from OXWED.	5
81	Worcester Street Car Park	SP1. HELAA - 18 dwellings.	18	N.A.	No changes.	18	N.A.	N.A.	N.A.
91	Keble College, former Acland Hospital, 46 Woodstock Rd, 25 Banbury Rd	HELAA - 50 (250)	50 (250)	N.A.	Deleted from not included in trajectory.	N.A	N.A.	Completed September 2018	50

95	Between Towns Road (including Cons Club)	HELAA - 29 equivalent dwellings with 1:5 ratio applied	29	N.A.	95 total comprising 58 (144 student rooms ratio 1:2.5) + 6 flats. Remaining undeveloped site area (0.31 ha) district centre density calculator applied which equals additional capacity of 31 dwellings.	95	N.A.	Revised capacity as a result of planning application 18/02918/O UT	66
104	Former Iffley Mead Playing Field	SP39. HELAA - 84 (allows for 10% for public open space)	84	N.A.	No changes.	84	N.A.	N.A.	N.A.
106	Grandpont Car Park	SP40 - 22 dwellings.	22	N.A.	No changes.	22	N.A.	N.A.	N.A.
107	Green Belt land St Frideswide Farm	SP25 - HELAA 178 dwellings (allows for 10% public open space)	178	N.A.	125 (allows for 10% public open space)	125	N.A.	Revised capacity following information provided by developer.	-53
110	Speedwell House (west part)	HELAA - 13 dwellings.	13	N.A.	Deleted from HELAA, not included in trajectory.	N.A.	N.A.	Latest landowner update (Oxfordshire County Council)	-13

111	Oxford Stadium	SP52. HELAA - 100 (accounting for redevelopment of greyhound track and continued use of existing associated buildings)	100	N.A.	No changes.	100	N.A.	N.A.	N.A.
112a 1	Green Belt land at Cherwell Valley Old Marston(Hill View Farm)	SP26 - HELAA 110 dwellings (includes reduction for POS 10%)	110	N.A.	No changes.	110	N.A.	N.A.	N.A.
112b 1	Green Belt land at Cherwell Valley Old Marston Northern Part (Land west of Mill Lane)	SP27. HELAA - 75 dwellings.	75	N.A.	No changes.	75	N.A.	N.A.	N.A.
113	Green Belt Land east of Redbridge Park and Ride	SP30. HELAA - 162 (POS provision 10% of area)	162	3.64	No changes.	162	3.64	N.A.	N.A.
114d	Marston Paddock	SP24. HELAA - 39 dwellings	39	N.A.	No changes.	39	N.A.	N.A.	N.A.

117	Land surrounding St Clements Church	SP19. HELAA - 50 dwellings	50	N.A.	No changes.	50	N.A.	N.A.	N.A.
120	Unipart	SP8.	N.A.	N.A.	No changes.	N.A.	N.A.	N.A.	N.A.
124	Slade House	SP58. HELAA - 50 dwellings	50	N.A.	No changes.	50	N.A.	N.A.	N.A.
125	Summer Fields School athletics site	SP5. HELAA - 120 dwellings	120	N.A.	No changes.	120	N.A.	N.A.	N.A.
173	Bayards Hill Primary School Playing Field	SP65. HELAA - 30 dwellings	30	N.A.	No changes.	30	N.A.	N.A.	N.A.
216	Former Barns Road East Allotments	SP38. HELAA - 25 dwellings	25	N.A.	No changes.	25	N.A.	N.A.	N.A.
289	Sandy Lane Recreation Ground (includes land r/o Oxford Retail Park)	SP12. HELAA - 1120 (allows for land for any future railway station)	1120 (mistake should state 120)	N.A.	No changes.	120	N.A.	N.A.	N.A.
329	Valentia Road	SP62. HELAA - 12 dwellings	12	N.A.	No changes.	12	N.A.	N.A.	N.A.

341	William Morris Close Sports Ground	SP66. HELAA - 62 dwellings	62	N.A.	Planning application 18/03330/OUT confirms 102 dwellings on site.	102	N.A.	Revised capacity based on planning application (18/03330/OUT)	40
349	Old Power Station	SP49. HELAA - 16 dwellings	16	N.A.	Deleted from HELAA, not included in trajectory.	N.A.	N.A.	Current application has no residential dwellings proposed.	-16
354	Barton Community Centre and Underhill Circus Shops	Not in HELAA 2017 or Local Plan	N.A.	N.A.	Added to HELAA 2019 and Trajectory. 36 dwellings.	36	N.A.	Added to trajectory and HELAA following updated landowner intentions.	36
356	276 Banbury Rd	SP7. HELAA - 35 dwellings	35	N.A.	1 (based on application 17/02832/FUL 6 proposed but 5 existing)	1	N.A.	Revised capacity based on planning application (17/02832/FUL).	-34

384	Jowett Walk (east)	Not in HELAA 2017 or Local Plan	N.A.	N.A.	67 (146 new student rooms, 8 fellow sets and one 3 bedroom flat)	67	N.A.	The site is currently under construction following planning applications 16/03056/FUL & 18/0021/VAR. Previously assessed in 2016 HELAA as multiple sites but now come forward as single scheme.	67
389	Land at Meadow Lane	SP43. HELAA - 49 (landowner's submission suggested 39, but this is considered a low estimate)	49	N.A.	No changes.	49	N.A.	N.A.	N.A.

