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**Oxford City
Council Local
Plan 2036**

Sites Audit

BACKGROUND
PAPER

INTRODUCTION

This background paper forms part of the evidence base for the Oxford Local Plan 2036 and supplements the relevant background papers on Site Assessments that were published at the Issues stage of consultation in 2016 and the Preferred Options stage of consultation in 2017. For clarity, the 2016 and 2017 papers have not been reproduced here but this paper should be read alongside the previous papers.

The first part of the paper provides background information on the sites identified at Preferred Options Stage and provides information on how these were identified and the assessment process used to determine which sites would be taken forward for further investigation.

The second part sets out the differences between the list of sites accepted at Preferred Options stage and those taken forward into the Proposed Submission Plan. Within this section there is commentary on further reasons considered to help determine which sites should go forward and why sites were rejected at this stage. The section also includes commentary on additional sites that were added at this stage and the reasons for this.

The paper is supported by two Appendices. Appendix 1 is a list of Preferred Options rejected sites. This list has been updated with an additional column added to identify sites that were previously rejected but are now being accepted. The additional column contains commentary on why these sites are now being accepted and included within the Proposed Submission Plan. Appendix 2 is a list of the Preferred Options accepted sites. This list has also been updated with two additional columns. The first provides commentary on updates to each of the sites following the Preferred Options consultation and includes information on whether or not the site is being taken forward. The second column indicates whether the site has been allocated in the Proposed Submission Plan or whether the site has been rejected.

IDENTIFICATION OF SITES AT PREFERRED OPTIONS

At the preferred options stage 516 sites across Oxford were identified. These were identified from the following sources:

- i. Core Strategy allocated sites;
- ii. Sites and Housing allocated sites;
- iii. West End AAP identified sites;
- iv. Other sites from the previous 2014 Strategic Housing Land Availability Assessment (SHLAA);
- v. Calls for sites inviting landowners to nominate their sites (2014, 2016, Local Plan);
- vi. Protected Key Employment Sites;
- vii. Other employment sites not protected (if greater than 0.25 ha);

- viii. Wildlife Corridor and Sites of Local Importance for Nature Conservation (SLINC) designations;
- ix. Protected Open Space designations (public open space, open air sports, allotments);
- x. Sites previously rejected through the Sites and Housing Process;
- xi. Stakeholder consultation (Unlocking Oxford's Development Potential [Cundell] Report);
- xii. City Council department suggestions (Property/Leisure);
- xiii. Commitments (sites with planning permission or Prior Approval for housing, student accommodation);
- xiv. Sites refused planning permission or expired but suitable for housing/student accommodation in principle;
- xv. Map survey (any other piece of land greater than 0.25ha)

ASSESSING THE LIST OF SITES

A three stage process was followed to identify which of these potential sites should be included as proposed site allocation policies in the Local Plan. The three stages can be summarised as follows:

Stage 1 Assessment: Exclude those sites with clear conflicts with national policy and/or insurmountable environmental or physical constraints

Stage 2 Assessment: Assessment against the *Sustainability Appraisal* objectives

Stage 3 Assessment: Assessment against the Local Plan Preferred Options Strategy and deliverability considerations

Stage 1 Assessment

All sites underwent a Stage 1 filter process; sites were rejected for allocation for development at Stage 1 only if they were:

- i. A Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI);
- ii. Greenfield in flood zone 3b;
- iii. Less than 0.25 hectares in area;
- iv. Already at an advanced stage in the planning process (i.e. development has commenced).

Stage 2 Assessment

All sites that had passed the Stage 1 filter process were considered against the *Sustainability Appraisal* objectives. The physical criteria were assessed in terms of accessibility, flood risk, topography, contamination, air quality, neighbouring land uses, distance to primary school and GP surgery and location in a deprived area. The environmental criteria were assessed in terms of land type, townscape/landscape character, heritage assets, biological/geological importance and green infrastructure. Sites

were scored accordingly, however sites were only rejected for allocation for development at Stage 2 if they:

- i. Were considered to be part of Oxford's Green Infrastructure network as determined in the Green Infrastructure Study;
- ii. Had no clear access.

Stage 3 Assessment

All sites that had passed the Stage 2 assessment were considered in terms of deliverability and against the Local Plan Preferred Options strategy. Sites were rejected for allocation for development at Stage 3 only if:

- i. It is extremely unlikely to become available during the plan period (i.e. before 2036);
- ii. The landowner has indicated they have no intention to develop;
- iii. There is serious conflict with the NPPF/ Oxford Local Plan Preferred Options strategy and no mitigation is possible.

In total, 390 sites were rejected at Stage 1, 2 or 3. The remaining 126 were then considered for a preferred option (in terms of use or protection) using the strategy of the *Preferred Options Document*.

SITES TAKEN FORWARD IN PROPOSED SUBMISSION PLAN

All 126 sites taken forward from the Preferred Options Document were subjected to further detailed assessment. This assessment included the following:

- i. Detailed assessment of each individual site against the refined policy approach including *Sustainability Appraisal*;
- ii. Protection of sites for employment uses (Category 1, 2 and 3 sites);
- iii. Protecting sites that are identified as part of the Green Infrastructure Network – through the Green Infrastructure Study.
- iv. Protecting the Special Areas of Conservation (SACs), Special Areas of Scientific Interest (SSSI), Local Nature Reserves, Local Wildlife Sites, Wildlife Corridors and other sites with biodiversity interest (those with protected species);
- v. Protecting playing pitches and allotments – unless criteria can be met such as replacement facilities provided nearby or improvements to nearby facilities or demonstration they are surplus to requirements;
- vi. Protecting pubs;
- vii. Protecting community facilities, allowing loss under certain circumstances, such as replacement nearby; of improvement to nearby facilities; or demonstration they are surplus to requirements; or that opportunities have been explored for multi-use;
- viii. Protecting existing state primary and secondary school sites and supporting extensions and more extensive uses on site; and

- ix. Identification of sites where employer linked housing could be provided.

In addition to the assessments identified above, each site has also been assessed for its likelihood of being delivered. Whilst it is difficult to define exactly how much development will occur on each of the sites, the City Council is satisfied that each of the sites taken forward into the Proposed Submission Plan is likely to come forward for development at some time during the plan period, although ultimately this is dependent on the landowner.

Of the 126 sites included at the preferred options stage, 66 have been allocated. Some of the sites have been merged together. Nearly all of the sites in Table B of the HELAA (the document used to assess capacity, Table B showing deliverable sites) have been allocated. The main exceptions are sites where development has commenced (or which are very well advanced in the planning process), and sites in the West End, which are covered by Policy SP1. Appendix 2 houses Table 2, which shows sites have an official allocation (including 1 site which was rejected at Preferred Options stage) and sites from the Preferred Options stage which have not been taken forward for an allocation.

APPENDIX 1: TABLE 1 - REJECTED SITES

<u>Ref No.</u>	<u>Site name</u>	<u>Ward</u>	<u>REJECT ST 1 (SAC/SSSI; Greenfield FZ3b; <0.25ha; under construction)</u>	<u>REJECT ST 2 (SA: Green Infrastructure Network; No access)</u>	<u>Broad assessment against Preferred Options</u>	<u>Further work required with landowner/ developer on deliverability and suitability</u>	<u>Refinement of uses assuming satisfactory evidence of suitability and deliverability</u>	<u>Updates following PO Consultation</u>
UNDER CONSTRUCTION/BUILT								
005	Avis site	Jericho and Osney	REJECTED - under construction					
041	Northway Centre	Headington Hill and Northway	REJECTED - under construction					
056	South Park Depot, Cheney Lane	St Clement's	REJECTED - under construction					
060	Travis Perkins, Chapel Street	St Clement's	REJECTED - under construction					
085	Hooper House	St Clement's	REJECTED - under construction					
091	Keble College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd	North	REJECTED - under construction					
093	333 Banbury Road	Summertown	REJECTED - under construction					
094	376 Banbury Road	Summertown	REJECTED - under construction					
352	Balfour Road	Blackbird Leys	REJECTED - under construction					
441	Fairfield Residential Care Home	St Margaret's	REJECTED - under construction					
015	Cowley Community Centre, Barns Road	Cowley	REJECTED - built					
037	Marywood House, Leiden Rd	Churchill	REJECTED - built					
418	Ruskin College, Walton Street	Jericho and Osney	REJECTED - built					
SSSI/SAC								
290	Shotover Country Park	Lye Valley	REJECTED - SSSI					
524	Wolvercote Green	Wolvercote	REJECTED - SSSI					
528	Magdalen Quarry Nature Reserve	Quarry and Risinghurst	REJECTED - SSSI					
529	Rock Edge Nature Reserve	Headington	REJECTED - SSSI					
530	Lye Valley	Lye Valley	REJECTED - SSSI					
548	Iffley Meadows - South of Donnington Bridge	Hinksey Park	REJECTED - SSSI					
551	Land East of Wolfson College Boathouse	Marston	REJECTED - SSSI					
553	Green Belt Land East of University Parks	Marston	REJECTED - SSSI					
557	Pixey Mead SSSI	Wolvercote	REJECTED - SSSI					
558a	Hook Meadow and the Trap Grounds (West)	Wolvercote	REJECTED - SSSI					
558b	Hook Meadow and the Trap Grounds (Central)	Wolvercote	REJECTED - SSSI					
558c	Hook Meadow and the Trap Grounds (South)	Summertown	REJECTED - SSSI					

