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14.1 Introduction

14.1.1 All sites allocated for development, regardless of type of land use, are dealt with in this section of the Plan and are shown on the Proposals Map. This section sets out the land use or mix of uses for each site and, in the text, identifies some site-specific issues, though the text is not intended to be complete or exhaustive. All the policies in this section must be read with Section 2.0, Core Policies, and other relevant subject related sections, such as housing, retail, employment and transport. Examples of key policies are those on affordable housing, public open space, and other relevant policies for all sites allocated for residential use. Also, development sites almost always have transport implications, so Section 3.0, Transport, and relevant transport-related appendices are relevant.

14.1.2 Many of the development sites are proposed for a mix of land uses. This is in accordance with the Core Policies and the aim of creating sustainable developments. It would therefore be inappropriate and lead to duplication if reference was made to the same site in some of the previous subject related sections. The rationale for the land uses selected for an individual site is based on studies discussed in Section 2.0, Core Policies, paragraph 2.7.1 and further explanation is given in *Background Paper No. 1, Sustainability Appraisal*.

14.1.3 The wording of the policies in this section should be used and interpreted in a specific way. Some policies refer to one specific land use, such as Policy DS.80 – St. Augustine’s School site, residential use. Many of the sites are mixed-use with a list of land uses and there are three main types where the proposed development:

- must include **all** the land uses listed (e.g. DS.53 – OAC factory site);
- must include the **primary** land use stated, such as retail, and must be supplemented by at least one or more of the **complementary** land uses listed (e.g. DS.24 – Diamond Place car park, the exceptions to this are the school sites with approved development guidelines where the sites may be all residential use or may include any of the other uses listed, also see the glossary for further guidance on the two highlighted terms); or
- **any** land use listed is acceptable (e.g. DS.55 – Osney Mill site and adjacent land - in many cases a flexible approach is taken to these sites to ensure key objectives are met, such as regeneration or to help form an important link between sites).

14.1.4 This section does not give detailed design guidance for each of the sites. Where this level of detail is required the City Council will produce Development Guidelines for the site. Development Guidelines are in the form of a Supplementary Planning Document. They help to bring together all the relevant policies in the Plan for an individual site and give more specific detailed guidance on policy implementation. Where adopted Development Guidelines already exist, there is policy that specifies the land use(s) and a reference to them in the text. Appendix 10 is a list of sites by type of land use(s) and indicates at this stage whether the City Council intends to prepare Development Guidelines for a particular site.

14.1.5 This section refers to different types of land uses defined in the Town and Country Planning Use Classes (Amendment) Order 2005 and Use Classes Order 1987. For ease of reference, see Appendix 7. The Use Classes Order is currently under review and any relevant changes to it will be incorporated in the Plan.

14.2 Site-specific Details

14.2.1 All the following sites are subject to all the relevant policies in the Plan. This is made clear by Core Policy CP.1.

Abbey Place Car Park, Oxford City Centre

14.2.2 This site lies to the west of the Westgate surface car park which is proposed for redevelopment. The redevelopment of this site should include land uses that are complementary with, and relate to, the development of Westgate and Oxpens. Future development of this site should also consider the realignment of Oxpens Road, which would require the removal, and if necessary relocation, of the Oxford & Cherwell Valley College building adjacent to this site. The site comprises a surface level car park and the Duke of York public house. Good pedestrian routes between Westgate, the Oxford & Cherwell Valley College, the Oxpens site and the Castle site must be addressed and, where necessary, links secured. Access to the site should be from a single point in Thames Street. The existing public car park space will need to be replaced or incorporated into the development, in addition to any car parking spaces that may be required by the proposed development. The site will need high quality design and efficient use. Retail use will be encouraged and upper floors may include office and residential use to form a mixed-use development that could link to the development of the Westgate.

POLICY DS.1 - ABBEY PLACE CAR PARK - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Abbey Place car park site for a mixed-use development that includes any of the following uses:

- a. retail (Class A1);
- b. employment, subject to Policy EC.1;
- c. residential;
- d. tourist attractions;
- e. art-related uses;
- f. food and drink (Class A3-5).

Redevelopment of the site will be subject to replacement of the public car parking spaces by incorporating them into the redevelopment of this site or relocating them to another City centre location.

Development should not prejudice public transport, cycle and pedestrian links between Oxpens and Westgate.

Acland Hospital Site, Banbury Road

14.2.3 The Acland Hospital has been vacated following the opening of the new Manor Hospital in London Road, Headington. The vacated site is near other sites in use by the University of Oxford and is considered suitable for a mixture of University of Oxford use and some student accommodation. Additional primary care facilities are also needed in this area. Development proposals should include the re-use of the existing buildings, which are listed, and the enhancement of their setting. A pedestrian link should also be made across the site to connect the Keble Road triangle and the Radcliffe Infirmary site.

14.2.4 Due to the forecast growth of the University of Oxford and the need for purpose-built student accommodation for its students in this location, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.2 - ACLAND HOSPITAL SITE - UNIVERSITY OF OXFORD USE AND PRIMARY CARE FACILITIES

Planning permission will be granted at the Acland Hospital site for University of Oxford teaching/research/administrative purposes, purpose-built student accommodation, and/or for primary care facilities.

Planning permission will not be granted for any other uses.

Albion Place Car Park and Magistrates Courts, Oxford City Centre

14.2.5 This site comprises a car park accessed from Albion Place, and adjacent to the Magistrates Court. Policy TR.11 seeks to reduce the amount of private non-residential parking in the Transport Central Area. A drop-off and pick-up point for tourist coaches is needed in the City centre and this site is well located for this purpose. The potential impact on the local residents must be carefully considered. Facilities for employment and tourism could also be built above the proposed tourist coach facility or on the whole site if the tourist coach facility is no longer needed in this location. This site is within the St. Aldates regeneration zone (see Policy DS.78).

POLICY DS.3 - ALBION PLACE CAR PARK AND MAGISTRATES COURTS - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Albion Place car-park site primarily for the following uses:

- a. a drop-off and pick-up point for tourist coaches; and/or
- b. employment (Class B1 a or b) uses and tourist accommodation on the upper floors, or on the whole of the existing car-park site if the coach facility is not needed.

Subject to the relocation of the Magistrates Courts to suitable alternative premises, planning permission will be granted for a mixed-use development primarily for the following uses:

- c. employment-generating uses; and
- d. tourist accommodation on the upper floors.

Suitable complementary uses include:

- e. residential.

Arthur Street, off Mill Street

14.2.6 This building was a former generating station, and is presently used by the University of Oxford's Engineering Department. The site lies in the central transport area and within a mainly residential part of New Osney. It has two principal frontages to Arthur Street and the Isis, and the original building could be converted to a mixed-use development that includes residential and employment uses. The employment uses may include a mix of live/work units and studio/workshops.

14.2.7 The site lies within an area of low-lying land and the City Council will need to be satisfied that the development will be protected with the appropriate standard of flood defence

and that appropriate measures are taken to prevent the development leading to an increased risk of flooding elsewhere.

POLICY DS.4 - ARTHUR STREET OFF MILL STREET - MIXED USE DEVELOPMENT

Planning permission will be granted at the Arthur Street site for a mixed-use development for residential development and employment use (Class B1) and/or live/work units. The original building should be retained.

Development proposals must be subject to appropriate flood protection and sustainable drainage measures, (see Policies NE.8, NE.9, and NE.10).

Barton Village School site (formerly Bernwood School), North Way, Barton

14.2.8 Development Guidelines for the Bernwood School site (now known as Barton Village School site) were adopted by the City Council in February 2002.

POLICY DS.5 - BARTON VILLAGE SCHOOL SITE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Barton Village School site for residential development and any of the following complementary uses:

- a. institutional uses;
- b. B1 uses that would not unacceptably conflict with the above uses.

Redevelopment of the site will be subject to the relocation of the existing play area and extension of the adjacent park.

Part of Bayswater School site, Bayswater Road, Barton

14.2.9 Planning permission has been granted for an indoor swimming pool at Bayswater School, Barton.

POLICY DS.6 - PART OF BAYSWATER SCHOOL SITE - RECREATION USE

Planning permission will be granted at Bayswater School, Barton for the development of an indoor swimming pool.

The site should be designed so that it is realistically accessible by walking, cycling or public transport for the majority of people travelling to the site.

Bertie Place Recreation Ground, Bertie Place and land behind Wytham Street

14.2.10 The New Hinksey Primary School is currently located on a constrained site in Vicarage Road. The school is seeking to relocate to a larger site and land has been allocated for this purpose on Bertie Place Recreation Ground. As the site has formerly been used for tipping, planning permission will only be granted if the City Council is satisfied that the development will not cause risk to the school and nearby properties from migrating landfill gas and other contaminants. There is not sufficient space to provide the school playing fields on the Bertie Place site and these should be provided on the open land to the west between Wytham Street and the railway line.

14.2.11 Vehicular access to the site should be provided from Bertie Place. To minimise disturbance to the residents of Bertie Place a turning area needs to be provided within the development site for the dropping off and collection of children. Pedestrian access to the site should be provided from Bertie Place, from the pathway at the northern end of the site off Wytham Street, and from the alleyway between 378 and 380 Abingdon Road. The South Oxford/Sustrans cycle route also currently passes through the site and development proposals should either provide for its retention or replacement by a suitable alternative route.

14.2.12 Development will only be granted planning permission if the existing Bertie Place recreation ground is adequately replaced on the area of open land between Wytham Street and the railway line. Adequate pedestrian access to the new recreation ground must be provided in order to ensure that it is still readily accessible by local residents and should include the provision of pedestrian links from both Bertie Place and Wytham Street via John Towle Close. Care must be taken to protect and enhance the streamside habitats around the edge of the land allocated for the school playing fields and the replacement recreation ground.

POLICY DS.7 - BERTIE PLACE RECREATION GROUND, BERTIE PLACE AND LAND BEHIND WYTHAM STREET – PRIMARY SCHOOL

Planning permission will be granted for the relocation of New Hinksey Primary School to Bertie Place recreation ground, subject to appropriate remedial measures to protect the development and nearby properties from migrating landfill gas and other contaminants. Vehicular access to the site should be from Bertie Place with a turning/dropping off area provided within the site.

The school playing fields should be provided on the open land between Wytham Street and the railway line. The existing recreation ground must also be replaced on this land with adequate pedestrian access provided from local residential areas. Provision must be made for the protection and enhancement of the streamside habitats around the edge of the site.

Both sites are low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures, (see Policies NE.8, NE.9 and NE.10).

Between Towns Road

14.2.13 This site comprises a mix of uses including the Swan garage, a petrol filling station and a club. It is currently underused and the mix of uses could be improved, and more active frontages provided. The redevelopment of these properties for a mix of uses will be encouraged to make more efficient use of this site and to add to the area's vitality and viability.

POLICY DS.8 - BETWEEN TOWNS ROAD – MIXED-USE DEVELOPMENT

Planning permission will be granted at Between Towns Road site for a development that includes any of the following uses:

- a. small retail units (Class A1) and offices (Class A2 & B1) principally on the ground floor, subject to Policy EC.1;
- b. residential;
- c. primary health care facilities;
- d. childcare facilities.

Bevington Road, Banbury Road, Parks Road and Keble Road

14.2.14 The site to the rear of the properties on the south side of Bevington Road is considered suitable for the development of teaching, research and purpose-built student accommodation for the University of Oxford and its colleges.