438	Blanchford's Building Merchants / Builders yard	HELAA - 40 dwellings	40	N.A.	Deleted from not included in trajectory.	N.A.	N.A.	Deleted as no information from landowner to suggest Policy E1 requirements could be met.	-40
439	Oxford Brookes Marston Road Campus	SP51. HELAA - 59 dwellings	59	N.A.	No changes.	59	N.A.	N.A.	N.A.
440	1 Pullens Lane	SP54. HELAA - 11 dwellings	11	N.A.	No changes.	11	N.A.	N.A.	N.A.
459	Buildbase Watlington Road	HELAA - 35 dwellings	35	N.A.	Deleted from not included in trajectory.	N.A.	N.A.	N.A.	N.A.
462	Park Farm, Marston	SP28. HELAA - 58 dwellings	58	N.A.	Updated capacity of 60 dwellings.	60	N.A.	Revised capacity due to information received from landowner.	2
463	Ruskin Field	SP57. HELAA - 40 (includes 10% reduction for POS)	40	N.A.	No changes.	40	N.A.	N.A.	N.A.

467	Edge of Playing Field Oxford Academy	SP14. HELAA - 29 dwellings	29	N.A.	Capacity reduced to 20 dwellings.	20	N.A.	Revised capacity following landowner update.	-9
495	Bocardo Court, Temple Road	HELAA - 16 dwellings	16	N.A.	Deleted from HELAA, not included in trajectory.	N.A.	N.A.	Deleted as no information from landowner to suggest Policy E1 requirements could be met.	-16
487	MINI Plant Oxford	SP9	N.A.	N.A.	No changes.	N.A.	N.A.	N.A.	N.A.
498	Broadfield House 4 Between Towns Road	HELAA - 3 dwellings (rest of site developed)	3	N.A.	(Rest of site developed and application 18/01537/FUL submitted for 3 residential apartments) No changes.	3	N.A.	N.A.	N.A.

514	Magdalen Road and Newtec Place	HELAA - 20 dwellings	20	N.A.	Deleted from HELAA, included in trajectory.	N.A.	N.A.	Both parts of the site removed from the HELAA following landowner update as, individually they do not meet the 0.25 ha threshold.	-20
516	(Former) Powell's Timber Yard	HELAA - 17 dwellings	17	N.A.	Site under construction. Care Home (64 bed / 1.8)	36 (64 bed care home)	N.A.	Capacity revised as a result of planning application (17/01463/F UL)	19

560	Headington Hill Site and Clive Booth Student Village	SP18. HELAA - 100 (500)	100 (500)	N.A.	246 (615 equivalent dwellings) 18/02587/FUL. Refused in June 2019.	246 (615)	N.A.	Capacity revised as a result of planning application (18/02587/FUL) and new student ratio having been applied.	146
569	Green Templeton College	HELAA - 28 dwellings	28	N.A.	No changes.	28	N.A.	N.A.	N.A.
570	Rewley Abbey Court	HELAA - 30 equivalent dwellings (150) with 1:5 ratio applied.	30 (150)	N.A.	Capacity revised to 20 student units reflecting previous submissions.	20	N.A.	Capacity revised to 20 reflecting previous submissions.	-10

574	Manzil Way Resource Centre	SP47. HELAA - 10 (based on rough plan submitted by landowner and accounting for scale of other uses to be located on site)	10	N.A.	No changes.	10	N.A.	N.A.	N.A.
579	ROQ Site	SP55. HELAA - 68 (based on landowner submission and accounting for other uses to be on site)	68	N.A.	48 equivalent dwellings with 1:2.5 ratio applied - based on landowner submission and accounting for other uses to be on site)	48 (120)	N.A.	Revised capacity based on information received from landowner and new student ratio having been applied.	-20

580	Summertown House, Apsley Road	SP59. HELAA - 10 (infill-based on landowner calculation)	10	N.A.	20 (50 equivalent dwellings with 1:2.5 ratio applied)	20 (50)	N.A.	Revised capacity based on information received from landowner and new student ratio having been applied.	10
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586	Osney Mead	SP2. HELAA - 280 (from landowner- accounts for other uses on site)	280	N.A.	247 (618 student rooms ratio 1:2.5)	247 (618 student rooms)	N.A.	Revised capacity based on information received from landowner and new student ratio having been applied.	-33
587	Oxford Business Park	SP11. HELAA - 4,200m2 employment space	N.A.	4,200m2	No changes.	4,200m2	N.A.	N.A.	N.A.
588	Oxford Science Park	SP10. HELAA - 38,320m2 employment space	N.A.	38,320m2	No changes.	38,320m2	N.A.	N.A.	N.A.
590	Pear Tree Farm	SP29. HELAA - 122 dwellings	122	N.A.	No changes.	122	N.A.	N.A.	N.A.

