

Local Plan Housing Land Supply Templates (Large Sites)

Local plan housing land supply (June 2026):

Diamond Place and Ewert House

Local plan allocation ref	SPN1
Site name	Diamond Place and Ewert House
Total capacity (dwellings)	135
Total completions in plan period	135
Total completions in five years following adoption	75

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						40	35	30	30								

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Ownership and availability	Oxford City Council landowner for Diamond Place (OX Place as development agent). University of Oxford for Ewert House
Developer interest	yes - both landowners confirmed 2026
Site assessment work	Assessment of risk to SSSIs
Viability	No exceptional costs identified.
Infrastructure provision	Replacement of facilities will be required if the existing community centre is demolished
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Site in active use, and delivery timescale is partly dependent on relocation of the university exam halls. Landowners estimate delivery in the period 2030/31 - 2034/35. City Council parts may come forward before University parts.

Local plan housing land supply (June 2026):

Elsfield Hall, Elsfield Way

Local plan allocation ref	SPN2
Site name	Elsfield Hall, Elsfield Way
Total capacity (dwellings)	27
Total completions in plan period	27
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									27								

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Ownership and availability	Oxford City Council
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner already built out adjoining parcels in earlier developments. Landowner estimates delivery of this site in the period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Oxford North Remaining Phases

Local plan allocation ref	SPN3
Site name	Oxford North Remaining Phases
Total capacity (dwellings)	161
Total completions in plan period	161
Total completions in five years following adoption	121

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					41	40	40										

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Ownership and availability	Thomas White Oxford Ltd and Oxford North Ventures Ltd
Developer interest	yes - confirmed 2026
Site assessment work	Outline planning permission
Viability	Outline planning permission. Earlier phases of the outline permission (Canalside Parcel) had viability challenges.
Infrastructure provision	Outline planning permission. No exceptional infrastructure requirements identified. Site-specific public open space requirements (15%)
Planning permission	18/02065/OUTFUL - Hybrid Consent - this element (161 has outline only)
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner has hybrid consent covering wider "Oxford North" area within which this parcel falls, this site has outline permission. Adjoining parcels already under construction/built out by the same landowner. Timeline for reserved matters for this parcel tbc. Landowner estimates delivery in period 2031/31 - 2034/35.

Local plan housing land supply (June 2026):

Oxford University Press Sports Ground, Jordan Hill

Local plan allocation ref	SPN4
Site name	Oxford University Press Sports Ground, Jordan Hill
Total capacity (dwellings)	90
Total completions in plan period	90
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									20	20	30	20					

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Ownership and availability	Oxford University Press (manages site on behalf of University of Oxford)
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	The capacity of the sports provision must be retained unless it can be demonstrated that it is surplus (which is not the case at the current time) or the loss of the sports provision can be otherwise compensated for
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery across the periods 2030/31 - 2034/35 and 2035/36 - 39/40.

Local plan housing land supply (June 2026):

Pear Tree Farm

Local plan allocation ref	SPN5
Site name	Pear Tree Farm
Total capacity (dwellings)	111
Total completions in plan period	111
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								25	25	20	20	21					

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Ownership and availability	Merton College
Developer interest	yes - confirmed 2026
Site assessment work	Site specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery likely to be linked to development of adjoining land (in Cherwell District) under the same landowner. Landowner estimates delivery across the periods 2030/31 - 2034/35 and 2035/36 - 39/40.

Local plan housing land supply (June 2026):

474 Cowley Road

Local plan allocation ref	SPS1
Site name	474 Cowley Road
Total capacity (dwellings)	14
Total completions in plan period	14
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								14									

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Ownership and availability	Cantay Estates
Developer interest	yes - confirmed 2026
Site assessment work	Site specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner anticipates planning application in 2026, and aiming to complete in 2028.

Local plan housing land supply (June 2026):

Bertie Place Recreation Ground

Local plan allocation ref	SPS3
Site name	Bertie Place Recreation Ground
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						2											
						5											

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Ownership and availability	Oxford City Council landowner with OX Place as development agent
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI, and site-specific FRA.
Viability	No exceptional costs identified.
Infrastructure provision	MUGA to be reprovided onsite.
Planning permission	23/00988/FUL - application for 31 - not yet determined
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning application 23/00988/FUL under consideration (31 units but use site allocation capacity assumption until there is an approved planning permission). Landowner estimates delivery in period 2030/31 - 2034/35, possibly sooner but because no planning permission yet in place site presented later in trajectory.