279	Port Meadow	Jericho and Osney	REJECTED - SAC					
Less than 0.25ha								
090	Westlands Drive former community centre	Headington Hill and Northway	REJECTED - Less than 0.25ha					
096	Land adjacent to TK Maxx	Cowley	REJECTED - Less than 0.25ha					
098	Workshops Lanham Way	Littlemore	REJECTED - Less than 0.25ha					
099	Rear of 2 Dynham Place	Churchill	REJECTED - Less than 0.25ha					
100	63 Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha					
101	Broad Oak land	Churchill	REJECTED - Less than 0.25ha					
102	Chillingworth Crescent Playground, (between Bracegirdle and Chillingworth)	Churchill	REJECTED - Less than 0.25ha					
103	Church Hall Edgcombe Road	Barton and Sandhills	REJECTED - Less than 0.25ha					
108	Jubilee Hall	Blackbird Leys	REJECTED - Less than 0.25ha					
109	Rose Hill Scout Hut	Rose Hill and Iffley	REJECTED - Less than 0.25ha					
143	Land off Aristotle Lane	St Margaret's	REJECTED - Less than 0.25ha					
146	Land at Stone Meadow	St Margaret's	REJECTED - Less than 0.25ha					
201	Downside Dip	Quarry and Risinghurst	REJECTED - Less than 0.25ha					
232	Ingle Close Allotments	Headington Hill and Northway	REJECTED - Less than 0.25ha					
282	Ridgefield Road Recreation Ground	Cowley Marsh	REJECTED - Less than 0.25ha					
296	St Andrews Primary School Playing Field	Quarry and Risinghurst	REJECTED - Less than 0.25ha					
322	Town Furze Allotments	Churchill	REJECTED - Less than 0.25ha					
324	Union Street Complex	St Clement's	REJECTED - Less than 0.25ha					
332	Walton Well Road Open Space – South	North	REJECTED - Less than 0.25ha					
334	Wellington Square	Carfax	REJECTED - Less than 0.25ha					
342	Land at Collins Street	St Clement's	REJECTED - Less than 0.25ha					
343	Canterbury House and adjacent land	Cowley Marsh	REJECTED - Less than 0.25ha					
344	Land and building at south east end of Manor Place	Holywell	REJECTED - Less than 0.25ha					
345	Land at Jowett Walk	Holywell	REJECTED - Less than 0.25ha					
350	Alice Smith House	Littlemore	REJECTED - Less than 0.25ha					

353	149 Banbury Road	St Margaret's	REJECTED - Less than 0.25ha					
363	Cumberledge House	Marston	REJECTED - Less than 0.25ha					
367	Eastern House	Littlemore	REJECTED - Less than 0.25ha					
369	Bainton Road Nursery (Former Bowling Green)	St Margaret's	REJECTED - Less than 0.25ha					
371	Garage Block off Raymund Road	Marston	REJECTED - Less than 0.25ha					
372	Garages Between 102 and 104 The Slade	Churchill	REJECTED - Less than 0.25ha					
373	Garages to the rear of Anchor House, 269 Banbury Road	Summertown	REJECTED - Less than 0.25ha					
384	Jowett walk (east)	Central	REJECTED - Less than 0.25ha					
386	Land Adjacent to 3 Bullingdon Road	St Mary's	REJECTED - Less than 0.25ha					
392	Land east of Abingdon Road (north)	Hinksey Park	REJECTED - Less than 0.25ha					
394	Land North of 8 Headley Way	Headington Hill and Northway	REJECTED - Less than 0.25ha					
396	Land Rear of Green Ridges	Barton and Sandhills	REJECTED - Less than 0.25ha					
400	Leiden Road Health Centre	Churchill	REJECTED - Less than 0.25ha					
410	Parchment Printworks, Crescent Road	Cowley Marsh	REJECTED - Less than 0.25ha					
412	Pusey House site	Carfax	REJECTED - Less than 0.25ha					
414	River Hotel and 3-15 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha					
419	Saxon Centre, Saxon Way	Headington Hill and Northway	REJECTED - Less than 0.25ha					
422	2-5 South Parade, Summertown	Summertown	REJECTED - Less than 0.25ha					
423	St Leonard's Car Park, Headington	Headington	REJECTED - Less than 0.25ha					
425	The Friar Public House	Marston	REJECTED - Less than 0.25ha					
427	The Old Dairy	Headington	REJECTED - Less than 0.25ha					
428	The Rectory Centre (27-29 Rectory Road)	St Clement's	REJECTED - Less than 0.25ha					
429	Tumbledown House in Old High Street	Headington	REJECTED - Less than 0.25ha					
433	Westgate Hotel and 1-7 Mill Street	Jericho and Osney	REJECTED - Less than 0.25ha					
444	Mansfield College	Holywell	REJECTED - Less than 0.25ha					
445	Grehan House	Blackbird Leys	REJECTED - Less than 0.25ha					

446	Bryan Gelder Joinery, 7 Jack Straw Lane	Headington Hill and Northway	REJECTED - Less than 0.25ha					
447	Wadham Court	Marston	REJECTED - Less than 0.25ha					
450	Housing Amenity Land, Sorrell Road	Blackbird Leys	REJECTED - Less than 0.25ha					
451	Housing Amenity Land, Jordan Hill Road	Wolvercote	REJECTED - Less than 0.25ha					
452	Housing Amenity Land, David Walter Close	Wolvercote	REJECTED - Less than 0.25ha					
456	242-254 Banbury Road	Summertown	REJECTED - Less than 0.25ha					
457	Site Of 138 Hollow Way and Land rear of 144/146 Hollow Way	Lye Valley	REJECTED - Less than 0.25ha					
458	4 to 8 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha					
488	SLINC at end of Lewis Close	Quarry and Risinghurst	REJECTED - Less than 0.25ha					
493	Site at corner of Hayfield Road and Aristotle Lane	St Margaret's	REJECTED - Less than 0.25ha					
500	Builders Yard, Southmoor Road	North	REJECTED - Less than 0.25ha					
501	Car and Exhaust depot, 302 Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha					
504	Dairy Depot, Old Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha					
505	Enterprise Centre, Standingford House, Cave Street	Hinksey Park	REJECTED - Less than 0.25ha					
507	Garage Repair workshop, 2A off Hayfield Road	St Margaret's	REJECTED - Less than 0.25ha					
508	Green St. Bindery 9 Green Street	St Mary's	REJECTED - Less than 0.25ha					
511	J H Cox Ltd, Builders Yard, 108 Temple Road	Cowley Marsh	REJECTED - Less than 0.25ha					
517	Quarry Motoring Centre, Green Road	Quarry and Risinghurst	REJECTED - Less than 0.25ha					
518	Storage building, 91-99 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha					
519	Summertown Pavilion, 16-24 Middle Way	Summertown	REJECTED - Less than 0.25ha					
521	The Tyre Depot, Marsh Road	Cowley Marsh	REJECTED - Less than 0.25ha					
522	Tyre and Exhaust centre, 72 London Road	Headington	REJECTED - Less than 0.25ha					
526	Thames View Road	Rose Hill and Iffley	REJECTED - Less than 0.25ha					
541	St Giles Churchyard	Carfax	REJECTED - Less than 0.25ha					
542	Mary Magdalen Cemetery	Carfax	REJECTED - Less than 0.25ha					
559	263 Iffley Road - Gladiator Club	Iffley Fields	REJECTED - Less than 0.25ha					

561	Jack FM - 270-272 Woodstock Road	Summertown	REJECTED - Less than 0.25ha					
571	St Margaret's Road	St Margaret's	REJECTED - Less than 0.25ha					
572	Isis Guesthouse	St Mary's	REJECTED - Less than 0.25ha					
575	71 Hill Top Road	St Clement's	REJECTED - Less than 0.25ha					
576	38-40 Woodstock Road	North	REJECTED - Less than 0.25ha					
581	59-60 High Street	Holywell	REJECTED - Less than 0.25ha					
582	95-97 St Aldates	Carfax	REJECTED - Less than 0.25ha					
583	105-106 St Aldates	Carfax	REJECTED - Less than 0.25ha					
584	KJ Waynflete & 1-11 St Clement	St Clement's	REJECTED - Less than 0.25ha					
563a	St Stephen's House - Moberly Close	St Mary's	REJECTED - Less than 0.25ha					
563b	St Stephen's House - Car Park	St Mary's	REJECTED - Less than 0.25ha					
573	Circus Street Houses	St Mary's	REJECTED - Less than 0.25ha					
563c	St Stephen's House - St John Church	St Mary's	REJECTED - Less than 0.25ha					

