

# Local Development Framework

## Strategic Housing Land Availability Assessment

### Update Report 1b (UR1b)



December 2009

Oxford City Council, December 2009.

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## *Executive summary*

- i This Update Report (UR1b) follows the same stages as in the main SHLAA report (SHLAA1) which followed the Practice Guidance<sup>1</sup>. It updates the SHLAA1 and UR1a by including monitoring figures for the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009. This UR1b shows the situation at 31<sup>st</sup> March 2009. The introduction sets out a timetable for the ongoing update of the SHLAA and details which sections of SHLAA1 and UR1a are updated in this UR1b.
- ii Stage 3 updates the status of the residential sites allocated in the Local Plan or identified in the West End AAP (**Tables 2 and 3**). Five sites (Albion Place car park, Cutteslowe Court, Lucy's factory site, Milham Ford School and St Augustine's School) were completed during 2008/09 and so are removed from **Table 17** (Suitable sites table) as their completions would be counted under completions for 2008/09.
- iii Stage 3 also uses the City Council database to update, with the position at 31<sup>st</sup> March 2009, the sites suitable for housing with planning permission (large site commitments) (**Table 6**); the sites where planning permission was refused but where the site is suitable for housing (**Table 7**); the sites pending a decision where the site is considered suitable for housing (**Table 8**).
- iv As a result of Stage 3 updates, **Table 17** is updated to list the suitable sites and to re-assess them for their availability, achievability, constraints, deliverability, developability and capacity (and to assess new sites for the first time).
- v Stage 8 contains a review of the assessment and sets out the land availability in Oxford in comparison to housing targets. There are two ways in which targets need to be measured. Firstly, PPS3 requires that Oxford City Council must manage land to ensure a continuous rolling five year supply of deliverable sites. UR1a took the period 2009/10 – 2013/14 as the first five year period from adoption of the Core Strategy. **Table 18** shows that there are enough deliverable and identifiable sites in Oxford to provide 1,903 dwellings over the first 5 years. This is without relying on windfalls. The Regional Spatial Strategy<sup>2</sup> (RSS) sets a target of 400 dwellings per year for Oxford which equates to 2,000 dwellings over 5 years so on initial consideration it appears that Oxford is short of maintaining a five-year supply. However, Oxford exceeding its housing target in the first 3 years of the South East Plan period reduces the actual annual requirement needed to meet the overall South East Plan target of 8,000 from 400 to 352. Taking the residual requirement of 352 dwellings per year means that over 5 years 1,760 dwellings are required. With deliverable sites totalling 1,903 dwellings, the residual target can be met.
- vi The second measuring tool is against Oxford's South East Plan (SEP) target of 8,000<sup>3</sup> dwellings between 2006-26 (400/yr). PPS3 does not expect Local Authorities to be able to identify all the land to make up their full target. However, Oxford's SHLAA and updates are able to identify enough land to account for 6,352 dwellings which is a significant proportion. Oxford would only be 1,648 dwellings short of achieving its SEP/Core Strategy target requiring only an additional 97 dwellings per annum from windfalls from 2009/10 onwards. This should be easily achievable considering that windfalls are estimated to be around 170 dwellings per year.

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<sup>1</sup> *Strategic Housing Land Availability Assessments: Practice Guidance* (Jul 2007) CLG

<sup>2</sup> *The South East Plan* (May 2009)

<sup>3</sup> *The South East Plan* (May 2009) GOSE

- vii The overall trend over the past 5 years at least has shown a steady 200-300 dwellings per year from small site windfalls. It is considered that the yield from small site windfalls is likely to be maintained somewhere between 200-300 dwellings per year however a cautious approach should be taken especially considering that it is as yet unclear how the credit crunch will impact upon current and future developments. A sensible approach would be to retain the overall level of windfalls assumed in the previous SHLAA of 170 dwellings per year. The housing market slowed down in 2009, so there is likely to be some impact on the Oxford housing market. However, due to the cyclical nature of the housing market, this is likely to pick up.

## Introduction

### What is this document?

- xi This document is Update Report 1b (UR1b) to the Strategic Housing Land Availability Assessment published in August 2008 (SHLAA1) and The Update Report 1a (UR1a). The UR1b must be read in conjunction with both of these documents which are available at [www.oxford.gov.uk/shlaa](http://www.oxford.gov.uk/shlaa).
- xii The purpose of the UR1b is to include figures from the 2008/09 monitoring year and to show the situation at 31<sup>st</sup> March 2009. These new figures are applied to the methodology in the SHLAA1 and conclusions regarding land supply in Oxford are updated.
- xiii The initial SHLAA1 and UR1a were timed to be completed for the Core Strategy Proposed Submission and then the Proposed Changes to the Submission Core Strategy respectively. In future it is intended that the SHLAA1 will be updated annually once monitoring data is available each year and to be ready in time for reporting National Indicator 159, due in December each year. A full review of the SHLAA is intended to take place at least every 3 years. Should new guidance emerge, it may be necessary to undertake a review of the SHLAA, or parts of the SHLAA, earlier. It may also be necessary to undertake a review of the SHLAA in preparation for a future DPD. The programme for maintaining an up-to-date SHLAA will be monitored. This follows guidance from the Planning Advisory Service<sup>4</sup>.
- xiv PPS3 requires SHLAAs to identify a continuous five-year supply of land of deliverable sites. The UR1b moves the UR1a forward one year and therefore follows this structure:
- Years 1-5 are 2010/11 – 2014/15
  - Years 6-10 are 2015/16 – 2019/20
  - Years 11-15 are 2020/21 – 2024/25
  - Years 16-20 are 2025/26 – 2029/30

**Table a: Programme for maintaining an up-to-date SHLAA**

Date	Document produced	Reference
Published Aug 2008	Strategic Housing Land Availability Assessment 1	SHLAA1
Published Apr 2009	Update Report 1a	UR1a
<b>Published Dec 2009</b>	<b>Update Report 1b</b>	<b>UR1b</b>
Dec 2010	Update Report 1c	UR1c
Dec 2011	Strategic Housing Land Availability Assessment 2	SHLAA2
Dec 2012	Update Report 2a	UR2a
Dec 2013	Update Report 2b	UR2b
Dec 2014	Strategic Housing Land Availability Assessment 3	SHLAA3

<sup>4</sup> Strategic Housing Land Availability Assessment and Development Plan Document Preparation (July 2008)  
Planning Advisory Service

**Which parts of the SHLAA does the Update Report 1b update?**

- xv The general approach is that no new surveys will take place for Update Reports and the suitability of already identified individual sites will remain as per the SHLAA1. This is because the overarching policy approach has not been altered to a degree that would affect which type of sites might be suitable. Updates are made to capacities; the factual status of sites already identified as suitable (e.g. if completed or partly completed); commitments; and the deliverability of sites. The only new sites added are some in Tables 6-8 that emerged through the 2008/09 monitoring data or new sites that have become apparent without conducting a full survey. Trends in windfall completions will also be updated with 2008/09 data. The table below sets out which parts are updated in the UR1b.
- xvi The Sites and Policies Development Plan Document undertook a 'call for sites' during November and December 2009 and an Options document will be produced in October 2010. This information will feed into the next appropriate update.
- xvii The Table and Stage numbers remain as per the SHLAA1 so there are incidences in this UR1b where tables and other numbering has gaps reflecting the fact that some parts have not been updated. New text may result in additional paragraph numbers.

Table b: Updating the SHLAA		
Stage <sup>5</sup>	Updated?	Details of parts updated
Executive summary	✓	All
Stage 1	✗	-
Stage 2	✗	-
Stage 3	✓	Table 2 Table 3 Table 6 Paragraph 3.19 – small site commitments at 31 <sup>st</sup> March 2009 Table 7 – refusals where principle acceptable at 31 <sup>st</sup> March 2009 Table 8 – sites acceptable in principle pending a decision at 31 <sup>st</sup> March 2009
Stages 4 and 5	✗	-
Stages 6 and 7	✓	Table 17 – update availability, achievability, deliverability and estimated capacity; addition of any new sites; deletion of sites completed during 08/09
Stage 8	✓	Table 18 – figures Table 19 – figures Commentary
Stage 9	✗	
Stage 10	✓	Table 20 – figures Table 22 – figures Table 23 – figures Commentary
Appendices	✓	Appendix 6 – housing commitments at 31 <sup>st</sup> March 2009 (small sites) Appendix 10 – housing trajectories with 08/09 data

<sup>5</sup> The stage refers to that of SHLAA1

## STAGE 3

### Sites allocated for residential use in the Local Plan and identified in the West End AAP

Tables 2 and 3 are updated by amending the commentary on the planning status at 31<sup>st</sup> March 2009. The construction status is also updated as the position at 31<sup>st</sup> March 2009. There is no alteration regarding whether a site is suitable or not.

Table 2: Sites allocated for or partly for residential development in the Local Plan				
Ref	Local Plan policy	Site name	Commentary on planning status at 31 <sup>st</sup> March 2009	Review of site and policy constraints including construction status at 31 <sup>st</sup> March 2009
2/1	DS.4	Arthur Street, off Mill Street	No current application	<b>Suitable</b> for residential. Site is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test
2/2	DS.5	Bernwood School, North Way	Permission granted for 115 dwellings 04/00383/RES	<b>Development complete</b> (Dec 2005)
2/3	DS.8	Between Towns Road	No current application	<b>Suitable</b> for residential as mixed use site
2/4	DS.11	BMW Garage, Banbury Road	Permission granted for change of use to A1/A2 07/02270/FUL	<b>Suitable</b> for residential as mixed use site
2/5	DS.13	Canalside land, Jericho	Appeal dismissed for 54 dwellings 07/01234/FUL	<b>Suitable</b> for residential. Site partly is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test
2/6	DS.18	Cowley Centre	No current application	<b>Suitable</b> for residential as mixed use site
2/7	DS.19	Cowley Marsh Depot site, Marsh Road	No current application	<b>Suitable</b> for residential. Site is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test
2/8	DS.21	Cowley Road Bus Depot	Permission granted for 228 dwellings 02/01523/RES	<b>Development complete</b> (Aug 2006)
2/9	DS.23	Cuttelowe Court, Wyatt Road	Permission granted for 33 dwellings 06/01655/FUL	<b>Development complete</b> (May 2008)
2/10	DS.24	Diamond Place, Ferry Pool Car Park	No current application	<b>Suitable</b> for residential as mixed use site
2/11	DS.26	Donnington Middle School, Cornwallis Rd	Permission granted for 20 dwellings 04/01965/FUL	<b>Development complete</b> (Mar 2007)
2/12	DS.29	Elsfield Hall	Permission granted for 24 dwellings 02/00328/FUL. Permission expired	<b>Suitable</b> for residential. Development not started
2/13	DS.39	Lamarsh Road	Permission granted for 17 dwellings on part of the site 06/01032/RES	<b>Suitable</b> for residential. Site is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test. Part of site has planning permission for residential. Development not started
2/14	DS.40	Leaffield Road	Permission granted for 38 dwellings 03/02254/FUL	<b>Development complete.</b> (Jun 2007)
2/15	DS.41	Leiden Rd , Wood Farm	No current application	<b>Suitable</b> for residential
2/16	DS.45	Lucy's Factory site, Walton Well Road	Permission granted for 249 dwellings 04/00387/FUL	<b>Development complete.</b> (Feb 2009)
2/17	DS.46	Mabel Pritchard School, St. Nicholas Road	Outline permission granted 01/02142/OUT. Reserved matters applications 09/00575/RES submitted March 2009	<b>Suitable</b> for residential
2/18	DS.47	Manor Ground, London Road	Permission granted for 87 dwellings 00/02117/NFY	<b>Suitable</b> for residential. Partially complete (phased)
2/19	DS.48	Milham Ford School, Marston Road	Outline permission granted 03/00302/OUT Permission granted for 47 dwellings on part of site 06/01984/RES	<b>Development complete.</b> (Oct 2008)
2/20	DS.50	Northfield House	No current application	<b>Suitable</b> for residential
2/21	DS.51	Northfield School site, Kestrel Crescent	No current application	<b>Suitable</b> for residential. Site partly is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test
2/22	DS.53	OAC Factory site, Woodstock Road (Phase 3)	Permission granted for 229 dwellings 2/01241/FUL 04/01170/FUL	<b>Development complete</b> (Jul 2006)
2/23	DS.55	Osney Mill and Works, Mill Street	Permission granted for 12 dwellings 03/02502/FUL	<b>Suitable</b> for residential. Development not started at 31 <sup>st</sup> March 2009
2/24	DS.67	Railway Lane, Littlemore	Application submitted for 85 dwellings 07/01186/FUL. Pending consideration	<b>Suitable</b> for residential
2/25	DS.69	Rivermead Hospital	Permission granted for 132 dwellings 03/02496/FUL	<b>Development complete</b> (Oct 2005)

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2/26	DS.71	Ruskin College, Dunstan Rd	No current application	<b>Suitable</b> for residential
2/27	DS.73	Scrap Yard, Jackdaw Lane	No current application	<b>Suitable</b> for residential. Site partly is within Flood Zone 3 but allocated in the adopted Local Plan. Suitability of site subject to Flood Risk Assessment and the Exception Test. Site on raised ground
2/28	DS.75	Speedwell School, Sandford Road	Permission granted for 78 dwellings 04/02088/RES & 05/00046/RES	<b>Development complete</b> (Aug 2006)
2/29	DS.81	Suffolk House, Banbury Road	Permission granted that did not include residential 03/00505/FUL.	<b>Suitable</b> for residential. Development not started
2/30	DS.80	St. Augustine's School, Iffley Turn	Permission granted for 74 dwellings 05/01118/RES	<b>Development complete</b> (Nov 2008)
2/31	DS.84	Temple Cowley Middle School	Permission granted for 111 dwellings 04/02163/RES	<b>Development complete</b> (Mar 2007)
2/32	DS.85	The Trap Grounds off Aristotle Lane	Outline permission for 45 dwellings 02/00821/OUT	<b>Unsuitable.</b> Granted town green status in Summer 06
2/33	DS.89	Windmill School	Permission granted for 43 dwellings 05/01602/RES	<b>Development complete</b> (Jun 2007)
2/34	DS.90	Wolvercote Paper Mill, Wolvercote	No current application	<b>Suitable</b> for residential as mixed use site

Table 3: West End sites identified for residential use in the West End Area Action Plan

Ref	Local Plan/ West End AAP	Site name	Current planning status Commentary on planning status at Mar 2009	Review of site and policy constraints including construction status at 31 <sup>st</sup> March 2009
3/1	DS.1	Abbey Place Car Park	Site encompassed within Westgate site 06/01211/FUL	<b>Suitable</b> for residential indicatively in the West End AAP. Flood Zone 3. Development not started
3/2	DS.3	Albion Place Car Park	Permission granted for 14 dwellings 07/00089/CT4 on Albion Place Car Park	<b>Development complete</b> (Sep 2008)
3/3	DS.17	Cooper Callas site	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Although within Flood Zone 3
3/4	DS.3	Magistrates Court	No current application	<b>Suitable</b> for residential indicatively in the West End. Flood Zone 2
3/5	DS.16	Oxford and Cherwell Valley College	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Flood Zone 3
3/6	DS.61	Oxford Railway Station and Becket St Car Park	No current application	<b>Suitable</b> for residential indicatively in the West End AAP
3/7	DS.62	Oxpens Road site	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Flood Zone 3
3/8	DS.68	Rewley Road Fire Station	No current application	<b>Suitable</b> for residential indicatively in the West End AAP.
3/9	DS.76	Telephone Exchange	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Flood Zone 2
3/10	DS.77	Land to the West of St. Aldate's and south of Queen St	Planning application submitted for retail, student accommodation and office use 08/02261/FUL. Pending consideration	<b>Suitable</b> for residential indicatively in the West End AAP.
3/11	DS.79	St Aldate's Police Station and land to the rear	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Flood Zone 3
3/12	DS.88	Westgate Shopping Centre	Permission granted for 127 dwellings 06/01211/FUL	<b>Suitable</b> for residential indicatively in the West End. Flood Zone 3. Development not started
3/13	DS.91	Worcester St Car Park	No current application	<b>Suitable</b> for residential indicatively in the West End. Flood Zone 3.
3/14	WE20	Island site	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Partly within Flood Zone 3.
3/15	WE20	County Hall	No current application	<b>Suitable</b> for residential indicatively in the West End AAP.
3/16	WE20	Macclesfield House	No current application	<b>Suitable</b> for residential indicatively in the West End AAP.
3/17	WE20	Nursery and Osney Warehouse	No current application	<b>Suitable</b> for residential indicatively in the West End AAP. Partly within Flood Zone 3

**Sites going through the planning process**

**Sites with planning permission (large sites)**

Table 6 updates the list of sites of a significant size (generally 0.25ha/10 dwellings or greater) that had planning permission (outline or full) for residential development on the whole or part of the site but had not been completed at 31<sup>st</sup> March 2009. It excludes sites allocated in the Local Plan or identified in the West End AAP.

Table 6: Sites suitable for housing with planning permission (outline or full) for residential development that have not been completed (approx 10 dwellings/0.25ha or greater) at 31 <sup>st</sup> March 2009					
Ref	Site name	Application number	Date of permission	Development implemented?	Net number of dwellings (commitments at 31/03/08)
6/1	10 Stephen Road	08/01961/FUL	12/10/2009	Not at 15/04/2009	7
6/2	145-146 Magdalen Road	08/00600/RES	23/07/2008	Not at 29/04/2009	8
6/3	312 London Road	08/00423/FUL	27/06/2008	Not at 17/04/2009	9
6/4	485-487 Marston Road	08/00112/FUL	03/04/2008	Not at 15/04/2009	8
6/5	6 Temple Road	08/01044/FUL	12/08/2008	Not at 23/04/2009	9
6/6	Beenhams	06/01099/FUL	07/02/2008	Under construction at 06/04/2009	21
6/7	Garages and Land East Of Warren Crescent, Headington	02/02348/FUL	14/10/2003	Not at 08/04/2008	18
6/8	Hernes House Residential Home, 3 Hernes Crescent	05/02159/RES (further applications submitted 07/02120/RES and 07/02121/RES	08/12/2005	Not at 07/04/2009	24
6/9	Lawn Upton House, Sandford Road, Littlemore	04/02282/FUL, 04/02293/FUL	15/02/2005, 02/03/2005	Not at 01/05/2009	22
6/10	Rose Hill Orlit redevelopment	05/00639/OUT 07/02094/RES	17/03/2008	17/03/2008	155
6/11	Rear of 25, 27 and 29 Abberbury Road	08/00689/RES	07/08/2008	Not at 13/05/2009	10
6/12	St Ebba's	08/00639/FUL	09/02/2009	Not at 17/04/2009	8
6/13	Sunnymead Court	07/01872/FUL	24/09/2008	Under construction at 31/03/09	11
6/14	Temple Court, 107 Oxford Road	08/00851/FUL	11/08/2008	Under construction at 31/03/09	8
6/15	Travis Perkins, Chapel Street	04/02259/OUT	14/03/2006	Not at 31/03/09	57
6/16	Territorial Army Centre Slade Barracks Infantry, Mascall Avenue	06/01703/OUT 07/02261/FUL	12/06/2007 27/06/2008	Under construction at 31/03/09	72
Total					447
Total -10%					403

### Sites with planning permission (small sites)

Update of small sites suitable for housing with planning permission (outline or full) for residential development that had not been completed at 31<sup>st</sup> March 2009:

Commitments at 31 <sup>st</sup> March 2009 on small sites	551
<b>Total -10%</b>	<b>496</b>

Source: Annual Monitoring Report 2008 and Oxford City Council database (Full list of sites that make up this figure are at updated Appendix 6)

### Sites where planning permission has been refused

Table 7 updates the list of larger sites (generally 0.25ha/10 dwellings or greater/more) where planning permission was refused during the past 5 years that could still be suitable for housing development. The existence of a site in this table does not prejudice any decision made by the Council.

Table 7: Sites where planning permission was refused (by 31 <sup>st</sup> March 2009) but where the site is considered suitable for housing (approx 10 dwellings/0.25ha or greater)				
Ref	Site name	Application number and date of refusal	Site suitable for housing?	Net number of dwellings
7/1	8 Headley Way	04/02479/OUT (01/03/2005)	Whilst there would be some design and highway issues to be overcome, the principle of residential on this site is likely to be considered acceptable. The expectation is that with fewer dwellings development of the site is more likely to be acceptable. Notional capacity suggested	10
7/2	86-88 Old Road	04/00940/FUL (05/08/2004)	Whilst there would be some design and highway issues to be overcome, the principle of residential on this site is likely to be considered acceptable. The expectation is that with fewer dwellings development of the site is more likely to be acceptable. Notional capacity suggested	10
7/3	Rear Of 40-47 Juxon Street	03/01508/FUL (01/10/2003)	Whilst there would be some design issues to be overcome, the principle of residential on this site is likely to be considered acceptable. The expectation is that with fewer dwellings development of the site is more likely to be acceptable. Notional capacity suggested	8
Total				28
<b>Total - 45%</b>				<b>15</b>

### Sites pending a decision

Table 8 lists the sites of a significant size (generally 0.25ha/10 dwellings or greater/more) that have been submitted seeking permission (outline or full) by 31<sup>st</sup> March 2009 for residential development. The table lists applications that had not been determined at 31<sup>st</sup> March 2009 where the principle for residential development is likely to be acceptable. The existence of a site in this table and classing a site as suitable does not prejudice any decision made by the Council.