Local plan housing land supply (June 2026):

Cowley Marsh Depot

Local plan allocation ref	SPS4
Site name	Cowley Marsh Depot
Total capacity (dwellings)	83
Total completions in plan period	83
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
															40	43	

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Ownership and availability	Oxford City Council
Developer interest	yes - confirmed 2026
Site assessment work	Site specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Development of site is contingent upon relocation of City Council works depot, for which alternative suitable site needs to be found. Timescales reflect complexity of this. Landowner estimates delivery in period 2040 onwards.

Local plan housing land supply (June 2026):

Crescent Hall

Local plan allocation ref	SPS5
Site name	Crescent Hall
Total capacity (dwellings)	75
Total completions in plan period	75
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
											40	35					

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Ownership and availability	Oxford Brookes University
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Site in use as student accommodation. Delivery period depends on wider estate reorganisation by landowner, latter delivery periods reflect complexity of wider estate reorganisation by landowner. Landowner estimates delivery in period 2035/36 - 2039/40.

Local plan housing land supply (June 2026):

Former Iffley Mead Playing Field

Local plan allocation ref	SPS6
Site name	Former Iffley Mead Playing Field
Total capacity (dwellings)	84
Total completions in plan period	84
Total completions in five years following adoption	60

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						30	30	24									

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Ownership and availability	Oxfordshire County Council
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	25/00813/OUT - application for 90 - not yet determined
Progress towards applications, reserved matters, discharge of conditions, etc.	Vacant site. Planning application not yet determined, so assume the site allocation minimum capacity figure. Landowner estimates delivery in period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Kassam Stadium

Local plan allocation ref	SPS7
Site name	Kassam Stadium
Total capacity (dwellings)	290
Total completions in plan period	290
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										50	60	60	60	60			

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Ownership and availability	Firoka
Developer interest	yes - confirmed 2026
Site assessment work	Site specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	Replacement of local community facilities onsite.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery timescales contingent upon relocation of the stadium. Landowner estimates delivery in period 2035/36 - 2039/40, possibly earlier if relocation progresses. Alternative site in Cherwell District (Stratfield Brake) has planning permission but subject to a JR.

Local plan housing land supply (June 2026):

Land at Meadow Lane

Local plan allocation ref	SPS8
Site name	Land at Meadow Lane
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						1											
						0											

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Ownership and availability	OX Place
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI and site specific FRA.
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	22/03078/FUL - application for 32 - not yet determined
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning application 22/03078/FUL under consideration (32 units but use LP2045 site capacity assumption until there is an approved planning permission). Reflecting complexities of the site, site allocation does not provide a minimum housing requirement for the site, but for the purposes of calculating overall capacity for the plan and trajectory, assume minimum of 10 homes. Landowner estimates delivery in period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Littlemore Mental Health Centre, Sandford Road

Local plan allocation ref	SPS9
Site name	Littlemore Mental Health Centre, Sandford Road
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

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Ownership and availability	Oxford Health NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses. Statement of Common Ground agreed (2026) with landowner.

Local plan housing land supply (June 2026):

Overflow car park at Kassam Stadium

Local plan allocation ref	SPS11
Site name	Overflow car park at Kassam Stadium
Total capacity (dwellings)	100
Total completions in plan period	100
Total completions in five years following adoption	60

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						30	30	20	20								

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Ownership and availability	Firoka
Developer interest	yes - confirmed 2026
Site assessment work	Site specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery in period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Redbridge Paddock

Local plan allocation ref	SPS14
Site name	Redbridge Paddock
Total capacity (dwellings)	200
Total completions in plan period	200
Total completions in five years following adoption	100

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						50	50	50	50								

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Ownership and availability	Oxford City Council landowner (OX Place as development agent)
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI Site specific FRA required
Viability	Likely contamination from former landfill use
Infrastructure provision	Proposals should include residential moorings and associated servicing facilities
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	City Council landowner, Cabinet decision 18.03.26 seeking approval to progress via direct delivery. Planning application anticipated in 2026, and delivery of site in period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Sandy Lane Recreation Ground

Local plan allocation ref	SPS15
Site name	Sandy Lane Recreation Ground
Total capacity (dwellings)	300
Total completions in plan period	300
Total completions in five years following adoption	150

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						75	75	75	75								

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Ownership and availability	Oxford City Council (OX Place as development agent)
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	Potential contamination
Infrastructure provision	Outdoor sports pitches need to either be retained or relocated. Public open space for the setting of new Cowley Branch Line train station and linkages across to ARC business park.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	City Council landowner, Cabinet decision 18.03.26 seeking approval to progress via direct delivery. Playing pitch relocation strategy in place. Planning application anticipated in 2027.