Flood Zone 3b greenfield

119	Land south of Ulfgar Road	Wolvercote	REJECTED - Greenfield FZ3b					
126	Land at River Cherwell 8	St Margaret's	REJECTED - Greenfield FZ3b					
127	Land North of South Hinksey	Hinksey Park	REJECTED - Greenfield FZ3b					
128	Tree Belt north of North Hinksey	Jericho and Osney	REJECTED - Greenfield FZ3b					
129	Land at River Cherwell 9	St Margaret's	REJECTED - Greenfield FZ3b					
131	Land at River Cherwell 4	Holywell	REJECTED - Greenfield FZ3b					
133	Land Adjacent North Hinksey Village	Jericho and Osney/Hinksey Park	REJECTED - Greenfield FZ3b					
134	Land at Christ Church Meadow	Holywell	REJECTED - Greenfield FZ3b					
135	Land at River Cherwell 1	Holywell	REJECTED - Greenfield FZ3b					
137	Land to the West of Seacourt Stream	Jericho and Osney	REJECTED - Greenfield FZ3b					
139	Land at River Cherwell 3 (Angel and Greyhound)	Holywell	REJECTED - Greenfield FZ3b					
142	Land at River Cherwell 5	Holywell	REJECTED - Greenfield FZ3b					

145	Land at River Cherwell 6	Marston	REJECTED - Greenfield FZ3b					
147	Land North of Binsey	Jericho and Osney	REJECTED - Greenfield FZ3b					
148	Land at River Cherwell 7	St Margaret's	REJECTED - Greenfield FZ3b					
149	Land at Godstow Holt	Wolvercote	REJECTED - Greenfield FZ3b					
150	Land at West Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b					
151	Land at St Edward's Boat Yard	Wolvercote	REJECTED - Greenfield FZ3b					
152	Land at Lower Wolvercote South of Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b					
153	Land at River Cherwell 10	Summertown	REJECTED - Greenfield FZ3b					
154	Land at River Cherwell 11	Marston	REJECTED - Greenfield FZ3b					
155	Land at Lower Wolvercote North of Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b					
161	Angel and Greyhound Meadow	Holywell	REJECTED - Greenfield FZ3b					
162	Aristotle Lane	North	REJECTED - Greenfield FZ3b					
177	Botley Road Recreation Ground	Jericho and Osney	REJECTED - Greenfield FZ3b					
179	Brasenose College and Queens College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b					
182	Bullstake Close Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b					
186	Christ Church Meadow – South	Holywell	REJECTED - Greenfield FZ3b					
192	Cowmead Allotments	Hinksey Park	REJECTED - Greenfield FZ3b					
200	Donnington Sports Ground, (Donnington recreation ground)	Rose Hill and Iffley	REJECTED - Greenfield FZ3b					
207	Elder Stubbs Charity Allotments – North	Cowley Marsh	REJECTED - Greenfield FZ3b					
208	Elder Stubbs Charity Allotments – South	Cowley Marsh	REJECTED - Greenfield FZ3b					
214	Florence Park	Cowley	REJECTED - Greenfield FZ3b					
215	Former Abingdon Road Allotments	Hinksey Park	REJECTED - Greenfield FZ3b					
217	Former Binsey Lane Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b					
225	Hogacre Common	Hinksey Park	REJECTED - Greenfield FZ3b					
238	King Georges Field	Jericho and Osney	REJECTED - Greenfield FZ3b					
239	Larkrise Primary School Playing Field	Iffley Fields	REJECTED - Greenfield FZ3b					

247	Marston Ferry and Blackhall Allotments	St Margaret's	REJECTED - Greenfield FZ3b					
249	Meadow Lane Recreation Ground	Iffley Fields	REJECTED - Greenfield FZ3b					
256	New Hinksey Bowling Green	Hinksey Park	REJECTED - Greenfield FZ3b					
261	Oatlands Recreation Ground	Jericho and Osney	REJECTED - Greenfield FZ3b					
266	Osney St. Thomas Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b					
267	Oxford Golf Centre	Jericho and Osney	REJECTED - Greenfield FZ3b					
274	Park Adjacent Rowing Clubs	Iffley Fields	REJECTED - Greenfield FZ3b					
278	Pembroke College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b					
294	Spragglesea Mead and Deans Ham Allotments	Hinksey Park	REJECTED - Greenfield FZ3b					
298	St Catherines, Exeter, Hertford College Sports Grounds	Marston	REJECTED - Greenfield FZ3b					
303	St Gregory the Great Playing Field	Iffley Fields	REJECTED - Greenfield FZ3b					
323	Trap Grounds Allotments	St Margaret's	REJECTED - Greenfield FZ3b					
325	University College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b					
336	Wolfson College Playing Field	St Margaret's	REJECTED - Greenfield FZ3b					
347	Iffley Meadow	Rose Hill and Iffley	REJECTED - Greenfield FZ3b					
380	Iffley Road Sports Centre (west)	St Mary's	REJECTED - Greenfield FZ3b					
390	Land at Wolvercote Viaduct (west of canal)	Wolvercote	REJECTED - Greenfield FZ3b					
391	Land at Wolvercote Viaduct (east of canal)	Wolvercote	REJECTED - Greenfield FZ3b					
393	Land east of Abingdon Road (south)	Hinksey Park	REJECTED - Greenfield FZ3b					
464	Land adjacent Seacourt P&R	Jericho and Osney	REJECTED - Greenfield FZ3b					
468	Sunnymead	Marston	REJECTED - Greenfield FZ3b					
469	North of Botley Road/ around Binsey/ Cripsey Meadow	Jericho and Osney	REJECTED - Greenfield FZ3b					
470	Land North of Godstow Bridge	Wolvercote	REJECTED - Greenfield FZ3b					
471	SLINC North of Marston Ferry	Marston	REJECTED - Greenfield FZ3b					
473	Land west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	Jericho and Osney	REJECTED - Greenfield FZ3b					
476	Kendal's Copse	Hinksey Park	REJECTED - Greenfield FZ3b					

478	SLINC to North of Wiers Lane (Long Bridge Nature Park)	Hinksey Park	REJECTED - Greenfield FZ3b					
479	Isis Hotel (now Isis pub) and surrounding SLINC area	Hinksey Park	REJECTED - Greenfield FZ3b					
480	Meadow Lane / opposite Isis boat house, (extension to site #347)	Rose Hill and Iffley	REJECTED - Greenfield FZ3b					
489	Marston – gap between SSSI	Marston	REJECTED - Greenfield FZ3b					
490	Park Farm and adjoining SLINC/CS12 area	Marston	REJECTED - Greenfield FZ3b					
525	Traps Grounds Nature Area	St Margaret's	REJECTED - Greenfield FZ3b					
534	Grandpont Nature Reserve and Whitehouse Road	Jericho and Osney	REJECTED - Greenfield FZ3b					
536	Donnington Riverside	Hinksey Park	REJECTED - Greenfield FZ3b					
546	Sidling Island	Jericho and Osney	REJECTED - Greenfield FZ3b					
547	Fiddler's Island	Jericho and Osney	REJECTED - Greenfield FZ3b					
550	Green Belt Land East of Iffley Road	St Mary's	REJECTED - Greenfield FZ3b					
552	Land East of Wolfson College	St Margaret's	REJECTED - Greenfield FZ3b					
554	Long Meadow	Holywell	REJECTED - Greenfield FZ3b					
556	The Water Meadow	Holywell	REJECTED - Greenfield FZ3b					
229a	Hinksey Park	Hinksey Park	REJECTED - Greenfield FZ3b					
229b	Dean's Ham	Hinksey Park	REJECTED - Greenfield FZ3b					
477a	Land behind Four Pillars Hotel, Abingdon Road	Hinksey Park	REJECTED - Greenfield FZ3b					
Green Infrastructure								
230	Horspath Road Recreation Ground	Lye Valley	NO	REJECTED- GI				
268	Oxford Road (Littlemore) Park	Littlemore	NO	REJECTED- GI				
269	Oxford Road (Marston) Recreation Ground	Marston	NO	REJECTED- GI				
280	Quarry Hollow Play Area	Quarry and Risinghurst	NO	REJECTED- GI				
285	Risinghurst Recreation Ground	Quarry and Risinghurst	NO	REJECTED- GI				
288	Sandfield Road	Headington	NO	REJECTED- GI				
112a2	Green Belt land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm, Land at Mill Lane) Green Belt Parcel 2	Marston	No	REJECTED- GI				
140	Land at Headington Hill Park	Headington Hill and Northway	NO	REJECTED - GI				
115	Green Belt land west of Meadow Lane	Rose Hill and Iffley	NO	REJECTED - GI				
118	Land rear of Wolvercote Social Club	Wolvercote	NO	REJECTED - GI				