592	St Catherine's College	SP31.HELAA - 16 equivalent dwellings (78 student rooms) with 1:5 ratio applied.	16 (78 student)	N.A.	31 (78 student rooms) with 1:2.5 ratio applied.	31 (78)	N.A.	Revised capacity due to change to student ration calculation.	15
593	Knights Road	SP16. HELAA - 80 dwellings	80	N.A.	No changes.	80	N.A.	N.A.	N.A.
594	Somerville College	HELAA - 20 equivalent dwellings (120).	20 (120)	N.A.	41 equivalent dwellings (102 ratio 1:2.5)	41 (102)	N.A.	Revised capacity based on landowner submission and new student ratio having been applied.	21
595	OBU Student Village (Former Morrell Hall site)	HELAA - 120 (based on landowner discussion)	120	N.A.	Deleted from trajectory. HELAA, not included in	N.A	N.A.	Included as part of site 560	-120

597	13-20 Cornmarket/Jesus College	HELAA - previously named 'Northgate House, 13-20 Cornmarket Street' in 2017 HELAA. 14 equivalent dwellings (based on 18/00258/FUL - 68 postgraduate rooms and 4 fellows rooms) 18 in total.	18	N.A.	Under construction. Number from discussion with landowner. Student (68/2.5 + 4 fellows rooms) Total 31 equivalent dwellings.	31	N.A.	Revised capacity following discussion with landowner and new student ratio having been applied.	13
598	Millway Close	HELAA - 20 (based on 18/01371/OUT)	20	N.A.	Deleted from not included in trajectory.	N.A.	N.A.	Original application withdrawn and no further landowner interest.	-20

599	Former Murco Garage Between Towns Road	SP39. HELAA - 40	40	N.A.	Capacity revised to 38 dwellings following planning application (18/03287/FUL).	38	N.A.	Revised capacity following planning permission - 18/03287/FUL - approved and permission issued May 2019	-2
602	Westlands Drive	Not allocated or in HELAA.	N.A.	N.A.	10 dwellings	10	N.A.	No allocated or in HELAA. Not previously identified. Being actively pursued by landowner.	10

346	Former Bartlemas Nursery School	Site not previously allocated. HELAA 2017 - considered not suitable for residential, only in Table A.	N.A.	N.A.	21 dwellings	21	N.A.	Site not previously allocated as heritage advice was that the sensitivity 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.	21
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605	Land adjacent to 2 Rymers Lane	Not previously allocated or in HELAA	N.A.	N.A.	21 dwellings	21	N.A.	Not previously identified.	21
446	Carpenter's Yard and surrounding land fronting Jack Straws Lane and Marston Road	Not allocated as not previously identified. Not in HELAA.	N.A.	N.A.	45 dwelling	45	N.A.	Site removed from HELAA 2017 due to site size. Due to consolidation of site area, it is now above site size threshold. Now put forward as an omission site.	45

606	Rose Hill Community Centre and Scout Hut	Not previously allocated. Not in HELAA.	N.A.	N.A.	43 (based on 18/02828/FUL & 18/02817/FUL)	43	N.A.	Site removed from HELAA 2017 due to site size. Due to consolidation of site area, it is now above site size threshold. Now put forward as an omission site.	43
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603	Gibbs Crescent and Simon House	Site not allocated as no previous intention to redevelop. Not in HELAA.	N.A.	N.A.	63 dwellings	63	N.A.	Site not allocated as no previous intention to redevelop but Gibbs Crescent explosion was the catalyst for development proposals.	122
600	Student Castle, Osney Lane	SP1. HELAA - 100 equivalent dwellings with 1:5 ratio applied.	100	N.A.	Under construction. Student (514/2.5). 206 units in total.	206 (514)	N.A.	Revised capacity following planning application 16/02945/FU L.	106

604	Royal British Legion, Lakefield Road	Site not previously allocated. Not in HELAA.	N.A.	N.A.	20 dwellings	20	N.A.	Site not previously allocated. Identified through affordable housing enabling officer.	20
601	Former Jack Russell pub, 21 Salford Road	Site not previously allocated. Not in HELAA.	N.A.	N.A.	16 dwellings	16	N.A.	Site not previously allocated as it was below site threshold. Approval for outline application suggests it is likely that it can deliver more than 10 units.	16