Local plan housing land supply (June 2026):

Templars Square

Local plan allocation ref	SPS16
Site name	Templars Square
Total capacity (dwellings)	500
Total completions in plan period	500
Total completions in five years following adoption	140

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						70	70	70	70	70	70	80					

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Ownership and availability	CBRE for Oxford Re Value Investments
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	16/03006/FUL - permission for 226 - expired Nov 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	Previous planning permission for mixed use development expired and site has since changed landowner. Current landowner estimates delivery in periods 2030/31 - 2034/35 and 2035/36 - 2039/40.

Local plan housing land supply (June 2026):

Churchill Hospital

Local plan allocation ref	SPE1
Site name	Churchill Hospital
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

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Ownership and availability	OUP NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses.

Local plan housing land supply (June 2026):

East Oxford Bowls Club

Local plan allocation ref	SPE2
Site name	East Oxford Bowls Club
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									10								

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Ownership and availability	Oriel College
Developer interest	yes - confirmed 2025
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery estimated latter years of plan period to reflect challenges identified by landowner (Reg 19 landowner rep shows continued interest in developing the site but no longer agree that site can accommodate 10 dwellings. Site being taken forward as capacity testing indicates 10+ can be achieved to make efficient use of land).

Local plan housing land supply (June 2026):

Government Buildings and Harcourt House

Local plan allocation ref	SPE3
Site name	Government Buildings and Harcourt House
Total capacity (dwellings)	68
Total completions in plan period	68
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										34	34						

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Ownership and availability	Oxford Centre for Islamic Studies
Developer interest	Yes - confirmed 2025. Awaiting 2026 confirmation.
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Estimated delivery in period 2035/36 - 2039-40.

Local plan housing land supply (June 2026):

Jesus College Sports Area - Site A Playing Field

Local plan allocation ref	SPE4
Site name	Jesus College Sports Area - Site A Playing Field
Total capacity (dwellings)	24
Total completions in plan period	24
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										24							

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Ownership and availability	Jesus College
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	Sports provision across the two sites needs to be retained or reprovided
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	May deliver site on its own or with adjoining Jesus College site. Landowner estimates delivery in period 2035/36 - 2039/40.

Local plan housing land supply (June 2026):

Jesus College Sports Area - Site B Herbert Close Tennis Courts

Local plan allocation ref	SPE4
Site name	Jesus College Sports Area - Site B Herbert Close Tennis Courts
Total capacity (dwellings)	16
Total completions in plan period	16
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										16							

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Ownership and availability	Jesus College
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	Sports provision across the two sites needs to be retained or reprovided
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	May deliver site on its own or with adjoining Jesus College site. Landowner estimates delivery in period 2035/36 - 2039/40.

Local plan housing land supply (June 2026):

John Radcliffe Hospital

Local plan allocation ref	SPE5
Site name	John Radcliffe Hospital
Total capacity (dwellings)	595
Total completions in plan period	595
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
											80	80	80	80	80	80	80

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Ownership and availability	OUH NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	Drainage strategy required to mitigate surface and/or foul water flooding, and must be developed with City Council, Thames Water and Environment Agency. Assessment of risk to SSSI.
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses. Landowner estimates delivery across the periods 2035/36 - 39/40 and 2040 onwards for the "Sahara" scheme (for 595 homes). 595 is not required in the policy because of operational hospital uses, but that's the proposed scale of development that the landowner is intending.

Local plan housing land supply (June 2026):

Land surrounding St Clement's Church

Local plan allocation ref	SPE6
Site name	Land surrounding St Clement's Church
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										50							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Magdalen College
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI, and site-specific FRA.
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery in period 2035/36 - 2039/40, have programme of developing other sites in Oxford prior to this one.

Local plan housing land supply (June 2026):

Lincoln College Sports Ground

Local plan allocation ref	SPE7
Site name	Lincoln College Sports Ground
Total capacity (dwellings)	24
Total completions in plan period	24
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
														24			

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Lincoln College
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	potential to consolidate and share sports provision with the neighbouring Jesus College Sports Area
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Application being worked on, including pre-app discussions. Statement of Common Ground agreed (2026) including agreement to amend red line of site allocation. Landowner estimates delivery in period 2035/36 - 2039/40.