130	Land at Warneford Meadow	Churchill	NO	REJECTED - GI				
132	Land at centre of Southfield Golf Course	Cowley Marsh	NO	REJECTED - GI				
136	Land at River Cherwell 2	Holywell	NO	REJECTED - GI				
138	Land at South Park	St Clement's	NO	REJECTED - GI				
156	Land at River Cherwell 12	Summertown	NO	REJECTED - GI				
157	Land at Hill Farm	Marston	NO	REJECTED - GI				
158	Land South of Pixey Mead	Wolvercote	NO	REJECTED - GI				
159	Land Adjacent to Duke's Meadow	Wolvercote	NO	REJECTED - GI				
160	Alexandra Courts Recreation Ground, (Alexander Park, Woodstock Road)	Summertown	NO	REJECTED - GI				
164	Balfour Park	Blackbird Leys	NO	REJECTED - GI				
174	Bernwood Park	Barton and Sandhills	NO	REJECTED - GI				
175	Blackbird Leys Park East	Blackbird Leys	NO	REJECTED - GI				
176	Blackbird Leys Park West	Blackbird Leys	NO	REJECTED - GI				
180	Brasenose Farm Allotments	Lye Valley	NO	REJECTED - GI				
181	Broad Oak Nature Park	Churchill	NO	REJECTED - GI				
183	Burgess Field, (edge of Port Meadow)	Summertown	NO	REJECTED - GI				
184	Bury Knowle Park	Barton and Sandhills	NO	REJECTED - GI				
193	Cripley Meadow Allotments	Jericho and Osney	NO	REJECTED - GI				
194	Cotteslowe Park 1	Wolvercote	NO	REJECTED - GI				
195	Cotteslowe Park 2	Wolvercote	NO	REJECTED - GI				
196	Cotteslowe Park 3	Wolvercote	NO	REJECTED - GI				
197	Cotteslowe Park 4	Wolvercote	NO	REJECTED - GI				
198	Cotteslowe Park Allotments	Wolvercote	NO	REJECTED - GI				
211	Fettiplace Recreation Ground	Barton and Sandhills	NO	REJECTED - GI				
222	Gillians Park	Northfield Brook	NO	REJECTED - GI				
223	Goose Green	Wolvercote	NO	REJECTED - GI				
226	Headington Hill Park	Headington Hill and Northway	NO	REJECTED - GI				
233	Jack Straws Lane Park	Headington Hill and Northway	NO	REJECTED - GI				
235	John Allen Recreation Ground	Cowley	NO	REJECTED - GI				
244	Magdalen Wood	Churchill	NO	REJECTED - GI				
245	Manzil Way Gardens	St Clement's	NO	REJECTED - GI				
250	Memorial Garden	Holywell	NO	REJECTED - GI				
253	Milham Ford Playing Field, Headington	Headington Hill and Northway	NO	REJECTED - GI				
263	Oriel College Sports Ground	St Clement's	NO	REJECTED - GI				
275	Part Trinity and Magdalen Sports Grounds – North	Marston	NO	REJECTED - GI				
276	Peat Moors Recreation Ground	Lye Valley	NO	REJECTED - GI				
291	South Park	St Clement's	NO	REJECTED - GI				
295	SS Mary and John Primary School Playing Field	Iffley Fields	NO	REJECTED - GI				

308	St Sepulchre's Cemetery	North	NO	REJECTED - GI				
311	Sunnymead Park	Summertown	NO	REJECTED - GI				
313	Harlequins Rugby Ground	St Margaret's	NO	REJECTED - GI				
326	University Parks	North	NO	REJECTED - GI				
328	Upper Wolvercote Allotments	Wolvercote	NO	REJECTED - GI				
331	Walton Well Road Open Space – North	North	NO	REJECTED - GI				
340	Worcester College Cricket Ground	Jericho and Osney	NO	REJECTED - GI				
387	Land Adjacent to Lye Valley	Cowley Marsh	NO	REJECTED - GI				
398	Land rear of Reliance Way	Cowley Marsh	NO	REJECTED - GI				
432	Warneford Meadow	Churchill	NO	REJECTED - GI				
472	Extension to Colthorn farm site #359	Marston	NO	REJECTED - GI				
474	Extension to site #127	Hinksey Park	NO	REJECTED - GI				
475	Land adjacent Cold Harbour campsite and behind Go Outdoors	Hinksey Park	NO	REJECTED - GI				
481	North of Barracks Lane SLINC	Cowley Marsh	NO	REJECTED - GI				
482	Back gardens to Rear of Hill Top Road	St Clement's	NO	REJECTED - GI				
483	Boundary Brook SLINC	Cowley Marsh	NO	REJECTED - GI				
484	Extension of Stansfeld study centre (#437)	Quarry and Risinghurst	NO	REJECTED - GI				
485	SLINC Dorchester close	Quarry and Risinghurst	NO	REJECTED - GI				
486	SLINC off fielden grove	Headington Hill and Northway	NO	REJECTED - GI				
487	Add in SLINC at peasmore piece, Northway	Headington Hill and Northway	NO	REJECTED - GI				
491	East of Wolvercote Paper Mill site (Nixey's Field)	Wolvercote	NO	REJECTED - GI				
527	Rivermead Nature Reserve	Rose Hill and Iffley	NO	REJECTED - GI				
544	Holywell Churchyard	Holywell	NO	REJECTED - GI				
549	Scrub by Little Heyford Hill Roundabout	Littlemore	NO	REJECTED - GI				
555	Magdalen Grove	Holywell	NO	REJECTED - GI				
163a	Astons Eyot	Iffley Fields	NO	REJECTED - GI				
163b	The Kidneys	Iffley Fields	NO	REJECTED - GI				
224a	Grandpont Park	Hinksey Park	NO	REJECTED - GI				
224b	Grandpont Playing Pitch	Hinksey Park	NO	REJECTED - GI				
293a	Spindleberry Nature Park	Northfield Brook	NO	REJECTED - GI				
293b	Fry's Hill Park	Northfield Brook	NO	REJECTED - GI				
301a	St Edwards School Playing Fields	Summertown	NO	REJECTED - GI				
301b	Keble College Sports Ground	Summertown	NO	REJECTED - GI				
577	Boundary Brooke Nature Reserve	Iffley Fields	NO	REJECTED - GI				
532	Mistletoe Green Park	Northfield Brook	NO	REJECTED - GI				
533	Whitehouse Road Adventure Playground	Hinksey Park	NO	REJECTED - GI				

Access/Noise

141	Land at Headington Quarry Glebe	Quarry and Risinghurst	NO	REJECTED - ACCESS				
221	Gaisford Road Recreation Ground	Cowley	NO	REJECTED - ACCESS				
219	Foxwell Drive	Headington Hill and Northway	NO	REJECTED- NOISE				
535	Ridley Road Recreation Ground	Lye Valley	NO	REJECTED- ACCESS				
403	Manor Farm, Binsey	Jericho and Osney	NO	REJECTED- ACCESS				
Sports or community use								
339	Wood Farm Recreation Ground, (between Nuffield Road and Wood Farm Road)	Churchill	NO	NO	REJECTED - SPORTS (unless evidence provided)			
292	Southfield Golf Course	Cowley Marsh	NO	PART - GI	REJECTED - SPORTS (unless evidence provided)	Because of the open air sports use the site would only be considered further if there is landowner interest and it is suggested improvements to public open space would be achieved. In this case the landowner has stated they are have no interest in developing the site at the current time.		
248	Marston Recreation Ground	Marston	NO	NO	REJECTED- SPORTS (unless evidence provided)			
262	Herschel Crescent Recreation Ground	Littlemore	NO	NO	REJECTED -SPORTS (unless evidence provided)			
286	Rose Hill Spencer Crescent Park	Rose Hill and Iffley	NO	NO	REJECTED -SPORTS (unless evidence provided)			
178	Boults Lane Recreation Ground	Marston	NO	NO	REJECTED - SPORTS (unless evidence provided)			
165	Balliol College Sports Ground	Holywell	NO	NO	REJECTED - SPORTS (unless evidence provided)			
166	Banbury Road North Sports Club	Wolvercote	NO	NO	REJECTED - SPORTS (unless evidence provided)			
172	Barton Village Sports Ground	Barton and Sandhills	NO	NO	REJECTED - SPORTS (unless evidence provided)			
173	Bayards Hill Primary School Playing Fields	Barton and Sandhills	NO	NO	REJECTED - SPORTS (unless evidence provided)			Now accepted. See appendix 2.
185	Cheney School Playing Fields	Churchill	NO	NO	REJECTED - SPORTS (unless evidence provided)			
187	Church Cowley Primary School Playing Field	Cowley	NO	NO	REJECTED - SPORTS (unless evidence provided)			
188	Court Place Farm – East	Marston	NO	NO	REJECTED - SPORTS (unless evidence provided)			
189	Court Place Farm – West	Marston	NO	NO	REJECTED - SPORTS (unless evidence provided)			
191	Cowley Marsh playground/sports field	Cowley Marsh	NO	NO	REJECTED - SPORTS (unless evidence provided)			
199	Cotteslowe Primary School Playing Fields	Summertown	NO	NO	REJECTED - SPORTS (unless evidence provided)			