Table 8: Sites pending decision (at 31 <sup>st</sup> March 2009) where the site is considered suitable for housing				
Ref	Site name	Application number	Site suitable for housing?	Net number of dwellings
8/1	King of Prussia, 76 Rose Hill	06/02082/FUL	Mixed use redevelopment with residential on upper floors	8
8/2	Oxford and Cherwell Valley College	07/01742/OUT	Yes, site has outline permission for mixed use including residential	42
8/3	Oxonion Rewley Press, Lamarsh Road	07/00421/RES	Yes, site has outline permission for residential	8
8/4	St Nicholas House, Littlemore	09/00576/RES	Yes, site has outline permission (04/01106/OUT granted on 23/08/2006)	16
Total				74
<b>Total - 25%</b>				<b>56</b>

## STAGES 6 and 7

Estimating the housing potential of each site and assessing when and whether sites are likely to be developed

Table 17: Summary table of suitable sites: Assessment of the deliverability, developability and capacity of suitable sites

Ref	Site name	Site is available now? (Stage 7b)	Is the site achievable within 5 years (Stage 7c)	Flood Zone	Overcoming constraints (Stage 7d)	Deliverable or developable? (Stage 7)	Site size	Issues affecting capacity	Estimated capacity
<b>STAGE 3</b>									
<b>Residential sites in the Local Plan and West End AAP (Summary of suitable sites in Tables 2 and 3)</b>									
Site 1	Arthur Street	No, occupied by University of Oxford	Yes, 2010/11 – 2014/15	Majority 3b, small section 3a	Flood Zone 3 therefore appropriate flood protection/ mitigation required	Developable	0.31	Mixed use required on site. Site within City centre so higher densities are appropriate	20
Site 2	Between Towns Road	No, occupied	Yes, 2010/11 – 2014/15	1	-	Developable	0.56	Mixed use required on site. Small retail units on ground floor at southern end of Between Towns Road, offices towards northern end. Residential potentially above shops and adjacent to Coleridge Close. Site within District centre so higher densities are appropriate	45
Site 3	BMW Garage	No	No, 2015/16 – 2019/20	1	-	Developable	0.26	Application permitted Nov 07 for 'stop gap' redevelopment not including residential (07/02270/FUL) but potential remains for full redevelopment	10
Site 4	Canalside land	Yes. Vacant. Application refused at appeal.	Yes, 2010/11 – 2014/15	3a	-	Deliverable	0.49	Capacity based upon application number 07/01234/FUL	54
Site 5	Cooper Callas site	Yes. Vacant. Agent confirm owners keen to redevelop site	Yes, 2010/11 – 2014/15	3a and 3b	-	Deliverable	0.10	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	10
Site 6	County Hall	No, occupied by Oxfordshire County Council staff	No, 2015/16 – 2019/20	1	-	Developable	0.33	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	65
Site 7	Cowley Centre	No, occupied by tenants	No, 2015/16 – 2019/20	1	-	Developable	3.65	Priority is for retail development. Residential on upper floors only. Site within District centre so higher densities are appropriate	50
Site 8	Cowley Marsh Depot site	No, occupied by Oxford City Council City Works department who would require a new site to relocate to	No, 2015/16 – 2019/20	Majority 3b, remainder 1	Flood Zone 3 therefore appropriate flood protection/ mitigation required	Developable	1.70	Mixed use required on site.	75
Site 9	Diamond Place	No, Ewert Place occupied by University of Oxford who would relocate	Yes, 2010/11 – 2014/15	1	-	Developable	1.69	Mixed use required on site. Site within District centre so higher densities are appropriate	50
Site 10	Elsfield Hall	No, occupied	Yes, 2010/11 – 2014/15	1	-	Developable	0.36	Capacity based upon application number 02/00328/FUL	24
Site 11	Island site	No, occupied but leases expiring	Yes, 2010/11 – 2014/15	1, 2 and 3a	-	Developable	0.87	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set	38

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								out in West End AAP	
Site 12	Lamarsh Road	Yes, permission granted	Yes, 2010/11 – 2014/15	3a and small area 3b	Flood Zone 3 therefore appropriate flood protection/ mitigation required	Deliverable	2.25	Capacity based upon application number 06/01032/RES	17
Site 13	Leiden Road site	Joint working group progressing feasibility study of moving health facilities to new Wood Farm Primary Sch.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.52	Community centre and primary health care facilities required on site	18
Site 14	Mabel Pritchard School	Yes. Vacant.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.42	Capacity based upon application number 07/01440/RES	25
Site 15	Macclesfield House	No, occupied by Oxfordshire County Council staff	Yes, 2010/11 – 2014/15	1	-	Developable	0.25	Priority use for site is retail. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	23
Site 16	Magistrates Court	No, occupied	No, 2015/16 – 2019/20	2	-	Developable	0.17	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	10
Site 17	Manor Ground	Yes. Landowner Nuffield Hospitals had not fulfilled legal agreement to provide 27 affordable and key worker units on the remainder of site. Discussions with Oxford City Council recent and ongoing to seek conclusion to delivering housing on remaining part of site possibly by selling remaining land to an RSL. Planning permission already granted.	Yes, 2010/11 – 2014/15	1	Remaining affordable housing	Deliverable	1.71	Capacity based upon application number 00/02117/NFY	27 (remaining)
Site 18	Northfield House	No, occupied by Northfield Special School who intend to relocate	No, 2015/16 – 2019/20	1	-	Developable	0.70	No specific issues	35
Site 19	Northfield School site	No, occupied by Northfield School who intend to relocate	No, 2015/16 – 2019/20	1 and 3b	-	Developable	3.32	Residential development should not generally extend beyond area currently occupied by buildings (approx 0.95ha). Linear park required adjacent Northfield Brook. Habitat buffer. Large portion of the site in flood plain	50
Site 20	Nursery and Osney Warehouse	No, occupied	Yes, 2010/11 – 2014/15	3a	-	Developable	0.43	Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	25
Site 21	Osney Mill and Works, Mill Street	Site vacant. Permission granted (legal agreement signed) on 15 <sup>th</sup> January 2008	Yes, 2010/11 – 2014/15	2 and 3a	-	Deliverable	0.73	Capacity based upon application number 03/02502/FUL	12
Site 22	Oxford and Cherwell Valley College	No. Occupied by college	Yes, 2010/11 – 2014/15	1, 2, 3a and 3b	-	Developable	3.14	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	40
Site 23	Oxford Railway Station and Becket Street Car	No. Functioning car park	Yes, 2010/11 – 2014/15	Majority 1, small	Widening of station track likely to be	Developable	3.03	Only Becket Street Car Park suitable for residential. Site within City centre so	70

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	Park			section 2	required to improve station infrastructure			higher densities are appropriate but must consider mix set out in West End AAP	
Site 24	Oxpens Road site	Partly occupied	Yes, 2010/11 – 2014/15	1, 2, 3a and 3b	-	Developable	7.33	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	240
Site 25	Railway Lane	Yes. Vacant. Current application	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.97	Capacity based upon application number 07/01186/FUL	85
Site 26	Rewley Road Fire Station	No, requires relocation of fire station	No, 2015/16 – 2019/20	Majority 1, small strip 2	-	Developable	0.47	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	40
Site 27	Ruskin College, Dunstan Lane	No, occupied	Yes, 2010/11 – 2014/15	1	-	Developable	1.77	Scale of new buildings needs to be appropriate to the Conservation Area. Trees to be retained. Masterplan does not show self contained units but some could be accommodated for key workers	20
Site 28	Scrap yard, Jackdaw Lane	Still in use as a scrap yard	Yes, 2010/11 – 2014/15	2 and 3a	Flood Zone 3 therefore appropriate flood protection/ mitigation required	Developable	1.54	Mixed use required on site.	70
Site 29	Suffolk House	No, occupied	Yes, 2010/11 – 2014/15	1	-	Developable	0.21	Mixed use required on site. Site within District centre so higher densities are appropriate.	15
Site 30	Telephone Exchange	No, occupied and requires relocation of equipment	No, 2020/21 – 2024/25	2	-	Developable	0.40	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	27
Site 31	Land to the West of St. Aldate's and south of Queen Street	No, occupied by tenants	Yes, 2010/11 – 2014/15	1	-	Developable	1.00	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	20
Site 32	St Aldate's Police Station and land to the rear	No, requires relocation of police station	No, 2015/16 – 2019/20	2 and 3a	-	Developable	0.41	Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	30
Site 33	Westgate Shopping Centre and Abbey Place Car Park	Yes, Partly. Economic issues have delayed the start of construction.	Yes, 2010/11 – 2014/15	1 and 2	Compulsory Purchase Order on confirmed in April 2008	Deliverable	3.04	Capacity based upon application number 06/01211/FUL	127
Site 34	Worcester Street Car Park	No, functioning car park	Yes, 2010/11 – 2014/15	1 and 2	Further research required regarding historic environment appraisal and potential for canal basin	Developable	0.54	Mixed use required on site. Site within City centre so higher densities are appropriate but must consider mix set out in West End AAP	18
Site 35	Wolvercote Paper Mill	Yes. Oxford University Press keen to pursue development of the site and anticipate development within 5 years	Yes, 2010/11 – 2014/15	1, 2 and 3a	Adjacent to Flood Zone 3. Part of site within Flood Zone 2	Deliverable	4.65	Design must carefully consider interface with area of ecological value. Capacity based on recent masterplan which includes some employment and community facilities	200
<i>Total for 2010/11 – 2014/15 (deliverable)</i>									575
<i>Total for 2010/11 – 2014/15 (developable)</i>									718

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Total for 2014/15 – 2019/20 (developable)	365
Total for 2020/21 – 2024/25 (developable)	27
<b>Total</b>	<b>1,685</b>

Employment sites (Summary of suitable sites in Table 4)										
Site 36	Falklands House	No, occupied by Oxford University Training Corps	No, 2015/16 – 2019/20	Majority 3a, partly 2	Oxford University Training Corps likely to want to stay on the site for the foreseeable future. Flood Zone 3.	Developable	0.22	If site became available, preference would be to demolish existing building and redevelop as a mixed use development (offices on the ground floor) and residential. City centre site. Capacity based on 75 dph	16	
Site 37	Maintenance Depot, Lanham Way	No, occupied. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	-	Developable	0.23	Surrounding residential is low density therefore capacity based upon 45 dph	10	
									<i>Total for 2010/11 – 2014/15 (deliverable)</i>	0
									<i>Total for 2010/11 – 2014/15 (developable)</i>	10
									<i>Total for 2014/15 – 2019/20 (developable)</i>	16
									<i>Total for 2020/21 – 2024/25 (developable)</i>	0
									<b>Total</b>	<b>26</b>

Non-residential allocations (Summary of Table 5)									
None suitable									
Suitable sites with planning permission (Table 6)									
Site 38	10 Stephen Road	No	Yes, 2010/11 – 2014/15	1	-	Developable	0.01	Capacity based upon application number 04/01311/FUL	14
Site 39	145-146 Magdalen Road	Yes. Stated as vacant on application form.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.07	Capacity based on application number 08/00600/RES	9
Site 40	312 London Road	No, residential use	Yes, 2010/11 – 2014/15	1	-	Developable	0.10	Capacity based on application 08/00423/FUL	9
Site 41	485-487 Marston Road	No, residential use	Yes, 2010/11 – 2014/15	1	-	Developable	0.08	Capacity based on application 08/00112/FUL	8
Site 42	6 Temple Road	Yes. Stated as vacant on application form.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.16	Capacity based on application 08/01044/FUL	9
Site 43	Beenhams	Yes. Development commenced	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.39	Capacity based upon application number 06/01099/FUL	21
Site 44	Garages and Land East Of Warren Crescent, Headington	Yes. City Council own the land	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.37	Capacity based upon application number 02/02348/FUL	18
Site 45	Hernes House Residential Home, 3 Hernes Crescent	Yes. Application made by the owner Oxfordshire Mental Healthcare Trust	Yes, 2010/11 – 2014/15	1	Existing residents would need to be accommodated elsewhere. Likely that Oxfordshire Mental Healthcare Trust would arrange	Deliverable	0.23	Capacity based upon application number 05/02159/RES	24
Site 46	Lawn Upton House, Sandford Road,	Yes. Permission granted on appeal	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.85	Capacity based upon application numbers 04/02282/FUL and	22

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	Littlemore							04/02293/FUL	
	Rear of 25, 27 and 29 Abberbury Road	Yes, permission granted	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.31	Capacity based upon application number 08/00689/RES	10
Site 47	Rose Hill Orlit redevelopment	Yes. Development commenced 17/03/08	Yes, 2010/11 – 2014/15	1	There is a phased re-housing programme planned as part of the construction process	Deliverable	3.31	Capacity based upon application number 05/00639/OUT	155
Site 48	St Ebba's	No, residential use	Yes, 2010/11 – 2014/15	1	-	Developable	0.31	Capacity based upon application number 08/00639/FUL	8
Site 49	Sunnymead Court	Yes, site vacant and boarded up	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.23	Capacity based upon application number 07/01872/FUL	11
Site 50	Temple Court, 107 Oxford Road	Yes, stated as vacant on application form	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.07	Capacity based upon application number 08/00851/FUL	8
Site 51	Travis Perkins, Chapel Street	Yes. Application made by the owner	Yes, 2010/11 – 2014/15	1	Current occupier would relocate	Deliverable	0.72	Capacity based upon application number 04/02259/OUT	57
Site 52	Territorial Army Centre Slade Barracks Infantry, Mascall Avenue	Yes. Site sold to Berkeley Homes. Development commenced.	Yes, 2010/11 – 2014/15	1	Construction started 08/07/2008	Deliverable	1.78	Capacity based upon application number 07/02261/FUL. Application includes student accommodation	72

<i>Total for 2010/11 – 2014/15 (deliverable)</i>	416
<i>Total with 10% discount</i>	374
<i>Total for 2010/11 – 2014/15 (developable)</i>	39
<i>Total with 10% discount</i>	35
Total	455
<b>Total with 10% discount</b>	<b>409</b>

**Sites where permission refused but principle acceptable (Table 7)**

Site 53	8 Headley Way	Yes. Application made by the owner	Yes, 2010/11 – 2014/15	1	New application required that overcomes the reasons for refusal	Deliverable	0.20	Capacity based upon application number 04/02479/OUT and amended based upon reasons for refusal	10
Site 54	86-88 Old Road	Yes. Application made by the owner	Yes, 2010/11 – 2014/15	1	New application required that overcomes the reasons for refusal	Deliverable	0.19	Capacity based upon application number 04/00940/FUL and amended based upon reasons for refusal	10
Site 55	Rear Of 40-47 Juxon Street	Yes. Application made by the owner	Yes, 2010/11 – 2014/15	1	New application required that overcomes the reasons for refusal	Deliverable	0.09	Capacity based upon application number 03/01508/FUL and amended based upon reasons for refusal	8

<i>Total for 2010/11 – 2014/15 (deliverable)</i>	28
<i>Total for 2010/11 – 2014/15 (developable)</i>	0
<i>Total for 2015/16 – 2019/20 (developable)</i>	0
<i>Total for 2020/21 – 2024/25 (developable)</i>	0
Total	28
<b>Total with 45% discount</b>	<b>15</b>

**Suitable sites pending decision (Table 8)**

Site 56	King of Prussia, 76 Rose Hill	Yes. Site vacant and boarded up.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.32	Capacity based upon application number 06/02082/FUL	8
Site 57	Oxford and Cherwell Valley College,	No, occupied by college	Yes, 2010/11 – 2014/15	1	-	Developable	1.85	Capacity based on indicative layout in outline application 07/01742/OUT	42

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	Cuddesden Way								
Site 58	Oxonion Rewley Press, Lamarsh Road	Yes. Site vacant.	Yes, 2010/11 – 2014/15	3a and 3b	-	Deliverable	0.07	Capacity based upon application number 07/00421/RES	8
Site 59	St Nicholas House	Yes. Site vacant.	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.29	Capacity based upon application number 09/00639/RES	16
<i>Total for 2009-2014 (deliverable)</i>									32
<b>with 25% discount</b>									24
<i>Total for 2009-2014 (developable)</i>									42
<b>with 25% discount</b>									32
Total									74
<b>Total with 25% discount</b>									56

**Basic desktop study (Summary of suitable sites in Table 10)**

Site 60	Cowley Community Centre	Vacant	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.26	Mixed use. Within district centre so higher densities appropriate	20
Site 61	Former Barton Road Cricket Ground	Yes. Developer shown interest in developing the site	Yes, 2010/11 – 2014/15	1	Dependant on overcoming Local Plan Policy SR.2 and Core Strategy emerging Policy CS22	Deliverable	1.02	Development of the site has the potential to create new publicly accessible informal and formal local open space. 0.7h likely to remain for residential. Suburban location. Capacity based upon approximate density of 50 dph and Balance of Dwellings SPD.	35
Site 62	Harlow Centre and Site	Yes. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	Site currently used for education support services as an office base which the County Council plan to relocate	Deliverable	1.06	Capacity only considers the part of the site currently occupied by buildings. Suburban location. Capacity based upon approximate density of 50 dph and Balance of Dwellings SPD. At least 10% open space assumed	47
Site 63	Land Adjacent TKMaxx, John Allen Centre	Yes. Owner has expressed interest in providing residential as part of wider development	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.05	Constrained site but within District centre so higher densities are appropriate. Site would include retail and other community facilities too. Residential on upper floors	10
Site 64	Lincoln College Sports Ground, Bartlemas Close	Yes. Owner has expressed interest in allowing site to be developed.	Yes, 2010/11 – 2014/15	1	Dependant on overcoming Local Plan Policy SR.2 and Core Strategy emerging Policy CS22. Lincoln College plan to would share the sports ground of Jesus College	Deliverable	2.34	Site is adjacent to the very sensitive Bartlemas Conservation Area. Development may be acceptable on the eastern part of the site only (1.25ha). Development on the remainder of the site would only be acceptable if there was no adverse impact upon the Conservation Area. Capacity based upon approximate density of 55 dph and Balance of Dwellings SPD. At least 10% open space assumed	68
Site 65	Longlands, Blackbird Leys	Yes. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	No, 2015/16 – 2019/20	1	County Council would replaced beds elsewhere and in other ways in the long term	Developable	0.44	Site is within existing medium density residential area. A lot of on street parking exists in the area so careful design would be required to prevent exacerbating this problem. Capacity	24

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								based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	
Site 66	Marston Court	Yes. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	No, 2015/16 – 2019/20	1	County Council would replaced beds elsewhere and in other ways	Developable	0.42	Site is within existing medium density residential area. Capacity based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	23
Site 67	Northway Centre, Malfield Road	Yes, site owned by Oxford City Council who have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.78	Site would need to provide new community facilities on site perhaps also accommodating any loss from Sutton Road Hall site. Approximately 0.26ha may remain for residential. Site is within existing medium density residential area. Capacity based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	14
Site 68	Ormerod School	Yes. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	Current educational use will be delivered in a different way in a new property	Deliverable	1.40	Site is within existing medium density residential area. Capacity based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	75
Site 69	Shotover View	Yes. Registered Social Landlord have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	Uses will be relocated to a new office	Deliverable	0.58	Site is within existing suburban residential area. Capacity based upon approximate density of 50 dph and Balance of Dwellings SPD	30
Site 70	Sutton Road Hall, Northway	Yes, site owned by Oxford City Council who have expressed an interest in developing the site	Yes, 2010/11 – 2014/15	1	-	Deliverable	0.18	Site is within existing medium density residential area. Community use that would be lost could potentially be provided as part of new facilities on the Northway Centre site or elsewhere/ Capacity based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	20
Site 71	Townsend House, Barton	Yes. Site owned by Oxfordshire County Council who have expressed an interest in developing the site	No, 2015/16 – 2019/20	1	County Council would replaced beds elsewhere and in other ways	Developable	0.44	Site is within existing medium density residential area. Capacity based upon approximate density of 60 dph and Balance of Dwellings SPD. At least 10% open space assumed	24
Site 72	Union Street Car Park, Cowley Road	Yes, site owned by Oxford City Council who have expressed an interest in developing a carbon neutral residential and retail development on the site	No, 2015/16 – 2019/20	1	Feasibility studies	Developable	0.25	Capacity based upon public exhibition undertaken in May 2007	20
<i>Total for 2010/11 – 2014/15 (deliverable)</i>									319
<i>Total for 2010/11 – 2014/15 (developable)</i>									0
<i>Total for 2015/16 – 2019/20 (developable)</i>									91
<i>Total for 2020/21 – 2024/25 (developable)</i>									0
<b>Total</b>									<b>410</b>