14.2.15 The site fronting onto Banbury Road, Parks Road and Keble Road is considered suitable for further expansion of teaching and research facilities by the University of Oxford and its colleges. There may also be some scope for the provision of purpose-built student accommodation. However, the block of houses fronting Bradmore Road will be retained in residential use and any development to the rear of this site will need to provide for adequate amenity space and privacy.

POLICY DS.9 - BEVINGTON ROAD, BANBURY ROAD, PARKS ROAD AND KEBLE ROAD – UNIVERSITY OF OXFORD USE

Planning permission will be granted on the Bevington Road, Banbury Road, Parks Road and Keble Road site for the development of University of Oxford teaching, research and purpose-built student accommodation.

Planning permission will not be granted for any other uses on this site.

Blackbird Leys Road, Blackbird Leys

14.2.16 The land uses in this area comprise a mix of retail, educational, leisure and community related uses. It is considered that the designation of this area of Blackbird Leys as a regeneration zone would encourage and stimulate appropriate commercial and community based uses. This would create a central focus for the Blackbird Leys estate.

14.2.17 This area could include extensions and consolidation of existing retail uses and/or changes of use to provide additional retail floorspace at a level appropriate for a District centre. If the Oxford & Cherwell Valley College relocate to suitable alternative premises, then this site could offer a significant development opportunity for a mixed-use development. This area may be redeveloped in phases but an overall redevelopment plan will be required to demonstrate that all the land will be used effectively and efficiently.

POLICY DS.10 - BLACKBIRD LEYS ROAD – REGENERATION ZONE

Planning permission will be granted within the Blackbird Leys regeneration zone for new developments, changes of use, and environmental improvements which make better use of land and buildings, enhance the area and strengthen its role as a central focus for the Blackbird Leys estate. This would include a mix of any of the following uses:

- a. additional retail development to comprise extensions, consolidation and changes of use to provide additional floorspace, appropriate for a District centre;
- b. food and drink (Class A3-5);

- c. extensions and improvements to existing leisure uses;
- d. community facilities;
- e. primary health care facilities;
- f. childcare facilities;
- g. employment uses, subject to Policy EC.1;
- h. residential.

BMW Garage Site, Banbury Road, Summertown

14.2.18 This site is in the Summertown District Shopping centre on the Banbury Road. It should be redeveloped as a mixed-use development which will enhance the District centre. The Banbury Road frontage should include an active retail frontage on the ground floor. Upper floor uses should be principally residential and employment use. The proposed uses for this site will be beneficial to the local area and will also reduce the need to travel. High quality design is essential to this prominent District centre site.

POLICY DS.11 - BMW GARAGE SITE, BANBURY ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the BMW garage site, Banbury Road, for a mixed-use development that includes all of the following uses:

- a. retail, on the ground floor frontage to Banbury Road;
- b. employment use, subject to Policies EC.1 and EC.3, principally on the upper floors and on the Mayfield Road frontage;
- c. residential, principally on the upper floors and/or Mayfield Road frontage;

plus any of the following complementary uses:

- d. primary health care and childcare facilities on the Mayfield Road frontage, subject to Policies HH.2 and ED.1.

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.

British Telecommunications (BT) Site, Hollow Way

14.2.19 This site is adjacent to existing student accommodation run by Oxford Brookes University. If it becomes available then it is considered suitable for redevelopment by Oxford Brookes University for additional purpose-built student accommodation.

14.2.20 Due to the forecast growth of Oxford Brookes University, and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.12 - BT SITE, HOLLOW WAY - OXFORD BROOKES UNIVERSITY USE

Planning permission will not be granted at the BT site, Hollow Way, for uses other than purpose-built student accommodation for use by Oxford Brookes University.

Canalside Land, Jericho

14.2.21 Development Guidelines for the Canalside Land site adjacent to St. Barnabas' Church in Jericho were adopted by the City Council in October 2001. Key objectives of redeveloping this site are the provision of affordable housing, and a sustainably sized community centre, while respecting its setting in relation to St. Barnabas' Church.

POLICY DS.13 - CANALSIDE LAND, JERICHO - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Canalside Land, Jericho, for a mixed-use development that includes all of the following uses:

- a. residential;
- b. community centre;
- c. public open space/square;
- d. replacement riverside/canal uses; and
- e. a new bridge over the Oxford Canal for pedestrians and cyclists.

Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Castle Site, New Road, Oxford City Centre

14.2.22 Draft Development Guidelines for the Oxford Castle and Prison site on New Road were published by the City Council in April 2000. Planning permission has been granted for a scheme incorporating a heritage museum, hotel, restaurant, serviced apartments, retail, education and exhibition centre, health and leisure facility, wine bar, café and public open space.

POLICY DS.14 - CASTLE SITE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Castle Site for a mixed-use development that includes all of the following uses:

- a. museum;
- b. leisure and recreation;
- c. retail (Class A1 & A3-5);
- d. hotel; and
- e. public open space.

Redevelopment of the site will be subject to the relocation of the electricity sub-station and good pedestrian access and routes through the site.

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the

site.

Churchill Hospital Site, Headington

14.2.23 Over half the buildings at the Churchill Hospital are more than 50 years old and many are below the standard expected of a modern hospital. The site is likely to undergo a significant programme of redevelopment to replace out-of-date buildings during the Plan period. It is programmed to accommodate significant elements of services previously provided at the Radcliffe Infirmary site.

14.2.24 Many of the current buildings are single-storey and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. There is a need to ensure efficient use of the land, but the site is in a sensitive location adjacent to Boundary Brook and Lye Valley, which are designated for their ecological interest and as a landscape of key significance for Oxford. Development must be contained within the boundary of the hospital site, as shown on the Proposals Map, and designed to a high standard. Sub-surface flow to groundwater-fed springs must be maintained and surface water must be allowed to percolate into the ground without loss of quality so that unpolluted groundwater can continue to flow to the Lye Valley fen.

14.2.25 A major new development currently programmed is the provision of a Cancer Centre.

14.2.26 The City Council supports the continued use of this site for hospital use, health care, and staff accommodation for nurses and other key workers associated with the health service. The City Council will seek improvements to public transport access, including setting up of a circular bus route within the site.

14.2.27 Because of hospital related requirements at this location, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different land uses and needs.

POLICY DS.15 - CHURCHILL HOSPITAL SITE - HOSPITAL USE

Planning permission will be granted for further development of the Churchill Hospital site for hospital use, including the redevelopment of existing buildings to provide improved facilities. Other acceptable uses include medical research and staff accommodation for nurses and other key workers associated with the health service, provided such uses remain ancillary and would leave enough space for further hospital development in the foreseeable future. Development proposals must not prejudice bus access through the site, and improvements to public transport access will be needed, including the provision of a circular bus route within the site.

Planning permission will not be granted for any other uses.

Oxford & Cherwell Valley College, Oxpens Road, Oxford City Centre

14.2.28 Proposals for the Oxford & Cherwell Valley College to regenerate and modernise the present site will be supported in principle. These proposals should seek to make more efficient use of this site and visually strengthen the Oxpens Road frontage.

14.2.29 If the Oxford & Cherwell Valley College relocates from Oxpens Road, this would offer an important opportunity to redevelop the site to improve the mix of uses and create better links with the City centre. The existing buildings comprise a mix of designs arranged in blocks, with the open space between them underused. Also, in urban design terms the existing street frontage is weak and would benefit from being more strongly defined. The future development of this site should also consider the realignment of Oxpens Road by the removal or relocation of the building between Castle Mill Stream and Abbey place car park. This site is very near several key City centre development sites, such as Oxpens, Westgate, Abbey Place and the Castle site. It is therefore essential that good pedestrian links are secured between these sites to improve access between them and to and from the City centre. Pedestrian routes on both sides of Castle Mill Stream should also be incorporated into any redevelopment proposal that may include a new bridge over Castle Mill Stream. Maximum and efficient use of the site will be encouraged together with a high standard of design.

POLICY DS.16 - OXFORD & CHERWELL VALLEY COLLEGE, OXPENS ROAD – MIXED-USE DEVELOPMENT

Planning permission will be granted at the Oxford & Cherwell Valley College Site, Oxpens Road, for:

- a. the modernisation and reorganisation of the site to make more efficient use of the land, and to encourage redevelopment which in urban design terms strengthens the frontage to Oxpens Road;
- b. Subject to the relocation of the Oxford & Cherwell Valley College to a suitable alternative location, especially in relation to travel distances for students and access to public transport, planning permission will be granted for primarily a residential development and any of the following complementary uses: employment uses, subject to Policy EC.1;
- c. a limited number of small retail units and a restaurant on the ground floor street frontage (Class A1 & A3-5); and
- d. arts related uses.

Part of this site is low-lying land, so development proposals must be subject to

appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10). New pedestrian and cycle links between nearby development sites and the City centre are essential to proposals for modernisation or redevelopment of this site. A comprehensive landscaping scheme should be included in any redevelopment proposal to improve the setting of this site.

Cooper Callas Site, Paradise Street, Oxford City Centre

14.2.30 This site includes a mix of a showroom and offices, and has potential for redevelopment. It is very close to nearby development sites including BT and workshops in Paradise Street and the Castle site. Redevelopment could improve the mix of uses. Any new development should be of a high standard of design and respect its setting in the Central Conservation Area, adjacent to the riverside and its relationship to the listed buildings within the Castle site. Pedestrian and cycle links to Paradise Street should be improved and are essential to the redevelopment of this important City centre site. The site should be primarily for residential use but an active street frontage should be created such as a shop, restaurant, employment or live/work units. This would complement other development sites in the area and add vitality to this neighbourhood. There may be an opportunity to consider the Limited active street frontages in retail use or restaurant use on the ground floor, with a mix of residential and employment uses on the upper floors, would complement other development sites in the area.

POLICY DS.17 - COOPER CALLAS SITE, PARADISE STREET - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Cooper Callas site, Paradise Street for primarily a residential development and the following complementary uses

- a. employment use (Class B1) subject to Policy EC.1 and/or live/work units; and
- b. limited amount of small retail units and a restaurant on the ground floor street frontage (Class A1 & A3-5).

Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.

Cowley Centre: Templars Square Shopping Centre and Crowell Road Multi-Storey Car Park, Between Towns Road

14.2.31 Templars Square Shopping Centre offers scope for enhancement, extension and reorganisation. Any additional retail floorspace and other complementary land uses should be of an appropriate type and scale for a District centre and should not undermine the vitality and viability of the City centre. Planning permission has been granted for the change of use of part of the Crowell Road car park to a bingo hall. The redevelopment of the Crowell Road car park must take into account the effect on Beauchamp Lane residential properties and secure measures to reduce traffic and improve cycle safety on Beauchamp Lane. These sites should be treated together in the interest of good planning and Development Guidelines will be prepared for the whole site.

POLICY DS.18 - COWLEY CENTRE: TEMPLARS SQUARE SHOPPING CENTRE AND CROWELL ROAD CAR PARK, BETWEEN TOWNS ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Templars Square Shopping Centre primarily for a retail development (Class A1) plus any of the following complementary uses:

- a. food and drink (Class A3-5), principally on the ground floor subject to Policy RC.4;
- b. public house, to replace and relocate the existing public house;
- c. commercial leisure, appropriate in type and scale to a District centre and subject to Policy RC.4;
- d. primary health care facilities, subject to Policies RC.4 and HH.2;
- e. childcare facilities, subject to Policies RC.4 and ED.1; and
- f. residential on the upper floors.