Local plan housing land supply (June 2026):

Manzil Way Resource Centre

Local plan allocation ref	SPE8
Site name	Manzil Way Resource Centre
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Oxford Health NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses. Statement of Common Ground agreed (2026) with landowner.

Local plan housing land supply (June 2026):

Marston Paddock Extension

Local plan allocation ref	SPE9
Site name	Marston Paddock Extension
Total capacity (dwellings)	20
Total completions in plan period	20
Total completions in five years following adoption	20

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						2											
						0											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Lucy Developments Ltd (acting on behalf of landowner)
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner building out adjoining parcel, aiming to follow with this site. Estimated delivery in period before 2031 but because no planning permission yet in place, site is presented later in trajectory.

Local plan housing land supply (June 2026):

Nuffield Orthopaedic Centre (NOC)

Local plan allocation ref	SPE10
Site name	Nuffield Orthopaedic Centre (NOC)
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	OUH NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses.

Local plan housing land supply (June 2026):

Oxford Brookes Marston Road Campus

Local plan allocation ref	SPE11
Site name	Oxford Brookes Marston Road Campus
Total capacity (dwellings)	42
Total completions in plan period	42
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										42							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Oxford Brookes University
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of risk to SSSI
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period depends on wider estate reorganisation by landowner.

Local plan housing land supply (June 2026):

Rectory Centre

Local plan allocation ref	SPE12
Site name	Rectory Centre
Total capacity (dwellings)	21
Total completions in plan period	21
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										21							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Oxford Health NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses. Estimated delivery is across NHS Foundation Trust sites, exact split tbc. Landowner estimates delivery 2030/31-2034/35. Statement of Common Ground agreed (2026) with landowner.

Local plan housing land supply (June 2026):

Ruskin Campus

Local plan allocation ref	SPE13
Site name	Ruskin Campus
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				30													

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Ownership and availability	University of West London
Developer interest	Planning permission in place
Site assessment work	Planning permission in place
Viability	Planning permission in place
Infrastructure provision	Planning permission in place
Planning permission	22/00962/FUL - 71 student rooms/30 C3 equiv
Progress towards applications, reserved matters, discharge of conditions, etc.	Enabling works undertaken and conditions being discharged. Application for certificate of lawfulness to confirm a material start. Landowner intends to bring forward the two adjoining Ruskin sites, which will impact on delivery timescales.

Local plan housing land supply (June 2026):

Ruskin Field

Local plan allocation ref	SPE14
Site name	Ruskin Field
Total capacity (dwellings)	28
Total completions in plan period	28
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
												28					

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	University of West London
Developer interest	yes - confirmed 2025
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner intends to bring forward the two adjoining Ruskin sites, which will impact on delivery timescales.

Local plan housing land supply (June 2026):

Slade House

Local plan allocation ref	SPE15
Site name	Slade House
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
														30	30		

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Oxford Health NHS Foundation Trust
Developer interest	yes - confirmed 2026
Site assessment work	Assessment of potential recreational impacts on SSSI required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery period and site capacity depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses. Estimated delivery is across NHS Foundation Trust sites, exact split tbc. Landowner estimates delivery 2035/36 - 2039/40. Statement of Common Ground agreed (2026) with landowner.

Local plan housing land supply (June 2026):

Thornhill Park (phase 2)

Local plan allocation ref	SPE16
Site name	Thornhill Park (phase 2)
Total capacity (dwellings)	170
Total completions in plan period	170
Total completions in five years following adoption	110

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						5	55	60									
						5											

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Ownership and availability	Elmsbrook
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	Landowner has raised concerns about viability being a factor in not implementing the extant permission, but no evidence provided to demonstrate this yet.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	21/01695/FUL - 402
Progress towards applications, reserved matters, discharge of conditions, etc.	Extant planning permission for 402 dwellings (21/01695/FUL) but landowner intentions have since changed. Landowner confirmed (May 2026) they are now reconsidering smaller scale development, as reflected in the site allocation minimum figure. Trajectory therefore reflects the 170 dwellings in the site allocation requirement to reflect latest landowner intentions. No alternative planning application submitted yet, but landowner estimates delivery of revised scheme in the period 2030/31 - 34/35.