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<b>STAGE 5</b>									
<b>Detailed map survey (Summary of suitable sites in Table 11)</b>									
<b>None suitable</b>									
<b>Open Space (Summary of suitable sites in Table 12)</b>									
Site 73	Former St Augustine's playing fields	Yes, owned by Oxfordshire County Council who have expressed interest in seeking redevelopment of the site. A strip of land adjacent to former school site is owned by Banner Homes	Yes, 2010/11 – 2014/15	1	Dependant on overcoming Local Plan Policy SR.2 and Core Strategy Policy CS22. Access to be resolved, likely from adjacent development site. Oxon CC to clear with statutory educational requirements	Deliverable	2.14	Site within existing low/medium density residential area and adjacent to new development. Capacity based upon approximate density of 50 dph and Balance of Dwellings SPD. At least 10% open space assumed	100
								<i>Total for 2010/11 – 2014/15 (deliverable)</i>	100
								<i>Total for 2010/11 – 2014/15 (developable)</i>	0
								<i>Total for 2015/16 – 2019/20 (developable)</i>	0
								<i>Total for 2020/21 – 2024/25 (developable)</i>	0
								<b>Total</b>	<b>100</b>
<b>Green Belt Land (Summary of suitable sites in Table 14)</b>									
Site 74	Land West of Oxford Hotel (includes Land north of Godstow Road Site 10/16 in Table 10 – potentially part of the Northern Gateway strategic location)	Owned by St Johns College who have been in discussions with the Council regarding the Northern Gateway AAP	Yes, 2010/11 – 2014/15	1	Dependant on Core Strategy Inspector's report. Need to demonstrate exceptional circumstances to justify release of Green Belt land	Developable	7.78	Site not adjacent to existing residential but close to Upper Wolvercote. Consideration of the impact upon the Conservation Area may affect capacity. In the absence of noise data, it is assumed that the north half of the site may experience noise problems and therefore will be excluded from having capacity. Part of site may be required for landscaping to mitigate against traffic noise. This leaves approximately 3.67ha. Capacity based upon approximate density of 50 dph and Balance of Dwellings SPD	140
								<i>Total for 2010/11 – 2014/15 (deliverable)</i>	0
								<i>Total for 2010/11 – 2014/15 (developable)</i>	140
								<i>Total for 2015/16 – 2019/20 (developable)</i>	0
								<i>Total for 2020/21 – 2024/25 (developable)</i>	0
								<b>Total</b>	<b>140</b>
<b>Core Strategy strategic sites (Summary of suitable sites in Table 15)</b>									
Site 75	Summertown Safeguarded Land and adjoining Summer Fields School land	No, site is currently required for operational purposes by Summer Fields School and Wadham College.	No (no date can be specified due to current landowner	Majority 1, SE corner of site partly in 2,	Dependant on Core Strategy Inspector's Report. Consultation with landowners will	Developable	23.1	The Core Strategy refers to the area of safeguarded land only (17 ha) which would be the boundary assumed for an SPD following on from the Core	200

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			position)	3a and 3b	continue into the future but constraint remains until site not needed by the landowners. Less land may become available than was originally considered			Strategy. A larger area may become available if the adjoining Summer Fields School playing fields are released (23.1 ha) in which case an AAP may be required to amend the boundary.  The 23.1 ha could deliver 200 dwellings or more (based upon 50 dph and Balance of Dwellings SPD) which would include an allowance for retaining protected private open, new public open space, floodplain and possible education facilities if required.	
Site 76	Barton Safeguarded Land	Yes, majority of site owned by Oxford City Council who have expressed an interest in developing the site	No, minority 2010/11 – 2014/15.  Majority 2015/16 – 2019/20	Majority 1, strip on northern edge in 3b	Dependant on Core Strategy Inspector's Report. Options for accessing the site need appraising. Type and location of access required ultimately depends on the land use(s) envisaged on the site. This will affect cost and timescale. Initial work is progressing.	Developable	36.4	The entire boundary of the Barton site as defined by the safeguarded land in the Local Plan measures 36.4 ha. Within this area there are parts that would either be unavailable, difficult to develop or would need to be accommodated within the development. These include: floodplain adjoining Bayswater Brook (3.6 ha); Barton Fields allotments (4.2 ha); Barton recreation ground (3.3 ha); part of the substation site (3.7 ha). The remainder of the site (23.5 ha) could be developed efficiently. Capacity assessed as part of Core Strategy to have capacity of 800-1200. Mid figure of 1000 taken as capacity. Some local facilities likely.	1,000
								<i>Total for 2010/11 – 2014/15 (deliverable)</i>	0
								<i>Total for 2010/11 – 2014/15 (developable)</i>	100
								<i>Total for 2015/16 – 2019/20 (developable)</i>	900
								<i>Total for 2020/21 – 2024/25 (developable)</i>	0
								<i>No date</i>	200
								<b>Total (excludes Summertown)</b>	<b>1000</b>
<b>Nature Conservation sites (Summary of suitable sites in Table 16)</b>									
<b>one suitable</b>									

## STAGE 8

### Review of the assessment

#### Summary of capacity – no windfall allowance

Table 18: Summary of capacity and timescale for delivery (no windfalls)

Site status and timescale	Number of dwellings					
	Apr 2010/11- Mar 2014/15 (years 1-5)		Apr 2015/16 – Mar 2019/20 (years 6-10)	Apr 2020/21- Mar 2024/25 (years 11-15)	Apr 2025/26 – Mar 2029/30 (years 16-20)	Total
	Deliverable sites	Developable sites	Developable sites	Developable sites		
Residential allocated sites	575	718	365	27	0	1,685
Employment sites	0	10	16	0	0	26
Non-residential allocated sites	0	0	0	0	0	0
Suitable sites with planning permission (large)	374 <sup>6</sup>	35	0	0	0	409
Suitable sites with planning permission (small)	496 <sup>7</sup>	0	0	0	0	496
Sites where permission refused but principle acceptable	15 <sup>8</sup>	0	0	0	0	15
Suitable sites pending decision	24 <sup>9</sup>	32	0	0	0	56
Basic desktop study	319	0	91	0	0	410
Detailed map survey	0	0	0	0	0	0
Open space	100	0	0	0	0	100
Green belt land	0	140	0	0	0	140
Core Strategy strategic sites	0	100	900	0	0	1000
Nature conservation sites	0	0	0	0	0	0
<b>Total</b>	<b>1,903</b>	<b>1,035</b>	<b>1,372</b>	<b>27</b>	<b>0</b>	<b>4,337</b>

#### Housing distribution

8.15 Table 19 shows the distribution of the figures in Table 18 against the variety of measuring tools. The completions figure for 2009/10 has to remain blank. This UR1b was produced in December 2009 which is in the middle of the monitoring year 2009/10. Results of dwelling completions for 2009/10 are not able to be confirmed until Summer 2010 (due to the time required to visit all sites after 31<sup>st</sup> March and to check data) so therefore UR1b cannot include a completions figure for 2009/10. Also, SHLAAs are expected to illustrate land availability for the following 5 years and the next full 5 year period starts in 2010/11. Most importantly, completions during 2009/10 will be from the already identified sites or from windfalls that are already counted under small site commitments so to avoid likely duplication the

<sup>6</sup> includes discount, see Table 6

<sup>7</sup> includes discount, see paragraph 3.19 and Appendix 6

<sup>8</sup> includes discount, see Table 7

<sup>9</sup> includes discount, see Table 8

trajectory will not show an estimated figure for completions in 2009/10. It is possible that some other identified sites currently anticipated in Years 2010/11 – 2014/15 will come forward during 2009/10.

## Implications for housing policy in Oxford

### PPS3, the South East Plan and the Core Strategy

#### Years 1-5

8.16 PPS3 requires that Oxford City Council must manage land to ensure a continuous rolling five year supply of land of deliverable sites. This is also known as National Indicator 159: Supply of ready to develop housing sites<sup>10</sup> (NI159). The next full 5 year period is 2010/11 to 2014/15. Future SHLAA's will show land availability for a rolling five year period and therefore they will move the period on one year, every year. **Table 18** shows that there are enough deliverable and identifiable sites in Oxford to provide 1,903 dwellings over the first 5 years. This is without relying on windfalls. **Table 19** shows the deliverable sites using two methods of calculation (rows A1 and A2) explained below.

8.17 The Regional Spatial Strategy<sup>11</sup> (South East Plan) sets a target of 400 dwellings per year for Oxford which equates to 2,000 dwellings over 5 years so on initial consideration it appears that Oxford is short of maintaining a five-year supply (row A1 in Table 19). However, when calculating the supply of ready to develop housing sites as requested by the Department for Communities and Local Government in December each year, the formula is:

$$(x / y) * 100$$

where,

x = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)

y = the planned housing provision required for the 5 year period (net additional dwellings)

8.18 The figure used for 'y' could be taken to be the annualised target of 400 dwellings x 5 (2,000) however this would not be a true representation of what is actually required for Oxford to meet its 8,000 target because it does not consider to what extent housing has already exceeded its past annual targets. The more appropriate method would be to take 'y' to be the annualised target remaining taking into account what has already been built in the first 3 years of the South East Plan period (2006/07-2008/09).

8.19 The first 3 years of the Core Strategy and South East Plan period delivered 821, 529 and 665 dwellings respectively. This leaves 5,985 dwellings needed to meet Oxford's 8,000 target for 2026, and with 17 years remaining until 2026, this equates to 352 dwellings per year residual requirement. This is shown in row A2 in **Table 19**. Oxford exceeding its housing target in these early years reduces the actual annual requirement needed to meet the overall South East Plan target of 8,000 from 400 to 352. To further illustrate this, over 5 years Oxford is required to deliver 2,000 dwellings but Oxford has already delivered 2,015 dwellings in only 3 years. Taking the residual requirement of 352 dwellings per year, this means over 5 years 1,760 dwellings are required so the 2008/09 result to be reported for NI159 is as follows:

$$(1,903/1,760) * 100 = 108.12\%$$

#### Years 6-10

8.20 PPS3 also requires that Oxford City Council should identify a further supply of specific developable sites for years 6-10 (2015/16-19/20). Row B of **Table 19** shows that the remaining developable sites from

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<sup>10</sup> National Indicator 159, Page 22, Annex 4, *National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions* (April 2008) CLG

<sup>11</sup> *The South East Plan* (May 2009)

2010/11-2014/15 of 1,035 dwellings plus the dwellings from years 2015/16-19/20 (1,372), equates to 2,407 dwellings. This exceeds the 5 year South East Plan target of 2,000 dwellings by 407 dwellings and the residual 5 year requirement of 1,760 by 647 dwellings. This is without relying on windfalls.

#### *Years 11-15*

8.21 PPS3 says that, where possible, sites should be identified for years 11-15 (2020/21-24/25). Row B of **Table 18** shows that 27 dwellings can be identified for years 11-15. There is no requirement in PPS3 to identify sites for years 16-20 (2025/26–2029/30).

#### *The full South East Plan period of 2006-26*

8.22 Table 19 shows the distribution of housing land availability according to Table 18. Row C includes the years 2006/07-2009/10 in order to demonstrate the distribution of housing over those early Core Strategy/South East Plan years. PPS3 does not expect Local Authorities to be able to identify all the land to make up their full target (8,000). However, Oxford's SHLAA and updates are able to identify enough land to account for 6,352 dwellings which is a significant proportion. Oxford would only be 1,648 dwellings short of achieving its Core Strategy target requiring only an additional 97<sup>12</sup> dwellings per annum from windfalls from 2009/10 onwards (see Stage 10). This should be easily achievable considering that windfalls are estimated to be around 170 dwellings per year (see Stage 10) which itself is a conservative estimate. Identified sites are concentrated in earlier years tailing off in the latter years. It is likely that further new sites would be identified throughout the lifetime of the Core Strategy document and future reviews of the SHLAA to contribute to the target. Further sites may also be identified during the production of the Sites and Policies DPD.

#### *New Growth Point*

8.23 Oxford City Council was granted New Growth Point (NGP) status in October 2006 and on this basis is expected to provide 5,692 dwellings between 2006/07 and 2015/16. This figure was based upon allocations, commitments and the West End potential calculated at 2006/7. It also included an allowance for windfalls which was accepted as part of the bid at the time. Row D of **Table 19** shows that based upon evidence in the SHLAA, Oxford could deliver 6,097 dwellings between 2006-16 including windfalls which exceeds the requirement of being an NGP by 405 dwellings. Windfalls would therefore be required, as per the initial bid, to meet the target.

#### **Future opportunities**

8.24 A full map survey and contact with landowners to identify new sites is not expected to be undertaken annually<sup>13</sup> however, there may be sites owned by Oxford City Council that emerge. These will be added to SHLAA updates if there is a reasonable prospective of them being brought forward for development and that they are considered deliverable or developable.

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<sup>12</sup>  $1,648/17 = 97$  (17 = number of years from 2010/11 – 2025/26)

<sup>13</sup> Paragraph 17, *Strategic Housing Land Availability Assessments: Practice Guidance* (Jul 2007) CLG

Table 19 Distribution of housing based upon Table 18 (no windfalls during years 1-20) plotted against the variety of relevant targets

Calendar year	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/30	Total	Target	Shortfall (-)/ surplus (+)
SHLAA year	-	-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
<b>A1. PPS3 5 years deliverable supply</b>					1,903 <i>(deliverable)</i>															1,903	2,000 <sup>14</sup>	-97					
<b>A2. PPS3 5 years deliverable supply (residual method)</b>					1,903 <i>(deliverable)</i>															1,903	1,760 <sup>15</sup>	+143					
<b>B. PPS3 15 years supply</b>					2,938 <i>(deliverable and developable)</i>					1,372					27					4,337	6,000	- 1,663					
<b>C. Core Strategy/ South East Plan</b>	821	529	665	#	2,938 <i>(deliverable and developable)</i>					1,372					27					0		6,352	8,000	- 1,648 <sup>16</sup>			
<b>D. New Growth Point</b>	821	529	665	#	2,938 + 850 = 3,788 <i>(deliverable and developable and windfall<sup>17</sup>)</i>					294 <sup>18</sup>											6,097	5,692	+405				

<sup>14</sup> Using South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000

<sup>15</sup> Residual target taking into consideration dwellings completed earlier in the Plan period (see paragraph 8.19): 352 x 5 = 1,760

<sup>16</sup> The overall likely shortfall and therefore the level of requirement for windfalls. Equates to 20.6% of all housing or an average of 97 dwellings per year between 2009/10 and 2025/26 (1,648 dwellings/17 years = 97 dwellings per year)

<sup>17</sup> Target set included reliance on windfall which was accepted at the time of the New Growth Point bid

<sup>18</sup> See trajectory at Appendix 10, Scenario 2 (windfalls). Projected completion total for 2015/16 = 294

# Figure not able to be confirmed until Sept 2010 and will be included in the SHLAA update Dec 2010 (see paragraph 8.15).

## STAGE 10

### Determining the housing potential of windfalls

#### *What are windfalls?*

10.16 Windfall sites are those which have not been specifically identified in the planning process.

10.17 In past years windfalls have been estimated by distinguishing between large (generally  $\geq 10$  dwellings or 0.25ha) and small site windfalls. However, as more SHLAAs or updates are produced, more and more large sites are identified as they come through the planning system. This therefore removes such identified large sites from being classed as windfalls. This reduced reliance on predicting large windfall sites provides for a more robust assessment of housing land availability.

10.18 Sites listed in Tables 6 to 8 (large sites with planning permission, large sites refused but acceptable in principle and large sites pending a decision) would have been classed as windfalls prior to the introduction of SHLAAs so there was a useful purpose in trying to estimate these separately. But now these large sites are expected to be identified in SHLAAs which means that large site windfalls should now not exist as they should be picked up and identified in the SHLAA before they are completed. This is illustrated in the results for 2008/09 where there were no large site windfalls because they had all already been identified in Tables 6 to 8.

#### *Estimating windfalls*

10.19 The Practice Guidance says that any windfall allowance should be based on an estimate of the amount of housing that could be delivered in an area on land that has not been identified. One method being to calculate the average annual completion rate from each likely source and coming to an informed view as to:

- whether the annual rate is likely to increase or decrease;
- whether the pattern of redevelopment is likely to remain the same, grow or decline;
- whether current market conditions are likely to stay the same, worsen or improve;

10.20 As explained above, previous years separated out small and large windfalls and Table 20 in previous SHLAAs reflected small site windfalls only. Considering that large site windfalls should in theory no longer exist, it is possible to continue to compare past small site windfalls with recent data on general windfall levels of 2008/09 which were all on small sites anyway and which will be in the future.

10.21 To estimate the average annual past completion rate from windfalls the description of development (taken from the planning application) and the proposed and existing land uses were used to identify the relevant capacity source. It should be noted that while best endeavours were used to classify past developments into the capacity sources set out in the draft SHLAA guidance, an element of subjectivity was required to do so (see **Table 20** and **Figure 11**).

Source	Net completions per year							
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09
Subdivision of existing housing	12	42	74	97	134	54	87	91
Flats over shops	3	2	3	4	2	1	7	0
Intensification of existing areas	31	20	47	57	42	109	124	80
Redevelopment of existing housing	28	3	23	33	41	58	57	34
Previously developed vacant & derelict land and buildings	2	24	16	17	22	0	13	25
Conversion of commercial	10	5	8	5	16	0	12	34
<b>Total</b>	<b>86</b>	<b>96</b>	<b>171</b>	<b>213</b>	<b>257</b>	<b>222</b>	<b>300</b>	<b>264</b>

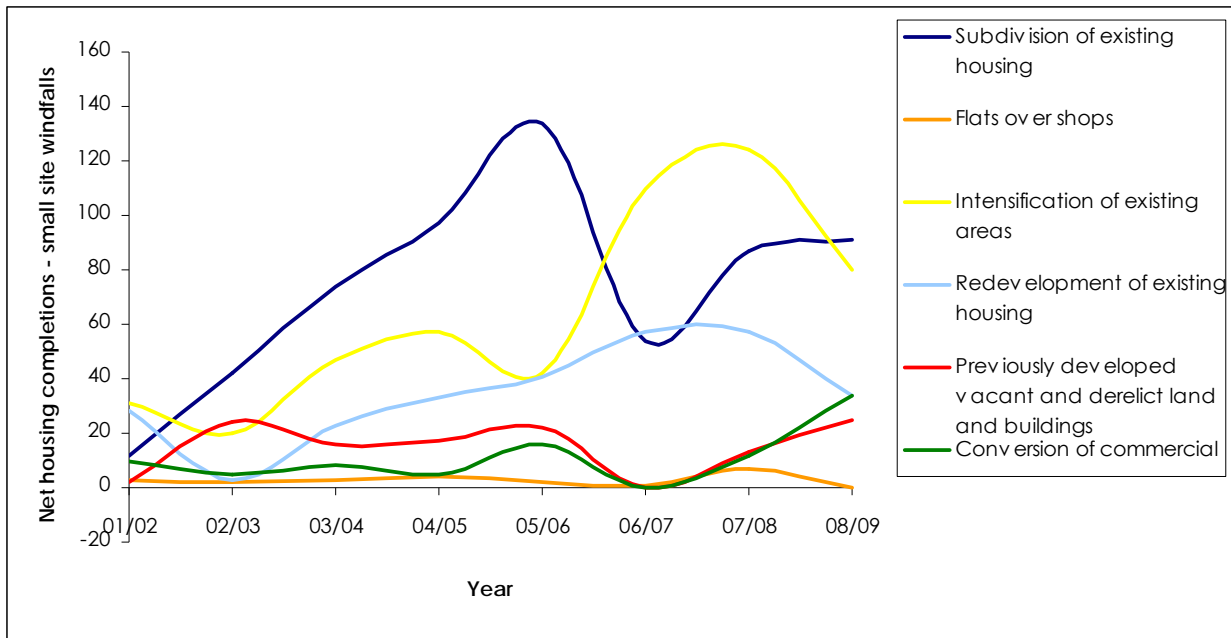


Figure 11: Pattern of small site windfall completions

10.22 Whilst there are some fluctuations within specific sources, the overall trend over the past 5 years at least has shown a steady 200-300 dwellings per year from small site windfalls. There are a number of reasons why the rate of small windfall completions could continue during the Plan period:

- the housing market in Oxford remains stronger than other areas, with a continued demand (new developments are currently selling extremely fast off-plan). Local agents and developers have given initial indications that the housing market is strong and improving in Oxford (through the call for sites on the Sites and Policies DPD);
- Small site commitments in 2008/09 have increased on the previous year;
- PPS3 promotes efficient use of land and high densities have continually been achieved in Oxford;
- intensification of existing residential plots and redevelopment of existing residential has been relatively consistent and is a popular method of development; and
- the rate of conversion of commercial buildings has stayed relatively consistent, if increasing slightly, over the period 2001-2009. This is likely to continue as long as there are sufficient properties available for conversion. However this type of development must be viewed in the context of the protected employment sites identified in the Local Plan/Core Strategy. The availability of such land is therefore unlikely to continue indefinitely but, because of the demand for residential

developments, the trend rate is unlikely to decrease in the short to medium term.