Planning permission will be granted at the Crowell Road car park for a mixed-use development for any of the following uses:

- g. retail (Class A1) on the ground floor;
- h. food and drink (Class A3-5), subject to Policy RC.4;
- i. commercial leisure, appropriate in type and scale to a District centre and subject to Policy RC.4; and
- j. employment use (Class B1a) principally on the upper floors.

The site shown on the Proposals Map should be planned and treated as one site so the range of proposed uses will be suitably located within the site and in order to calculate the overall level of required car parking spaces.

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.

Cowley Marsh Depot Site, Marsh Road

14.2.32 This site is used as a depot by the City Council. Subject to finding an appropriate alternative site, it could be redeveloped to make more efficient use of the site and improve the mix of uses. It has two principal frontages to Marsh Lane and an open aspect to playing fields. It provides an opportunity for a mixed-use development for principally residential use, plus other complementary uses, such as community facilities and employment uses. The employment uses should be mainly light industrial such as studio/workshops or research and development, but could additionally include live/work units.

POLICY DS.19 - COWLEY MARSH DEPOT SITE, MARSH ROAD – MIXED USE

Planning permission will be granted at the Cowley Marsh Depot site for residential development, and for any of the following complementary uses:

- a. employment use (Class B1b or c);
- b. live/work units;
- c. primary health care facilities;
- d. childcare facilities;
- e. community facilities; and
- f. student accommodation.

Cowley Road Bingo Hall, Magdalen Road, Cowley

14.2.33 Planning permission has been granted at Crowell Road car park for a bingo hall, so if the Cowley Road Bingo Hall moves from this site, then it would be available for re-use or redevelopment. Many artists work in this part of Oxford in unsatisfactory conditions. The building should be re-used for community arts uses such as a dance centre, space for artists' workshops, and exhibition space. Re-use or redevelopment of the bingo hall would help to regenerate this area and provide a much needed venue for cultural and arts uses.

POLICY DS.20 - COWLEY ROAD BINGO HALL – COMMUNITY ARTS USE

Planning permission will be granted at the Cowley Road Bingo Hall site for the re-use or redevelopment of the existing building for community arts related uses.

Cowley Road Bus Depot, Cowley

14.2.34 Planning permission has been granted for the redevelopment of this site for a mixed-use development for residential, including affordable housing, and employment-generating uses, such as workshop/starter units, that will provide local employment to assist the regeneration of Cowley and East Oxford. Part of the former playing field will be retained due to its high ecological value and a contribution has also been secured to improve local facilities at Cowley Marsh, which is adjacent to the site.

POLICY DS.21 - COWLEY ROAD BUS DEPOT – MIXED-USE DEVELOPMENT

Planning permission will be granted at the Cowley Road Bus Depot for a mixed-use development for all the following uses:

- a. residential; and
- b. employment (Class B1b and B1c).

Redevelopment of the site will be subject to the protection of the ecology area.

Cripley Road, Land at North End Yard, Osney

14.2.35 This site is an area of former railway sidings at the northern end of Cripley Road, which is near to the central academic core of the University of Oxford. The site is adjacent to a car-free residential development. The access is very restricted but the site is considered to be suitable for purpose-built student accommodation. It may be necessary to plan for emergency access from the north. Due to the forecast growth of the University of Oxford and the need for purpose-built student accommodation for its students in this location, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.22 - CRIPLEY ROAD, LAND AT NORTH END YARD – UNIVERSITY OF OXFORD USE

Planning permission will not be granted at land at North End Yard, Cripley Road for uses other than purpose-built student accommodation for use by the University of Oxford.

Cuttesslowe Court, Wyatt Road, Cuttesslowe

14.2.36 Planning permission has been granted for a residential development, including affordable housing.

POLICY DS.23 - CUTTESLOWE COURT, WYATT ROAD – RESIDENTIAL USE

Planning permission will be granted at Cuttesslowe Court, Wyatt Road for residential development.

Diamond Place, Ferry Pool Car Park, Summertown

14.2.37 The Diamond Place car park in Summertown, including the Oxford University Delegacy of Local Examination building, is suitable for a mixed-use development. The current level of public car parking spaces should be retained and integrated into the redevelopment proposal. Vehicular access should be via Diamond Place, and/or Ferry Pool Road subject to a transport assessment. Good pedestrian and cycle links to adjoining sites are essential to the redevelopment of this important District centre site. A Supplementary Planning Document will be prepared for this site.

POLICY DS.24 - DIAMOND PLACE, FERRY POOL CAR PARK – MIXED-USE DEVELOPMENT

Planning permission will be granted at the Diamond Place, Ferry Pool car park site for a mixed-use development that includes all the following uses:

- a. retail development (Class A1);
- b. residential;
- c. employment use (Class B1a) subject to Policy EC.1 and EC.3;
- d. commercial leisure of an appropriate scale to a District centre;

plus the following complementary uses:

- e. primary health care facilities;
- f. childcare facilities; and
- g. community facilities.

The existing level of public car parking spaces must be incorporated into the redevelopment of the site.

Donnington Bridge Road, Riversports Centre

14.2.38 There is already a range of riversports facilities at this site but they could be enhanced by replacing the present buildings with an accessible, modern sports centre. The site is in the Green Belt and flood plain so the area occupied by any new buildings should not be increased. An appropriate standard of flood defence must also be put in place, and any proposal should be designed not to impede flood flows or result in a net loss of flood water storage.

POLICY DS.25 - DONNINGTON BRIDGE ROAD, RIVERSPORT CENTRE - RECREATION USE

Planning permission will be granted at Donnington Bridge Road for new riversport facilities, subject to the retention of substantial areas of open space and existing trees within the site and the development not having an adverse impact on the visual amenity of the Green Belt.

This site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures, and not have an adverse impact on flooding elsewhere (see Policies NE.8, NE.9 and NE.10).

Donnington School Site, Cornwallis Road, Cowley

14.2.39 Development Guidelines for the Donnington School site on Cornwallis Road were adopted by the City Council in February 2002.

POLICY DS.26 - DONNINGTON SCHOOL SITE, CORNWALLIS ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at Donnington School site for residential development and any of the following complementary uses:

- a. institutional uses;
- b. community centre;
- c. home for older people;
- d. student accommodation; and

- e. B1 uses that would not unacceptably conflict with the above uses; subject to the extension of the adjacent health centre.

This site adjoins a watercourse so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.9 and NE.10).

Dorset House, London Road, Headington

14.2.40 This site is now vacant, having been occupied by Oxford Brookes University's School of Occupational Therapy, which has relocated to Milham Ford School. The County Council is looking for a new site for Headington Library and as this site is readily accessible from most parts of Headington it is considered suitable. In addition, the site could be used for institutional uses, such as community facilities, nursery education/childcare or healthcare facilities.

14.2.41 Given the site's location close to the Headington Hospital sites, provision of nurses accommodation and key-worker housing would be particularly suitable. Alternatively the site could be developed for student accommodation for Oxford Brookes University and/or the University of Oxford.

POLICY DS.27 - DORSET HOUSE, LONDON ROAD - MIXED-USE DEVELOPMENT-

Planning permission will be granted at Dorset House, London Road for a mixed-use development which may include any of the following uses:

- a. accommodation for nurses, key workers or both;
- b. library;
- c. institutional uses;
- d. student accommodation (subject to Policy HS.14); and
- e. education use.

Dunnock Way, Blackbird Leys

14.2.42 The site currently consists of the Pathways workshop and a small food shop. Both of these will be retained. The Aisled Barn was relocated due to the Blackbird Leys development. The Aisled Barn should be used for community facilities that will benefit local people. The Barn is only a shell, so the building needs to be completed with advice from the City Council's conservation officers. The City Council will support land uses listed in Policy DS.28 on this site that will improve the range of local services needed by the diverse local community. This is the only vacant site in the area that could offer extra primary health care facilities to cater for the people of Greater Leys. If additional primary health care facilities are needed, then some of the land should be used for this purpose, possibly with residential uses above.

POLICY DS.28 - DUNNOCK WAY SITE, BLACKBIRD LEYS - MIXED-USE DEVELOPMENT

Planning permission will be granted on the land remaining at the Dunnock Way site and the Aisled Barn for a mixed-use development for all of the following uses:

- a. nursery;
- b. primary health care facilities;
- c. community facilities.

Residential is an acceptable complementary use, subject to the site accommodating all of the above uses. The Pathways workshop and food shop are to be retained on this site.

Elsfield Way, Cutteslowe

14.2.43 This site is presently occupied by Oxford Psychologists Press Limited as B1 offices. The site itself is very underused and could be subdivided to accommodate residential use on part of the site.

POLICY DS.29 - ELSFIELD WAY - RESIDENTIAL USE

Planning permission will be granted on part of the Elsfield Way site for residential development.

Gloucester Green Bus Station, Oxford City Centre

14.2.44 Gloucester Green bus station is used for a wide range of bus and coach services. The redevelopment of the Oxpens site (Policy DS. 62) provides an opportunity to relocate the long distance coach services from Gloucester Green. This would allow Gloucester Green to operate more efficiently and ease access problems and traffic pressures on the City centre bus priority route.

POLICY DS.30 - GLOUCESTER GREEN BUS STATION – TRANSPORT USE

Gloucester Green Bus Station will be protected for use by bus services.

Former Government Buildings Site, Marston Road

14.2.45 This is a large brownfield site in Marston Road. The site is particularly suitable for use by Oxford Brookes University given its location close to its main campus. The City Council therefore considers that this site should be developed by Oxford Brookes University. Planning permission has recently been granted for 645 units of student accommodation on land to the east of the development site, which have now been constructed. The remaining land should be developed for teaching/administration accommodation and further purpose-built student accommodation.

POLICY DS.31 - FORMER GOVERNMENT BUILDINGS SITE, MARSTON ROAD - OXFORD BROOKES UNIVERSITY USE

Planning permission will be granted at the Government Buildings site for the development of Oxford Brookes University purpose-built student accommodation and teaching / administration accommodation.

Neither of the above uses should dominate the site. Planning permission will not be

granted for any other uses.

Harcourt House, Marston Road

14.2.46 This site is currently occupied by Government Offices (Social Security), part by Ofsted and part by a car hire rental business on a temporary permission. This site is located close to Oxford Brookes University's Headington Hill Hall site and the Government Buildings site. The City Council therefore considers that if it becomes available it should be used both for student accommodation and teaching/administration floorspace.

14.2.47 Due to the forecast growth of Oxford Brookes University and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.32 - HARCOURT HOUSE, MARSTON ROAD - OXFORD BROOKES UNIVERSITY USE

Planning permission will be granted at Harcourt House, Marston Road, for the development of Oxford Brookes University purpose-built student accommodation and teaching/administration accommodation.

Planning permission will not be granted for any other uses.

Herbert Close, off Barracks Lane, Cowley

14.2.48 This site consists of a playing field adjoining Herbert Close, and adjoins existing student accommodation provided by Jesus College. The provision of further student accommodation depends on either replacing the existing sports facility by an equivalent facility or upgrading existing facilities on another site.

14.2.49 Due to the forecast growth of the University of Oxford and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.33 - HERBERT CLOSE - UNIVERSITY OF OXFORD USE

Planning permission will not be granted at Herbert Close for uses other than purpose-built student accommodation for use by the University of Oxford.

Any development of this site will be subject to adequate replacement of the sporting facilities.