Local plan housing land supply (June 2026):

Union Street Car Park

Local plan allocation ref	SPE17
Site name	Union Street Car Park
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
															15		

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Ownership and availability	Oxford City Council
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery in the period 2040 onwards, as other projects to deliver before this site.

Local plan housing land supply (June 2026):

Warneford Hospital

Local plan allocation ref	SPE18
Site name	Warneford Hospital
Total capacity (dwellings)	73
Total completions in plan period	73
Total completions in five years following adoption	73

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				37	36												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Oxford Health NHS Foundation Trust and the University of Oxford
Developer interest	yes - confirmed 2026
Site assessment work	Resolution to grant permission (April 2026)
Viability	Resolution to grant permission (April 2026)
Infrastructure provision	Resolution to grant permission (April 2026)
Planning permission	25/01859/OUTFUL - hybrid consent for 175/73 C3 equiv
Progress towards applications, reserved matters, discharge of conditions, etc.	Site has planning permission (hybrid resolution to grant permission subject to S106, April 2026) Landowner estimates start on site 2029, and estimated completion – 2031 (for the new hospital and research building phases) and for the College phase in mid 2030s. Site allocation policy does not set a minimum requirement due to hospital uses on the site, so the delivery forecasts reflect the Resolution to Grant numbers (73 C3 equivalent). Delivery period depends on wider estate reorganisation by landowner and ongoing use of site for hospital uses.

Local plan housing land supply (June 2026):

Banbury Road University Sites - Parcel B

Local plan allocation ref	SPCW1
Site name	Banbury Road University Sites - Parcel B
Total capacity (dwellings)	54
Total completions in plan period	54
Total completions in five years following adoption	54

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					54												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Hertford College & University of Oxford - 2026 confirmed intention to develop.
Developer interest	yes- confirmed 2026
Site assessment work	Planning permission in place
Viability	Planning permission in place
Infrastructure provision	Planning permission in place
Planning permission	22/02849/FUL - 130 student rooms/54 C3 equiv
Progress towards applications, reserved matters, discharge of conditions, etc.	Permission issued 29.11.24. Conditions being discharged. Estimated start on site date not yet known by landowner. Landowner estimates delivery across the periods 2025/26-29/30 and a latter phase in period 2035/36 - 39/40.

Local plan housing land supply (June 2026):

3 - 15 Botley Road and The River Hotel

Local plan allocation ref	SPCW2
Site name	3 - 15 Botley Road and The River Hotel
Total capacity (dwellings)	20
Total completions in plan period	20
Total completions in five years following adoption	20

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
							20										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Christchurch College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Land to the south of Cripsey Place

Local plan allocation ref	SPCW2
Site name	Land to the south of Cripsey Place
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Christchurch College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Westgate Hotel, Botley Road and 3 - 7 Mill Street

Local plan allocation ref	SPCW2
Site name	Westgate Hotel, Botley Road and 3 - 7 Mill Street
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Christchurch College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Canalside Land, Jericho

Local plan allocation ref	SPCW3
Site name	Canalside Land, Jericho
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
							10										

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Cornerstone (majority landowner) Oxford City Council, Diocese of Oxford, Canal & River Trust (some land ownership)
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required, and assessment of potential recreational impacts on SAC.
Viability	Potential site-specific exceptional costs relate to infrastructure requirements
Infrastructure provision	Replacement community centre, and replacement operating boatyard
Planning permission	20/01276/FUL - 18 units - expired Feb 2026
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning permission for 18 homes expired 9th Feb 2026, unimplemented. City Council taking proactive steps to ensure delivery of site including procuring a new development partner if necessary. 18th March 2026 Cabinet approved plan of action and budget for the site. Due to complexities of the site, SPCW3 does not provide a minimum housing requirement for the site, but for the purposes of calculating overall capacity for the plan and trajectory, assume minimum of 10 homes.

Local plan housing land supply (June 2026):

Faculty of Music

Local plan allocation ref	SPCW4
Site name	Faculty of Music
Total capacity (dwellings)	33
Total completions in plan period	33
Total completions in five years following adoption	33

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					33												

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Christchurch College
Developer interest	yes- confirmed 2026
Site assessment work	Planning permission in place
Viability	Planning permission in place
Infrastructure provision	Planning permission in place
Planning permission	25/01872/FUL - 62 graduate rooms (33 C3 equivalent)
Progress towards applications, reserved matters, discharge of conditions, etc.	Site has planning permission for 62 graduate rooms (33 C3 equivalent), permission issued January 2026 (25/01872/FUL). Started discharging conditions. Start on site date not yet confirmed.