202	Dragon School & Lady Margaret Hall Playing Fields	North	NO	NO	REJECTED - SPORTS (unless evidence provided)			
213	Five Mile Drive Recreation Ground	Wolvercote	NO	NO	REJECTED - SPORTS (unless evidence provided)			
227	Headington Middle School Playing Field	Headington	NO	NO	REJECTED - SPORTS (unless evidence provided)			
228	Headington School Playing Fields	Headington Hill and Northway	NO	NO	REJECTED - SPORTS (unless evidence provided)			
231	Iffley Mead School Playing Field	Rose Hill and Iffley	NO	NO	REJECTED - SPORTS (unless evidence provided)			
234	Jesus College Playing Field – North	Cowley Marsh	NO	NO	REJECTED - SPORTS (unless evidence provided)			
242	Mabel Pritchard School Playing Field	Blackbird Leys	NO	NO	REJECTED - SPORTS (unless evidence provided)			
243	Magdalen College Sports Ground – South	St Clement's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
246	Margaret Road Recreation Ground	Quarry and Risinghurst	NO	NO	REJECTED - SPORTS (unless evidence provided)			
251	Merton College Sports Ground	Holywell	NO	NO	REJECTED - SPORTS (unless evidence provided)			
257	New Marston Primary School Playing Fields	Headington Hill and Northway	NO	NO	REJECTED - SPORTS (unless evidence provided)			
258	New University Club Sports Ground	Holywell	NO	NO	REJECTED - SPORTS (unless evidence provided)			
259	North Oxford Bowls Club	St Margaret's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
260	Northway Playing Field	Headington Hill and Northway	NO	NO	REJECTED - SPORTS (unless evidence provided)			
264	Osler Road Bowling Green	Headington	NO	NO	REJECTED - SPORTS (unless evidence provided)			
270	Oxford Spires Academy Playing Field - East	Cowley Marsh	NO	NO	REJECTED - SPORTS (unless evidence provided)			
271	Oxford Spires Academy Playing Field – West	Cowley	NO	NO	REJECTED - SPORTS (unless evidence provided)			
277	Pegasus Primary School Playing Field	Blackbird Leys	NO	NO	REJECTED - SPORTS (unless evidence provided)			
287	Rye St Anthony School Playing Fields	Headington Hill and Northway	NO	NO	REJECTED - SPORTS (unless evidence provided)			
297	St Barnabus Primary School Playing Fields	Jericho and Osney	NO	NO	REJECTED - SPORTS (unless evidence provided)			
299	St Christophers First School Playing Fields	Cowley Marsh	NO	NO	REJECTED - SPORTS (unless evidence provided)			
302	St Francis Primary School Playing Field	Lye Valley	NO	NO	REJECTED - SPORTS (unless evidence provided)			
304	St John Fisher School Playing Field	Littlemore	NO	NO	REJECTED - SPORTS (unless evidence provided)			
305	St John's, Keble and St Hugh's Sports Ground	St Margaret's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
306	St Joseph's Primary School Playing Field	Headington Hill and Northway	NO	NO	REJECTED - SPORTS (unless evidence provided)			
307	St Michaels Primary School Playing Field	Marston	NO	NO	REJECTED - SPORTS (unless evidence provided)			

312	The Cherwell School Playing Fields – Central	St Margaret's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
314	The Cherwell School Playing Fields – North	St Margaret's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
315	The Harlow Centre Playing Fields	Marston	NO	NO	REJECTED - SPORTS (unless evidence provided)			
252	Merton Field	Holywell	NO	NO	REJECT ED- SPORTS (unless evidence provided)			
531	Hundred Acre Park	Lye Valley	NO	NO	REJECT ED - SPORTS (unless evidence provided)			
316	The John Henry Newman Academy Playing Fields	Littlemore	NO	NO	REJECTED - SPORTS (unless evidence provided)			
318	The Oxford Academy Playing Field – North	Littlemore	NO	NO	REJECTED - SPORTS (unless evidence provided)			
319	The Oxford Academy Playing Field – South	Littlemore	NO	NO	REJECTED - SPORTS (unless evidence provided)			
327	University Sports Centre	St Mary's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
330	Wadham College Playing Field	St Margaret's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
337	Wolvercote Primary School Playing Field	Wolvercote	NO	NO	REJECTED - SPORTS (unless evidence provided)			
338	Wood Farm Primary School Playing Field	Churchill	NO	NO	REJECTED - SPORTS (unless evidence provided)			
204	East Oxford Bowls Club	St Clement's	NO	NO	REJECTED - SPORTS (unless evidence provided)			
354	Barton Community Centre and Underhill Circus shops	Barton and Sandhills	NO	NO	REJECTED - COMMUNITY FACILITY (unless evidence provided)			
362	Cowley Road Bingo Hall	St Mary's	NO	NO	REJECTED - COMMUNITY FACILITY (unless evidence provided)			
381	Indoor Bowling Centre, Sandy West Lane	Littlemore	NO	NO	REJECTED - COMMUNITY FACILITY (unless evidence provided)			
421	Snooker Club, Cowley Workers Social Club and Church Hall, Between Towns Road	Cowley	NO	NO	REJECTED - COMMUNITY FACILITY (unless evidence provided)			
No landowner interest or conflict with strategy								
035	Longland, Balfour Road	Blackbird Leys	NO	NO	REJECTED- no current landowner interest			
036	Marston Court, Marston Rd	Marston	NO	NO	REJECTED- no current landowner interest			
405	Meadowbrook College, (Harlow Centre)	Marston	NO	NO	REJECTED - STATE SCHOOL SITE			
406	Ormerod School	Barton and Sandhills	NO	NO	REJECTED - STATE SCHOOL SITE			
376	Headington Preparatory School	Headington	NO	NO	REJECTED - no interest from school			
377	Headington School	Headington Hill and Northway	NO	NO	REJECTED - no interest from school			
435	Westlands Drive Shopping Parade	Headington Hill and Northway	NO	NO	REJECTED - no interest from landowner			

401	Littlemore Park (SAE Institute)	Littlemore	NO	NO	REJECTED - no current landowner interest			
413	Redbridge Recycling Centre	Hinksey Park	NO	NO	REJECTED - no current landowner interest			
589	John Allen Centre (whole site)	Cowley	NO	NO	REJECTED- site not put forward since 2009 and no significant redevelopment or change of use is anticipated			
409	Oxford Retail Park, Ambassador Avenue	Blackbird Leys	NO	NO	REJECTED- conflict with strategy. The site was considered in the Sites and Housing Plan, but was rejected because the landowner interest was in retail, as an out-of-centre location an allocation for retail would be contrary to the strategy. There has been no recent landowner interest, and allocation for retail would still be contrary to strategy.			
361	Cowley Police Station	Cowley Marsh	NO	NO	REJECTED- site unavailable			
375	Headington Car Park	Headington	NO	NO	REJECTED- site unavailable			
431	Walton Well Road Car Park	Jericho and Osney	NO	NO	REJECTED- site unavailable			
360	Cotuit Hall	Headington Hill and Northway	NO	NO	REJECTED- landowner's only proposed uses of language school academic and student accommodation would be contrary to approach in preferred options			
Allotments								
167	Barns Court Allotments	Cowley	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
168	Bartholomew Road and Van Diemens Lane Allotments	Littlemore	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
169	Bartlemas Close Allotments	St Clement's	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
171	Barton Fields Allotments	Barton and Sandhills	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
190	Court Place Farm Allotments	Marston	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
205	East Ward Allotments	Iffley Fields	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
206	Eden Drive Allotments	Headington Hill and Northway	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
209	Fairacres Road Allotments	Iffley Fields	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
210	Fairview Allotments	Cowley Marsh	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			

