Planning Inspectorate

Examination of the Oxford Local Plan 2045

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Inspectors appointed by the Secretary of State

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Hearing Programme – Stage 2

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V 1.1 19/11/26 AMENDED by KM TO INCLUDE PARTICIPANTS

Date 23 November 2026

V1.2 Additional amendments

Introduction

This document sets out the hearing programme for Stage 2 of the Oxford Local Plan 2045 examination. Stage 2 hearing sessions will run between 24 November and 11 December 2026. The focus of the Stage 2 hearings will be non-strategic matters including site allocations development management policies.

The programme sets out which topics will be discussed on each day. If you wish to be heard at the hearings, you must confirm this in writing with the Programme Officer no later than **5pm on Friday 30 October 2026**, even if you indicated in your original Regulation 19 representation that you wished to participate. If the Programme Officer does not receive written confirmation, it will be assumed that you do not wish to participate and that you will be relying on written submissions. You should only request to attend a session if you have made a representation seeking a change to the Plan relating to that topic.

Further information about the examination, hearings and format of written statements is provided in the accompanying Examination Guidance Note for Stage 2, which should be read alongside the programme.

WEEK 2

Hearing Day 5: Tuesday 24 November 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 10:00 – 13:00

1) Introduction and Inspectors' Opening Announcements for Stage 2
2) Procedural Matters
3) Matter 4 – Site Selection Methodology

Issues: Site Selection Methodology and General Site Allocation Requirements

Policies: N/A

Participants:

- Oxford City Council
- Friends of Iffley Village (ID 053) – Martin Reed
- Dominic Woodfield (ID 056) – Dominic Woodfield
- CPRE (ID 057) - John Hill
- Friends of the Field Iffley (ID 061) – Evelyn Sanderson
- Evelyn Sanderson (ID 070) – TBC
- University of Oxford and Oxford Brookes Uni (ID 105) – Bidwells
- Friends of Old Headington (ID 109) – James Malcomson
- Headington Heritage (ID 138) – Mark Pott

Afternoon Session – 14:00 – 17:30

4) Matter 5 – Site Allocations

Issues: West End and Botley Road Area of Focus

Policies: WEBRAOF

Sites: SPCW1 – Banbury Road University Sites (Parcel B), SPCW2 – Botley Road Sites including River Hotel and Westgate Hotel, SPCW3 – Canalside Land, Jericho, SPCW4 – Faculty of Music, SPCW5 – Jowett Walk, SPCW6 – Manor Place, SPWC7 – Nuffield Sites, SPCW8 – Osney Mead, SPCW9 – Oxford Railway Station and Becket Street Car Park, SPCW10 – Oxpens, SPCW11 – St Thomas School and Osney Warehouse and SPCW12 – West Wellington Square

Participants:

- Oxford City Council
- Oxford University Development Ltd (ID 087) – DP9 (SPCW8)
- CPRE (ID 057) - John Hill (SPCW8)
- Nuffield College (ID 134) – CBRE (SPCW7)
- Worcester College (ID 160) – Ridge (SPCW3)

WEEK 2

Hearing Day 6: Wednesday 25 November 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) Matter 5 – Site Allocations

Issues: Marston Road and Old Road Area of Focus

Policies: MROROAF
Sites: SPE1 – Churchill Hospital, SPE2 – East Oxford Bowls Club, SPE3 – Government Buildings and Harcourt House, SPE4 – Jesus College Sports Area, SPE5 – John Radcliffe Hospital, SPE6 – Land Surrounding St Clement's Church, SPE7 – Lincoln College Sports Ground, SPE8 – Manzil Way Resource Centre, SPE9 – Marston Paddock Extension, SPE10 – Nuffield Orthopaedic Centre, SPE11 – Oxford Brookes Marston Road Campus, SPE12 – Rectory Centre, SPE15 – Slade House, SPE16 – Thornhill Park Phase 2, SPE17 – Union Street Car Park and SPE18 – Warneford Hospital

Participants:

- Oxford City Council
- Lucy Developments (ID 42) – Walsingham (SPE9)
- Lincoln College (ID 102) – Chadwick Planning (SPE7)
- Oxford Health NHS Foundation Trust & University of Oxford (Warneford Partners) (ID 108) – Quod (SPE18)
- University of Oxford and Oxford Brookes Uni (ID 105) – Bidwells
- Oxfordshire Cricket (ID 126) – Nick Pinhol (SPE4 & SPE7)
- Headington Heritage (ID 138) – Mark Pott

Afternoon Session – 14:00 – 17:30

2) Matter 5 – Site Allocations
Issues: Marston Road and Old Road Area of Focus continued if required and Northern Edge of Oxford Area of Focus