Local plan housing land supply (June 2026):

Jowett Walk (South)

Local plan allocation ref	SPCW5
Site name	Jowett Walk (South)
Total capacity (dwellings)	14
Total completions in plan period	14
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									14								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Merton College
Developer interest	yes- confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Full planning application expected in early 2027. Landowner estimates delivery before 2029/30, but because no planning permission yet in place site presented later in trajectory.

Local plan housing land supply (June 2026):

Manor Place

Local plan allocation ref	SPCW6
Site name	Manor Place
Total capacity (dwellings)	43
Total completions in plan period	43
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								23	20								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Merton College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery across the period before 2029/30 and 2030/31 - 2034/35, but because no planning permission yet in place site presented later in trajectory.

Local plan housing land supply (June 2026):

Island Site

Local plan allocation ref	SPCW7
Site name	Island Site
Total capacity (dwellings)	59
Total completions in plan period	59
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								30	29								

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Nuffield College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Worcester Street Car Park and Public House

Local plan allocation ref	SPCW7
Site name	Worcester Street Car Park and Public House
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Nuffield College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Land south of Frideswide Square

Local plan allocation ref	SPCW7
Site name	Land south of Frideswide Square
Total capacity (dwellings)	0
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Nuffield College
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	3 sites expected to be delivered together (hence joint site allocation). Landowner estimates delivery in the period 2030/31 - 2034/35

Local plan housing land supply (June 2026):

Osney Mead

Local plan allocation ref	SPCW8
Site name	Osney Mead
Total capacity (dwellings)	247
Total completions in plan period	247
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										50	50	50	50	47			

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Ownership and availability	University of Oxford and Oxford University Developments
Developer interest	yes- confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Community engagement undertaken to inform design process for an application. Statement of Common Ground agreed (2026) with landowner. Landowner estimates delivery in the period 2035/36-39/40

Local plan housing land supply (June 2026):

Oxford Railway Station and Becket Street Car Park

Local plan allocation ref	SPCW9
Site name	Oxford Railway Station and Becket Street Car Park
Total capacity (dwellings)	52
Total completions in plan period	52
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
								26	26								

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Ownership and availability	Network Rail
Developer interest	yes- confirmed 2026
Site assessment work	All of this site allocation has been identified as Safeguarded Land for EWR (Oxford).
Viability	No exceptional costs identified.
Infrastructure provision	Requirement to enhance the function of Oxford Railway Station as a major transport hub
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery in the period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

Oxpens

Local plan allocation ref	SPCW10
Site name	Oxpens
Total capacity (dwellings)	450
Total completions in plan period	450
Total completions in five years following adoption	292

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		85	85	85	82	0	40	40	33								

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Ownership and availability	OXWED majority landowner
Developer interest	yes - confirmed 2026 for OXWED land
Site assessment work	Planning permission in place for majority of site
Viability	Planning permission in place for majority of site. No exceptional costs identified for remainder.
Infrastructure provision	Planning permission in place for majority of site
Planning permission	22/02954/OUT- 337
Progress towards applications, reserved matters, discharge of conditions, etc.	OXWED main landowner has outline planning consent for 337 units. Permission (issued July 2025) for a mixed-use scheme comprising residential and student accommodation, commercial, business and service and Hotel. Timeline for reserved matters application tbc by landowner. Landowner estimates delivery across the periods 2025/26-29/30 and 2030/31-34/35. Land for the remaining 113 is under multiple landowners, timeline tbc. Estimated as following on from the OXWED development in latter plan period.

Local plan housing land supply (June 2026):

St Thomas School and Osney Warehouse

Local plan allocation ref	SPCW11
Site name	St Thomas School and Osney Warehouse
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									10								

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Ownership and availability	Christchurch College
Developer interest	yes - confirmed 2026
Site assessment work	Site-specific FRA required
Viability	No exceptional costs identified.
Infrastructure provision	Site required to either retain or reprovide community facilities.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Landowner estimates delivery in the period 2030/31 - 2034/35.