- an expectation of affordable housing on sites of at least 10 dwellings (Oxford Local Plan 2001-2016) means developers may try to seek more inventive ways of delivering housing on sites smaller than 10 dwellings resulting in continued small site windfalls;
- the number of smaller households continues to increase nationally and this increased demand for small dwellings can be partly met by houses converted into flats (when complying with the Balance of Dwellings SPD) as they deliver small dwellings that contain the minimum requirements of a single person/small households.

10.23 There are also a number of reasons why the rate of small windfall completions could slow down or decrease during the Plan period:

- development of dwellings in the flood plain (including infill dwellings) is more restricted as a result of PPS25 and in the Core Strategy, which could rule out a proportion of Oxford's existing built up area for housing;
- general concern that residential areas of Oxford are becoming too cramped as a result of infill and backland developments, the consequence of which could be a slow down in the amount of applications granted permission for such developments in future;
- the prevention of subdivision of some houses into flats as part of the Balance of Dwellings SPD will result in a drop in the number of small site windfalls from subdivision. Local concern over the loss of family dwellings may contribute to a reduction in the number of dwellings from subdivisions. The City Council has adopted the Balance of Dwellings SPD<sup>19</sup> which seeks to ensure that a range of dwellings sizes are delivered. The SPD also addresses the high proportion of family sized dwellings that are being lost through subdivisions. This has the potential to reduce the number of dwellings delivered as a result of subdivision. PPS3<sup>20</sup> places great emphasis on delivery of a wide range of dwelling sizes, especially family housing. Therefore it is appropriate to take this into consideration when assessing future estimates from small windfall sites.

### *Conclusion*

10.24 The overall trend over the past 5 years has shown a steady 200-300 dwellings per year from small site windfalls. Earlier years are less relevant because there was a different policy being prior to the adoption of the Oxford Local Plan 2001-2016. Taking the above issues on board it is considered that the yield from small site windfalls is likely to be maintained somewhere between 200-300 dwellings per year. However a cautious approach should be taken especially considering that it is as yet unclear how the credit crunch will impact upon current and future developments. A sensible approach would be to retain the overall level of windfalls assumed in the previous SHLAA of 170 dwellings per year. The 170 figure previously referred to large and small windfall sites but because of the steady high rate of small windfalls over the past 5 years it is considered appropriate to retain this even when only considering small windfall sites. The national housing market had slowed down, so there is likely to be some impact on the Oxford housing market. However, due to the cyclical nature of the housing market, this is likely to pick up which there are early indications of (e.g. rising house prices and developer feedback).

10.25 It is appreciated that it is difficult to estimate windfalls accurately, especially beyond 5 years into the future, but trends will be monitored which will enable projected yields to be updated in the future.

10.26 **Table 22** duplicates **Table 18** but includes capacity estimated from small windfall sites. With an estimate of 170 dwelling per year, this equates to 850 dwellings per 5-year period.

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<sup>19</sup> *Balance of Dwellings Supplementary Planning Document* (Jan 2008) Oxford City Council

<sup>20</sup> Paragraphs 20-24, *Planning Policy Statement 3: Housing* (Nov 2006) DCLG

Table 22: Summary of capacity and timescale for delivery (windfalls years 1-20)						
Site status and timescale	Number of dwellings					
	2009/10-2013/14 (years 1-5)		2015/16-2018/19 (years 6-10)	2020/21-2023/24 (years 11-15)	2025/26-2028/29 (years 16-20)	Total
	Deliverable sites	Developable sites	Developable sites	Developable sites		
Residential allocated sites	575	718	365	27	0	1,685
Employment sites	0	10	16	0	0	26
Non-residential allocated sites	0	0	0	0	0	0
Suitable sites with planning permission (large)	374	35	0	0	0	409
Suitable sites with planning permission (small)	496	0	0	0	0	496
Sites where permission refused but principle acceptable	15	0	0	0	0	15
Suitable sites pending decision	24	32	0	0	0	56
Basic desktop study	319	0	91	0	0	410
Detailed map survey	0	0	0	0	0	0
Open space	100	0	0	0	0	100
Green belt land	0	140	0	0	0	140
Core Strategy strategic sites	0	100	900	0	0	1000
Nature conservation sites	0	0	0	0	0	0
		Windfalls	Windfalls	Windfalls	Windfalls	
Small windfall sites	-	850	850	850	850	3400
<b>Total</b>	<b>1,903</b>	<b>1,885</b>	<b>2,222</b>	<b>877</b>	<b>850</b>	<b><u>7,737</u></b>

Table 23 Distribution of housing based upon Table 22 (windfalls during SHLAA years 1-20)																												
Calendar year	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/30	Total	Target	Shortfall (-)/ surplus (+)	
SHLAA year	-	-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
<b>A1. PPS3 5 years deliverable supply</b>					1,903 <i>(deliverable)</i>															1,903	2,000 <sup>21</sup>	-97						
<b>A2. PPS3 5 years deliverable supply (residual method)</b>					1,903 <i>(deliverable)</i>															1,903	1,760 <sup>22</sup>	+143						
<b>B. PPS3 15 years supply</b>					3,788* <i>(deliverable and developable)</i>					2,222*					877*					6,887	6,000	+887						
<b>C. Core Strategy/ South East Plan</b>	821	529*	665	#	3,788* <i>(deliverable and developable)</i>					2,222*					877*					170*		9,072	8,000	+1,072				
<b>D. New Growth Point</b>	821	529*	665	#	3,788* <i>(deliverable and developable)</i>					266 <sup>23</sup>																6,069	5,692 <sup>24</sup>	+377

<sup>21</sup> Using South East Plan average of 400 dwellings per annum: 400 x 5 = 2,000

<sup>22</sup> Residual target taking into consideration dwellings completed earlier in the Plan period (see paragraph 8.19): 352 x 5 = 1,760

<sup>23</sup> See trajectory at Appendix 10, Scenario 2 (windfalls). Projected completion total for 2015/16 = 266

<sup>24</sup> Target set included reliance on windfalls which was accepted at the time of the New Growth Point bid

# Figure not able to be confirmed until Sept 2010 and will be included in SHLAA update Dec 2010 (see paragraph 8.15)

## Implications for housing policy in Oxford

### The Core Strategy

10.35 Updated Stage 10 explores the potential from windfall sites and indicates that the South East Plan target could be met if windfalls were included as a source of housing. At the Core Strategy Examination, the City Council argued that windfalls would be expected to come forward during all years but that they would only be needed to make up the numbers after year 11. This was based on evidence in SHLAA Update Report 1a. This is still the case in the UR1b and even more so when the residual method for calculating the requirement is used.

	Housing land availability (no windfalls)	10 year housing requirement	10 year housing requirement (residual method)
Years 1-10	4,310 <sup>25</sup>	4,000 <sup>26</sup>	3,520 <sup>27</sup>

10.36 Oxford is a tightly constrained city and the SHLAA has considered a wide range of sites in order to identify as much suitable land as possible. Between 2004/5 and 2007/8 on average 52.91% of dwelling completions per year were windfalls. During 2008/09, 39.69% were windfalls which demonstrates a reduced reliance and that the SHLAA is being able to identify a greater proportion of sites.

10.37 Considering that there is no apparent problem with identifying the first five years of land supply from deliverable sites, as well as in identifying enough deliverable and developable sites for the first 10 years, this strengthens Oxford's case to be allowed to rely on windfalls in later years. Whilst windfalls are likely to come forward during all years, they would only be relied upon to make up the numbers from year 11 onwards. But each time the SHLAA is reviewed, and during the production of the Sites and Policies DPD, more sites may be identified further reducing reliance on windfalls. Each year, windfalls that have come forward and been completed will also count towards the South East Plan target.

10.38 Whilst Stage 10 suggests that an annual supply of windfalls at 170 dwellings per year is an appropriate estimate for what might actually be delivered, in order to make up the 1,648 dwellings needed to meet the 8,000 South East Plan target identified in **Table 19** over the remaining 17 years, an annual average of only 97 (1,648 dwellings/17 years remaining = 97) windfall dwellings would be required from 2009/10 to 2025/26. It has been made clear in Stage 10 that it is difficult to predict windfall supply, but considering that the actual required level of 97 windfall dwellings falls below the estimated supply of 170 windfall dwellings this gives some leeway for any unpredictable changes in the windfall supply. Furthermore, the estimated supply of 170 windfall dwellings per year is an extremely cautious estimate, which is significantly below the recent trends in Oxford. Actual windfalls may turn out to be higher than 170 per year during the lifetime of the Core Strategy.

<sup>25</sup> See Table 19, Row B. 2,938 + 1372 = 4,310

<sup>26</sup> South East Plan 10 year target (10 x 400 = 4,000)

<sup>27</sup> South East Plan 5 year target subtracting dwellings completed in first 3 years of plan period (10 x 352 = 3520)

**APPENDIX 6: HOUSING COMMITMENTS AT 31<sup>ST</sup> MARCH 2009 EXCLUDING SITES LISTED IN TABLE 6 OF THE MAIN SHLAA DOCUMENT**

This table lists all permissions granted which include residential development that exists at 31<sup>st</sup> March 2009. The net dwelling total of 551 dwellings is referred to on Page 12 of the main document.

Application number	Site	Development	Decision Date or Appeal Decision Date	Dwelling Loss	Gross Dwellings	Net Dwellings
07/02278/FUL	1 and 2 Milham Ford Cottages Harberton Mead	Demolition of 2 houses. Erection of 4x4 bed houses and 3x2 bed flats on 3 floors. Provision of 12 car parking spaces, cycle parking, bin storage and landscaping. Relocation of 2 car parking spaces from adjacent residential development (Amended plans).	04/04/2008	2	7	5
07/01067/FUL	1 Cavendish Drive Oxford Marston Oxfordshire OX3 0SB	Conversion of property to 4 x 1 bed flats, including demolition of existing single storey rear extension and erection of 2 storey side and rear extension . Provision of car parking, bin and cycle stores (Amended plans)	27/07/2007	1	4	3
09/00356/FUL	1 Elsfield Way Oxford Oxfordshire OX2 8EW	Demolition of existing guest house building. Erection of 6x2 bed and 2x3 bed flats over 3 floors with second floor accommodation within the roof space. Provision of 8 off-street car parking spaces, bin and cycle stores. Closure of existing access to Elsf	10/08/2009	1	8	7
04/01035/FUL	1 Hillsborough Road Oxford Oxfordshire OX4 3SL	Two storey side and rear extension with loft conversion including rear dormers. Use of side extension as 4 bedroom house.	16/09/2004	0	1	1
07/00149/FUL	1 Ingle Close Oxford Oxfordshire OX3 9DB	Sub division of property into 2x1 bedroom dwellings	16/03/2007	1	2	1
05/00561/FUL	1 Lawrence Road Oxford Oxfordshire OX4 3ER	Two storey side and single storey rear extensions to form 3 bed house	27/06/2005	0	1	1
07/00050/FUL	1 Lucerne Road Oxford Oxfordshire OX2 7QB	Demolition of existing dwelling. Erection of 4 dwellings in 2 pairs of semi-detached dwellings on 3 floors, to include up to 5 bedrooms. Two new pedestrian accesses, one altered pedestrian access. Each dwelling to have 2 car parking spaces, 6 accessed	14/08/2007	1	4	3
05/00457/FUL	1 Lytton Road Oxford Oxfordshire OX4 3PB	Demolish existing extension. Erection of 2 storey side extension to form 1x2 bed house. Provision of parking for existing and proposed houses.	16/06/2005	0	1	1
08/02306/FUL	1 Old Road Headington Oxford Oxfordshire OX3 7JY	Erection of two storey side extension to form 2x1 bedroom flats together with bin and cycle storage and private amenity space. (Amendment to 08/00411/FUL).	16/12/2008	0	2	2
06/00023/FUL	1 Quarry High Street Oxford Oxfordshire OX3 8JT	Demolition of existing workshop building and outbuildings. Retention of existing shop and one bedroom flat. Erection of 2-storey workshop building, with music room and office. Erection of 6 x 1 bedroom dwellings in a 3- storey terrace. Alterations to	18/09/2006	0	6	6
07/02253/FUL	1 Wharton Road Oxford Oxfordshire OX3 8AH	Conversion of existing building to form 1x2 bed and 3x1 bed flats. Covered cycle and bin storage (amended plans).	23/11/2007	1	4	3
06/01509/FUL	1 Woodbine Place Oxford Oxfordshire OX1 1JS	Change of use of existing student hostel to provide 5 flats (2x1 bed, 2x2 beds and 1 studio flat). Alterations to the roof including 4 roof lights to Osney Lane and a rear facing dormer window. Provision of cycle parking.	13/09/2006	0	5	5
05/00031/FUL	10 Havelock Road Oxford Oxfordshire OX4 3EP	Erection of single and two storey rear extension. Conversion to 2x1 bed flats. Cycle parking	15/03/2005	1	2	1

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08/01961/FUL	10 Stephen Road Oxford Oxfordshire OX3 9AY	Demolition of existing property to create 4x3 bed houses, 3x1 bed apartments and 1x2 bed duplex apartment. On plot car parking. Retention of existing commercial unit and parking at rear.	12/01/2009	1	8	7
08/02600/FUL	100 And 102 Abingdon Road Oxford Oxfordshire OX1 4PX	Erection of four storey rear extensions to both 100 and 102 Abingdon Road and conversion of both properties from 2x1 bed and 1x2 bed flats each to being single dwelling houses.	27/01/2009	6	2	-4
05/01188/FUL	101 Fern Hill Road Oxford Oxfordshire OX4 2JW	Two storey side extension. Conversion to 4x2 bed flats. 4 parking spaces, 2 accessed from Fern Hill Road, 2 accessed from Burbush Road. Bin store, cycle store and fencing (Amended description)(Ammended plans).	05/08/2005	1	4	3
06/00715/FUL	103 - 104 St Mary's Road Oxford Oxfordshire OX4 1QD	Demolition of sheds and outbuildings. Erection of three storey building (including rooms in the roof) fronting St. Mary's Road containing 5x1 bed flats and 2 car parking spaces to frontage. Conversion and alterations of retained workshop at rear to prov	13/07/2006	0	8	8
08/02186/FUL	103 And 105 Fern Hill Road Oxford Oxfordshire OX4 2JR	Demolition of garages. Erection of two storey building to provide 1x2 bedroom house and 2x1 bedroom flats, with associated bin/ cycle stores and parking.	01/12/2008	0	3	3
08/01318/FUL	104 Victoria Road Oxford Oxfordshire OX2 7QE	Demolition of existing dwelling and erection of 2x 4/5 bedroom dwellings. Parking, bin and cycle storage.	15/08/2008	1	2	1
08/02671/FUL	105A Bullingdon Road Oxford Oxfordshire OX4 1QN	Single storey extension and excavation to form access to basement. Change of use from shop to 1 bed flat.	21/01/2009	0	1	1
05/01570/FUL	106 Banbury Road Oxford Oxfordshire OX2 6JU	Single, two and three storey rear extensions to provide additional student shared bedrooms and dining/study space. Erection of free standing single storey building to accommodate two residential graduate cartakers, with associated offices.	13/10/2005	0	1	1
07/01525/FUL	109 St Nicholas Road Oxford Oxfordshire OX4 4PW	Demolish garage. Two-storey side extension to form 2 bed house. Parking for 2 cars on frontage. Bin and cycle stores. (Amended plans)	14/08/2007	0	1	1
06/00869/FUL	10A And 10B Rawlinson Road Oxford Oxfordshire OX2 6UE	Erection of single storey link extension at the north elevation and alterations to form new doors, windows and roof lights in the north, east and west elevations (ground floor level) and formation of a single residential flat from the two existing flats	07/07/2006	2	1	-1
08/00428/FUL	11 Cardwell Crescent Oxford Oxfordshire OX3 7QE	Demolition of existing single storey side extension. Erection of two storey side and rear extensions and insertion of dormer window to rear roofslope in connection with loft conversion. Conversion of extended building to form two self-contained dwelling	23/04/2008	1	2	1
08/01097/FUL	11 Halliday Hill Oxford Oxfordshire OX3 9PY	Demolition of garage and erection of two storey side extension to provide 2 self contained flats.	30/07/2008	0	2	2
04/00860/FUL	11 Littlemore Road Oxford Oxfordshire OX4 3ST	Demolish rear extension. Two storey side extension. Single storey rear extension. Use of side extension as 3 bedroom house. Two parking spaces for existing house accessed from Littlemore Road. Two parking spaces for proposed house accessed from Gaisf	23/06/2004	0	1	1
07/02605/FUL	11 Rymers Lane Oxford Oxfordshire OX4 3JU	Two storey side extension to form 2 bed house. Parking on frontage for existing and proposed houses, cycle and bin stores.	24/06/2008	0	1	1
07/02316/FUL	11 Shelley Road Oxford Oxfordshire OX4 3EB	Conversion of house to 2x2 bed flats. Parking on frontage for 2 cars. Bin and cycle storage to side.	05/12/2007	1	2	1

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09/01277/FUL	11 Sunderland Avenue Oxford Oxfordshire OX2 8DS	Erection of a single storey dwelling to the rear of 11 Sunderland Avenue. Alterations to the existing house.	04/08/2009	0	1	1
06/01406/FUL	11 Walton Well Road Oxford Oxfordshire OX2 6ED	Demolition of existing rear additions and erection of 2-storey side and rear extension. Sub-division of resultant dwelling to form 3x2 bedroom flats. Provision of covered cycle parking	06/09/2006	1	3	2
08/00262/FUL	110 Hollow Way Oxford Oxfordshire OX4 2NH	Two storey side extension to provide 2x1 bed flats. Provision of 3 parking spaces accessed from Marshall road. Bin store and cycle parking at front.	15/04/2008	0	2	2
08/00587/FUL	112 Oxford Road Old Marston Oxford Oxfordshire OX3 0RE	Erection of single storey detached dwelling at the rear with parking.	06/06/2008	0	1	1
04/00583/FUL	114 Crescent Road Oxford Oxfordshire OX4 2PD	Proposed conversion of house to 3x1 bed flats. 3 parking spaces.	07/05/2004	1	3	2
08/00144/FUL	119-121 London Road Headington Oxford Oxfordshire OX3 7PA	Demolition of existing single and two storey extensions. Erection of two storey rear extensions to provide enlarged ground floor retail accommodation and subdivision of extended first floor along with second floor to provide 4 x 1 bed flats. Alterations	18/03/2008	2	4	2
04/02297/FUL	12 Boswell Road Oxford Oxfordshire OX4 3HN	Single storey side and rear extension. Conversion to 3 x 1 bed flats. 3 parking spaces. Bin store. Cycle parking.	13/01/2005	1	3	2
07/01299/FUL	12 Havelock Road Oxford Oxfordshire OX4 3EP	Conversion of house (as extended under planning permission 06/01831/FUL) to two x (2 bed) flats. Parking on frontage for 3 cars. Bin/cycle store to rear.	31/07/2007	1	2	1
08/01348/FUL	12 Linton Road Oxford Oxfordshire OX2 6UQ	Conversion of existing dwelling house to form 6 flats (3x3 bed and 3x2 bed), including demolition of single storey extension and porch to eastern elevation. External alterations including extended rear balcony. Provision of 8 car parking spaces and cycle	27/10/2008	1	6	5
07/01835/FUL	12 Meadow Prospect Oxford Oxfordshire OX2 8PP	Demolition of existing rear extension and garage. Erection of two storey rear extension, and single storey rear conservatory extension. Conversion of extended building into 1 x2 bed and 1 x1 bed flats. Parking and bin storage	27/09/2007	1	2	1
05/01153/FUL	121 Ridgfield Road Oxford Oxfordshire OX4 3BY	Two storey side/rear extension. Conversion to 2 flats (1x1, 1x2 bed). Parking for 2 cars. Bin/cycle store.	28/07/2005	1	2	1
07/00673/FUL	122 Cowley Road Oxford Oxfordshire OX4 1JE	Conversion of existing flat (5 bed) to 2 flats (1x3, 1x2 bed). Bin/bike store at rear	21/05/2007	1	2	1
07/02112/FUL	124 Cricket Road Oxford Oxfordshire OX4 3DL	Two storey rear extension. Conversion to 2 flats (1x2, 1x1 bed). Provision of 2 parking spaces on front.	05/11/2007	1	2	1
08/01915/FUL	127 Banbury Road Oxford Oxfordshire OX2 6JX	Erection of two storey side extension and addition of hip roof to existing dormer window in North elevation. Retention of existing ground floor flat. Adaptation of existing student accommodation to form 11 bedrooms with sanitary facilities, kitchenettes,	29/10/2008	0	1	1
04/00106/FUL	13 Canal Street Oxford Oxfordshire OX2 6BH	Single storey rear extension and change of use from single house to 1x1 bed flat and 1x2 bed maisonette.	16/04/2004	1	2	1
06/00955/FUL	13 Denmark Street Oxford Oxfordshire OX4 1QS	Single storey rear extensions. Conversion to three flats (2x1, 1x2 bed)	18/07/2006	1	3	2