Horspath Site, Land South of Oxford Road

14.2.50 Most of this site is currently used for agricultural purposes but also includes an area of disused allotments. The City Council has resolved to grant planning permission (subject to the completion of a planning obligation) to create a Centre of Excellence for cricket and rugby provided access to the site is improved for pedestrians and cyclists. Given the site's location in a narrow strip of Green Belt between Oxford and Horspath, development proposals should be designed, particularly through appropriate landscaping, so as not to detract from the character of the area.

POLICY DS.34 - HORSPATH SITE, LAND SOUTH OF OXFORD ROAD - RECREATION USE

Planning permission will be granted at the Horspath site, land south of Oxford Road, for the development of outdoor sports facilities. The site should be designed to be realistically accessible by walking, cycling or public transport for the majority of people travelling to the site.

Hythe Bridge Street and Park End Street, Oxford City Centre

14.2.51 Hythe Bridge Street and Park End Street are currently underused and the mix of uses could be improved. The redevelopment of properties in this area offers a significant opportunity to improve the mix of uses, make more efficient use of the buildings, and bring vitality by day and evening to this part of the City centre.

POLICY DS.35 - HYTHE BRIDGE STREET AND PARK END STREET - MIXED-USE DEVELOPMENT

Planning permission will be granted at Hythe Bridge Street and Park End Street for a mixed-use development which may include any of the following uses:

principally on the ground floors

- a. retail (Class A1);
- b. food and drink (Class A3-5), subject to Policy RC.6;

principally on the upper floors

- c. commercial leisure uses, of an appropriate type and scale that do not undermine Oxpens and subject to Policy RC.6;
- d. art related uses;
- e. tourist attractions;
- f. employment development (principally B1(a) but could include other employment generating uses), subject to Policy EC.1; and
- g. University of Oxford purpose-built student accommodation.

Institute of Health Sciences Site, Roosevelt Drive

14.2.52 This site is currently occupied by various departments from the University's medical sciences division; the Primary Care Trust and the Department of Postgraduate, Mental and Dental Education. The adjoining land is occupied by the Wellcome Trust Centre for Human Genetics and the Richard Doll building.

14.2.53 Although this site is already extensively developed, it is considered that there is scope for further development by replacing some of the older buildings with modern replacements at an appropriate density and scale. Redevelopment proposals should retain the existing uses on site, and use additional floorspace for medical research.

14.2.54 Development proposals should provide for the retention of the trees along the Old Road frontage and strict control on traffic generation.

POLICY DS.36 - INSTITUTE OF HEALTH SCIENCES SITE, OLD ROAD - MEDICAL RESEARCH

Planning permission will be granted on the Institute of Health Sciences site, Old Road for further medical research development, subject to the retention of existing trees. Planning permission will not be granted for any other uses.

John Radcliffe Hospital Site, Headington

14.2.55 Major new development is programmed for this site, including some 39,000m² to accommodate the relocation of the acute services from the Radcliffe Infirmary, which has been granted planning permission. This development is currently under construction and programmed to be completed by the end of 2006. It will include a specialist Children's Hospital to accommodate children's services transferring from the Radcliffe Infirmary and provide new accommodation for children's services already on the John Radcliffe site.

14.2.56 The John Radcliffe, as well as providing a wide range of general hospital services, is a regional provider of many specialist services to patients.

14.2.57 It is anticipated that developments are likely throughout the Local Plan period. Due to the need to accommodate a significant amount of hospital related development on this site and because much of this development could not be accommodated on other sites, the type of uses considered appropriate have been restricted. Due to the requirement for hospital related uses in this location, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different land uses and needs.

POLICY DS.37 - JOHN RADCLIFFE HOSPITAL SITE, HEADINGTON - HOSPITAL USE

Planning permission will be granted at the John Radcliffe Hospital site, for further development of any of the following uses:

- a. hospital use;
- b. medical research; and
- c. staff accommodation for nurses and other key workers associated with the health service.

Development proposals must not prejudice bus access through the site and should, where appropriate, include the creation of bus links into the local road network, in addition to the current main access.

Planning permission will not be granted for any other uses.-

Jowett Walk, Oxford City Centre

14.2.58 This site consists of two parcels of land either side of Jowett Walk. The land on the north side is used for tennis courts, while the land on the south side consists of the rear part of the curtilages of the properties at 10-20 Holywell Street and 1a Mansfield Road. Jowett Walk is close to the academic core of the University of Oxford, so it is well located for student accommodation. The sports facilities, however, must be replaced by an equivalent facility or by upgrading facilities on another site.

14.2.59 Due to the forecast growth of the University of Oxford and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.38 - JOWETT WALK - UNIVERSITY OF OXFORD USE

Planning permission will not be granted at Jowett Walk, for uses other than purpose-built student accommodation for use by the University of Oxford.

Any development of this site will be subject to adequate replacement of the sports facilities.

Lamarsh Road, off Botley Road, Osney

14.2.60 This site has planning permission for retail development, but in the light of Government advice and the demands of competing uses is considered more appropriate for employment-generating uses B1b, B1c. Primary health care facilities are also needed, especially for older people.

POLICY DS.39 - LAMARSH ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Lamarsh Road site for employment-generating uses (Class B1b, and B1c) and residential development. Primary health care facilities, especially respite care for older people, is an acceptable complementary use.

This site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage systems (see Policies NE.8, NE.9 and NE.10).

Leaffield Road, Temple Cowley

14.2.61 Land at Leaffield Road is an area of vacant, overgrown urban land not protected under Policies SR.2 or SR.5. Any redevelopment of this site should be for residential development.

POLICY DS.40 - LEAFIELD ROAD – RESIDENTIAL USE

Planning permission will be granted at Leaffield Road, Temple Cowley for residential development.

Leiden Road Site, Wood Farm

14.2.62 This site comprises two main buildings: Marywood (used as a Social Services hostel) and the Wood Farm Health Centre. There is a demand for a new community centre in the area. This site offers an opportunity to provide a range of community facilities and some additional housing.

POLICY DS.41 - LEIDEN ROAD, WOOD FARM - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Leiden Road site for a mixed-use development that includes all the following uses:

- a. community centre;
- b. primary health care facilities; and
- c. residential.

If a. and b. are satisfactorily accommodated elsewhere, then the whole site can be redeveloped for residential use.

Littlemore Mental Health Centre, Littlemore

14.2.63 Littlemore Mental Health Centre has a range of modern facilities and there is scope for further related development and staff accommodation for nurses and other key workers associated with the health service.

14.2.64 Due to the requirement for hospital related uses in this location, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different uses and needs.

POLICY DS.42 - LITTLEMORE MENTAL HEALTH CENTRE, LITTLEMORE - HOSPITAL USE

Planning permission will be granted at the Littlemore Mental Health Centre for further health care related development and staff accommodation for nurses and other key workers associated with the health service.

Planning permission will not be granted for any other uses.

14.2.65 The field at the rear of Littlemore Mental Health Centre would make a logical extension to the current site. As there is only limited space for additional buildings on the existing site, use of the field could also remove a significant constraint on the further expansion of mental health care facilities in this location. Part of the site may also be required for staff accommodation for nurses and other key workers associated with the health service.

14.2.66 The site is on the edge of Oxford's Green Belt and development proposals should take advantage of the opportunities to enhance its landscape character. This should involve the provision of a broad landscaped belt along the western boundary of the site and the positioning of substantial buildings at a significant distance from the A4074 to ensure that the visual amenity of the Green Belt is not harmed by the development.

14.2.67 Due to the need for hospital related uses in this location, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different land uses and needs.

POLICY DS.43 - LITTLEMORE MENTAL HEALTH CENTRE, LITTLEMORE - FIELD AT REAR

Planning permission will be granted on the field at the rear of Littlemore Mental Health

Centre for health care related development and staff accommodation for nurses and other key workers associated with the health service.
Planning permission will not be granted for any other uses.

Littlemore Park, Armstrong Road

14.2.68 Littlemore Park comprises part of the former hospital buildings but the main part of the site remains undeveloped. It includes a former playing field to the north of Littlemore Brook, which should be relocated or replaced by improved facilities elsewhere in Oxford. The City Council will support the further growth of science and technology-based industries that are considered important to the local and national economy.

POLICY DS.44 - LITTLEMORE PARK, ARMSTRONG ROAD

Planning permission will be granted on land at Littlemore Park for the development of science and technology based industries concerned primarily with research and development, especially those related to research facilities in the area. Development of the playing field will be subject to its relocation or the improvement of facilities elsewhere in Oxford.

Policy EC.1 will not be applied to this site.

Lucy's Factory Site, Walton Well Road, Jericho

14.2.69 The site consists of the main factory and car park. The car park is between Oxford Canal and Castle Mill Stream, so it has become known as the Island site. Planning permission has been granted for a mixed-used development that includes affordable housing.

POLICY DS.45 - LUCY'S FACTORY SITE, WALTON WELL ROAD, JERICHO - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Lucy's Factory site for the conversion of the factory building and redevelopment of the Island site for residential development, that includes all of the following uses:

- a. employment and
- b. leisure uses.

Mabel Pritchard School Site, St. Nicholas Road, Littlemore

14.2.70 This school has been closed and relocated to new premises. Planning permission has been granted for residential development, including affordable housing, subject to a planning obligation. Any new proposal would be assessed against the policies in the Plan.

POLICY DS.46 - MABEL PRITCHARD SCHOOL SITE, ST. NICHOLAS ROAD - RESIDENTIAL USE

Planning permission will be granted at the Mabel Pritchard School site, St. Nicholas Road for residential development.

Manor Ground, Headington

14.2.71 The Manor Ground was formerly used by Oxford United Football Club, which has moved to a new stadium in Blackbird Leys off Grenoble Road. Planning permission was granted on appeal for a mixed-use development that includes residential use, affordable housing and a hospital.

POLICY DS.47 - MANOR GROUND - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Manor Ground site, Headington for a mixed-use development for residential accommodation and a hospital. Neither land use should dominate the site.

Milham Ford School Site, Marston

14.2.72 Development Guidelines for Milham Ford School, Marston were adopted by the City Council in October 2001.

POLICY DS.48 - MILHAM FORD SCHOOL SITE, MARSTON - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Milham Ford school site, Marston for a mixed-use development for any of the following uses:

- a. residential;
- b. institutional uses;
- c. nursery (children) use; and
- d. B1 uses that would not unacceptably conflict with the above uses.

Redevelopment of the site will be subject to the protection of the ecological interest of the adjoining playing field and the quad within the school buildings.

Nielsens, London Road, Headington

14.2.73 This site lies to the south of the A40 London Road. Outline planning permission was granted for an office development on this site. This is a key employment site.

POLICY DS.49 - NIELSENS, LONDON ROAD, HEADINGTON - EMPLOYMENT USE

Planning permission will be granted at the Nielsens' site for further employment development (principally Class B1a).

Northfield House, Sandy Lane West

14.2.74 Northfield House is occupied by Northfield Special School, which intends to relocate. The site comprises the main school buildings and open space. This site offers the opportunity to provide residential development that could extend housing at Bampton Close to the east.

POLICY DS.50 - NORTHFIELD HOUSE, SANDY LANE WEST

Planning permission will be granted at Northfield House, Sandy Lane West for residential development.

