Twenty5 Cambridge
50-60 Station Road
Cambridge
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Oxford Local Plan 2045 Examination

Stage 2 Hearing Statement

Matter 6 – Housing Land Supply

Issue 1 – Total Land Supply

Ruskin Field, Headington (Policy SPE14)

On behalf of Ruskin College and Welbeck Land

Respondent Reference: 120

Twenty5 Planning

November 2026

Registered office: Twenty5 Planning Limited | 3 Wellbrook Court, Girton, Cambridge CB3 0NA | Company registration number 16526512

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Contents

1. Introduction....3
2. Issue 1 – Total Land Supply....4

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1. Introduction

1.1 This Statement is submitted on behalf of Ruskin College and Welbeck Strategic Land V Limited (the Promoters) in response to the Inspectors' Stage 2 Matters, Issues and Questions. The Promoters reserve the right to comment further at later stages of the Examination.

1.2 The Promoters support the allocation at Policy SPE14, but the policy significantly underestimates the capacity of the Site. The policy wording states *"The minimum number of dwellings to be delivered is 28 (or, if delivered as self-contained student rooms, the equivalent number of rooms when the relevant ratio is applied..."*.

1.3 The Promoters' position on the capacity of the Site is set out in their Matter 5 Statement. In summary, survey work and pre-application design testing show that the Site can accommodate a 100-dwelling illustrative scheme (October 2026). Pending resolution of the matters raised by officers on 4 November 2026 (development of the eastern parcel, building heights and overall density), the Promoters seek a precautionary minimum of 60 dwellings in Policy SPE14. This updates the minimum of 90 dwellings sought in their Stage 1 Statement (October 2026); a higher number may be demonstrated at application stage.

2. Issue 1 – Total Land Supply

Q1 What is the most up-to-date position regarding the projected supply of housing over the plan period?

2.1 The Promoters' comments relate to the contribution of SPE14 to supply. Their concerns about the Council's capacity assumptions for SPE14 are set out in their Stage 1 Statement (Matter 2, Issue 2, Q4, Q6 and Q7) and Matter 5 Statement and are not repeated here. Policy H1 as submitted makes provision for at least 9,267 dwellings (463 dwellings per annum) against a local housing need of 1,087 dwellings per annum.

2.2 The SHLAA (January 2026) assumes 28 dwellings at SPE14, delivered in years 11–15 (2035/36–2039/40). No amendment to this assumption is proposed in CSD.009. The Council's Site Capacity Assessment for SPE14 (CAP.020) confirms that this is a minimum figure, calculated on a "cautious approach" using a density of 25 dwellings per hectare and development limited to the northern part of the Site, and acknowledges that "further testing may show that greater capacity is possible". That testing has now been done.

2.3 The Promoters' programme (below) shows first completions in 2029/30, within the five-year period. Given the Council's record of under-delivery and its narrow margin, recognising early delivery at SPE14 would make the supply more resilient and the Plan more effective.

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2.4 The Promoters' evidence demonstrates that the Site can deliver a minimum of 60 dwellings, an increase of at least 32 dwellings on the Council's assumption, and that delivery can begin significantly earlier than the Council assumes. This is a precautionary minimum (see Promoters' Matter 5 Statement). The illustrative masterplan, building heights parameter plan and accommodation schedule prepared by ECE Architecture (October 2026), appended to the Promoters' Matter 5 Statement, show a scheme of 100 dwellings (60 market and 40 affordable homes) at a gross density of c.27dph, and a higher number may be demonstrated at application stage.

2.5 The scheme is well advanced. Pre-application engagement with OCC began in March 2025 under a Planning Performance Agreement (PPA), including three design workshops with officers, supported by ecological, arboricultural, flood risk, landscape, heritage, acoustic, transport and geo-archaeological work. The geo-archaeological survey found no peat. The Promoters' technical notes are appended to their Matter 5 Statement. This work significantly reduces the lead-in time to the submission and determination of a planning application.

2.6 The indicative programme is:

- Q4 2026 – outline planning application submission
- 2027 – Local Plan adoption
- Q4 2027 – outline planning application determination
- Q1- Q2 2028 – preparation and approval of Reserved Matters
- Q3 2028 – discharge of pre-commencement conditions
- Q1/Q2 2029 – start on site
- Q3/Q4 2029 – first completions

2.7 The allocation site is available now and controlled by the Promoters, and OCC, which owns the access land, has agreed to sell it to Ruskin College (Matter 5 Statement). Under the Framework's definition of 'deliverable' (Annex 2), an allocated site should be considered deliverable only where there is clear evidence that housing completions will begin within five years. The programme above and the technical work already completed provide that evidence. The SHLAA trajectory and the five-year supply calculation should therefore show SPE14 delivering a minimum of 60 dwellings, with first completions in 2029/30 and all completions within the five years following adoption (2028/29–2032/33). This is a precautionary minimum; a higher number may be demonstrated at application stage. The corresponding modification to Policy SPE14 is set out in the Promoters' Matter 5 Statement.

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