Policies: MROROAF and NEOAOF
Sites: SPN1 – Diamond Place and Ewart House, SPN2 – Elsfield Hall, SPN3 – Oxford North Remaining Phases, SPN4 – Oxford University Press Sports Ground, SPN5 – Pear Tree Farm and SPN6 – Red Barn Farm

Participants:

- Oxford City Council
- University of Oxford and Oxford Brookes Uni (ID 105) – Bidwells
- Headington Heritage (ID 138) – Mark Pott
- Oxfordshire Cricket (ID 126) – Nick Pinhol (SPN4)

Note to Participants- the Northern Edge of Oxford sites (SPN1-6) will be discussed during the afternoon session, in addition to any Marston Road and Old Road Area sites not completed during the morning session.

WEEK 2

Hearing Day 7: Thursday 26 November 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) Matter 5 – Site Allocations

Issues: Cowley Branch Line Area of Focus

Policies: CBLAOF
Sites: SPS1 – 474 Cowley Road, SPS2 – ARC Oxford, SPS3 – Bertie Place Recreation Ground, SPS4 – Cowley Marsh Depot and SPS5 – Crescent Hall, SPS8 – Land at Meadow Lane

Participants:

- Oxford City Council
- Friends of Iffley Village (ID 053) – Martin Reed (SPS8)
- Dominic Woodfield (ID 056) – Dominic Woodfield (SPS8)
- Friends of the Field Iffley (ID 061) – Dr Ashley Bowes, Landmark Chambers (SPS8)
- Save Bertie (ID 065) – Kaddy Beck (SPS3)
- Evelyn Sanderson (ID 070) (SPS8)
- University of Oxford and Oxford Brookes Uni (ID 105) – Bidwells
- Katharine Owen (ID 158) (SPS8)

Afternoon Session – 14:00 – 17:30

2) Matter 5 – Site Allocations
Issues: Cowley Branch Line Area of Focus continued…

Policies: CBLAOF
Sites: SPS6 – Former Iffley Mead Playing Field, SPS9 – Littlemore Mental Health Centre, SPS10 – Mini Plant Oxford, SPS12 – Oxford Science Park, SPS14 – Redbridge Paddock, SPS15 – Sandy Lane Recreation Ground, SPS16 – Templars Square, SPS17 – Unipart Site

Participants:

- Oxford City Council
- Dominic Woodfield (ID 056) (SPS6)
- NHS Thames Valley Integrated Care Board (ID 115) – Jeffrey Ng (SPS16)
- Logicor (ID 117) – Quod (SPS17)

WEEK 2

Hearing Day 8: Friday 27 November 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session 1 – 9.30 – 10.30

1) Matter 5 – Site Allocations

Issues: Cowley Branch Line Area of Focus

Policies: CBLAOF
Sites: SPS7 – Kassam Stadium, SPS11 – Overflow Car Park at Kassam Stadium and SPS13 – Ozone Leisure Park and Minchery Farmhouse

Participants:

- Oxford City Council
- Firoka (ID 129) – Prior & Partners

Morning Session 2 – 11.00 - 13.00

1) Matter 5 – Site Allocations

Issues: Marston Road and Old Road Area of Focus

Policies: MRORAOF
Sites: SPE13 – Ruskin Campus and SPE14 – Ruskin Field

Participants:

- Oxford City Council
- Friends of Old Headington (ID 109) – James Malcomson / Ben Fullbrook, Landmark Chambers
- Headington Heritage (ID 138) – Mark Pott
- Ruskin College & Welbeck Land (ID120) – Twenty5

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 3

Hearing Day 9: Tuesday 1 December 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 10:00 – 13:00

1) Matter 6 – Housing Land Supply

Issues: Total Land Supply and Five-Year Housing Land Supply

Policies: N/A

Participants:

- Oxford City Council
- Ruskin College & Welbeck Land (ID120) – Twenty5

Afternoon Session – 14:00 – 17:30

2) Matter 7 – Type and Mix of Housing

Issues: Affordable Housing from Other Development Types, Employer Linked Affordable Housing, Dwelling Sizes and Accessible and Adaptable Homes, Loss of Dwellings, Houses in Multiple Occupation ('HMOs'), Homes for Travelling Communities and Boat Dwellers, Older Persons Accommodation, Self Build and Custom Housebuilding and Boarding School Accommodation

Policies: H3, H4, H5, H6, H7, H10, H11, H12, H13, H14 and HD11

Participants:

- Oxford City Council
- Oxford Science Park (ID 130) - Savills

WEEK 3

Hearing Day 10: Wednesday 2 December 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) Matter 8 – Employment and Economic Development

Issues: Community Employment and Procurement, Affordable Workspaces, Hotel and Short Stay Accommodation.