Northfield School, Kestrel Crescent, Blackbird Leys

14.2.75 Redevelopment of Northfield School will be acceptable if the school is relocated to a suitable alternative site. The primary use of the site will be residential. The residential development should not generally extend beyond the area currently occupied by buildings, hard surfaces and part of the surrounding land. The rest of the site shown on the Proposals Map should be landscaped and maintained as public open space in the form of a linear park adjacent to Northfield Brook and occupying the south western portion of the site, and a 10metre wide habitat/footpath strip along the north western boundary. A Supplementary Planning Document will be prepared for this site.

POLICY DS.51 - NORTHFIELD SCHOOL SITE, KESTREL CRESCENT, BLACKBIRD LEYS - RESIDENTIAL DEVELOPMENT AND PARK

Planning permission will be granted at Northfield School, Kestrel Crescent, Blackbird Leys for a residential development and a linear park.

Nuffield Orthopaedic Centre, Old Road, Headington

14.2.76 The Nuffield Orthopaedic Centre has started an intensive period of redevelopment and service re-provision on the site, which aims to significantly improve the quality of the healthcare environment. In particular, a new Orthopaedic and Medicine facility will be provided in the centre of the site. Further developments on the site are likely during the Plan period; they may include a new complementary private patients' facility.

14.2.77 Due to the constrained nature of the site the City Council will only grant planning permission for developments for hospital use, health care and medical research, together with ancillary staff accommodation for nurses and other key workers associated with the health service on this site.

14.2.78 Due to the requirement for hospital related uses in this location, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different uses and needs.

POLICY DS.52 - NUFFIELD ORTHOPAEDIC CENTRE, OLD ROAD - HOSPITAL USE

Planning permission will be granted at the Nuffield Orthopaedic Centre for further development of hospital use and medical research. Other acceptable uses include staff accommodation for nurses and other key workers associated with the health service, provided such uses remain ancillary and would leave enough space to accommodate the expected need for further hospital development in the foreseeable future.

Development proposals must not prejudice bus access to and through the site.

Planning permission will not be granted for any other uses.

OAC Factory Site, Woodstock Road, Summertown

14.2.79 Development Guidelines for the Oxford Automotive Components (OAC) factory site (land east of Oxford Canal) on Woodstock Road were adopted by the City Council in July 2001.

Planning permission has been granted for a mixed-use development primarily residential and a new educational institution, subject to a planning obligation.

POLICY DS.53 - OAC FACTORY SITE, WOODSTOCK ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the OAC factory site, Woodstock Road for a mixed-use development that includes all of the following uses:

- a. residential;
- b. 40-50% of the total residential units as affordable housing;
- c. no more than 10,000 m² of floorspace for employment (Class B1 or B2) or educational institution (Class D1);
- d. live / work units;
- e. small scale local retail shops;
- f. local community facilities; and
- g. a wildlife corridor.

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.

Odeon Cinema, George Street, Oxford City Centre

14.2.80 The Odeon Cinema in George Street is an important public arts venue. Policy TA.7 seeks to resist its loss unless alternative provision is made. The present use may continue on the site. However, there is an opportunity to convert or to re-use the existing building. Subject to Policy TA.7, the site is considered suitable for redevelopment for a new range of leisure/arts type uses. Any new building should be of an innovative design that improves the relationship of the site to George Street and Gloucester Green, the streetscape and its setting in the Central Conservation Area.

POLICY DS.54 - ODEON CINEMA, GEORGE STREET - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Odeon Cinema site, George Street for a mixed-use development or re-use of the existing buildings, subject to Policy TA.7, for any of the following uses:

principally on the ground floor

- a. retail (Class A1);
- b. food and drink, subject to Policy RC.5;

principally on the upper floors

- c. commercial leisure;
- d. art-related uses; and
- e. tourist attractions.

Osney Mill Site and Adjacent Works, Mill Street, Osney

14.2.81 The former Osney Mill, Mill Street and adjacent works, if vacated, are considered to have potential for a mixed-use development. The Mill site and adjacent works are in more than one ownership. The City Council would prefer to see a single comprehensive redevelopment scheme. However, it is possible to redevelop the site in phases but this should not prejudice making best use of the land. Any proposed uses will have to address the access to the site via Mill Street either by mitigation measures or by proposing land uses that will generate low levels of vehicular traffic. The design and layout should exploit the attractive location next to the River Isis. The City Council will seek a footpath link over the River Isis. Consideration should be given to re-using the remaining shell of Osney Mill, which is a building of local interest, and the remains of Osney Abbey which is a scheduled monument, and a Grade II listed building. Osney Abbey must be retained and its setting protected. The re-use and redevelopment of the Mill part of the site is important so a flexible approach to the mix of land uses is suggested in order to secure the redevelopment of this prominent site on the River Isis.

POLICY DS.55 - OSNEY MILL SITE AND ADJACENT WORKS, MILL STREET - MIXED-USE DEVELOPMENT

Planning permission will be granted at Osney Mill and adjacent works, Mill Street for a mixed-use development that includes any of the following uses:

- a. residential;
- b. University of Oxford purpose-built student accommodation;
- c. employment uses (Classes B1b and B1c);
- d. live/work units; and
- e. art-related uses.

The development must provide a footpath link over the River Isis.

This site is low-lying land, so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Osney Warehouse

14.2.82 This site includes an existing warehouse in a City centre location and has potential for redevelopment to make better and more efficient use of the land. It is very close to the Oxford and Cherwell Valley College and near recently completed residential developments. The site could provide a mixed-use development to include student accommodation and either live/work units or employment use. High-quality design and good pedestrian/cycle links with adjoining sites are essential to integrate this development with its surroundings and ensure its successful regeneration.

POLICY DS.56 - OSNEY WAREHOUSE, OSNEY LANE – MIXED-USE DEVELOPMENT

Planning permission will be granted at the Osney Lane site for a mixed-use development that includes the following uses:

- a. student accommodation; and
- b. live/work units; or
- c. employment use (Class B1a or B1b).

Oxford Business Park, Cowley

14.2.83 The Oxford Business Park is well established but some land remains to be developed. The site will be developed primarily for employment uses, and subject to Policy EC.9, some limited warehouse and distribution uses. A planning obligation controls the uses on this site.

POLICY DS.57 - OXFORD BUSINESS PARK, COWLEY - EMPLOYMENT USE

Planning permission will be granted at Oxford Business Park for the development of offices, research and development (Class B1), industrial uses (Class B2), and any of the following complementary uses:

- a. limited warehouse / distribution use (Class B8) subject to Policy EC.9;
- b. appropriate ancillary uses.

Land at Rear of Oxford Retail Park, Garsington Road,

14.2.84 This site is currently vacant but was last used by BMW to store cars. The site has potential for employment generating development. Access arrangements to the site will need to be carefully laid out and must take into account the relationship with the adjoining retail use. Public transport provision to the site will need to be improved.

POLICY DS.58 - LAND AT REAR OF OXFORD RETAIL PARK, GARSINGTON ROAD - EMPLOYMENT USE

Planning permission will be granted at the rear of Oxford Retail Park for employment development that includes research and development (Class B1b) and/or light industrial (Class B1c).

Oxford Science Park, Littlemore

14.2.85 The Oxford Science Park is partly developed, although a significant proportion of the site is still to be completed. The City Council will support the further growth of science and technology-based industries concerned primarily with research and development, especially those related to the research facilities in the area. Completing the development of the Science Park is important to the local and national economy.

POLICY DS.59 - OXFORD SCIENCE PARK, LITTLEMORE - EMPLOYMENT USE

Planning permission will be granted at land at Oxford Science Park for the development of science and technology based industries concerned primarily with research and development, especially those related to research facilities in the area. Policy EC.1 will not be applied to this site.

Oxford Science Park, Minchery Farm, Littlemore

14.2.86 This site consists of an area of undeveloped land between Oxford Science Park and Minchery Farm. It adjoins Littlemore Brook and the outflow from Littlemore sewage treatment works, and has some ecological interest. The areas of greatest ecological interest are the low-

lying marshy areas close to the watercourses. The area adjoining Minchery Farm track is not of high ecological interest and it is considered that this area would be suitable for use as an extension to the Oxford Science Park. The rest of the site has been designated as a Site of Local Importance for Nature Conservation (SLINC) and development proposals should ensure it is retained and subsequently managed for this purpose.

14.2.87 Development should have regard to the setting of the Grade II* listed Minchery Farmhouse and may affect archaeological remains, see Section 5.0, Historic Environment.

POLICY DS.60 - OXFORD SCIENCE PARK, MINCHERY FARM - EMPLOYMENT USE

Planning permission will be granted at Minchery Farm for the development of science and technology based industries concerned primarily with research and development. Development on this site will be subject to the proposals making provision for the retention and future appropriate management of the adjoining area designated as a Site of Local Importance for Nature Conservation (SLINC).

Oxford Station, Botley Road and Becket Street Car Park, Oxford City Centre

14.2.88 The existing station is discussed in Section 3.0, Transport (paragraphs 3.8.13 and 3.8.14 and Policy TR.10). The Strategic Rail Authority (SRA) is considering the relocation of Oxford Station to the Oxpens site (Policy DS.62) and this is supported in principle by the City Council. If the station is relocated it presents an opportunity for a mixed-use redevelopment of the current site. This could include additional retail floorspace along the frontage to Botley Road. High quality architecture will be required because this is a 'gateway' site into the City centre. It will also be necessary to consider the appropriate layout and scale of development in relation to the residential properties along Cripsey Road and Said Business School along the eastern edge of the site.

14.2.89 The Becket Street car park currently serves Oxford Station. If the station moves then the Becket Street car park may remain in its current location or relocate to the Oxpens site. There is potential to make better use of this site by building employment generating uses and residential units above the car park, or on the whole site if the car park is relocated. Good design and landscaping will be required.

**POLICY DS.61 - OXFORD STATION, BOTLEY ROAD AND BECKET STREET CAR PARK
- MIXED-USE DEVELOPMENT**

A. Subject to Oxford Station being relocated to the Oxpens site and being no longer required, planning permission will be granted at the existing Oxford Station site for a mixed-use redevelopment including any of the following uses:

- a. employment-generating uses, subject to Policy EC.1;
- b. University of Oxford teaching/administration;
- c. residential;
- d. retail (Class A1) fronting Botley Road.

Planning permission will be granted for the following uses where the City Council considers that they have not already been adequately provided for elsewhere in the City centre area:

- e. a multi-purpose indoor arena;
- f. commercial leisure, of an appropriate type and scale that does not undermine proposals at Oxpens;
- g. a hotel.

B. Planning permission will be granted at the existing Becket Street car park for a mixed-use development that includes all the following uses:

- h. residential; and
- i. employment (Class B1).

Any such scheme must incorporate the existing level of car parking provision that serves Oxford Station. However, if the station and its associated parking are replaced on the Oxpens site, the station parking at Becket Street can be redeveloped for the above uses.

Oxpens Road Site, Oxford City Centre

14.2.90 Oxpens is the main site allocated for commercial development within the City centre area, which is shown on the Proposals Map. There is a need for commercial leisure, and this site meets the sequential test as there are no other sites within the City centre that are capable of accommodating this level of development or its component parts. A commercial leisure development and a range of other complementary uses on this site will enhance the City centre. The commercial leisure development may take the form of a multi-purpose indoor arena that should cater for a range of leisure uses, such as conferences, performing arts, music concerts and sports events. There may be scope to incorporate existing uses into a new development of the site. Employment-generating uses on the Becket Street car park or existing Oxford Station sites could replace the existing light industrial units or provide other business employment opportunities. The additional facilities should provide for a wide range of ages and interests. Any scheme must bring vitality to the area, improve the provision of cultural and arts facilities, and ensure that the proposed land uses and access by different transport modes are properly integrated.