Local plan housing land supply (June 2026):

West Wellington Square

Local plan allocation ref	SPCW12
Site name	West Wellington Square
Total capacity (dwellings)	13
Total completions in plan period	13
Total completions in five years following adoption	0

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
										13							

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Ownership and availability	University of Oxford - 2026 confirmed intention to develop
Developer interest	yes - confirmed 2026
Site assessment work	No exceptional assessments identified
Viability	No exceptional costs identified.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning application (25/03242/FUL), not yet determined – indicates no net change to residential provision. Landowner estimates delivery in the period 2035/6 - 39/40.

Local plan housing land supply (June 2026):

Canalside Parcel

Local plan allocation ref	n/a
Site name	Canalside Parcel
Total capacity (dwellings)	319
Total completions in plan period	276
Total completions in five years following adoption	106

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
60	55	55	55	51													

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Ownership and availability	Thomas White Oxford (Hill residential developer)
Developer interest	Site under construction
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	22/00675/RES & 24/00411/VAR - 319
Progress towards applications, reserved matters, discharge of conditions, etc.	Reserved matters - under construction with 43 completions outside the plan period (4 in 23/24, and 39 in 24/25), and 60 completions in 25/26. Further expected in 26/27 and onwards.

Local plan housing land supply (June 2026):

Barton Park - Phases 2 & 4

Local plan allocation ref	n/a
Site name	Barton Park - Phases 2 & 4
Total capacity (dwellings)	434
Total completions in plan period	359
Total completions in five years following adoption	91

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
88	90	90	91														

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Ownership and availability	Vistry
Developer interest	Site under construction
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	21/02776/RES - 434
Progress towards applications, reserved matters, discharge of conditions, etc.	Site under construction. 163 homes completed so far (to end of 25/26 monitoring year) out of a total 434 (75 homes were prior to start of plan period in 24/25) leaving 359 to be delivered within plan period. Remainder expected in 26/27 and onwards.

Local plan housing land supply (June 2026):

Blackbird Leys Central Area

Local plan allocation ref	n/a
Site name	Blackbird Leys Central Area
Total capacity (dwellings)	197
Total completions in plan period	197
Total completions in five years following adoption	80

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
61	56		40	40													

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Ownership and availability	Oxford City Council
Developer interest	yes - confirmed 2026
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	23/00405/OUTFUL - 197 net gain
Progress towards applications, reserved matters, discharge of conditions, etc.	Phase 1 under construction, including 61 completions in 25/26. Further expected in 26/27 and onwards. Reserved matters application to be submitted for Phase 2. Landowner estimates full delivery in the period 2025/26 - 2029/30.

Local plan housing land supply (June 2026):

Northfield Hostel, Sandy Lane West

Local plan allocation ref	n/a
Site name	Northfield Hostel, Sandy Lane West
Total capacity (dwellings)	61
Total completions in plan period	61
Total completions in five years following adoption	36

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		25	26	10													

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Ownership and availability	Oxford City Council
Developer interest	yes - confirmed 2026
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	21/03328/OUTFUL - 61
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning consent(21/03328/OUTFUL) and Phase 1 (51 units) is under construction. Reserved matters application to be submitted for remaining 10 (Phase 2). Landowner estimates delivery of remaining 10 in 2027/28. OCC Scheme, OX Place development agent. Handover dates of Feb and April 2027 for Phase 1 (51 units) and Feb 2028 for Phase 2 (10 units).

Local plan housing land supply (June 2026):

Hill View Farm

Local plan allocation ref	n/a
Site name	Hill View Farm
Total capacity (dwellings)	159
Total completions in plan period	159
Total completions in five years following adoption	79

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
	40	40	40	39													

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Ownership and availability	Bellway Homes
Developer interest	Site under construction
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	20/03034/FUL - 159
Progress towards applications, reserved matters, discharge of conditions, etc.	Site under construction. Completions expected to start in 26/27 and following years.

Local plan housing land supply (June 2026):

Land West of Mill Lane (formerly Green Belt Land at Cherwell Valley/Old Marston, (northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1

Local plan allocation ref	n/a
Site name	Land West of Mill Lane (formerly Green Belt Land at Cherwell Valley/Old Marston, (northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	80

Plan period up to adoption (Year -2 = 2025/26)			Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Annual completions																			
			40	40															

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Ownership and availability	OX Place
Developer interest	Site under construction
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	21/01217/FUL - 80
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning permission and site under construction. Landowner estimates completions 28/29 and 29/30.