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08/01862/CPU	13 Elmthorpe Road Oxford Oxfordshire OX2 8PA	Certificate of Lawful Development to determine that planning permission to carry out the development allowed by planning permission 02/00956/FUL (Demolition of existing commercial building at rear. Erection of 2 storey 4 bed dwelling with vehicular acces	14/11/2008	1	3	2
07/01450/FUL	13 Lewell Avenue Oxford Oxfordshire OX3 0RL	Demolition of garage. Erection of two storey rear extension and conversion of extended dwelling to form 2x2 bed flats. Formation of one parking space to front and one parking space to rear. Cycle and bin stores	30/07/2007	1	2	1
07/02218/FUL	13 Napier Road Oxford Oxfordshire OX4 3HZ	Conversion of house into 2x1 bed flats.	06/12/2007	1	2	1
08/00060/FUL	13 North Parade Avenue Oxford Oxfordshire OX2 6LX	Partial demolition and redevelopment. Conversion to retain 2x retail units (class A1) and provide 5x1 bed flats.	20/03/2008	2	5	3
05/02472/FUL	13 Squitchey Lane Oxford Oxfordshire OX2 7LD	Erection of 4 bedroom house. Demolition of existing outbuilding to allow for vehicular access to the proposed house (Now Site of Orchard House, 13 Squitchey Lane)	03/03/2006	0	1	1
07/01984/FUL	139 Rose Hill Oxford Oxfordshire OX4 4HT	Demolish existing house. Erection of terrace of 7 (3 bed) 2 storey houses (plus rooms in roof space). New vehicular access to Rose Hill. 7 car parking spaces and bin store on frontage.	25/02/2008	1	7	6
07/01987/FUL	14 Mayfair Road Oxford Oxfordshire OX4 3SR	Two storey rear extension. Conversion to 4 1-bed flats. Four parking spaces (2 accessed from Mayfair Road, 2 accessed from Kelburne Road). Bin store to front, cycle stands to rear.	17/04/2008	1	4	3
09/01386/FUL	14 Mortimer Drive Oxford Oxfordshire OX3 0RS	Change of use from granny annexe to separate one bedroom flat. Parking, amenity space and bin storage.	06/08/2009	0	1	1
07/02623/FUL	14 Sunderland Avenue Oxford Oxfordshire OX2 8DX	Demolition of existing detached dwelling and erection of a pair of semi-detached dwellings.	11/01/2008	1	2	1
08/02061/FUL	147 Dene Road Oxford Oxfordshire OX3 7JA	Two storey side extension to provide 3x1 bed flats. Parking for two cars accessed from Bulan Road and one car parking space accessed off Dene Road. Provision of one car parking space for existing house.	03/11/2008	0	3	3
06/00445/FUL	15 Wynbush Road Oxford Oxfordshire OX4 4TZ	Change of use from dwellinghouse to 3 flats (3x1 bed). 3 parking spaces. Bin/cycle store.	25/04/2006	1	3	2
07/01777/FUL	150 Walton Street Oxford Oxfordshire OX1 2HG	Convert existing basement into self contained 1 bed flat	10/10/2007	0	1	1
07/02267/FUL	16 Sutton Road Oxford Oxfordshire OX3 9RB	Erection of new two storey dwelling.	04/01/2008	0	1	1
07/01573/FUL	164 Copse Lane Oxford Oxfordshire OX3 0AX	Conversion of existing dwelling to form 1x1 bed and 1x2 bed flats with new entrance porches	30/08/2007	1	2	1
04/01288/VAR	169 Cowley Road Oxford Oxfordshire OX4 1UT	Change of use from shop to shop, 3-self-contained bedsits and 1x2 bed dwelling including external alterations (variation of condition 1 on planning permission 97/00013/NF - to extend the period of time before expiration of permission)).	09/08/2004	0	4	4
06/00007/FUL	17 Cavendish Drive Oxford Marston Oxfordshire OX3 OSD	Demolition of existing garage and single storey rear extension. Two storey extension to side and single storey extension to rear. Conversion to 1x1 bed and 2x2 bed flats. Provision of 3 car parking spaces, cycle parking and bin storage	11/04/2006	1	3	2
07/02634/FUL	17 Iffley Road Oxford Oxfordshire OX4 1EA	Demolition of rear bay and single storey extensions. Erect two-storey and single storey side, and four storey (including basement) rear extensions to convert from 6 flats to 9 flats	14/02/2008	6	9	3

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		(1x3, 1x2, 7x1 bed). Bin and cycle storage to rear. Two parking spaces ac				
08/02586/FUL	179 Banbury Road Oxford Oxfordshire OX2 7AW	Change of use from student hostel to dwelling house. Erection of a three storey rear extension.	30/01/2009	0	1	1
05/00392/FUL	18 Paradise Square Oxford Oxfordshire OX1 1TW	Conversion of 3 bedroom house including integral garage into 1 x 1 bed and 1 x 2 bed flats	05/05/2005	1	2	1
08/00627/FUL	184 Fern Hill Road Oxford Oxfordshire OX4 2JR	Proposed conversion of garage/games/amenity building to self contained 2 bed dwelling.	23/07/2008	0	1	1
09/00005/FUL	185 Cowley Road Oxford Oxfordshire OX4 1UT	Conversion of flat at rear to 2 (1 bed) flats.	20/02/2009	1	2	1
04/01654/FUL	188 Howard Street Oxford Oxfordshire OX4 3BQ	Change of use from dwelling house to 2 houses (1 x 2 bed, 1 x 3 bed). Two parking spaces, cycle racks, bin stores	20/10/2004	1	2	1
05/00616/FUL	19 Cardwell Crescent Oxford Oxfordshire OX3 7QE	Erection of a 2 storey extension to form a 2 bedroom house. Sub-division of the garden and formation of vehicular access and one parking space	10/05/2005	0	1	1
06/00776/FUL	19 Cherwell Drive Oxford Oxfordshire OX3 0NB	Erection of two-storey rear extension and sub-division of the proposed extension and existing house to form 2x2 bedroom flats with two off street parking spaces, secure cycle parking and bin storage	09/06/2006	1	2	1
05/01251/FUL	19 Clive Road Oxford Oxfordshire OX4 3EJ	Change of use from 2 dwelling houses to 4 flats with rear 2- storey extension. 4 parking spaces.	14/11/2005	2	4	2
07/01756/FUL	19 Merewood Avenue Oxford Oxfordshire OX3 8EG	Conversion of dwelling into 2x1 bed flats including external alterations.	09/10/2007	1	2	1
05/00317/FUL	19 Ridgeway Road Oxford Headington Oxfordshire OX3 8DS	First floor rear extension. Conversion of 3 bedroom house to 1x1 bedroom and 1x2 bedroom flats. External alterations to include new side entrance door to first floor flat. Conversion of garage to two store rooms	15/04/2005	1	2	1
08/00143/FUL	194 Banbury Road Oxford Oxfordshire OX2 7BY	Demolition of existing single storey rear extension. Erection of part single and part two storey rear extension to provide enlarged ground floor retail accommodation and enlarged residential accommodation laid out on 1st and 2nd floors to provide a self-	18/03/2008	0	1	1
04/01854/FUL	1A Gillians Way Oxford Oxfordshire OX4 2UL	Single storey extension and external alterations. Conversion of extended dwelling to 2 x 1 bed flats Provision of 2 parking spaces, bin and cycle store (1A Gillians Way and land to rear of 447 Cowley Road)	18/11/2004	1	2	1
07/02829/FUL	2 And 3 Marston Street Oxford Oxfordshire OX4 1JU	Infilling of undercroft and alterations to convert house and flat to two houses.	06/02/2008	2	2	-0
05/00030/FUL	2 Fairlie Road Oxford Oxfordshire OX4 3SW	Subdivision of garden Erection of two storey building with 2 x 2 bed flats. Two car parking spaces. Cycle parking. Bin enclosure	28/02/2005	0	2	2
08/01448/FUL	2 Finch Close Oxford Oxfordshire OX3 7NX	Erection of new dwelling to side of existing.	04/09/2008	0	1	1
07/02204/FUL	2 Leys Place Oxford Oxfordshire OX4 3DE	Two storey and single storey side and rear extension. Conversion of dwelling to provide 2x 2 bed flats. Provision of 2 car parking spaces (Amended plans).	14/12/2007	1	2	1
07/02031/FUL	2 Maidcroft Road Oxford Oxfordshire OX4 3EN	Two storey rear extension and conversion to 2 flats (1x1, 1x2 bed). Two parking spaces with access to Littlehay Road. Bin/cycle storage. 1.8m closeboarded fence	22/10/2007	1	2	1
06/02580/FUL	2 Ridley Road Oxford Oxfordshire OX4 2QJ	Two storey side and rear extension and conversion of dwelling to provide 2x2 bed flats. Provision of 3 car parking spaces on frontage	08/08/2007	1	2	1

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08/00450/FUL	2 Shaffesbury Road Oxford Oxfordshire OX3 9NQ	Erection of two-storey side extension to provide 2x1 bed flats. Existing 4 bed dwelling altered to form 3 bed dwelling.	24/04/2008	0	2	2
07/00416/FUL	2 Stanway Road Oxford Oxfordshire OX3 8HT	Alterations and conversion of existing two storey semi-detached dwelling to create 2 self-contained flats (1x2 bed, 1x3 bed). Demolition of existing garage.	27/04/2007	1	2	1
07/02891/FUL	2 Water Eaton Road Oxford Oxfordshire OX2 7QQ	Demolition of existing detached dwelling. Erection of 2 x semi detached dwellings. Provision of new pedestrian and vehicular accesses and alterations to existing accesses. (Amended plans)	03/04/2008	1	2	1
05/00868/FUL	20 London Place Oxford Oxfordshire OX4 1BD	Proposed three storey 2-bed dwellinghouse incorporating parking space and pedestrian link for 20 London Place. (Amended Plan & Description)	01/07/2005	0	1	1
08/00901/FUL	20 Merlin Road Oxford Oxfordshire OX4 6EP	Two storey side and single storey rear extension for use as 2 bed house. Parking on frontage for 3 cars (amended plans).	26/06/2008	0	1	1
04/01799/FUL	21 Cave Street Oxford Oxfordshire OX4 1BA	Alterations and extensions including external staircase, bay windows, changes to fenestration and roof lights. Change of use from warehouse to four x 1 bed flats.	11/11/2004	0	4	4
04/00806/FUL	217 Banbury Road Oxford Oxfordshire OX2 7HQ	Single storey extension to ground floor retail shop. Conversion and alteration of first floor to form 3x1 bed flats. (Amended plans)	30/06/2004	1	3	2
08/00726/FUL	22 Carlton Road Oxford Oxfordshire OX2 7SA	Erection of two storey side extension to form 2x1 bed flats. Cycle and bin store.	30/05/2008	0	2	2
08/00120/FUL	22 Summerhill Road Oxford Oxfordshire OX2 7JY	Demolition of existing dwelling. Erection of two and a half storey dwelling (with accommodation in the basement and roofspace). Parking and refuse storage. (Amended plans)	22/05/2008	1	1	-0
09/00614/FUL	222 Woodstock Road Oxford Oxfordshire OX2 7NJ	Change of use of house in multiple occupation to 3 x 2 bed residential units. Minor external alterations including conversion of existing garage to cycle store and boiler room and provision of 3 car parking spaces accessed of Thorncliffe Road.	20/05/2009	0	3	3
06/01613/FUL	22A Marsh Road Oxford Oxfordshire OX4 2HH	Demolition of existing building. Erection of a building to provide three live/work units and three flats. Four parking spaces, cycle racks, bin stores and associated amenity space.	04/06/2007	0	6	6
07/02756/FUL	23 The Slade Oxford Oxfordshire OX3 7HL	Demolition of garage. Construction of first floor rear extension with accommodation in roof space. Conversion of dwelling to provide 3 flats (2x1 bed and 1x1 bed). Four car parking spaces and bin store on site frontage.	31/01/2008	1	3	2
07/02243/FUL	238 London Road Headington Oxford Oxfordshire OX3 9EG	Erection of two storey building to provide 4 x1 bed flats. Covered refuse and cycle storage (rear of 238 London Road).	14/11/2007	0	4	4
09/00891/FUL	239 Cowley Road Oxford Oxfordshire OX4 1XG	Change of Use of building from House in Multiple Occupation (HMO) to office on ground floor (with formation of shop front) and 2 x self contained flats (1 on rear of ground floor and 1 on first and second floors).	21/07/2009	0	2	2
07/02884/FUL	24 Carlton Road Oxford Oxfordshire OX2 7SA	Two storey extension at side to provide 2x1 bed flats. Provision of external amenity space, car parking, cycle and bin storage facilities. Retention of existing house (amended plans).	18/02/2008	0	2	2
06/00651/FUL	24 Colterne Close Oxford Headington Oxfordshire OX3 0BA	Single and two storey rear extension and conversion of 3 bed house into 2x2 bedroom flats. Provision of 2 car parking spaces and bin and cycle store	12/05/2006	1	2	1
04/01777/FUL	25 Bailey Road Oxford Oxfordshire OX4 3HU	Single and two storey rear extension . Conversion of house to two x 2 bed flats. Parking at front for 1 car and at rear for 2 cars (including garage) Bin store	14/01/2005	1	2	1

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05/00116/FUL	25 London Road Headington Oxford Oxfordshire OX3 7RE	Demolition of outbuilding Two storey side and rear extension, with accommodation in roof space, to provide staff accommodation Single and two storey rear extension to form kitchen with store above	18/03/2005	0	0	-0
08/00385/FUL	25 Swinburne Road Oxford Oxfordshire OX4 4BE	Two-storey side and single storey rear extension. Conversion to 2 x 1 bed flats. Parking for 2 cars	14/04/2008	0	2	2
05/00999/FUL	258 Iffley Road Oxford Oxfordshire OX4 1SE	Change of use from multiple occupation to 6 residential units (3 bedsits, 3 x 1 bed flats)	29/07/2005	0	6	6
04/02100/FUL	26 Courtland Road Oxford Oxfordshire OX4 4JA	Demolition of existing garage and erection of two storey side extension to provide a 1x2 bed dwelling, Associated car parking. (Amended Plans) (Amended Description)	05/01/2005	0	1	1
09/00174/FUL	268 Woodstock Road Oxford Oxfordshire OX2 7NW	Demolition of existing building and erection of three houses. (Amended plans)	09/04/2009	0	3	3
08/02067/FUL	27 And 29 Oxford Road Littlemore Oxford Oxfordshire OX4 4PF	i) Demolition of workshop to rear. Retention of store as workshop. ii) Demolition of rear extension. Erection of two storey rear extension (29 Oxford Road). Parking at rear for two cars. iii) Erection of two storey building to provide 2x2 bed flats. Park	28/11/2008	0	2	2
04/01220/FUL	27 Farndon Road Oxford Oxfordshire OX2 6RT	Single and 2 storey extensions and conversion of remaining garage building to 3 bedroom house with related amenity space.	23/07/2004	0	1	1
07/01851/FUL	274 Woodstock Road Oxford Oxfordshire OX2 7NW	Change of use of garage to form self-contained 1 bed dwelling including formation of roof dormer and insertion of rooflights	06/11/2007	0	1	1
07/01796/FUL	28 Derwent Avenue Oxford Oxfordshire OX3 0AP	Erection of a single storey rear extension and conversion of extended building to provide 3 x 1 bed flats.	24/09/2007	1	3	2
09/01342/FUL	28 Howard Street Oxford Oxfordshire OX4 3BE	Change of use of ground floor belting shop (A2) to self-contained 1-bed dwelling. Bin and cycle store.	12/08/2009	0	1	1
04/02396/FUL	28 Sunderland Avenue Oxford Oxfordshire OX2 8DX	Change of use from single family dwelling house to part healthcare/residential use of ground floor and residential use on first floor. Provision of 7 on-plot car parking spaces (3 staff/4patients) and retention of garage (2 cars) for occupiers of residen	15/02/2005	1	1	-0
07/02085/FUL	29 Burchester Avenue Oxford Oxfordshire OX3 9ND	Conversion of 3 bed semi-detached dwelling to form 2x1 bed flats.	31/10/2007	1	2	1
07/00329/FUL	29 Cranham Street Oxford Oxfordshire	Conversion and alterations of building from use as a teaching laboratory (D1) to dwelling house. Insertion of windows at ground, first and eaves level and front doors on front elevation. Raised roof level, creation of roof gable on front elevation (Amende	05/04/2007	0	1	1
07/02323/FUL	29 Lytton Road Oxford Oxfordshire OX4 3PB	Single and two-storey rear extension. Conversion to 2x2 bed flats. Parking for 3 cars on frontage.	07/12/2007	1	2	1
05/00655/FUL	29 Mill Lane Marston Oxford Oxfordshire OX3 0QB	Demolition of two storey side extension. Subdivision of side garden and erection of end of terrace two storey 3 bedroom house with 2 on-plot car parking spaces accessed from Park Way	20/05/2005	0	1	1
04/00947/FUL	29 Ridgeway Road Headington Oxford OX3 8DT	Conversion of 4 bedroom house to four x 1 bedroom flats, with single storey rear extension. (Amendment to scheme approved under notice of permission 03/02380/FUL).	30/06/2004	1	4	3
08/02164/FUL	29 Wellington Street Oxford Oxfordshire OX2 6BB	Demolition of motor mechanics workshop and erection of replacement building to provide 2x2 bed flats and one unit of office accommodation.	18/12/2008	0	2	2

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06/02409/FUL	298 Iffley Road Oxford Oxfordshire OX4 4AE	Change of use from house to 2 flats (2 x1 bed). Single storey extension for use as studio flat. Provision of 3 off street parking spaces	23/01/2007	1	3	2
06/01192/OUT	3 - 5 Staunton Road Oxford Oxfordshire OX3 7TJ	Outline planning permission sought for the erection of a chalet bungalow (all matters reserved for further consideration) (rear of 3-5 Staunton Road)	16/08/2006	0	1	1
08/01078/FUL	3 Bladon Close Oxford Oxfordshire OX2 8AD	Sub-division of garden and erection of new 2-storey detached dwelling.	11/08/2008	0	1	1
06/00978/FUL	3 Old Marston Road Oxford Oxfordshire OX3 0JR	Demolition of single storey side extension. Erection of two-storey side extension and conversion of 4-bedroom house into 2 flats (1x2 bed and 1x1 bed). Provision of 2 car parking spaces	04/07/2006	1	2	1
05/00519/FUL	3 Regent Street Oxford Oxfordshire OX4 1QU	Excavation to provide self contained basement flat and lightwell	05/05/2005	0	1	1
08/02359/FUL	30 Garsington Road Oxford Oxfordshire OX4 2LG	Two storey side extension to form a 2 bedroom house. Bin and cycle stores to rear for existing and proposed house. 1.8M fence to Napier Road. Parking on frontage for 2 cars with access to Napier Road.	12/12/2008	0	1	1
09/00809/FUL	30 Masons Road Oxford Oxfordshire OX3 8QJ	Erection of two-storey side extension to form new two bedroom dwelling with parking space, amenity space and bin storage and two parking spaces and bin storage to serve the retained dwelling.	17/06/2009	0	1	1
08/00380/FUL	300 Banbury Road Oxford Oxfordshire OX2 7ED	Change of use of dwelling house to hotel	15/04/2008	1		-1
06/02674/FUL	31 Cowley Road Littlemore Oxford Oxfordshire OX4 4LE	Planning permission for change of use of 1 x 5 bed house to 2 x 4 bed houses. Single storey extension to western wing and new 1.6m high stone walls and 1.8m high close boarded fence within garden. Provision of space for 4 car parking spaces. Re-opening	11/06/2007	1	2	1
03/01872/FUL	31 Franklin Road Headington Oxford OX3 7SB	Conversion to 2 residential flats and single storey extension at the rear (Amended plans)	02/07/2004	1	2	1
04/01653/FUL	31 Littlehay Road Oxford Oxfordshire OX4 3EG	Subdivision of garden Erection of 2 storey building as 2 bed house. Two car parking spaces	15/10/2004	0	1	1
07/02295/FUL	31 St Luke's Road Oxford Oxfordshire OX4 3JD	Proposed two storey side extension and conversion to 3 x 1 bed flats. Parking for 2 cars, bin and cycle storage on frontage.	03/12/2007	1	3	2
08/01309/FUL	32 Girdlestone Road Oxford Oxfordshire OX3 7NA	Subdivision of single dwelling into two dwellings.	18/08/2008	1	2	1
04/01985/FUL	32 Norham Road Oxford Oxfordshire OX2 6SQ	Change of use from 3 flats to 2 dwellings - (basement flat with separate house above).	30/11/2004	0	0	0
04/01986/FUL	32 Norham Road Oxford Oxfordshire OX2 6SQ	Change of use from 3 flats to single dwellings.	30/11/2004	0	0	0
07/01956/FUL	33 34 And 35 And Part Larmerier House Rectory Road Oxford Oxfordshire OX4 1BU	Demolition of 33, 34 and 35 Rectory Road and part Larmerier House. Erection of 2 and 3 storey building linking 32 Rectory Road and Larmerier House containing 38 study bedrooms and one 1-bed flat (amended plans).	01/12/2008	0	1	1
07/02540/FUL	33 Dene Road Oxford Oxfordshire OX3 7EF	Demolish garage. Erection of single storey 1 bed dwelling and 1 car parking space accessed from Town Furze.	20/12/2007	0	1	1