14.2.91 There is a 120-metre frontage to the River Isis (or Thames) on the southern edge of the site. This represents a rare opportunity within the City centre for public riverside development. The relationship of the banks of the river and the built development will need to be sensitively designed. Provision should be made for a riverside footpath that runs across the site and integrates into the circulation within the site. There is also an opportunity to re-design Oxpens Recreation Ground so it is more attractive, accessible and will attract a wide range of people. This may take the form of an 'island park' edged by visitor moorings. To help circulation and provide additional usable public open space within the site, a public square could be a central part of the design.

14.2.92 It is important that good principles of urban design are adhered to and that high quality materials are used. The scale of the site is such that the development task can properly be regarded as the creation of a new 'quarter' for the City. It is essential that the design approach adopted treats the area as a 'place' rather than a 'site' or a collection of 'sites'. Comprehensive development of the whole site is envisaged. This would include relocation of an expanded Oxford Station unless the City Council acknowledges that this would not be required. However, the majority of the development could be implemented in a first phase. The City Council would need to be satisfied that an acceptable scheme for the whole site, as set out in an agreed masterplan, could be successfully delivered. Isolated buildings or piecemeal development will not be allowed on this site, if it prejudices other land uses.

14.2.93 The layout should make maximum use of the site but the site is within the high building area and view cone (see Section 5.0, Historic Environment, Policies HE.9 and HE.10). The impact on the skyline will require careful designing of the rooflines and significant views of the site. The relationship of the site to the surrounding areas will require sensitive treatment, especially the nearby housing east of Castle Mill Stream.

14.2.94 Bus and GTE links will be required into the bus priority route within and into the City centre, and should directly serve the Westgate shopping area. The relocation of the station to the Oxpens site will provide an opportunity for a fully integrated transport interchange. Any such interchange must accommodate all modes of transport including pedestrians, cyclists, rail, bus, GTE, powered two-wheelers, taxis and the private car. Measures to improve accessibility under Botley Road bridge will also be sought.

14.2.95 The provision of operational parking and potential replacement public car parking spaces from Abbey Place car park, Worcester Street car park and the existing car park at Becket Street will need careful consideration. Unless adequate provision is made elsewhere in the City centre, there must be provision for replacement coach parking that will better accommodate longer distance buses, tourist coaches, lorries and the needs of their drivers and passengers. Improved facilities and parking for traders' vehicles associated with the open market at Gloucester Green will be sought. The City Council will consider the need for, and possible relocation of, a replacement lorry park on the outskirts of Oxford.

14.2.96 Good pedestrian and cycle routes must be integrated into any development and include the creation of pedestrian links between the Oxford & Cherwell Valley College site, if redeveloped, Abbey Place, Westgate, and to the rest of the City centre. The possible realignment of Oxpens Road is discussed in paragraphs 14.2.2 and 14.2.29.

14.2.97 Part of the site lies within an area of low-lying land and the City Council will need to be satisfied that the development will be protected with the appropriate standard of flood

defence and that appropriate measures are taken to prevent the development leading to an increased risk of flooding elsewhere.

14.2.98 Draft Development Guidelines for the Oxpens site were published by the City Council in May 2001 and provide further information. These will be finalised and published as a Supplementary Planning Document.

POLICY DS.62 - OXPENS ROAD SITE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Oxpens site for a mixed-use commercial leisure development, that may include a multi-purpose indoor arena, and any of the following uses:

- a. food and drink (Class A3-5);
- b. visitor moorings;
- c. arts related uses;
- d. tourist attractions.

Planning permission will be granted for the following uses where the City Council considers that they have not already been adequately provided for elsewhere in the City centre area:

- e. an expanded Oxford Station with comprehensive transport interchange facilities;
- f. coach and lorry parking provision;
- g. replacement public-off street parking provision in line with Policy TR.11;
- h. hotel.

Planning permission will be granted for the following complementary uses on a small-scale:

- i. employment use (Class B1);
- j. residential.

Redevelopment of the site will be subject to the creation of a footpath network through the site, and a link to the new pedestrian route from the River Isis to the Oxford Castle site.

Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Paradise Street Workshops Site, Oxford City Centre

14.2.99 This site is currently occupied by disused workshops and is in an environmentally sensitive location, fronting on to Castle Mill Stream and Paradise Street with the prison wall at the rear, and near St. George's Tower. The site is close to the central academic core of the University of Oxford, so it is suitable for student accommodation. Detailed guidance on layout, design and landscaping is given in the draft Development Guidelines for this site, which were published by the City Council in April 2000. Reference should be made to the final version of these guidelines once they have been adopted by the City Council.

14.2.100 Development of this site will have regard to the setting of the listed buildings and scheduled ancient monument of Oxford Castle and prison and the effect of development on the conservation area.

14.2.101 Due to the forecast growth of the University of Oxford, and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development on this site would undermine the need to strike a balance between different uses and needs.

POLICY DS.63 - PARADISE STREET WORKSHOPS - UNIVERSITY OF OXFORD USE

Planning permission will not be granted at the Paradise Street Workshops for any development other than purpose-built student accommodation for use by the University of Oxford.

Any development on this site will be subject to:

- a. provision of a public pedestrian access adjoining Castle Mill Stream; and
- b. appropriate archaeological investigation of the site.

Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Park Hospital Site, Headington

14.2.102 The Park Hospital is used to provide child and adolescent mental health services. The buildings are poor in functional terms and are not appropriate for children's services. If Oxfordshire Mental Healthcare NHS Trust no longer needs all or part of the site for health care facilities, the City Council considers that it should be developed for student accommodation for Oxford Brookes University and/or health care facilities associated with the Oxford Radcliffe Hospitals or the Nuffield Orthopaedic Centre NHS Trusts. Redevelopment of the site would also permit the widening of the access road to the Churchill Hospital, if this is required.

14.2.103 Due to the forecast growth of Oxford Brookes University, and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

POLICY DS.64 - PARK HOSPITAL SITE - OXFORD BROOKES UNIVERSITY USE

Planning permission will be granted at the Park Hospital site for development of:

- a. healthcare facilities associated with the Oxford Radcliffe Hospitals, Nuffield Orthopaedic Centre or Oxfordshire Mental Healthcare NHS Trusts; and
- b. related small-scale teaching, research and ancillary administrative accommodation; and/or
- c. Oxford Brookes University purpose-built student accommodation.

Development proposals should not prejudice the potential widening of the access road to the Churchill Hospital.

Planning permission will not be granted for any other uses.

Pusey House Site, St. Giles, Oxford City Centre

14.2.104 This site consists of land owned by St. Cross College at the rear of Pusey House. Pusey House is a Grade II* listed building. The site is close to the academic core of the University of Oxford, so it is considered to be suitable for student accommodation with supporting academic, library and administration facilities. Due to the demand for growth of the University of Oxford and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

14.2.105 Development will have regard to the setting of Grade II Pusey House and its impact on the Conservation Area, in particular the wider views from St Giles and adjacent streets.

POLICY DS.65 - PUSEY HOUSE SITE, ST. GILES - UNIVERSITY OF OXFORD USE

Planning permission will be granted at land to the rear of Pusey House for the development of University of Oxford purpose-built student accommodation and supporting academic, library and administrative facilities.

Planning permission will not be granted for any other uses.

Radcliffe Infirmary Site, Woodstock Road

14.2.106 Current plans are for the hospital facilities on this site to be vacated by the end of 2006. The site is being allocated for use by the University of Oxford as it is close to its central academic core and could meet almost half the University's forecasted floorspace requirements during the Plan period. Development should be predominantly for teaching/university administration with a small amount of student accommodation.

14.2.107 Proposals for developing the site should also make provision for the relocation of Jericho Health Centre from its current site in Walton Street.

14.2.108 The Radcliffe Infirmary contains several listed buildings and other structures that should be conserved when the site is re-developed. The siting, massing and design of new development should create an appropriate visual relationship with the retained listed buildings and their setting.

POLICY DS.66 - RADCLIFFE INFIRMARY SITE, WOODSTOCK ROAD - UNIVERSITY OF OXFORD USE

Planning permission will be granted at the Radcliffe Infirmary site for the development of University of Oxford academic research/teaching/administration uses, and that includes all of the following uses:

- a. student accommodation; and
- b. the relocation of the Jericho Health Centre.

Provision should be made for a footpath/cycle route linking Walton Street and Woodstock Road.

Railway Lane, Littlemore

14.2.109 This site was formerly used as an oil depot but is now vacant and underused. It is served by a vehicular access from Railway Lane. The site has potential for more efficient use of the land. The redevelopment of the site should be for residential uses. Any new development should respect the existing housing to the north and the adjacent Littlemore Conservation Area. The City Council will seek pedestrian links to adjoining sites to improve permeability and accessibility.

POLICY DS.67 - RAILWAY LANE, LITTLEMORE - RESIDENTIAL

Planning permission will be granted at the Railway Lane site for residential development.

Rewley Road, Oxford City Centre

14.2.110 The fire station occupies this site, but would like to relocate to an out-of-centre location near the ring road to improve accessibility. If the fire station relocates to a suitable alternative site, this site could be redeveloped. Its City centre location would suit a mixed-use development for employment and would also be a good location for the relocation of Ruskin College.

POLICY DS.68 - REWLEY ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Rewley Road site for:

- a. employment use (Class B1a or b), subject to Policy EC.1;
- b. educational institution (Class D1); and
- c. student accommodation.

Rivermead Rehabilitation Centre, Abingdon Road

14.2.111 The Rivermead Rehabilitation Centre is to be relocated, so the site will be available for development. The site has potential for a mixed-use development that may include residential uses, new health care and childcare facilities. The site lies in an area of low-lying land, so the City Council will need to be satisfied that the development will be protected with the appropriate standard of flood defence and that, if necessary, appropriate measures will be taken to prevent the development increasing the risk of flooding elsewhere.

POLICY DS.69 - RIVERMEAD REHABILITATION CENTRE, ABINGDON ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Rivermead Rehabilitation Centre for residential development and any of the following complementary uses:

- a. new health care facilities; and
- b. childcare facilities.

Development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Rover Sports Club Field, Roman Way

14.2.112 BMW Group Plant Oxford is the sole manufacturing plant for the Mini. Production of the Mini has been a major success. It is expected that more production/assembly floorspace for car-manufacturing, including an extension to the railhead, will be required during the Plan period. As it is improbable that this development can be accommodated on the existing site, it would need to occur on the Rover Sports Club field, which is the only available adjoining area of land. However planning permission will be granted only for development exclusively by BMW, in association with its manufacturing activities on the adjacent land, and will be subject to the replacement of the sports facility by its relocation or the upgrading of an existing facility.

14.2.113 As the Rover Sports Club field is in a sensitive location adjoining the Green Belt, the development should be designed and landscaped to minimise its visual impact.

POLICY DS.70 - ROVER SPORTS CLUB FIELD, ROMAN WAY

Planning permission will not be granted at the Rover Sports Club field, Roman Way, other than for a development that includes:

- a. production / assembly floorspace for the manufacture of motor cars; and
- b. an extension to the railhead

provided that:

- c. the need for the development is demonstrated;
- d. there are no alternative non-greenfield sites; and
- e. the sports field can be replaced by providing an equivalent or improved replacement facility or by upgrading an existing facility.