2) Matter 9 – Local Services and Facilities

Issues: City, District and Local Centres and Community Facilities

Policies: E3, E4, E5, C1, C2, C3, C4 and C5

Participants:

- Oxford City Council
- CPRE Oxfordshire (ID 057) - John Hill
- NHS Thames Valley Integrated Care Board (ID 115) – Jeffry Ng (Matter 9)
- Logicor (ID 117) – Quod
- Oxford Science Park (ID 130) - Savills

Afternoon Session – 14:00 – 17:30

2) Matter 10 – Climate Change

Issues: Net Zero Buildings, Embodied Carbon and Retro-Fitting, Air Quality, Water Resources, Soils and Land Contamination, Flood Risk and Sustainable Drainage and Resilient Design and Construction.

Policies: R1, R2, R3, R4, R5, R6, R7, G7, G8 and G9

Participants:

- Oxford City Council
- CPRE Oxfordshire (ID 057) - John Hill
- University of Oxford and Oxford Brookes University (ID 105) - Bidwells
- Ruskin College & Welbeck Land (ID120) – Twenty5
- Headington Heritage (ID 138) – Mark Pott

Note to Participants- The Employment Strategy (including Policies E1 and E2) are covered in Stage 1 of the examination hearing sessions.

Matter 10, Issue 3 (Water Resources) will focus on the application of Policy R5. Wider consideration of water resources and the infrastructure needed to support the growth in the Plan is addressed under Matter 11, Issue1 (Infrastructure).

WEEK 3

Hearing Day 11: Thursday 3 December 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) Matter 11 – Infrastructure and Viability

Issues: Infrastructure Delivery, Viability, Digital Infrastructure and Land Safeguarded for Infrastructure

Policies: S3, S4, I1, I2, C6, C7 and C8

Participants:

- Oxford City Council
- Windrush Against Sewage Pollution WASP (ID 119) - Vaughn Lewis
- Headington Heritage (ID 138) – Mark Pott

Afternoon Session – 14:00 – 17:30

2) Matter 13 – Design and Heritage

Issues: High Quality Design, Living Conditions, Density, Heritage Assets, Archaeology, Views and Building Heights, Health Impact Assessments,

Policies: S2, R8, HD1, HD2, HD3, HD4, HD5, HD6, HD7, HD8, HD9, HD10 and HD12

Participants:

- Oxford City Council
- Dominic Woodfield (ID 056)
- Evelyn Sanderson (ID 070) - Evelyn Sanderson/Katharine Owen
- University of Oxford and Oxford Brookes University (ID 105) - Bidwells
- Ruskin College & Welbeck Land (ID120) – Twenty5
- Headington Heritage (ID 138) – Mark Pott

WEEK 3

Hearing Day 12: Friday 4 December 2026

The Cherwell Room, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 4

Hearing Day 13: Tuesday 8 December 2026

The Cotswold Hall, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 10:00 – 13:00

1) Matter 14 – The Natural Environment

Issues: Green and Blue Features, Urban Greening Factor, Biodiversity Net Gain, Ecological Enhancements and Biodiversity and Ecological Networks,

Policies: G2, G3, G4, G5 and G6

Participants:

- Oxford City Council
- Dominic Woodfield (ID 056)
- Evelyn Sanderson (ID 070) - Evelyn Sanderson
- Ruskin College & Welbeck Land (ID120) – Twenty5
- Headington Heritage (ID 138) - Mark Pott

Afternoon Session – 14:00 – 17:30

2) Matter 12 – Transport

Issues: Transport Assessments and Parking Design Standards

Policies: S3, S4, I1, I2, C6, C7 and C8

3) Next Steps for the Examination
4) Procedural Matters

Policies: N/A

Participants:

- Oxford City Council
- Dominic Woodfield (ID 056)
- Headington Heritage (ID 138) - Mark Pott

Note to Participants- The afternoon session on Tuesday 8 December 2026 will be used (if required) to agree timescales and next steps for the examination going forward, including any necessary site visits and/or preparation of Main Modifications to the Plan.

WEEK 4

Hearing Day 14: Wednesday 9 December 2026

The Cotswold Hall, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 4

Hearing Day 15: Thursday 10 December 2026

The Cotswold Hall, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION

WEEK 4

Hearing Day 16: Friday 11 December 2026

The Cotswold Hall, The King's Centre, Osney Mead, Oxford, OX2 0ES

Morning Session – 09:30 – 13:00

1) RESERVE SESSION

Afternoon Session – 14:00 – 17:30

2) RESERVE SESSION