236	John Garne Way Allotments	Headington Hill and Northway	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
237	Kestral Crescent Allotments	Northfield Brook	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
240	Lenthall Road Allotments	Rose Hill and Iffley	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
254	Mill Lane Allotments	Marston	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
255	Minchery Farm Allotments (west)	Littlemore	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
281	Ramsay Road Allotments	Quarry and Risinghurst	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
284	Risinghurst Allotments	Quarry and Risinghurst	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
300	St Clements Pullens Lane Allotments	Headington Hill and Northway	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
317	The Links Barracks Lane Allotments	Cowley Marsh	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
321	Thomson Terrace Allotments	Littlemore	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
333	Watlington Road Allotments	Blackbird Leys	NO	NO	REJECTED - ALLOTMENTS (unless evidence provided)			
Green Belt no landowner interest or high/moderate-high harm								
112c	Land at Marston	Marston	NO	NO	REJECTED - Green Belt Moderate-high and High harm			
112b2-6	Land at Old Marston, (northern part of previous site 112) Green Belt Parcels 2-6	Marston	NO	NO	REJECTED- Green Belt Moderate-high and High harm, apart from 112b-4 where the landowner has no intention of developing			
144a	Land at Marston Brook (northern part)	Marston	NO	NO	Not assessed due to no landowner interest in this area of Green Belt			
144b	Land at Marston Brook (southern part)	Marston	NO	NO	Not assessed due to no landowner interest in this area of Green Belt			
114a	Green Belt land east of Old Marston, (includes Land at Marsh Lane, and Land at Butts Lane)	Marston	NO	NO	Not assessed due to no landowner interest in Green Belt			
114b	Showmans Field	Marston	NO	NO	Not assessed due to no landowner interest in Green Belt			
114c	Marston Saints Sports Ground	Marston	NO	NO	Not assessed due to no landowner interest in Green Belt			
Cemetery/Churchyard								
537	Wolvercote Cemetery	Wolvercote	NO	NO	REJECTED - CEMETERY			
539	Headington Cemetery	Headington	NO	NO	REJECTED - CEMETERY			
545	Holy Trinity Churchyard	Quarry and Risinghurst	NO	NO	REJECTED - CHURCHYARD			

265	Osney Cemetery	Jericho and Osney	NO	NO	REJECTED - CEMETERY			
538	Rose Hill Cemetery	Rose Hill and Iffley	NO	NO	REJECTED - CEMETERY			
543	SS Mary and Joseph Churchyard	St Mary's	NO	NO	REJECTED - CEMETERY			

APPENDIX 2: TABLE 2 - SITES RECOMMENDED FOR FURTHER INVESTIGATION

<u>Proposed submission policy number</u>	<u>Ref No.</u>	<u>Site name</u>	<u>Ward</u>	<u>REJECT ST 1 (SAC/SSSI; Greenfield FZ3b; <0.25ha; under construction)</u>	<u>REJECT ST 2 (SA: Green Infrastructure Network; No access)</u>	<u>Broad assessment against Preferred Options</u>	<u>Further work required with landowner/ developer on deliverability and suitability</u>	<u>Refinement of uses assuming satisfactory evidence of suitability and deliverability</u>	<u>Updates following PO consultation</u>	<u>Outcome</u>
SP1		Sites in the West End							Site allocation added at Proposed submission stage in order to provide a link for SPDs in the area and continuing using the design code, following expiration of the AAP. Draft policy allows for new developments that follow the framework set out in the West End Design Code.	Site allocation
SP10	588	Oxford Science Park (whole site)	Littlemore	NO	NO	Protect employment (Category 1)	no	B1 office	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP11	587	Oxford Business Park (whole site)	Lye Valley	NO	NO	Protect employment (Category 1)	no	B1 office; B2 general industrial	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP12	289	Sandy Lane Recreation Ground (part)	Blackbird Leys	NO	NO	REJECTED- SPORTS (unless evidence provided)	yes- improvements to public open space	Housing and open air sports	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP13	039	Northfield Hostel, Sandy Lane West	Littlemore	NO	NO	Potentially suitable for development	update required	Housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP14	467	Edge of Playing fields Oxford Academy	Littlemore	NO	NO	REJECTED- SPORTS (unless evidence provided)	Yes- sports pitches	Housing	Landowner interest remains. Draft policy allows for employer-linked housing	Site allocation
SP15	028	Kassam Stadium and surrounding area	Littlemore	NO	NO	Protect stadium	update required	Stadium; housing; public open space; commercial leisure; education; small-scale local shops	Landowner interest remains. PO uses still appropriate to draft policies/ strategy	Site allocation
SP16	593	Knights Road							Policy separated from Kassam Stadium policy at Proposed Submission Stage as site coming forward sooner. Landowner interest. Draft policy allows for residential and public open space	Site allocation
SP17	023	Government Buildings, Marston Road	Headington Hill and Northway	NO	NO	Potentially suitable for development	update required	Housing; student accommodation;	Landowner interest remains. PO uses still	Site allocation

								academic	appropriate to draft policies/strategy	
SP17	024	Harcourt House, Marston Road	Headington Hill and Northway	NO	NO	Potentially suitable for development	update required - Change in landowner since call for sites 2009 submission	Housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP18	560	Headington Hill Hall Site	Headington Hill and Northway	NO	NO	Potentially suitable for development	no	Academic, student accommodation, sport and leisure	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP19	117	Land north of St Clement's Church	St Clement's	NO	NO	Potentially suitable for development	yes	Housing; Student accommodation	Landowner interest remains. Draft policy allows for housing	Site allocation
SP2	586	Osney Mead (whole site)	Jericho and Osney	NO	NO	Protect employment (Category 2)	no	housing, student accommodation, employment, retail, academic, primary healthcare, hospital/medical research, hotel, community/cultural facilities, open space	Landowner interest remains. Draft policy allows for employment uses, academic student accomodation, employer-linked housing and market housing	Site allocation
SP20	012	Churchill Hospital and Ambulance Resource Centre	Churchill	NO	NO	Protect employment (Category 1)	yes (Masterplan forthcoming)	Hospital related uses and: employment; academic; hotel; primary health care; education; staff accommodation; housing; student accommodation;	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP21	42	Nuffield Orthopaedic Centre	Headington	NO	NO	Protect employment (Category 1)	update required	Healthcare and medical research	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP22	043	Old Road Campus	Churchill	NO	NO	Protect employment (Category 1)	update required	Medical teaching and research	Landowner interest remains. PO uses still appropriate to draft policies/ strategy	Site allocation
SP23	063	Warneford Hospital	Churchill	NO	NO	Protect employment (Category 1)	yes	Healthcare related uses; housing; student accommodation; hospital and medical research; B1(a) and B1(b); academic institutional; education.	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP24	114d	Marston Paddock	Marston	NO	NO	Potentially suitable for development (Green Belt - low/moderate harm)	yes (Green Belt review required)	housing (exceptional circumstances will need to be demonstrated)	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP25	107	Green Belt land St Frideswide Farm	Wolvercote	NO	NO	Potentially suitable for development (Green Belt - moderate harm)	yes (Green Belt review required)	housing (exceptional circumstances will need to be demonstrated)	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation

SP26	112a1	Green Belt land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm, Land at Mill Lane) Green Belt Parcel 1	Marston	NO	NO	Potentially suitable for development (Green belt- low/moderate harm)	yes (Green Belt review required)	housing (exceptional circumstances will need to be demonstrated)	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP27	112b1	Green Belt land at Cherwell Valley/Old Marston, northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1	Marston	NO	NO	Potentially suitable for development (Green Belt- low/moderate harm)	yes (Green Belt review required)	housing (exceptional circumstances will need to be demonstrated)	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP28	462	Park Farm, Marston	Marston	NO	NO	Potentially suitable for development (Green Belt - moderate harm)	yes (Green Belt review required)	Housing	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP29	590	Pear Tree Farm	Wolvercote	NO	NO	Potentially suitable for development (Green Belt - moderate harm)	Yes- Green Belt review required	Housing	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP3	014	Cowley Centre (Templars Square)	Cowley	NO	NO	Potentially suitable for development	no	Retail; housing; town centre uses	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP30	113	Green Belt land east of Redbridge Park and Ride	Hinksey Park	NO	NO	Potentially suitable for development (Green Belt - moderate harm)	yes (Green Belt review required)	housing, depot (exceptional circumstances will need to be demonstrated)	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP31	592	St Catherine's College	Holywell	NO	NO	Potentially suitable for development (Green Belt - low harm)	yes (Green Belt review required)	Academic and student accommodation (exceptional circumstances will need to be demonstrated)	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP32	006	Banbury Road University Sites	North	NO	NO	Potentially suitable for development	update required	Academic; student and staff accommodation	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP33	008	Bertie Place Recreation Ground and Land behind Wytham Street	Hinksey Park	NO	NO	Potentially suitable for development	update required	Primary school or housing	Landowner intent to develop for housing. No need for new primary school in area, but policy still allows for it.	Site allocated
SP34	011	Canalside Land, Jericho	Jericho and Osney	NO	NO	Potentially suitable for development	update required	Housing; community centre; boatyard (Jericho Canalside SPD)	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP35	013	Court Place Gardens, Iffley Village	Rose Hill and Iffley	NO	PART - GI	Potentially suitable for development	update required	Staff accommodation	Landowner interest remains. Draft policy allows for graduate student accommodation/ employer linked housing.	Site allocation
SP36	016	Cowley Marsh Depot, Marsh Road	Cowley Marsh	NO	NO	Protect employment (Category 2)	update required	Relocate depot to new site. Housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP37	021	Faculty of Music, St Aldate's	Holywell	NO	NO	Potentially suitable for development	update required	housing and student accommodation with	Landowner interest remains. PO uses still	Site allocation