Ruskin College, Dunstan Road

14.2.114 This site is currently occupied by Ruskin College but it would like to relocate to another site should one become available. If Ruskin College relocates, the site constraints and location of this site would suit its remaining in institutional use, which could include a nursing home, various types of medical or health-care provision, educational use (including student accommodation), or a community use serving the local area.

14.2.115 As the site is close to the John Radcliffe Hospital, a use related to the hospital, including the provision of staff accommodation for nurses and other key-workers, would be particularly appropriate. A possible alternative would be use by Oxford Brookes University and/or the University of Oxford, particularly for student accommodation. The City Council would not be opposed to more than one use on the site provided it would not have a detrimental impact on the character of the site.

14.2.116 The site is in the Old Headington Conservation Area. There are many protected trees on the site, together with a listed building and wall. The scale of new buildings and the materials used on the site should be appropriate to its location in a conservation area and plans should ensure the retention of the trees and listed structures. Advantage should be taken of opportunities to enhance the setting of the listed building.

14.2.117 The roads serving the site are not suitable for large amounts of additional traffic and there is little space suitable for car parking. For these reasons, uses that would generate a significant amount of traffic are not considered suitable.

POLICY DS.71 - RUSKIN COLLEGE, DUNSTAN ROAD – INSTITUTIONAL USE

Planning permission will be granted at the Ruskin College site, Dunstan Road for any of the following uses:

- a. residential institutions;
- b. residential use;
- c. medical or health care provision;
- d. nurses accommodation and key-worker accommodation;
- e. educational use;
- f. student accommodation (subject to Policy HS.14); and
- g. community use.

Development of this site will be subject to the retention of the trees, protection of the setting of the listed building and structures, and appropriate measures to limit traffic to and from the site.

Ruskin College, Walton Street

14.2.118 Ruskin College's other current site is in Walton Street. Should Ruskin College relocate, the site is allocated for use by the University of Oxford as it is close to the central academic core and the University needs additional floorspace and student accommodation. Part of the site could also accommodate additional primary care facilities.

14.2.119 The existing main building is of local interest and should be retained in any development proposal for the site.

POLICY DS.72 - RUSKIN COLLEGE SITE, WALTON STREET – UNIVERSITY OF OXFORD USE

Planning permission will be granted at the Ruskin College site, Walton Street, for the development of primarily University of Oxford teaching/research/university administration uses, student accommodation, and primary care facilities.

Planning permission will not be granted for any other uses.

Scrap Yard, Jackdaw Lane, Iffley

14.2.120 This site is adjacent to the Green Belt, a Site of Local Importance for Nature Conservation (SLINC), and public open space. The land between the site and these adjoining areas must be considered very carefully in the layout and design of the development. The Shire Lake Ditch could be improved and become a feature of the development. This site is currently used as a scrap yard which is serviced by large lorries. If vacated, it could be redeveloped and proposals should provide for appropriate remedial measures to decontaminate the land.

POLICY DS.73 - SCRAP YARD, JACKDAW LANE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the scrap yard at Jackdaw Lane site for mixed-use development that may include any of the following uses:

- a. residential; and
- b. purpose-built student accommodation for the University of Oxford or Oxford

Brookes University.

This site is low-lying land, so development proposals will be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Slade Hospital Site, Horspath Driftway, Wood Farm

14.2.121 The Oxfordshire Learning Disability Trust owns the Slade Hospital, which also houses the Trust's headquarters. A two storey training facility has recently opened, and further development may occur during the Plan period.

POLICY DS.74 - SLADE HOSPITAL SITE, HORSPATH DRIFTWAY - HOSPITAL USE

Planning permission will be granted at the Slade Hospital site for the development of further limited health related development by the Oxfordshire Learning Disabilities Trust.

Speedwell School Site, Littlemore

14.2.122 Development Guidelines for the Speedwell School site in Littlemore were adopted by the City Council in February 2002.

POLICY DS.75 - SPEEDWELL SCHOOL SITE, LITTLEMORE - MIXED-USE DEVELOPMENT

Planning permission will be granted at Speedwell School site for residential development and any of the following complementary uses:

- a. institutional uses; and
- b. art/craft workshops, provided they generate low levels of traffic.

The development will be subject to the retention and re-use of the main school building.

Telephone Exchange, Speedwell Street,

14.2.123 The site is presently occupied by a telephone exchange, within the City centre and the St. Aldates Regeneration Zone (see Policy DS.78) Redevelopment will make better use of this site.

POLICY DS.76 - TELEPHONE EXCHANGE, SPEEDWELL STREET SITE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Telephone Exchange, Speedwell Street site for one or more of the following uses:

- a. residential;
- b. employment;

- | | |
|----|----------------------------|
| c. | student accommodation; and |
| d. | art-related uses. |

Land to the West of St. Aldate's and South of Queen Street, Oxford City Centre

14.2.124 The site is a block of land and buildings to the west of St. Aldate's and south of Queen Street and has a complex pattern of land uses and ownerships. The site fronts onto Queen Street, St. Aldate's and Pembroke Street. This land offers an opportunity to create a range of small shops and improve pedestrian links through the site. There is scope for more efficient use of this land. The post office use should be retained and properly integrated in any redevelopment proposal. Detailed guidance will be published as a Supplementary Planning Document.

POLICY DS.77 - LAND TO THE WEST OF ST. ALDATE'S AND SOUTH OF QUEEN STREET - MIXED-USE DEVELOPMENT

Planning permission will be granted at land to the west of St. Aldate's and south of Queen Street for retail development (Class A1) and food and drink (Class A3-5), subject to Policies RC.3 and RC.5, principally on the ground floor, and any of the following complementary uses, principally on the upper floors:

- a. residential; and
- b. offices (Class A2 and B1a), subject to Policy EC.1.

Proposals must have regard to the impact on any listed buildings and the Central Conservation Area, and other existing frontages that must be retained.

St. Aldate's Regeneration Zone, Oxford City Centre

14.2.125 The properties on the west side of St. Aldate's facing Christ Church College would benefit from improvements to their fabric and the mix of uses. The land uses in the area comprise a mix of commercial, institutional, educational and residential uses. It is considered that the designation of this area of St. Aldate's as a regeneration zone would serve to encourage better use of the existing buildings, and support appropriate conversions and changes of use to improve the mix of uses. The street frontage in particular could benefit from additional uses to add activity and interest. This area of St. Aldate's lies in the heart of the Central Conservation Area and includes several listed buildings. Therefore any new development and changes of use in this sensitive location should preserve or enhance the character of the area. The existing residential uses will generally be retained and no net loss of residential accommodation will be allowed.

14.2.126 The City Council will seek environmental improvements to this area in line with the Public Realm Strategy. A key element will be to create and improve pedestrian links to the City centre, Westgate and Oxpens, with improvements to signage.

POLICY DS.78 - ST. ALDATE'S - REGENERATION ZONE

Planning permission will be granted within the St. Aldate's regeneration zone for new developments, changes of use and environmental improvements that make better use of land and buildings and enhance the area, and may include any of the following uses:

- a. changes of use to Class A1 (shop) and Class A3-5 (food and drink) uses on

- b. the ground floor frontage to St. Aldate's;
changes of use of the upper floors to student accommodation, residential use and offices, subject to Policy EC.1 and no net loss of residential accommodation; and
- c. other uses that regenerate and improve the area, which will also be considered on their merits and for the benefits they bring in these terms to the area. New developments and conversions should be sympathetically designed to a high standard and seek to preserve or enhance the Central Conservation Area and listed buildings.

St. Aldate's Police Station and land to the rear, Oxford City Centre

14.2.127 This site currently includes the St. Aldate's Police Station and the Benefits Office to its rear. If these uses relocate, this site would have potential for mixed-use redevelopment to improve the mix of uses and add interest and vitality to the area. The existing building should either be re-used or redeveloped.

POLICY DS.79 - ST. ALDATE'S POLICE STATION AND LAND TO THE REAR – MIXED USE DEVELOPMENT

Subject to the relocation of the Police Station and/or Benefits Office, planning permission will be granted for employment uses and any of these complementary uses:

- a. residential;
- b. student accommodation; and
- c. art related uses.

St. Augustine's School site, Iffley Turn, Iffley

14.2.128 Planning permission has been granted for a residential development, including affordable housing.

POLICY DS.80 - ST. AUGUSTINE'S SCHOOL SITE, IFFLEY TURN - RESIDENTIAL USE

Planning permission will be granted at St. Augustine's School site for residential development.

Suffolk House, Banbury Road, Summertown

14.2.129 This site is currently underused and the mix of uses could be improved. The redevelopment of the site will offer an opportunity to make more efficient use of the land and cater for a wide range of needs. Development Guidelines for the Suffolk House site in Summertown were adopted by the City Council in October 2001.

POLICY DS.81 - SUFFOLK HOUSE, BANBURY ROAD, SUMMERTOWN - MIXED-USE DEVELOPMENT

Planning permission will be granted at Suffolk House for a mixed-use redevelopment that includes all of the following uses:

- a. retail (Class A1), ground floor divided into 4-6 units;

- b. residential; and
- c. office use (Class A2 and B1a), subject to Policy EC.1, on upper floors.

A maximum of 1 car parking space per residential unit will be acceptable; parking for other uses will be restricted to operational purposes.

Alternative mixes of development, of the types specified, will be considered if it can be shown that including all the components would prevent proper development of the site.

Part of St. Clement's Car Park, St. Clements

14.2.130 St. Clement's car park is close to the central academic core of the University of Oxford and would therefore be suitable for student accommodation. The car park would need to be retained underneath the student accommodation or satisfactorily replaced elsewhere.

POLICY DS.82 - PART OF ST. CLEMENT'S CAR PARK - UNIVERSITY OF OXFORD USE

Planning permission will be granted on part of St. Clement's car park for the development of purpose-built student accommodation. The development of this site will be subject to the provision of satisfactory replacement car parking.

Planning permission will not be granted for any other uses.

Part of the site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

St. Cross College Annex, Holywell Mill Lane, Oxford City Centre

14.2.131 This site consists of a mixture of disused hard and grass tennis courts, abandoned allotments and an orchard. The site adjoins St. Cross College and the Holywell Cemetery, which is a Site of Local Importance for Nature Conservation (SLINC). The site is close to the central academic core of the University of Oxford, so it is suitable for student accommodation. Development proposals for the site should, however, be accompanied by an ecological assessment and involve retention of any features of interest identified, including a wildlife corridor linking Holywell Cemetery to Holywell Mill Stream.

14.2.132 Due to the demand for growth of the University of Oxford and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs.

14.2.133 Development will have regard to the setting of St Catherine's College, the Conservation Area and nearby registered gardens of St Catherine's College and Magdalen College.

POLICY DS.83 - ST. CROSS COLLEGE ANNEX, HOLYWELL MILL LANE - UNIVERSITY OF OXFORD USE

Planning permission will not be granted at land adjacent to St. Cross College Annex for uses other than purpose-built student accommodation for use by the University of Oxford.

Development of this site will be subject to the retention of features of ecological interest and appropriate replacement sports facilities being provided elsewhere.