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07/01528/FUL	33A Oxford Road Old Marston Oxford Oxfordshire OX3 0PQ	Planning application for the erection of 1 x 2 bed dwelling on site of former barn	16/08/2007	0	1	1
09/00077/FUL	34 Bartholomew Road Oxford Oxfordshire OX4 3QQ	Single storey side extension for use as 1 bed dwelling. First floor rear extension to existing house. Alterations to provide parking on frontage (1 space) and at rear (2 spaces) with access to Rahere Road. Bin and bike storage.	11/03/2009	0	1	1
08/01607/FUL	345 Marston Road Oxford Oxfordshire OX3 0EP	Erection of 2 storey side and rear extension. Conversion of extended buildings to provide 1x3 bedroom dwelling and 1x1 bedroom dwelling. Cycle and bin stores	06/10/2008	0	0	0
09/00261/FUL	345 Marston Road Oxford Oxfordshire OX3 0EP	Erection of 2-storey side and rear extensions and insertion of dormer window in rear roof slope. Conversion of extended buildings to provide 1 x 3 bed and 1 x 1 bed dwelling. Cycle and bin stores.	26/03/2009	0	1	1
07/02611/FUL	34A William Street Oxford Oxfordshire OX3 0ER	Extension to roof to raise ridge, insertion of rear dormer window and subdivision of extended building to form two separate dwellinghouses (Amended Plans)	26/02/2008	0	1	1
06/01854/FUL	35 Cardigan Street Oxford Oxfordshire OX2 6BP	Demolition of existing garage. Erection of 3-storey building to accommodate 4 flats (2x studio flats and 2x1 bedroom flats). Demolition of existing rear extension and conversion of existing dwelling to 2x1 bedroom flats. Provision of enclosed bin and cycl	07/06/2007	1	6	5
08/00155/FUL	35 Clive Road Oxford Oxfordshire OX4 3EL	Demolish outbuildings. Proposed two storey side and single storey rear extensions. Use of side extension as 1 bed house. Parking on frontage for 1 car, refuse and cycle storage.	20/03/2008	0	1	1
07/02156/FUL	35 Moorbank Oxford Oxfordshire OX4 6HZ	Demolition of conservatory and store. Construction of two storey rear extension and conversion of dwelling to provide 2x1 bed flats. Bin store and cycle parking.	11/04/2008	1	2	1
04/02394/FUL	35 Westbury Crescent Oxford Oxfordshire OX4 3SA	Demolish conservatory. Single storey rear extension. Conversion of house to 4 self contained flats. Provision of 4 parking spaces, bin store and cycle parking	01/02/2005	1	4	3
09/00012/FUL	356-358 Abingdon Road Oxford Oxfordshire OX1 4TQ	Change of use from mixed use as a private dwelling and guest house (use classes C3 and C1) to use as a single dwelling (use class C3)	13/02/2009	0	1	1
07/00516/FUL	36 Glanville Road Oxford Oxfordshire OX4 2DD	Demolition of existing house. Erection of three storey building containing 6x1 bed flats. Provision of 6 car parking spaces. Refuse store and cycle parking.	11/05/2007	1	6	5
05/00575/FUL	36 St Leonard's Road Oxford Oxfordshire OX3 8AB	36 St Leonards Road - Two storey rear extension and conversion of 3 bedroom house to 1x1 bedroom and 1x2 bedroom flats. Provision of enclosed bin store, cycle store and two on plot car parking spaces(Amended Plans)	11/07/2005	1	2	1
04/01496/FUL	371 Banbury Road Oxford Oxfordshire OX2 7RE	Demolition of 5 bed, two storey detached house. Erection of terrace of 4x2/3 storey houses (3 x 4 bedroom, 1x3 bedroom) provision of 8 on-plot car parking spaces.(Amended Plans)	15/10/2004	1	4	3
04/00276/FUL	376 Banbury Road Oxford Oxfordshire OX2 7PW	Change of use from residential children's home to 3x3 bed, and 1x2 bed flats. Provision of 6 car parking spaces at Holme Leigh, Banbury Road..	30/04/2004	0	4	4
05/00867/FUL	37A Jericho Street Oxford Oxfordshire OX2 6BU	Demolition of existing lock up garages. Erection of 3 storey block of 6 residential apartments (5x1 bed and 1x2 bed) in a car parking free development.(Amended plans)	23/06/2005	0	6	6
07/02448/FUL	381 - 389 Cowley Road Oxford Oxfordshire OX4 2BS	Demolition of all existing buildings and structures. Erection of 3/4 storey building with internal courtyard to provide 125 student study bedrooms, 1 flat (1 bed) for Porter and 3x 1 bed flats with parking spaces accessed from Glanville Road. 3 ground flo	29/08/2008	3		-3
07/00452/FUL	39 Downside End Oxford Oxfordshire OX3 8JF	Erection of 2 storey side extension and conversion of extended property to 4 x 1 bed flats. Demolition of garage. Provision of 4 car parking spaces, bin and cycle stores	08/05/2007	1	4	3

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07/01808/FUL	4 Acer Walk Oxford Oxfordshire OX2 6LX	Erection of two storey dwelling with basement and first floor roof garden	01/10/2007	0	1	1
07/02483/FUL	4 Capel Close Oxford Oxfordshire OX2 7LA	Demolish existing house and erect 2x 4/5 bed semi-detached houses (amended plans).	31/07/2008	1	2	1
07/02483/FUL	4 Capel Close Oxford Oxfordshire OX2 7LA	Demolish existing house and erect 2x 4/5 bed semi-detached houses (amended plans).	31/07/2008	1	2	1
09/00034/FUL	4 Jack Straw's Lane Oxford Oxfordshire OX3 0DL	Demolition of existing house and erection of two storey detached 4 bedroom house (amendment to 07/02336/FUL).	04/03/2009	1	1	-0
07/02109/FUL	4 John Buchan Road Oxford Oxfordshire OX3 9QN	Erection of single storey side and rear extension and conversion of extended building to form 2 x 1 bed flats including cycle and bin storage	07/11/2007	1	2	1
09/00009/FUL	41 Town Furze Oxford Oxfordshire OX3 7EW	Demolish existing garage. Proposed alterations and extension to existing 4 bed house to create 3 dwellings (1x1, 1x2 and 1x3 bed.) 4 parking spaces. (Amended plans and description)	04/03/2009	0	2	2
09/00707/FUL	42 Downside Road Oxford Oxfordshire OX3 8HR	Demolition of existing building and garage. Erection of part 3 storey part 2 storey building to provide 2x commercial units to ground floor, 2x3 bedroom apartments, 2x2 bedroom apartments and 2x1 bedroom apartments. Provision of 11 parking spaces, 22 cove	01/06/2009	0	6	6
09/00975/FUL	43 Donnington Bridge Road Oxford Oxfordshire OX4 4BA	Erection of two storey side extension to form 2 x 1 bedroom flats. Provision of 2 parking spaces for the flats and 2 parking spaces for the existing dwelling, private amenity space and bin and cycle storage (amended plans)	09/07/2009	0	2	2
06/02536/FUL	44 Collinwood Road Oxford Oxfordshire OX3 8HJ	Sub-division of existing 4 bed dwelling into 2x2 bed dwellings. Erect fence around private amenity space. Demolish garage.	01/02/2007	0	0	0
07/01119/FUL	44 Collinwood Road Oxford Oxfordshire OX3 8HJ	Sub-division of dwelling to form 1x2 bed and 2x1 bed flats	22/11/2007	1	3	2
05/00617/FUL	44 Dene Road Oxford Oxfordshire OX3 7EE	Two storey front and rear extensions. Conversion to two 1/2 bed flats. Parking for 2 cars at front	06/06/2005	1	2	1
08/00610/FUL	44 Kiln Lane Oxford Oxfordshire OX3 8EY	Erection of side and rear two storey extensions to existing dwelling. Subdivision of extended property to form one three bedroom dwelling and 2x1 bedroom flats. Provision of 4 parking spaces to front of dwelling. Subdivision or rear garden to provide amen	12/05/2008	0	2	2
04/00897/FUL	44 Weirs Lane Oxford OX1 4UR	Erection of 3 bedroomed end of terrace house. Single storey extension to existing house.	15/10/2004	0	1	1
04/00172/FUL	45 Coniston Avenue Oxford Oxfordshire OX3 0AW	Demolition of garage. Subdivision of rear garden and erection of detached 2 storey 3 bedroom house.	06/04/2004	0	1	1
08/00324/FUL	45 Sunderland Avenue Oxford Oxfordshire OX2 8DT	Demolition of existing house and garage. Erection of 3 storey building with accommodation in the roof space to provide 2x3 bed, 2x2 bed and 2x1 bed flats. Provision of off-street parking area and covered cycle and bin storage.	07/07/2008	1	6	5
06/01172/FUL	46 Edgeway Road Oxford Oxfordshire OX3 0HE	Conversion of existing 3-bedroom house to provide 2x1 bedroom flats (46 Edgeway Road)	31/03/2008	1	2	1
06/00673/FUL	46 Littlehay Road Oxford Oxfordshire OX4 3EQ	Two storey side and rear extension for use as 1x2 bedroom house	07/06/2006	0	1	1

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07/01737/FUL	47 Bulan Road Oxford Oxfordshire OX3 7HU	Two storey rear extension and conversion to two x2 bed flats. Parking on frontage for 3 cars. Refuse and cycle storage to rear	04/10/2007	1	2	1
07/00931/FUL	47 Cranmer Road Oxford Oxfordshire OX4 2QB	Change of use from house to 2x2 bed flats. Provision of 2 parking spaces and bin store on frontage	22/06/2007	1	2	1
07/00343/FUL	47 Donnington Bridge Road Oxford Oxfordshire OX4 4BA	Demolish existing rear extension . Single storey rear extension and conversion to 2x 1bed flats. Bin stores to front, cycle stores to rear. Parking for 2 cars on frontage, new vehicular access.	11/04/2007	1	2	1
07/02495/FUL	48 Cornwallis Road Oxford Oxfordshire OX4 3NW	Single storey and first floor rear extension. Conversion of house to two 1-bed flats. Provision of two parking spaces to frontage.	20/12/2007	1	2	1
08/00112/FUL	485 And 487 Marston Road Oxford Oxfordshire OX3 0JQ	Demolition of existing pair of semi-detached dwellings. Erection on site frontage of two storey building with accommodation in roof space, to provide 6 flats (1x3 bed, 3x2 bed and 2x1 bed). Erection of 1 and three quarters to 1 and a half storey buildin	03/04/2008	2	8	6
06/00797/FUL	485 And 487 Marston Road Oxford Oxfordshire OX3 0JQ	Erection of pitched roof over existing 2 storey flat roof and conversion of the building from multiple occupancy to 5x1 bedroom flats with 5 off street parking spaces, secure cycle parking and bin stores	14/06/2006	0	0	0
07/01920/FUL	5 Calcot Close Oxford Oxfordshire OX3 8PX	Erection of first floor rear extension and conversion of extended building to form 2x2 bed flats	10/10/2007	1	2	1
07/01734/FUL	5 Devereux Place Oxford Oxfordshire OX4 4RP	Single and two storey rear extension. Conversion into two 1-bed flats. Provision on frontage for 2 parking spaces. Cycle sheds and refuse stores to the rear.	20/09/2007	1	2	1
06/00247/FUL	5 Inott Furze Oxford Oxfordshire OX3 7ES	Conversion of house to 2 flats (1x1, 1x2 bed). Two parking spaces on frontage	04/04/2006	1	2	1
09/00946/FUL	5 Lockheart Crescent Oxford Oxfordshire OX4 3RN	Erection of single and two storey side extension to form self-contained 2 bed dwelling with parking, cycle and bin storage and amenity space.	09/07/2009	0	1	1
06/01908/FUL	5 Nicholas Avenue Oxford Oxfordshire OX3 0RN	Erection of 2-storey rear extension. Conversion of existing dwelling and proposed extension to form 2x2 bedroom flats. Formation of car parking space on the frontage.	03/11/2006	1	2	1
08/01891/OUT	51 Crescent Road Oxford Oxfordshire OX4 2NZ	Outline application for 2 1/2 storey house including details of scale and access (to Leaffield Road). Garage to rear.	28/10/2008	0	1	1
06/02593/FUL	52 Brampton Road Oxford Headington Oxfordshire OX3 9NE	Demolish existing 2-storey end terrace dwelling. Erect 2-storey building to provide 4x1 bed flats.	08/02/2007	1	4	3
09/01259/FUL	52 Rectory Road Oxford Oxfordshire OX4 1BW	Change of use from office (Class B1) to residential (Class C3) including alteration to frontage of building and parking area.	31/07/2009	0	1	1
08/00460/FUL	53A Stanway Road Oxford Oxfordshire OX3 8HU	Sub-division of existing 3 bed apartment to form 2x1 bed units.	03/11/2008	1	2	1
05/01706/FUL	54 Boswell Road Oxford Oxfordshire OX4 3HN	Single and two storey rear extension. Conversion to 2x2 bed flats. Parking at rear. Bicycle stands. Bin enclosure. (Amended plans)	13/10/2005	1	2	1
08/02142/FUL	55 Bullingdon Road Oxford Oxfordshire OX4 1QJ	Demolition of rear extension . Single and two storey rear extension, loft conversion with dormer to front elevation. Change of use from homeless families accommodation to 3 self-contained dwellings (1x2, 2x1 bed). Cycle parking and refuse storage on front	03/12/2008	0	3	3
08/01032/FUL	57 Headley Way Oxford Oxfordshire OX3 7SR	Demolition of existing single storey rear extension. Erection of single and two storey rear extension and conversion of extended building to form 1x3 bedroom flat and 2x1 bedroom flat. Provision of amenity areas, bin storage and	14/07/2008	1	3	2

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		cycle parking.				
06/00954/FUL	57 Long Lane Oxford Oxfordshire OX4 3TN	Demolish existing conservatory. Two storey side and single storey rear extensions. Two rear dormer roof extensions. Use of side extension as 2 bedroom house. Two parking spaces accessed from Long Lane for existing house and two parking spaces accessed	20/06/2006	0	1	1
08/00349/FUL	57 Phipps Road Oxford Oxfordshire OX4 3HJ	First floor rear extension and internal alterations to provide (fourth) 1 bed flat. Car parking for 4 cars and cycle parking at rear. Bin store at front	12/01/2009	0	1	1
07/00213/FUL	57 Phipps Road Oxford Oxfordshire OX4 3HJ	Change of use from house to 3 x 1 bed flats. Bin store to front. Cycle parking and use of existing parking spaces at the rear. (Amended description)	27/03/2007	1	3	2
06/02348/FUL	57 Windmill Road Oxford Oxfordshire OX3 7BP	Two storey extension at rear. Conversion to 2x1 bed flats. Cycle and bin stores and shared garden to rear.	10/01/2007	1	2	1
09/00059/FUL	59 Bailey Road Oxford Oxfordshire OX4 3HU	Demolish garage. Erection of single storey 1 bed dwelling. Parking for 1 car on frontage with access to Phipps Road.	20/02/2009	0	1	1
08/00273/FUL	59 Headley Way Oxford Oxfordshire OX3 7SR	Erection of single and two storey rear extensions and insertion of roof lights in connection with loft conversion. Conversion of extended property into 3 flats (1x3 and 2x1 bed). Associated bin and cycle storage.	07/04/2008	1	3	2
08/00258/FUL	59 Linkside Avenue Oxford Oxfordshire OX2 8JE	Subdivision of plot, erection of two storey building accommodating 2x2 bed flats. Provision of two off street car parking spaces.	09/04/2008	0	2	2
08/01382/FUL	59-63 Cowley Road Oxford Oxfordshire OX4 1HR	Demolition of frontage buildings of 61/63 Cowley Road. Retention of rear workshop/store and 59 Cowley Road. Erection of 4 storey building (with basement) and conversion of workshop/store and No.59, to provide 2 shop units on ground floor and 5 flats ab	17/02/2009	1	5	4
04/00783/FUL	6 Cinnaminta Road Oxford Oxfordshire OX3 7JB	Partial conversion of shop to form self-contained one bedroom flat.	27/05/2004	0	1	1
08/02232/FUL	6 Cinnaminta Road Oxford Oxfordshire OX3 7JB	Erection of single and two storey rear extension. Change of use from retail (A1) and flat to retail (A1) with reduced floor area and creation of two flats (1x1 and 1x2 bed). Provision of cycle and bin storage with car parking on frontage.	11/12/2008	0	2	2
07/00240/FUL	6 Merton Street Oxford Oxfordshire OX1 4JE	Change of use of ground and first floors from residential to educational (Class D1). Provision of bike store, new access from Postmasters Yard	28/03/2007	1		-1
06/02638/FUL	6 Osler Road Oxford Oxfordshire OX3 9BJ	Front infill extension under existing canopy roof and subdivision of house to create 1x3 bed house and 2x1 bed flats. Provision of 3 car parking spaces (2 for flats and 1 for house). Bin and cycle store.	13/02/2007	0	2	2
06/01934/FUL	6 Perrin Street And 18 Windsor Street Oxford Oxfordshire OX3 7AS	Demolition of existing garage fronting Perrin Street. Extension to and conversion of part of existing vacant office accommodation at 6 Perrin Street to form 2-bedroom flat. Extension of 18 Windsor Street into part of vacant office accommodation to form en	08/11/2006	0	1	1
06/00775/FUL	61 Hamilton Road Oxford Oxfordshire OX2 7PY	Demolition of existing garage and shed. Erection of 3 bedroom house with one car parking space accessed from Kings Cross Road	18/07/2006	0	1	1
07/01253/FUL	61 St Aldate's Oxford Oxfordshire OX1 1ST	Retention of frontage to no. 61 St. Aldate's. Construction of 53 student study rooms on 4 and 5 floors with wardens flat on ground floor, together with cycle parking and ancillary facilities (Amended description and plans).	09/04/2009	0	1	1
09/01450/FUL	62 Valentia Road Oxford Oxfordshire OX3 7PW	Erection of two storey side extension to form 2x1 bedroom flats. Provision of bin and cycle storage and private amenity space.	10/08/2009	0	2	2
07/01120/FUL	64 Grays Road Oxford Oxfordshire OX3 7PY	Erection of two storey rear extension and conversion of extended building to form 1x2 bed flat and 2x1 bed flats. (Amended description)	12/07/2007	1	3	2
07/01939/FUL	64 Spencer Crescent Oxford Oxfordshire OX4 4SN	Single and two storey rear extension. Conversion to 2x1 bed flats. Parking for two cars on frontage.	15/10/2007	1	2	1