Local plan housing land supply (June 2026):

Headington Hill Hall and Clive Booth Student Village

Local plan allocation ref	n/a
Site name	Headington Hill Hall and Clive Booth Student Village
Total capacity (dwellings)	239
Total completions in plan period	213
Total completions in five years following adoption	145

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
68			38		107												

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Ownership and availability	Oxford Brookes University - 2026 confirmed intention to develop
Developer interest	Yes, confirmed 2026
Site assessment work	Site under construction
Viability	Site under construction
Infrastructure provision	Site under construction
Planning permission	21/01185/FUL - 573 student rooms/ 239 C3 equiv
Progress towards applications, reserved matters, discharge of conditions, etc.	Some completions pre plan period (26 in 24/25). Some completions in 25/26. Construction ongoing and some blocks are to be available to students for Sept 2026. Funding now confirmed for latter phases too, hence landowner estimate of delivery in intervals.

Local plan housing land supply (June 2026):

Gibbs Crescent (formerly Gibbs Crescent and Simon House #603)

Local plan allocation ref	n/a
Site name	Gibbs Crescent (formerly Gibbs Crescent and Simon House #603)
Total capacity (dwellings)	62
Total completions in plan period	62
Total completions in five years following adoption	62

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				22	40												

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Ownership and availability	A2 Dominion
Developer interest	Yes, confirmed 2026
Site assessment work	Planning permission in place
Viability	Demolition works complete but construction works on hold pending receipt of further funding.
Infrastructure provision	No exceptional infrastructure requirements identified.
Planning permission	18/03369/FUL - 62
Progress towards applications, reserved matters, discharge of conditions, etc.	Works started on site in August 2022 and demolitions completed November 2022. No further works since this date. Subject to Homes England grant funding being secured, landowner estimates restart on site in Summer 2026, then build out over 2 years. City Council actively working with landowner to resume site.

Local plan housing land supply (June 2026):

13-15 Oxenford House, Magdalen Street

Local plan allocation ref	n/a
Site name	13-15 Oxenford House, Magdalen Street
Total capacity (dwellings)	23
Total completions in plan period	23
Total completions in five years following adoption	23

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					23												

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Ownership and availability	Croudace
Developer interest	Planning permission in place
Site assessment work	Planning permission in place
Viability	Planning permission in place
Infrastructure provision	Planning permission in place
Planning permission	23/01483/FUL - 55 student rooms/23 C3 equiv & 26/00796/FUL not yet determined
Progress towards applications, reserved matters, discharge of conditions, etc.	Site has planning permission for 55 student rooms (23 C3 equivalent), permission issued April 2025 (23/01483/FUL). Further application submitted March 2026 for a hotel, not yet determined (26/00796/FUL). If granted the alternative permission, landowner not yet indicated which scheme they would implement.

Local plan housing land supply (June 2026):

Mansfield College

Local plan allocation ref	n/a
Site name	Mansfield College
Total capacity (dwellings)	29
Total completions in plan period	29
Total completions in five years following adoption	29

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			29														

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Ownership and availability	Mansfield College
Developer interest	Yes, confirmed 2026
Site assessment work	Resolution to grant planning permission
Viability	Resolution to grant planning permission
Infrastructure provision	Resolution to grant planning permission
Planning permission	25/03195/FUL - 174 rooms (70 net gain student rooms/29 C3 equiv)
Progress towards applications, reserved matters, discharge of conditions, etc.	Resolution to grant permission (issued May 2026) for new student accommodation and academic space (70 net gain student rooms, 29 C3 equivalent). Landowner estimates completion in 29/30 for student occupation by September 2029.

Local plan housing land supply (June 2026):

Green Templeton College

Local plan allocation ref	n/a
Site name	Green Templeton College
Total capacity (dwellings)	9
Total completions in plan period	9
Total completions in five years following adoption	9

Plan period up to adoption (Year -2 = 2025/26)	Years following adoption* (Year 1 = 2028/29; Year 15 = 2042/43)																
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				9													

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Ownership and availability	Green Templeton College
Developer interest	Yes, confirmed 2026
Site assessment work	Planning permission in place
Viability	Planning permission in place
Infrastructure provision	Planning permission in place
Planning permission	22/00409/FUL - 51 student rooms / 21 net gain student rooms (9 C3 equiv)
Progress towards applications, reserved matters, discharge of conditions, etc.	Site has planning permission for net gain 21 student rooms (9 C3 equivalent), permission issued April 2024 (22/00409/FUL). Landowner estimates commencement in 2027, completion in 2029.