Temple Cowley School Site, Temple Road, Temple Cowley

14.2.134 Development Guidelines for the Temple Cowley School site were adopted by the City Council in February 2002.

POLICY DS.84 - TEMPLE COWLEY SCHOOL SITE, TEMPLE ROAD - MIXED-USE DEVELOPMENT

Planning permission will be granted at Temple Cowley School site for residential development and any of the following complementary uses:

- a. institutional uses;
- b. small-scale leisure;
- c. student accommodation; and
- d. B1 employment use (small local workshops) that would not unacceptably conflict with the above uses.

Development of this site will be subject to the retention and reuse of the main school building that fronts onto Temple Road.

The Trap Grounds, North Oxford

14.2.135 The site is between the railway line and the Trap Grounds reedbed. The site is allocated for a 100% affordable housing development. This will provide homes for people in housing need and provide an access road to the new St. Philip and St. James School and adjoining residential properties. Access via Aristotle Lane is constrained by the narrow listed bridge, which has poor visibility. This access will be closed once the road to the north is built. There will be a large buffer between the reedbed and the development and a wildlife corridor will be retained. The site lies in an area of low-lying land so the City Council will need to be satisfied that the development will have the appropriate standard of flood defence and that appropriate measures will prevent the development increasing the risk of flooding elsewhere.

POLICY DS.85 - THE TRAP GROUNDS - RESIDENTIAL USE

Planning permission will be granted at the Trap Grounds for the development of 100% affordable housing.

Development proposals for this site must include:

- a. measures that will adequately mitigate likely adverse impacts on the adjoining Site of Local Importance for Nature Conservation and make provision for its appropriate future management; and
- b. appropriate flood protection and sustainable drainage measures, (see Policies NE.8, NE.9 and NE.10).

Warneford Hospital Site, Headington

14.2.136 At the Warneford Hospital approximately 70% of the floor area is substandard and in poor physical condition. The buildings are in need of major refurbishment or redevelopment to comply with modern NHS standards. The Mental Healthcare NHS Trust wishes to provide a new, modern hospital on the site. However, demolition of the current hospital buildings would not be appropriate because some of them are listed and development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital building, the trees on the site, and the amenities of adjoining residential properties.

14.2.137 Adjacent to the hospital are some playing fields that are currently only in limited use. There is a need to provide modern healthcare facilities and it is also desirable to protect as much as possible of the adjoining Warneford Meadow for informal recreation and nature conservation. The City Council therefore considers that an exception should be made to its normal policy of protecting playing fields and would therefore be prepared to grant planning permission for development on the playing fields adjacent to the hospital for this purpose, subject to their relocation or the improvement of facilities elsewhere in Oxford.

14.2.138 Once the Warneford Hospital has relocated onto the adjoining playing fields, the current hospital buildings (apart from the 3,000 square metres used for medical research) will be available for an alternative use. Because Oxford Brookes University is nearby and must find suitable sites to satisfy its forecasted need for additional floorspace and student accommodation, the City Council considers that use by the University would make an appropriate use of the vacated buildings and other available land on the site. Due to the demand for growth of the University and the need for purpose-built student accommodation for its students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs. To assist in the preparation of proposals for the whole of the site, a Supplementary Planning Document will be prepared.

POLICY DS.86 - WARNEFORD HOSPITAL SITE, HEADINGTON - HOSPITAL USE & OXFORD BROOKES UNIVERSITY USE

Planning permission will be granted at the Warneford Hospital site for development that includes all of the following uses:

- a. new health care facilities; and
- b. Oxford Brookes University teaching/administration use and purpose-built student accommodation.

Permission would also be granted for small-scale University of Oxford teaching, research and ancillary administrative accommodation that would not prejudice the provision of the above permitted uses and that would be related to on-site healthcare facilities.

Development proposals should make provision for public transport access within the

site.

Development of the playing fields, which should be limited to replacement mental healthcare facilities, will be subject to appropriate replacement of the facilities elsewhere.

Planning permission will not be granted for any other uses.

Warneford Meadow Site, Headington

14.2.139 This site is close to the Headington Hospital sites and Oxford Brookes University and is considered suitable for development for staff accommodation for nurses and other key workers associated with the health service; medical research and health care facilities associated with the Oxford Radcliffe Hospitals, Nuffield Orthopaedic Centre or Oxfordshire Mental Healthcare NHS Trusts. Alternatively the site would be appropriate for use by Oxford Brookes University or purpose-built student accommodation.

14.2.140 However, the site is in a sensitive environment close to the Boundary Brook valley, has existing rights of way around the edge and also has some interest for nature conservation, particularly invertebrates. For this reason the City Council considers that development should cover no more than half the total area of the field and should retain substantial corridors for informal open space and nature conservation along Boundary Brook and the boundary with Southfield Golf Course. Sub-surface flow to groundwater fed springs should also be maintained and surface water should be allowed to percolate into the ground without loss of quality to maintain the flow of unpolluted groundwater to the wetland habitats along Boundary Brook. Development proposals should also protect the amenities of adjoining residential properties and retain existing trees on the site, including those at the rear of the properties fronting Hill Top Road and the hedge/orchard separating the site from the sports pitches to the north.

14.2.141 The main access should be from Roosevelt Drive, using the existing access to the Guideposts Trust Teaching Nursing Home. A new footpath/cycle track should also be provided along the southern and eastern boundary of the development. The possibility of a bus link from the site to Bartlemas Close should be investigated and provision should be made for public transport access within the development site.

14.2.142 Due to the need for staff accommodation for nurses and other key workers associated with the health service and purpose-built student accommodation for Oxford Brookes University's students, it is considered that any other form of residential development would undermine the need to strike a balance between different land uses and needs. In addition, the site would not be appropriate for medical research that would not require proximity to the hospitals in the immediate area.

POLICY DS.87 - WARNEFORD MEADOW SITE, HEADINGTON - HOSPITAL USE & OXFORD BROOKES UNIVERSITY USE

Planning permission will be granted at Warneford Meadow for the development of the following uses:

- a. staff accommodation for nurses and other key workers associated with the health service;
- b. medical research appropriate to this location; and
- c. health care facilities associated with the Oxford Radcliffe Hospitals, Nuffield

- d. Orthopaedic Centre or Oxfordshire Mental Healthcare NHS Trusts;
e. Oxford Brookes University education/academic use; and
f. Oxford Brookes University purpose-built student accommodation.

Development of this site will be subject to the retention and enhancement of:

- f. substantial wildlife corridors along Boundary Brook and the boundary with Southfield Golf Course; and
g. the belt of trees/hedges on the western and northern boundaries.

Development proposals for the site should make provision for improvements to public transport access within the site.

Planning permission will not be granted for any other uses.

Westgate Shopping Centre, Oxford City Centre

14.2.143 The redevelopment of the Westgate Centre represents the only major opportunity to increase retail floorspace in the City centre. Redevelopment would bring significant regeneration, environmental and transport benefits. The existing Westgate Centre comprises 36 units. An outline application was submitted in 2000, but later withdrawn. The City Council will use the criteria in the policy below along with all other relevant policies in the Plan and other material considerations to judge any future development proposals. The conclusions of Oxford's Retail Needs Study, published in February 2004, will be particularly relevant.

14.2.144 The development will need to provide a high-quality bus stopping facility with good waiting facilities and safe, convenient pedestrian access into the shopping malls. The overall development proposal should accommodate the proposed Oxford Guided Transit Express (GTE) and good pedestrian links.

14.2.145 Redevelopment of this site is also important in the context of the other development sites in the area and will act as a catalyst for regenerating the West End of the City centre. The City Council will seek good pedestrian circulation and links between Oxpens (where Oxford Station may be relocated), the Oxford & Cherwell Valley College, Abbey Place and the Castle site.

POLICY DS.88 - WESTGATE SHOPPING CENTRE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the land south of Westgate extending southwards to Thames Street primarily for a retail (Class A1) development that includes all of the following complementary uses:

- a. residential;
b. limited employment use (Classes A2 and B1a); and
c. food and drink (Class A3-5).

The redevelopment of the Westgate Shopping Centre must include a high quality bus stopping facility providing good passenger waiting facilities, and safe and convenient pedestrian access into the shopping mall. The current level of public off-street parking provision should be retained on-site.

Alternative mixes of development of the types specified will be considered if it can be shown that including all the components would prevent proper development of the site.

Windmill School Site, Headington

14.2.146 Development Guidelines for the Windmill School site in Headington were adopted by the City Council in February 2002.

POLICY DS.89 - WINDMILL SCHOOL SITE, HEADINGTON - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Windmill School site for residential development and any of the following complementary uses:

- a. institutional uses; and
- b. B1 employment use that would not unacceptably conflict with the above uses.

The main school building must be retained and re-used.

Wolvercote Paper Mill, Wolvercote

14.2.147 The site is in Wolvercote on the north western edge of Oxford. The site adjoins areas of ecological value and the layout and the design should carefully consider this interface. This site offers an opportunity to enhance the waterside environment and create a footpath and wildlife habitats. Development Guidelines will be prepared for this site for a mixed-use development.

POLICY DS.90 - WOLVERCOTE PAPER MILL, WOLVERCOTE - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Wolvercote Paper Mill site for a mix of residential and employment generating uses. The development should protect and enhance the waterside environment, and the ecological interest of the adjoining land.

This site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

Worcester Street Car Park, Oxford City Centre

14.2.148 The Worcester Street car park site is at the end of George Street and between Park End Street and Hythe Bridge Street. It offers an opportunity to redevelop a key City centre site into an active mixed-use development which may include a museum, shops, commercial leisure (complementary to Oxpens), restaurants, visitor moorings, and student accommodation and flats on the upper floors. Any proposed development should create a lively entertainment quarter with facilities for people of a wide range of ages that will bring vitality to the area during the day and evening.

14.2.149 The site is a former canal basin that may make underground development difficult, so ground conditions will require careful investigations. There is also a need to do an archaeological evaluation, as there are known remains around the area occupied by the former canal basin. To re-open part of this site as an active canal basin might need the bridge formed by Hythe Bridge Street to be raised to allow boat access into the basin. The feasibility of all aspects of the canal basin's development requires further technical investigation and an assessment of its impact on the mixture of land uses, height and density of development near by. The overall design must respect and relate well to the surrounding area.

14.2.150 It is important to improve and create good pedestrian links through the site and to adjoining areas, especially along existing or newly created waterways. The access and service arrangements for the site will require careful consideration to avoid conflict with the City centre bus priority route. The existing public car parking spaces should either be incorporated in the redevelopment of this site or will need to be relocated to another central area location, possibly as part of the Oxpens redevelopment. How and when the car parking is to be replaced will need to be agreed with Oxford City Council. A Supplementary Planning Document will be prepared for this site, especially to help determine a robust mix of land uses.

POLICY DS.91 - WORCESTER STREET CAR PARK - MIXED-USE DEVELOPMENT

Planning permission will be granted at the Worcester Street Car Park site for a mixed-use development that may include a reasonable balance of any of the following uses:

- a. retail (Class A1);
- b. food and drink (Class A3-5);
- c. purpose-built student accommodation on the upper floors;
- d. a canal basin/visitor moorings;
- e. hotel;
- f. limited commercial leisure of an appropriate scale/type which would not undermine proposals for Oxpens;
- g. arts/museum related uses;
- h. tourist attractions; and
- i. residential.

The redevelopment of this site will be subject to replacement of the public car parking spaces by incorporating them into the redevelopment of this site or relocating them to another City centre location.

Part of this site is low-lying land so development proposals must be subject to appropriate flood protection and sustainable drainage measures (see Policies NE.8, NE.9 and NE.10).

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