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07/00454/FUL	64 Stanway Road Oxford Oxfordshire OX3 8HX	Single and two storey extension at rear. Conversion of extended house to 2x2 bed flats. Provision of on plot car parking spaces.	16/07/2007	1	2	1
07/01191/FUL	67 Merewood Avenue Oxford Oxfordshire OX3 8EG	Sub-division of dwelling house to provide 2x1 bed dwellings, off road parking and cycle and bin stores.	25/07/2007	1	2	1
04/00777/FUL	70 Foxwell Drive Oxford Oxfordshire OX3 9QF	Conversion of 5/6 bedroom house into 2x2 bedroom flats and 1x2 bedroom maisonette. Provision of enclosed bin and cycle stores and 4 on-plot car parking spaces. (Amended plans)	13/08/2004	1	3	2
07/00829/FUL	70 Windmill Road Oxford Oxfordshire OX3 7BZ	Demolition of existing garage. Subdivision of garden. Erection of detached 2 storey 4 bed house with accommodation in roof space, accessed from Norton Close. On site parking space.	11/06/2007	0	0	0
08/02619/FUL	70 Windmill Road Oxford Oxfordshire OX3 7BZ	Demolition of existing garage. Erection of two storey 3 bed dwelling in rear garden fronting Norton Close. (Amended Plans)	04/02/2009	0	1	1
07/02517/FUL	72 Nuffield Road Oxford Oxfordshire OX3 8RG	Demolition of existing garage and single storey side extension. Erection of single storey rear extension, and conversion of extended building to form 2 flats (1x2 bed and 1x1 bed).	21/12/2007	0	0	0
08/00588/FUL	72 Nuffield Road Oxford Oxfordshire OX3 8RG	Erection of 1x3 bed dwelling and 2x2 bed flats on land adjacent to 72 Nuffield Road.	22/05/2008	0	3	3
07/02480/FUL	72A Windmill Road Oxford Oxfordshire OX3 7BZ	Demolition of existing warehouse building and erection of detached 3/4 bed dwelling.	24/12/2007	0	1	1
09/00841/FUL	73 Botley Road Oxford Oxfordshire OX2 0BS	Change of use from office and flat to single dwelling.	29/06/2009	1	1	-0
07/00758/FUL	73 Headley Way Oxford Oxfordshire OX3 7SR	Demolition of existing garage. Erection of two storey side and single storey rear extension to form new 3 bed house. Construction of 2 attached garages at rear, access from Snowdon Mede. Sub-division of garden, associated landscaping, fencing and gat	06/08/2007	0	1	1
09/00295/FUL	73 Wilkins Road Oxford Oxfordshire OX4 2HZ	Erection of single and two storey side and rear extension to form a new 3 bed house with associated car parking accessed off Wilkins Road and Oliver Road.	20/04/2009	0	1	1
04/02142/FUL	73 Wilkins Road Oxford Oxfordshire OX4 2HZ	Two storey side and single storey rear extension. Conversion of 4 flats (3x1, 1x2 bed), 2 parking spaces accessed from Wilkins Road, 2 parking spaces accessed from Oliver Road. Bin store and 4 cycle stands	21/12/2004	1	4	3
06/00902/FUL	74 Temple Road Oxford Oxfordshire OX4 2EZ	Demolition of pigsties. Erection of 5 bed house with parking area at front	07/07/2006	0	1	1
07/00286/FUL	77 Long Lane Oxford Oxfordshire OX4 3TN	Two storey side extension for use as 3 bed house. Provision of 4 parking spaces on frontage.	05/04/2007	0	1	1
06/01935/FUL	77B St Clement's Street Oxford Oxfordshire OX4 1AW	Change of use from multiple occupation to 4 (1 bed) flats. Three storey extension and alterations to the rear	09/11/2006	0	4	4
06/01154/FUL	78B Temple Road Oxford Oxfordshire OX4 2EZ	Proposed two bedroom house. Parking for two cars	27/07/2006	0	1	1
07/01270/FUL	79 Rose Hill Oxford Oxfordshire OX4 4HT	Subdivision of garden and erection of two storey 3 bed house and two 1 bed flats. Three parking spaces accessed from Westbury Crescent (Amended plans).	19/06/2008	0	0	0
08/02220/FUL	79 Rose Hill Oxford Oxfordshire OX4 4HT	Subdivision of garden and erection of two storey building to create 2x3 bed dwelling houses. Three parking spaces accessed from Westbury Crescent.	19/12/2008	0	2	2
07/00199/FUL	8 Hillsborough Road Oxford Oxfordshire OX4 3SL	Change of use from house to 2x 1 bed flats. Parking for 2 cars on frontage. Bin and cycle stores.	15/03/2007	1	2	1
05/01543/FUL	8 Pauling Road Oxford Oxfordshire OX3 8PT	Two storey side and rear extension, single storey rear extension and conversion to 2x1 bedroom and 1x2 bedroom flats. Provision of 2 car parking spaces and cycle/bin store to frontage.	19/09/2005	1	3	2

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04/01024/FUL	80 Donnington Bridge Road Oxford Oxfordshire OX4 4AY	Conversion of 3 bedroom dwelling house into 2 bed sit and 1x1 bedroom flats, provision of bin storage and cycle parking (amended plans/description)	23/07/2004	1	2	1
07/01883/FUL	81 London Road Headington Oxford Oxfordshire OX3 9AA	Demolition of existing building and erection of 4 storey building, comprising of cafe unit (Class A3) at ground floor and 3 flats over first, second and third floors (1x2 and 2x1 bed flats) (Amended plans).	29/11/2007	2	3	1
07/00594/FUL	82 Valentia Road Oxford Oxfordshire OX3 7PW	Erection of single/two storey rear extension, and rear dormer extension to provide additional accommodation. Two storey side extension to form 2 x 2 bed flats. Associated on plot car parking	02/05/2007	0	2	2
08/00629/FUL	83 Wilkins Road Oxford Oxfordshire OX4 2JB	Demolish existing storage buildings to rear. Erection of freestanding single storey 1 bed dwelling at rear.	20/05/2008	0	1	1
09/00754/FUL	84 St Aldate's Oxford Oxfordshire OX1 1RA	Reassembly at slightly raised position of roof to north wing. Independent, internal structure, supporting roof. Conversion, extension and incorporation of south, freestanding boundary wall to no. 83 St Aldates to create 1x 2-storey , 2-bed house and 1x 4-	19/06/2009	0	2	2
07/02478/FUL	85 Westlands Drive Oxford Oxfordshire OX3 9QX	Erection of two storey side/rear extension and conversion of extended building to form 4 x 1 bed flats with parking.	24/12/2007	1	4	3
07/00469/FUL	87 Cranmer Road Oxford Oxfordshire OX4 2QB	Demolition of garage. Erection of 1x3 bed house with 1 parking space, fronting Brasenose Driftway (rear of 85 Cranmer Road)	13/04/2007	0	1	1
08/01842/FUL	88 Foxwell Drive Oxford Oxfordshire OX3 9QF	Demolition of existing single storey side extension. Erection of single storey rear and two storey side extensions to form a one bedroom self-contained dwelling with parking and amenity space.	22/10/2008	0	1	1
07/02108/FUL	89 Crotch Crescent Oxford Oxfordshire OX3 0JN	Erection of single storey rear extension and front porch. Conversion of extended building to form 3 x 1 bed flats, with 2 parking spaces	23/10/2007	1	3	2
07/02558/FUL	8A Charlbury Road Oxford Oxfordshire OX2 6UT	Erection of replacement detached dwelling to include basement and accommodation within the roofspace, alterations to access. Construction of swimming pool with changing rooms and storeroom (amended plans).	04/01/2008	1	1	-0
07/01564/FUL	9 Abberbury Avenue Oxford Oxfordshire OX4 4EU	Erection of a detached 4 bedroom house on land to the rear of 9 Abberbury Avenue (Amended Plans).	31/01/2008	0	1	1
07/00975/FUL	9 Canal Street Oxford Oxfordshire OX2 6BQ	Conversion of integral garage, store and part rear first floor to create a 1-bed house, accessed from St Barnabas Street	27/06/2007	0	1	1
07/01831/FUL	9 Cripsey Road Oxford Oxfordshire OX2 0AH	Conversion of existing shop (Class A1) to dwelling (Class C3). Including alterations comprising insertion of one rooflight to rear elevation and two rooflights to front elevation. Replacement of single storey rear extension.	04/10/2007	1	1	-0
06/02101/FUL	9 Forest Road Oxford Headington Oxfordshire OX3 8LF	Conversion of existing 3 bed house to provide 2 flats (1x2 bed and 1x1 bed) Provision of 2 on plot car parking spaces, bin and cycle stores	19/12/2006	1	2	1
08/00769/FUL	9 Gathorne Road Oxford Oxfordshire OX3 8NF	Erection of single and two storey extensions and conversion of extended building to form 2 x 3 bed semi detached dwellings.(Amendment to 07/01942/FUL).	09/06/2008	0	2	2
04/02342/FUL	9 William Street Oxford Oxfordshire OX3 0ES	Erection of single and three storey 4 bedroom house with covered driveway to 2 garages and two on-plot car parking spaces at rear.	12/01/2005	0	1	1
08/02593/FUL	90 Kingston Road Oxford Oxfordshire OX2 6RJ	Demolition of extensions and outbuildings and erection of new conservatory to rear. Erection of new 2 storey 4 bed dwelling to side fronting Aristotle Lane with integral garage.	02/02/2009	0	1	1
06/02279/FUL	91 Old Road Headington Oxford Oxfordshire OX3 8SX	Demolition of existing dwelling. Erection of 2-storey building to accommodate 4x2 bed flats. Provision of 4 car parking spaces, cycle and bin storage	21/12/2006	1	4	3
07/01800/FUL	91 Old Road Headington Oxford Oxfordshire OX3 8SX	Demolition of existing 2 storey house. Erection of 2 storey building to provide 5 x 2 bed flats, including accommodation within the roof space. 5 parking spaces; covered cycle store, refuse and recycling facilities.	14/12/2007	1	5	4
08/00054/FUL	92 Hugh Allen Crescent Oxford Oxfordshire OX3	Demolition of garage and erection of new 2 storey 2 bed dwelling.	29/12/2008	0	1	1

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	OHN					
08/00760/FUL	92 Hugh Allen Crescent Oxford Oxfordshire OX3 0HN	Erection of single storey dwelling.	05/06/2008	0	1	1
07/01728/FUL	93 Alice Smith Square Oxford Oxfordshire OX4 4NQ	Two storey side extension for use as 2x2 bed flats. Parking on frontage for 4 cars (including for existing house). Bin and cycle store.	18/09/2007	0	2	2
05/00190/FUL	95 The Slade Oxford Headington Oxfordshire OX3 7HN	Demolish existing garage Erection of two storey and single storey extensions. Conversion of house to provide 4x1 bed flats Alteration to access Provision of 4 parking spaces Cycle and bin stores	16/03/2005	1	4	3
07/01701/FUL	98 Cowley Road Oxford Oxfordshire OX4 1JE	Change of use from ancillary storage to self contained bedsitting unit	18/10/2007	0	1	1
04/01647/FUL	99 Oliver Road Oxford Oxfordshire OX4 2JH	Two storey side and rear extension. Bow window to front. Conversion of house as extended to 4 flats (3 x 2 and 1 x 1 bed.) Provision of 4 car parking spaces . 1.8m fence to rear garden (99 Oliver Road)	11/11/2004	1	4	3
07/02061/FUL	99 Stanway Road Oxford Oxfordshire OX3 8HY	Conversion of 3 bed house into 2 self contained flats (1x2 and 1x1 bed). Creation of new vehicular access to provide two off street parking spaces on the property frontage.	19/10/2007	1	2	1
09/00167/FUL	9A Arnold Road Oxford Oxfordshire OX4 4BH	Change of use of ground floor shop and first floor office to a 1 bed house, including external alterations.	13/03/2009	0	1	1
08/01864/FUL	9A Denmark Street Oxford Oxfordshire OX4 1QS	Demolish garage and store. Erection of 3 storey building containing 1 bed flat and 1 bed maisonette. Variation to permission 07/02740/FUL/07/02740/FUL)	10/10/2008	0	2	2
06/01871/FUL	Colthorne Farm And 34 Oxford Road Old Marston Oxford Oxfordshire OX3 0PQ	Demolition of redundant farm buildings and erection of 2 x 4 bedroom houses and provision of car parking (Renewal of the planning permission granted under application no. 00/00715/NFZ).	28/03/2007	0	2	2
08/02209/FUL	Eaglesfield Jack Straw's Lane Oxford Oxfordshire OX3 0DN	Erection of detached dwelling, re-orientation of driveway and forecourt parking.	22/12/2008	1	1	-0
06/02069/FUL	Eastwyke Farm House Abingdon Road Oxford Oxfordshire	Demolition of single storey extension on south-east elevation and erection of two-storey extension. Change of use from dwelling house to provide 10 hotel bedrooms as annexe to Four Pillars Hotel; provision of car parking and cycle parking facilities. L	06/05/2008	1		-1
07/02238/FUL	Electricity Sub Station Adjacent 409 Banbury Road Oxford Oxfordshire	Demolition of existing substation and erection of pair of semi-detached duplex dwellings.	08/10/2008	0	2	2
08/01725/FUL	Flats 58-82 Castle Mill House Juxon Street Oxford Oxfordshire	Alterations to existing block of 31 flats at Castle Mill House to provide 6 additional flats (3x1, 3x2 bed) by extension at roof level to Western wing and use of roof space to Juxon Street frontage. Creation of an external glazed stair tower with lift. Re	27/11/2008	0	6	6
05/01166/FUL	Garage Adjacent 24a Albert Street Oxford Oxfordshire	Demolition of existing garage. Erection of 2x1 bedroom flats	05/08/2005	0	2	2
08/00117/FUL	Garage Block Crowberry Road Oxford Oxfordshire	Erection of 3 x 4 bed houses.	09/09/2008	0	3	3
06/02618/FUL	Garage Block Milvery Way Oxford Oxfordshire	Demolition of 8 lock-up garages Erection of a pair of semi-detached two bedroom houses with separate stores and car parking on land to the rear of 68, 70 and 72 Oxford Road (Littlemore). Access from Milvery Way.	13/09/2007	0	2	2
08/00408/FUL	Garage Block Rear Of 73 Kestrel Crescent Oxford Oxfordshire	Demolition of existing garages in block. Erection of 2 x 3bed houses with integral garages	15/04/2008	0	2	2
08/01172/FUL	Garages 1 To 4 Walton Lane Oxford Oxfordshire	Demolition of existing garage. Erection of 2x4 bed semi-detached 2-storey houses (with accommodation at basement level). Integral garage accommodating 1 car parking space each. Dormer window to each unit fronting	30/07/2008	0	2	2

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		Walton Lane (amendment to 08/00518/FUL) (G				
08/02102/FUL	Garages Adjacent 13 Wolvercote Green Oxford Oxfordshire	Erection of new dwelling on land to the rear of 13 Wolvercote Green (amendment to planning permission 06/00128/FUL).	14/11/2008	0	1	1
08/02721/FUL	Garages Adjacent 2 Jeune Street Oxford Oxfordshire	Demolition of two blocks of garages. Erection of two 4 bed houses. Parking for 2 cars, bin and cycle storage.	07/05/2009	0	2	2
09/00417/FUL	Garages Adjacent 99 Bainton Road Oxford Oxfordshire	Erection of 6 bed detached dwelling with associated garaging, parking and landscaping.	27/04/2009	0	1	1
08/00076/FUL	Garages Rear Of 16-22 Cherwell Drive Oxford Oxfordshire	Demolition of 9 garages. Erection of 2x1 bed houses with integral garage.	07/03/2008	0	2	2
07/02599/FUL	Garford House Garford Road Oxford Oxfordshire OX2 6UY	Erection of replacement 2/3 storey dwelling, replacement of existing 1.7m close boarded fence with 1.7m brick wall.	25/02/2008	1	1	-0
06/01911/FUL	Green Street Bindery And 9 Green Street Oxford Oxfordshire OX4 1YB	Demolition of buildings. Erection of two storey building incorporating workshop on ground floor and 2x1 bed flats on first floor. Bin and cycle store. (Amendment to planning application 04/01955/FUL) (AMENDED DESCRIPTION)	15/05/2007	1	2	1
04/01955/FUL	Green Street Bindery And 9 Green Street Oxford Oxfordshire OX4 1YB	Demolition of buildings. Erection of three storey building for live/work units incorporating 6 ground floor workshops and 6 flats (5x1, 1x2). Access and parking for 6 cars. Bin and cycle store.	13/12/2004	0	6	6
07/00396/FUL	Headington Telephone Exchange London Road Headington Oxford Oxfordshire	Demolition of GPO Repeater station at land adjoining 392 London Road. Erection of 1x2 storey 3 bedroom house with integral garage	18/05/2007	0	1	1
06/01311/FUL	Land Adjacent 17 Coppock Close Oxford Oxfordshire OX3 8JS	Erection of single detached dwelling and associated access/car parking.	25/08/2006	0	1	1
09/00031/FUL	Land Adjacent 1A And 1B Cross Street Oxford Oxfordshire OX4 1BZ	Erection of 3 storey building (including rooms in roofspace) containing 2 2-bed flats. Parking for 1 car, cycle and refuse storage on frontage. (Amended plans)	26/02/2009	0	2	2
08/00257/FUL	Land Adjacent 32 Victoria Road Oxford Oxfordshire OX2 7QD	Erection of three storey 3 bed house.	25/04/2008	0	1	1
09/01247/FUL	Land Adjacent 6 Hill Top Road Oxford Oxfordshire OX4 1PB	Erection of 1 x 3 bedroom dwelling (amendment to 08/02322/FUL).	22/07/2009	0	1	1
06/00669/FUL	Land Adjacent 6 King Street Oxford Oxfordshire	Demolition of existing garages. Erection of a 3 storey building to accommodate 2x1 bedroom and 2x2 bedroom flats	17/05/2006	0	4	4
09/00641/FUL	Land Adjacent Cemetery And Southcroft Elsfield Road Oxford Oxfordshire	Erection of 2 bed 2 storey detached dwelling (amendment to planning permission 07/00122/FUL)	19/06/2009	0	1	1
04/02227/FUL	Land Adjacent To 20 Quarry High Street Oxford Headington Oxfordshire OX3 8JT	Subdivision of side/rear garden. Erection of 2 storey end of terrace block to provide 2x1 bedroom flats (with first floor flat partly within roofspace)	11/01/2005	0	2	2
08/02650/FUL	Land Adjacent To 41 Stanley Road Oxford Oxfordshire OX4 1QY	Erection of two storey 3 bed house (with accommodation in roof space), with one on plot car parking space and associated bin and cycle storage.	20/02/2009	0	1	1
07/02309/FUL	Land Adjoining 56 St Martin's Road Oxford Oxfordshire OX4 4RS	Two storey building for use as 2x1 bed flats. Two parking spaces (1 accessed from Jersey Road , 1 accessed from St Martin's Road) Bin and cycle storage	13/12/2007	0	2	2
08/02140/FUL	Land At Hawkswell Gardens Oxford Oxfordshire	Demolition of existing outbuildings (boat house and summer house). Erection of 2x5 bedroom, three storey dwellings. Parking, bin and cycle storage. (Amended description).	18/12/2008	0	2	2
05/00149/FUL	Land Between 80 & 82 Valentia Road Oxford Oxfordshire OX3 7PW	Demolition of garage.Subdivision of side/rear gardens of 80 and 82 Valentia Road and erection of detached 2 storey 2 bedroom end of terrace house with 1 on-plot car parking space (Amended Plans)	23/03/2005	0	1	1