								academic	appropriate to draft policies/strategy. Draft policy also allows for employer linked housing.	
SP38	216	Former Barns Road East Allotments	Cowley	NO	NO	Potentially suitable for development	yes	housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP39	104	Former Iffley Mead Playing Field	Rose Hill and Iffley	NO	NO	REJECTED - SPORTS (unless evidence provided)	yes	School; Housing	Landowner interest remains. Draft policy allows for residential/ employer linked housing	Site allocation
SP4	009	Blackbird Leys Central Area	Blackbird Leys	NO	NO	Potentially suitable for development	update required	Mixed use 'town centre' uses and residential	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocated
SP40	106	Grandpont Car Park	Hinksey Park	NO	NO	Potentially suitable for development	update required	Housing	Landowner interest remains. Draft policy allows for residential/ employer linked housing	Site allocation
SP41	026	Jesus College Sports Ground, (Herbert close)	Cowley Marsh	NO	NO	REJECTED- SPORTS (unless evidence provided)	update required	Housing	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP42	027	John Radcliffe Hospital Site	Headington	NO	NO	Protect employment (Category 1)	yes (Masterplan forthcoming)	Hospital related uses and: employment; academic; hotel; primary health care; education; staff accommodation; housing; student accommodation;	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP43	389	Land at Meadow Lane	Rose Hill and Iffley	NO	NO	Potentially suitable for development	yes (investigate impact on Conservation Area)	Housing	Landowner interest remains. PO uses appropriate to draft policies/strategy	Site allocation
SP44	032	Lincoln College Sports Ground	Cowley Marsh	NO	NO	REJECTED- SPORTS (unless evidence provided)	update required	Housing	Landowner interest remains. Draft policy allows for housing and public open space	Site allocation
SP45	034	Littlemore Park, Armstrong Rd	Littlemore	NO	PART - GI	Potentially suitable for development (part not GI)	update required	Housing (outline planning permission granted for up to 270 dwellings); employment	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP46	031	Land off Manor Place	Holywell	NO	NO	Potentially suitable for development	no	Housing (car free); student accommodation	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP47	574	Manzil Resource Centre	St Clement's	NO	NO	PROTECT COMMUNITY FACILITY (unless evidence provided)	yes- to investigate potential for development that maintains community facility	clinic and associated offices, residential, student accommodation	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked	Site allocation

									housing	
SP48	038	Nielsens, London Road	Quarry and Risinghurst	NO	NO	Protect employment (Category 1)	no	Housing; care accommodation provided existing number of employees retained	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP49	349	Old Power Station	Jericho and Osney	NO	NO	Potentially suitable for development	yes (Level 2 SFRA)	housing, student accommodation, academic	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP5	125	Summer Field School athletics site	St Margaret's	NO	NO	Potentially suitable for development	no	housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP50	044	Oriel College land at Edward St and High St	Holywell	NO	NO	Potentially suitable for development	update required	B1 office; student accommodation; A uses ground floor	Landowner interest remains. Draft policy allows for student accommodation, housing and town centre uses	Site allocation
SP51	439	Oxford Brookes Marston Road Campus	Headington Hill and Northway	NO	NO	Potentially suitable for development	no	Housing	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for further academic use or employer-linked housing	Site allocation
SP52	111	Oxford Stadium, (former Greyhound stadium)	Blackbird Leys	NO	NO	REJECTED - COMMUNITY FACILITY and SPORTS (unless evidence provided)	yes - need evidence of replacement facilities and lack of harm to Conservation Area	Housing; Community facilities; sports	Landowner interest remains. Draft policy allows for revival of stadium for greyhound racing and/or Speedway with other community or leisure uses, plus enabling residential development.	Site allocation
SP53	49	Oxford University Press Sports Ground, Jordan Hill	Wolvercote	NO	NO	REJECTED - SPORTS (unless evidence provided)	update required	Housing if sports facility replaced	Landowner interest remains. Draft policy allows for residential accommodation and public open space plus complementary B1 employment. The sports facilities are to be retained or reprovided elsewhere.	Site allocation
SP54	440	1 Pullens Lane	Headngton Hill and Northway	NO	NO	Potentially suitable for development	yes	housing, care home	Landowner interest remains. Draft policy allows for residential	Site allocation

SP55	579	ROQ Site	North	NO	NO	Protect employment (Category 1)	no	Employment, academic, student accommodation, staff accommodation	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP56	054	Ruskin College Campus, Dunstan Rd	Headington	NO	NO	Potentially suitable for development	update required	Academic; student accommodation; housing	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP57	463	Ruskin Field	Headington	NO	NO	Potentially suitable for development	Yes- (investigate impact on conservation area)	Housing	Landowner interest remains. Draft policy allows for expansion of adjoining academic institution or residential / employer-linked housing.	Site allocation
SP58	124	Slade House	Lye Valley	NO	NO	Potentially suitable for development	yes (check availability)	housing	Landowner interest remains. Draft policy allows for improved healthcare facilities, associated asministration and/or residential dwellings including employer-linked housing	Site allocation
SP59	580	Summertown House	Summertown	NO	NO	Potentially suitable for development	no	housing and student accommodation	Landowner interest remains. Draft policy allows for student accomodation and employer-linked housing	Site allocation
SP6	018	Diamond Place and Ewert House	St Margaret's	NO	NO	Potentially suitable for development	update required	Retail; health centre; community and leisure facilities; housing; public car parking (Diamond Place SPD)	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation
SP60	061	Union Street Car Park	St Clement's	NO	NO	Potentially suitable for development	update required	Housing; student accommodation	Landowner interest remains. PO uses still appropriate to draft policies/strategy. Draft policy also allows for car parking	Site allocation
SP61	062	University of Oxford Science Area & Keble Road Triangle	Holywell	NO	NO	Protect employment (Category 1)	no	Academic and research	Landowner interest remains. PO uses appropriate to draft policies/ strategy	Site allocation
SP62	329	Valentia Road recreation ground (part)	Churchill	NO	NO	potentially suitable for development	Yes- improvements to public open space	Housing	Landowner interest remains. PO uses still appropriate to draft policies/strategy	Site allocation

SP63	065	West Wellington Square	Carfax	NO	NO	Potentially suitable for development	update required	Housing; student accommodation; academic uses	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for employer-linked housing	Site allocation
SP64	067	Wolvercote Paper Mill	Wolvercote	NO	GI - associated with new open space	Potentially suitable for development	update required	Housing; employment; community facilities	Landowner interest remains. PO uses appropriate to draft policies/ strategy.	Site allocation
SP65	173	Bayards Hill Primary School							Site added at Proposed Subission stage following landowner interest in delivering employer-linked housing. Draft policy allows for employer-linked housing	Site allocation
SP66	341	William Morris Close Sports Ground	Cowley Marsh	NO	NO	REJECTED - SPORTS (unless evidence provided)	yes	housing; replacement sports	Landowner interest remains. Draft policy allows for residential development and public open space	Site allocation
SP7	356	276 Banbury Road	Summertown	NO	NO	Potentially suitable for development	no	Retail on ground floor, housing, student and office above	Landowner interest remains. PO uses appropriate to draft policies/ strategy. Draft policy also allows for leisure uses, short stay accomodation, or other town centre uses on the upper floors.	Site allocation
SP8	120	Unipart Group	Lye Valley	NO	NO	Protect employment (Category 1)	no	n/a	Landowner interest remains. Draft policy allows for B1, B2 and B8 uses	Site allocation
SP9	053	Rover Sports and Social Club, Roman Way	Lye Valley	NO	NO	Potentially suitable for development	no	Car manufacturing with sports use replaced	Site incorporated into SP9	Site allocation
SP9	497	BMW Garsington Road	Lye Valley	NO	NO	Protect employment (Category 1)	no	n/a	Draft policy allows for B1, B2 and B8 uses.	Site allocation
	477	Oxford Spires Hotel (Formerly 4 Pillars)	Hinksey Park	NO	NO	Protect hotel use	yes- further work on flood risk and approach to flood zone 3b	Hotel	Site rejected- landowner interest includes increasing the built footprint, which is not allowed for under the flood risk policy in flood zone 3b.	No site allocation
	003	Summertown Strategic Site	Summertown	NO	NO	REJECTED - SPORTS (unless evidence provided)	update required	Housing and re-provide open air sports	Lack of landowner interest in developing during the Plan period	No site allocation
	010	BT Site, Hollow Way	Lye Valley	NO	NO	Potentially suitable for development	no	Student accommodation or housing	Development commenced.	No site allocation
	017	Crescent Hall, Crescent Rd	Cowley Marsh	NO	NO	Potentially suitable for development	update required	Housing if student accommodation replaced; student	Landowner confirmed they no longer intend to develop during the	No site allocation