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07/02034/FUL	Land Rear Of 23 Princes Street Oxford Oxfordshire OX4 1DD	Erection of 2 storey 3 bed house with accommodation in roof space, accessed from Union Street (renewal of planning permission 01/01766/OUT and 03/00890/RES).	11/01/2008	0	1	1
09/01055/OUT	Land Rear Of 3 And 5 Staunton Road Oxford Oxfordshire OX3 7TJ	Outline application for the erection of a detached chalet bungalow.	28/07/2009	0	0	-0
08/00465/FUL	Land To Rear Of 9/11/13/15/17 Cherwell Drive And 489-493 Marston Road Oxford Oxfordshire	Demolition of 3 garages. Erection of two storey building to form 8x1 bed flats and associated parking (Amendment to planning permission 07/00834/FUL)	23/04/2008	0	8	8
07/00694/FUL	Land To The Rear Of 1 Oxford Road Littlemore Oxford Oxfordshire	Erection of 3 storey building including rooms in roofspace containing 6 flats (5x2, 1x1 bed). New access to Dudgeon Drive. Parking for 7 cars (Land to rear of 1 Oxford Road, Littlemore)	28/11/2007	0	6	6
08/02702/FUL	Land To The Rear Of 1 Oxford Road Littlemore Oxford Oxfordshire	Proposed 3 storey building containing three houses (1x4, 2x3 bed) and 3 flats (3x2 beds). New vehicular access to Dudgeon Drive and pedestrian access to Oxford Road. 9 parking spaces, cycle and bin store. (Amended plan)	27/03/2009	0	6	6
08/00016/FUL	Land To The Rear Of 13 17 And 19 Islip Road Oxford Oxfordshire	Erection of new detached dwelling with separate garage with studio above. Partial retention of existing garages to provide ancillary accommodation.	10/03/2008	0	1	1
09/00123/FUL	Land To The Rear Of 136 Hurst Street Oxford Oxfordshire OX4 1HG	Proposed dwelling house (3 bedroom). Parking space with access to Stanley Road. Bin/ cycle store at front.	01/04/2009	0	1	1
08/00885/FUL	Land To The Rear Of 19 Islip Road Oxford Oxfordshire OX2 7SN	Erection of two chalet bungalows.	26/06/2008	0	2	2
07/02521/FUL	Land To The Rear Of 26 Jack Straw's Lane Oxford Oxfordshire	Erection of detached house and garage.	21/12/2007	0	1	1
06/01464/OUT	Land To The Rear Of 33 Perrin Street Oxford Oxfordshire OX3 7AS	Outline application (all matters reserved) for the erection of a 2 storey detached house fronting New High Street	06/09/2006	0	1	1
09/00649/FUL	Land To The Rear Of 6 And 7 Collinwood Close Oxford Oxfordshire OX3 8HS	Erection of two detached dwellings. Access, parking and landscaping. (amended plan)	25/06/2009	0	2	2
07/01338/RES	Land To The Rear Of 69 Sandfield Road Oxford Oxfordshire OX3 7RW	Erection of a single storey dwelling (Seeking approval for design, external appearance, landscaping and siting, as reserved matters of approved application 05/02505/OUT).	07/08/2007	0	1	1
07/02539/FUL	Land To The Rear Of 97 And 99 Oliver Road Oxford Oxfordshire OX4 2JH	Erection of two storey building for use as 4 (1 bed) flats. Parking for 4 cars on frontage.	12/06/2008	0	4	4
07/00840/FUL	Land To The Rear Of 98 Crescent Road Oxford Oxfordshire	Erection of three storey building attached to no. 98 Crescent Road containing 5x1 bed flats. Access to parking for 6 cars at rear. Bin/cycle store	14/06/2007	0	5	5
04/02282/FUL	Lawn Upton House Sandford Road Littlemore Oxford Oxfordshire OX4 4PU	Change of use of Lawn Upton House from school offices and flat to 3 houses. Change of use from disused Garden House to 1 house. Change of use from stables/chapel/learning resource building to one house with pitched roof over existing single storey build	15/02/2005	1	5	4
07/02274/FUL	Littlemore Baptist Church Thomson Terrace Oxford Oxfordshire	Demolish existing chapel. Erection of two storey building containing community hall and 8 x 1 bed flats for homeless persons. Provision of 3 parking spaces	23/01/2008	0	8	8
07/00313/VAR	Marlborough House 321 Woodstock Road Oxford Oxfordshire OX2 7NY	Variation of conditions 3 and 5 of planning permission NF/00897/89 to allow internal alterations to form a self contained flat for the use of the manager, and the provision of 3 additional guest bedrooms	04/04/2007	0	1	1
07/01827/FUL	Meadow View 8B Bursill Close Oxford Oxfordshire OX3 8EW	Erection of a two storey side extension and single storey rear extension and conversion of extended building to form 3x1 bed flats.	01/10/2007	1	3	2

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08/00289/FUL	Part Rear Gardens 3 And 5 Spring Lane Littlemore Oxford Oxfordshire OX4 6LF	Erection of 2x 3-bed houses with garages, accessed from Broadfields.	15/04/2008	0	2	2
07/00399/FUL	Rear Of 139 And 141 And 143 Windmill Road Oxford Oxfordshire OX3 7DN	Erection of two storey building to provide 5 flats (3x1 bed, 2x2 bed) including accommodation in roof space	23/05/2007	0	5	5
07/00890/FUL	Rear Of 19 London Place Oxford Oxfordshire OX4 1BD	Demolition of garage. Erection of 3 storey 2/3 bed dwelling house incorporating parking space fronting Little Brewery Street	15/06/2007	0	1	1
08/00630/FUL	Rear Of 26 Florence Park Road Oxford Oxfordshire OX4 3PH	Two storey 3 bed house. Parking on frontage with access to Lytton Road.	15/05/2008	0	1	1
08/00129/FUL	Rear Of 28 Clive Road And Land Adjacent To 27 Edmund Road Oxford Oxfordshire	Erection of 1x2 bedroom bungalow with 2 on plot parking spaces, accessed from Edmund Road. (Renewal of planning permission 02/01377/FUL)	18/03/2008	0	1	1
09/00063/FUL	Rear Of 48 Great Clarendon Street Oxford Oxfordshire	Conversion of existing storage building into a 2 bedroom dwelling including a first floor extension.	20/03/2009	0	1	1
07/00799/FUL	Rear Of 62 Rymers Lane Oxford Oxfordshire OX4 3LB	Subdivision of garden and erection of 2 storey 2 bed house. Parking space accessed from Littlehay Road.	18/07/2007	0	1	1
06/01425/FUL	Remy Place Church Way Oxford Oxfordshire OX4 4EZ	Erection of 27 flats (12x1 bed, 15x2 bed) on two and three levels, plus communal areas, warden's office and guest accommodation. Provision of 17 car parking spaces accessed from Meadow Lane	31/01/2007	36	27	-9
03/02494/FUL	Site Of 138 And Land Rear Of 144/146 Hollow Way Oxford Oxfordshire OX4 2NL	Demolition of existing house, office and ancillary buildings. Erection of 3 storey building (including use of loft space) fronting Hollow Way containing 5 1-bed flats. Erection of single storey building (plus rooms in roofspace) at rear containing 5 1-b	19/04/2004	1	10	9
04/01289/VAR	Site Of 171-173 Cowley Road Oxford Oxford	Change of use of 1st floor from office to 2 self-contained bedsits (Variation of condition 1 on planning permission 97/00014/NF- to extend the period of time before expiration of permission)	17/08/2004	0	2	2
05/01565/FUL	Site Of 190 And 192 Howard Street Oxford Oxfordshire OX4 3BQ	Change of use of two homes to 5 residential units (2x1 bed flats, 3 bedsits). Alterations to vehicular access and formation of 4 parking spaces on frontage.	08/11/2005	2	5	3
05/00066/FUL	Site Of 21 And 23 Temple Road Oxford Oxfordshire OX4 2ET	Demolition of 23 Temple Road. Erection of 2 storey building to provide 6 x 2 bed flats. Alterations and two storey extension to 21 Temple Road Subdivision to form 1x1 bed and 1x2 bed flats Provision of new vehicular access. 8 parking spaces at rear	18/05/2005	1	8	7
08/01906/FUL	Springfield 121 Banbury Road Oxford Oxfordshire OX2 6JX	Refurbishment of 121 Banbury Road to provide student and warden accommodation, common room and ancillary accommodation. Erection of two storey side extension to 121 Banbury Road to provide student accommodation and single storey side extension to provide	22/01/2009	0	3	3
08/00598/FUL	St Augustine Of Canterbury School Iffley Turn Oxford Oxfordshire	Change of use from recreation land to extension of gardens of houses under construction.	02/09/2008	0	0	-0
09/01087/FUL	St Stephens House 16 Marston Street Oxford Oxfordshire OX4 1JX	Planning application for loft conversion to provide a study bedroom with en-suite facility and a self contained flat. Replacement of existing roof lights with conservation roof lights.	30/07/2009	0	1	1
07/00363/FUL	Store Adjacent 79 St Leonard's Road Oxford Oxfordshire	Demolish existing store/garage. Erection of detached two-storey 3 bed dwelling, with accommodation in roof space	05/04/2007	0	1	1
09/01218/FUL	The Black Boy Public House 91 Old High Street Oxford Oxfordshire OX3 9HT	Change of use of first floor to provide 5 en-suite guest bedrooms and a studio flat. New external door to replace existing window and new external fire escape.	17/07/2009	0	1	1

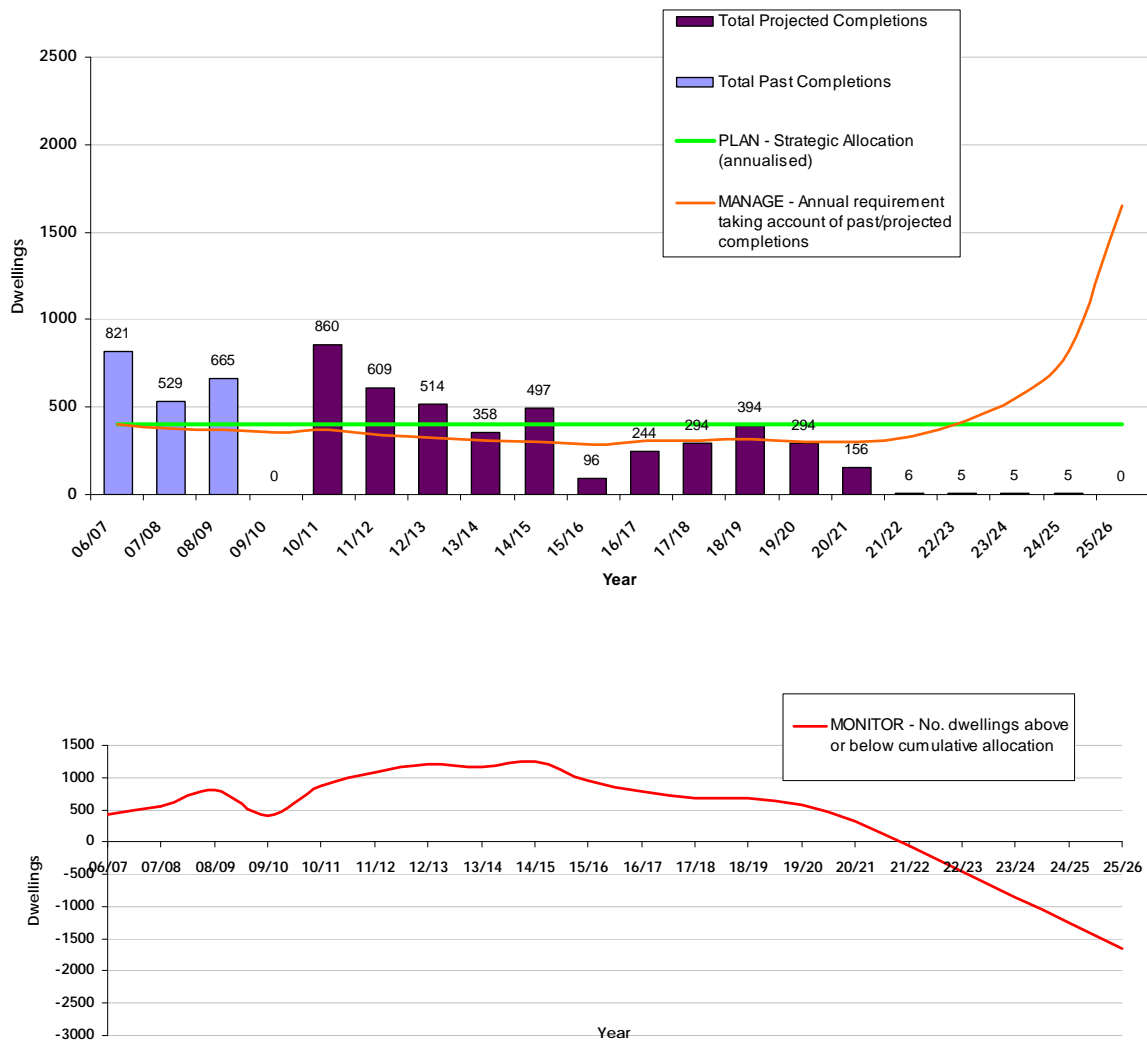
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07/01693/FUL	The Bungalow 35 Barton Road Oxford Oxfordshire OX3 9JE	Demolition of existing bungalow and erection of 2x3 bed semi-detached dwellings.	13/09/2007	0	0	0
09/00536/FUL	The Bungalow 35 Barton Road Oxford Oxfordshire OX3 9JE	Demolition of existing bungalow. Erection of two storey building to provide 1x3 bed dwelling house, 1x2 bed flat and 1x1 bed flat.	06/05/2009	1	3	2
06/01541/FUL	The Jamaican Eating House 68 - 70 Cowley Road Oxford Oxfordshire OX4 1JB	Change of use of part of first floor and second floor from dwelling to guest house (5 rooms)	17/11/2006	1		-1
08/01282/FUL	The Old Bus Garage 2 Windmill Road Oxford Oxfordshire	Demolition of the existing building and erection of new three storey building providing 2x B1 units on the ground floor, 2x 2 bedroom flats, 1x1 bedroom flat and 1x 3 bedroom flat with amenity courtyard.	13/08/2008	0	4	4
09/01078/FUL	Thornhill 6 Harberton Mead Oxford Oxfordshire OX3 0DB	Erection of two detached dwellings with detached garages. Creation of two new accesses from Jack Straws Lane and Harberton Mead. (amended plan)	22/07/2009	0	2	2
			<b>Totals:</b>			<b>551</b>

### Appendix 10: Housing delivery and trajectories

These housing trajectories and housing monitors indicate the potential housing supply from sites in Oxford covering the Core Strategy and South East Plan period of 2006-2026.

#### Scenario 1: Housing trajectory and monitor 2006-2026 (no windfalls)



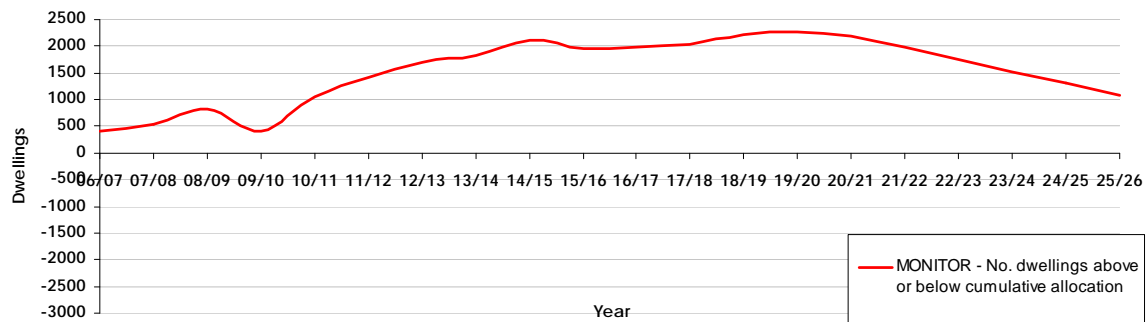
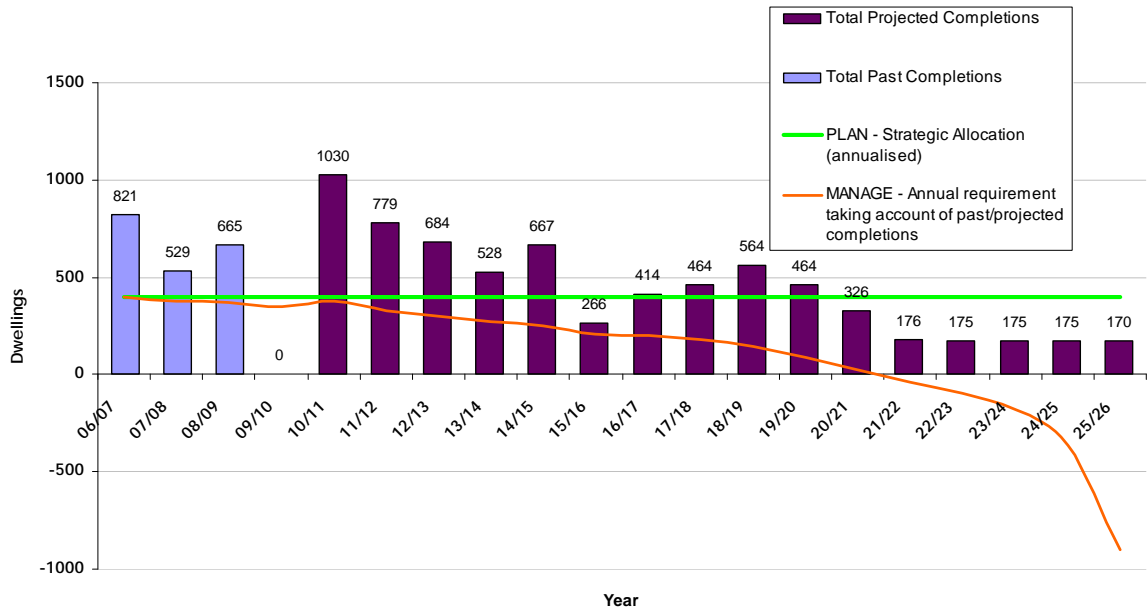
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					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Scenario 1: No windfalls	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)					115	115	115	115	115												575
Residential allocated sites (developable)					144	144	144	143	143	73	73	73	73	73	6	6	5	5	5		1110
Employment sites					2	2	2	2	2	4	3	3	3	3							26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)					250	100	59														409
Suitable sites with planning permission (small)					250	150	96														496
Sites where permission refused but principle acceptable					3	3	3	3	3												15
Suitable sites pending decision					12	11	11	11	11												56
Basic desktop study					64	64	64	64	63	19	18	18	18	18							410
Detailed map survey																					0
Open space					20	20	20	20	20												100
Green belt land (Northern Gateway)									140												140
Core Strategy strategic sites (Barton)											150	200	300	200	150						1000
Nature conservation sites																					0
Small windfall sites																					0
<b>Total Past Completions</b>	<b>821</b>	<b>529</b>	<b>665</b>																		-
<b>Total Projected Completions</b>				<b>0*</b>	<b>860</b>	<b>609</b>	<b>514</b>	<b>358</b>	<b>497</b>	<b>96</b>	<b>244</b>	<b>294</b>	<b>394</b>	<b>294</b>	<b>156</b>	<b>6</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	6352
<b>Cumulative Completions</b>	821	1350	2015	2015	2875	3484	3998	4356	4853	4949	5193	5487	5881	6175	6331	6337	6342	6347	6352	6352	-
<b>PLAN</b> - Strategic Allocation (annualised)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
<b>MONITOR</b> - No. dwellings above or below cumulative allocation	421	550	815	415	875	1084	1198	1156	1253	949	793	687	681	575	331	-63	-458	-853	-1248	-1648	-
<b>MANAGE</b> - Annual requirement taking account of past/projected completions	400	378	369	352	374	342	323	308	304	286	305	312	314	303	304	334	416	553	827	1648	-

\* Figure will be added when the quantity is known (see paragraph 8.15)

Scenario 2: Housing trajectory and monitor 2006-2026 (windfalls)



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					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Scenario 2: windfalls	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Residential allocated sites (deliverable)					115	115	115	115	115												575
Residential allocated sites (developable)					144	144	144	143	143	73	73	73	73	73	6	6	5	5	5		1110
Employment sites					2	2	2	2	2	4	3	3	3	3							26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)					250	100	59														409
Suitable sites with planning permission (small)					250	150	96														496
Sites where permission refused but principle acceptable					3	3	3	3	3												15
Suitable sites pending decision					12	11	11	11	11												56
Basic desktop study					64	64	64	64	63	19	18	18	18	18							410
Detailed map survey																					0
Open space					20	20	20	20	20												100
Green belt land (Northern gateway)									140												140
Core Strategy strategic sites (Barton)											150	200	300	200	150						1000
Nature conservation sites																					0
Small windfall sites					170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	2720
<b>Total Past Completions</b>	<b>821</b>	<b>529</b>	<b>665</b>																		-
<b>Total Projected Completions</b>				<b>0*</b>	<b>1030</b>	<b>779</b>	<b>684</b>	<b>528</b>	<b>667</b>	<b>266</b>	<b>414</b>	<b>464</b>	<b>564</b>	<b>464</b>	<b>326</b>	<b>176</b>	<b>175</b>	<b>175</b>	<b>175</b>	<b>170</b>	9072
<b>Cumulative Completions</b>	821	1350	2015	2015	3045	3824	4508	5036	5703	5969	6383	6847	7411	7875	8201	8377	8552	8727	8902	9072	-
<b>PLAN - Strategic Allocation (annualised)</b>	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	8000
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	421	550	815	415	1045	1424	1708	1836	2103	1969	1983	2047	2211	2275	2201	1977	1752	1527	1302	1072	-
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	400	378	369	352	374	330	298	269	247	209	203	180	144	84	21	-40	-94	-184	-364	-902	-

\* Figure will be added when the quantity is known (see paragraph 8.15)