								accommodation	Plan period	
	020	Elsfield Hall	Wolvercote	NO	NO	Protect employment (Category 2)	update required	Housing provided existing number of employees retained	Landowner interest in developing site for residential only, but no evidence at this point to show whether Category 2 employment site criteria can be met	No site allocation
	022	Former petrol station, Abingdon Rd	Hinksey Park	NO	NO	Potentially suitable for development	update required	Housing	Remainder part of site too small	No site allocation
	025	Horspath Site	Lye Valley	NO	NO	Potentially suitable for development	no	Sports pitches	Development commenced.	No site allocation
	029	Land North Littlemore Mental Health Centre	Littlemore	NO	NO	Potentially suitable for development	update required	Housing (planning permission granted for 140 dwellings)	Development commenced	No site allocation
	033	Littlemore Mental Health Centre, Sandford Road	Littlemore	NO	NO	Protect employment (Category 1)	update required	Health care	Landowner intention to expand health care facilities on site, so no allocation required	No site allocation
	040	Northfield School	Northfield Brook	NO	PART - GI	Protect for state school	update required	Housing if not needed for school	Further discussion with landowner concluded policy allocation not necessary	No site allocation
	045a	Oxford Brookes University Gipsy Lane campus	Churchill	NO	NO	Potentially suitable for development	update required	Teaching; academic; student accommodation	No development envisaged beyond the masterplan that will require a policy allocation	No site allocation
	050	Paul Kent Hall, James Wolfe Road	Lye Valley	NO	NO	Potentially suitable for development	update required	Housing if student accommodation replaced; student accommodation	Landowner has confirmed they no longer intend to develop during the Plan period	No site allocation
	052	Railway Lane, Littlemore	Littlemore	NO	NO	Potentially suitable for development	update required	Housing	Lack of landowner interest in developing during the Plan period	No site allocation
	058	Temple Cowley Pools	Cowley Marsh	NO	NO	Potentially suitable for development	update required	Housing	Development commenced	No site allocation
	059	Townsend House, Bayswater Road	Barton and Sandhills	NO	NO	Potentially suitable for development	no - site unavailable	Housing; care accommodation	Landowner confirmed no interest in developing the site for other uses over the Plan period	No site allocation.
	064	Warren Crescent	Churchill	NO	NO	Potentially suitable for development	no	Housing	Development will commence on site at the beginning of January- no need for a policy allocation	No site allocation
	066	Windale House	Blackbird Leys	NO	NO	Potentially suitable for development	update required	Older persons accommodation; housing	Landowner interest remains for PO uses but there will be no additional provision on site and no need for a policy allocation	No site allocation

	095	Between Towns Road	Cowley	NO	NO	Potentially suitable for development	update required	Housing	Site not allocated due to advanced state of planning applications	No site allocation
	097	Scrap Yard, Jackdaw Lane	Iffley Fields	NO	NO	Potentially suitable for development	update required	Housing	Lack of landowner interest in developing during the Plan period	No site allocation
	170	Barton Road Recreation Ground (part)	Barton and Sandhills	NO	NO	potentially suitable for development	Yes- improvements to public open space	housing and public open space	Further investigation has shown that the site is well used for sports, and there are no apparent opportunities for retention of facilities on site alongside redevelopment, or for replacement nearby.	No site allocation
	203	Dunstan Park	Headington Hill and Northway	NO	NO	Potentially suitable for development	Yes- improvements to public open space	housing	Further biodiversity survey suggested the site has biodiversity interest of Oxford City Wildlife standard.	No site allocation
	241	Little Park	Littlemore	NO	NO	Potentially suitable for development	Yes- improvements to public open space	Housing	Lack of landowner interest in developing during the Plan period	No site allocation
	309	Summer Fields School Playing Field – West	Summertown	NO	NO	REJECTED - SPORTS (unless evidence provided)	yes	Housing and re-provide open space	Lack of landowner interest in developing during the Plan period	No site allocation
	346	Former Bartlemas Nursery School	St Clement's	NO	NO	Potentially suitable for development	NO	housing	Landowner interest remains but site is in a very sensitive location owing to impact on Conservation Area. Design and heritage assessment suggests capacity of the site very limited; potential quantum of development would be too small to justify a policy.	No site allocation
	364	Donnington Bridge Road Riversports Centre	Iffley Fields	NO	NO	REJECTED - COMMUNITY FACILITY (unless evidence provided)	yes	replacement river sports facility; housing	Site in high risk flood zone and only suitable for enhancement of existing watersports facilities, so no policy required.	No site allocation
	379	Horspath Road Offices and Depot	Lye Valley	NO	NO	Protect employment (Category 2)	no	n/a	Lack of landowner interest in developing during the Plan period	No site allocation
	399	Land to the rear and North of Church Cottage, Church Way	Rose Hill and Iffley	NO	NO	Potentially suitable for development	yes (investigate impact on Conservation Area)	Housing	Design and heritage assessment concluded that development of the site would cause harm to the Conservation Area.	No site allocation

	411	Petrol Filling Station and Telephone Exchange, London Road	Headington	NO	NO	Potentially suitable for development	update required	housing	Site too small	No site allocation
	430	Wadham Park	Marston	NO	NO	Potentially suitable for development	Yes- improvements to public open space	Housing	Further assessment showed that access constraints prevent development of the site	No site allocation
	434	Westlands Drive and Redlands Road Square	Headington Hill and Northway	NO	NO	Potentially suitable for development	Yes- improvements to public open space	Housing	Site too small	No site allocation
	437	Stansfeld Outdoor Study Centre	Quarry and Risinghurst	NO	NO	Potentially suitable for development	no	Science education and innovation centre	Development commenced	No site allocation
	453	Housing Amenity Land off Townsend Square and Donnington Community Centre	Iffley Fields	NO	NO	Potentially suitable for development	yes-on impact of loss of amenity land	Housing	Site too small	No site allocation
	569	Green Templeton College	North	NO	NO	REJECTED- SPORTS (unless evidence provided)	Yes- sports pitches	Student accommodation with sports use	Intended uses intensification of what is already on site, with no other need for specific policy allocation	No site allocation
	570	Rewley Abbey Court	Jericho and Osney	NO	NO	Potentially suitable for development	no	Student accommodation	Site too small	No site allocation
	455	Housing Amenity land, Nether Durnford	Lye Valley	NO	NO	Potentially suitable for development	yes-on impact of loss of amenity land and trees, noise and air quality	Housing	Site too small	No site allocation
	454	Housing Amenity Land and garages, between Wood Farm Road and Nuffield Road	Churchill	NO	NO	Potentially suitable for development	yes-on impact of loss of amenity land	Housing	Landowner suggests unlikely to be achievable unless part of wider estate regeneration.	No site allocation

The following sites are employment sites that have now been assessed in the updated ELA. They have not been taken forward as a site allocation because they are assessed as Category 2 employment sites, there is a lack of landowner interest, or the landowner wishes only to intensify use and no specific policy is needed.

	438	Blanchford's Building Merchants/Builders yard	Headington	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	122	New Barclay House	Jericho and Osney	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	121	Former DHL site	Littlemore	NO	NO	Protect employment (Category 2)	No	n/a		No site allocation
	123	Pathway Workshop	Northfield Brook	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	459	Buildbase Watlington Road	Lye Valley	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	492	Blackwells Publishing, Marston Street	St Mary's	NO	NO	Protect employment (Category 1)	no	n/a		No site allocation
	494	Warehouses off Kiln Lane	Quarry and Risinghurst	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	495	Bacordo Court, 79-83 Temple Road	Temple Cowley	NO	NO	Protect employment	no	n/a		No site allocation

						(Category 2)				
	496	Blackwells, Beaver House, Hythe Bridge Street	Jericho and Osney	NO	NO	Protect employment (Category 1)	no	n/a		No site allocation
	498	Broadfield House, Between Towns Road	Cowley	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	499	Builders Yard, Lamarsh Road	Jericho and Osney	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	502	Chiltern Business Centre, Garsington Road	Blackbird Leys	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	503	County Trading Estate Watlington Road	Lye Valley	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	506	Fenchurch Court, Bobby Fryer Close	Blackbird Leys	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	509	Harrow Road Industrial Estate, Watlington Road	Blackbird Leys	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	510	Horspath Industrial Estate, Peterley Rd / Pony Road	Lye Valley	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	512	Jordon Hill Business Park, Banbury Road	Wolvercote	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	513	King Charles House, Park End Street	Carfax	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	514	Magdalen Road and Newtec Place	St Mary's	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	515	Nuffield Industrial Estate, Sandy Lane West	Littlemore	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	516	Powell's Timber Yard, 474 Cowley Road	Cowley Marsh	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	520	Knights Court and surrounding buildings (fomer Telephone Exchange and offices, St. Luke's Road / Between Towns Road)	Cowley	NO	NO	Protect employment (Category 2)	no	n/a		No site allocation
	523	University Press, Walton Street	Jericho and Osney	NO	NO	Protect employment (Category 1)	no	n/a		No site allocation