

## APPENDIX C: COMPLETED SITES REMOVED FROM APPENDIX A

HELAA Ref number	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2016-2036)	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Justification
005	Avis site	0.32	Sites and Housing Plan SP1; Call for sites 2009	Adjacent Osney Island Conservation Area High Buildings Area. Archaeological Area.	None identified	The site is allocated for residential development in the Sites and Housing Plan adopted in February 2013 post NPPF. Resolution to grant planning permission for 12 dwellings subject to s106 agreement December 2015 (15/02512/FUL). Site is located adjacent to the Osney Island CA. There is no evidence of other constraints.	Currently vacant. Planning permission has been sought indicating intent to develop. Available	Site is viable for development proposed. Also the viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	A	R	Suitable, available, achievable. Principle of residential development has been accepted through resolution to grant planning permission. No employment development proposed. No evidence of constraints to delivery. Site likely to be developed within the time period.  <b>Building Control Completion Notice received March 2018.</b>
015	Cowley Community Centre, Barns Road	0.26	Sites and Housing Plan SP11	None identified	None identified	This site is allocated for a replacement community facility and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. Planning permission granted for mixed used development including 40 residential units and	Site owned by Oxford City Council. Development has commenced on site. Expected completion 2016/17.  Available	Site is viable for development proposed.  Viability was also considered by the Sites and Housing Plan Inspector who found	A	A	Planning permission includes 40 residential units and other uses including a small amount of employment space. Development has commenced on site. Expected completion 2016/17.  <b>Completed September 2016.</b>

						other uses Sept 2013 (12/03278/FUL). There is no evidence of constraints within or around the site.		the allocation sound. Development has commenced on site.			
037	Marywood House, Leiden Rd	0.34	Sites and Housing Plan SP33; former Local Plan allocated site	None identified	None identified	This site is allocated for residential in the Sites and Housing Plan adopted in February 2011 post NPPF. Planning permission granted July 2015 for 10 dwellings and 10 supported housing units (14/01770/FUL). There is no evidence of constraints within or around the site.	Vacant. Development has commenced on site Available	Site is viable. Viability was also considered by the Sites and Housing Plan Inspector who found the allocation sound. Development has commenced on site.			Site is suitable and available for housing. Development has commenced on site. Site to be developed within the time period. No employment development proposed.  <b>Completed April 2017</b>
041	Northway Centre	0.78	Sites and Housing Plan SP37	Adjacent to local nature designation.	None identified	This site is allocated for a community centre and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. Planning permission granted for 47 residential units Sept 2013 (12/03280/FUL).	Site owned by Oxford City Council. Development has commenced on site. 28 units completed Summer 17 and remaining units completed September 18. Available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Development has commenced on site.	A	R	Site is suitable and available for residential. Planning permission for 47 units is being built out. No evidence of constraints to delivery. No employment development proposed.  <b>Phase 1 Completed August 2017. Phase 2 Completed September 2018.</b>
060	Travis Perkins, Chapel Street	0.72	Sites and Housing Plan SP56	Protected key Employment Site View Cone.	None identified	This site is allocated for residential and employment in the Sites and Housing Plan adopted in February 2013 post	Student accommodation development on north part of site complete. Planning	Site is viable for development proposed. Viability was considered	A	R	Site now redeveloped.  <b>Completed November 2018.</b>

						NPPF. Planning permission (12/01388/RES) for student accommodation on north part of site completed February 17. Planning permission for a mixed use development to include 24 residential units on the remaining part of the site (15/03328/FUL) completed November 18.	applications for the remainder of the site indicate intention to develop. Part Available (excluding north part of site)	by the Sites and Housing Plan Inspector who found the allocation sound.			
<b>080</b>	Westgate Shopping Centre and Abbey Place	4.29	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. View Cone/High Buildings Area. Within in City Centre Archaeological Area.	Flood Zone 2. (brownfield) Adjacent to listed buildings.	Identified (but not allocated) in the West End Area Action Plan for residential, retail and food. Outline and reserved matters permission granted for mixed used development to include residential (13/02557/OUT and 14/02402/RES). Surrounded by Conservation Area and within High Buildings Area and close to Listed Buildings so high quality design required. Part in Flood Zone 3a	Development has commenced on site and is due to be completed Autumn 2017. Part available (as a mixed use site)	Site is viable for development proposed. Development has commenced on site and is due to be completed Autumn 18.	A	R	Site suitable for residential as part of a mixed use development. Site available and development has commenced. Site to be developed within the local plan time period.  <b>Completed November 2017</b>
<b>091</b>	Keble College, former Acland Hosp, 46 Woodstock	0.61	Commitment - Council database	Entire sites within North Oxford Victorian Suburb CA.	Contains listed buildings.	Site used by Keble College for teaching and student accommodation (84 units). Planning permission granted	Development has commenced on site. Expected completion October 2018	Site is viable. Development has commenced on site.	A	R	Planning permission for student accommodation and fellows flats currently being built out. Equivalent to a net gain of 72 dwellings. No evidence of constraints to delivery. Site to be developed within the

	Rd, 25 Banbury Rd			View Cone/High Buildings Area. Category 1 Employment Site		October 2010 (09/02466/FUL) to demolish the existing building and construct 241 student rooms and 9 fellows flats along with teaching/research space. Planning permission was then granted in May 2016 to enlarge the teaching/research space (15/03275/VAR).	(as per on-site signage). Available				time period. No employment development proposed.  <b>Completed September 2018</b>
<b>093</b>	333 Banbury Road	0.53	Planning applications	High Buildings Area. Adopted OHAR.	None identified	Brownfield site occupied by a former masonic lodge. Planning permission granted for independent sixth form school March 2015 (14/03255/FUL).  There is no evidence of constraints within or around the site.	Planning permission 14/03255/FUL for independent sixth form is now being built out Not available	Site is viable.	R	R	Not available for residential or economic uses as there is a clear intention to develop for education use as demonstrated by recent planning application and permission, which is now being built out.  <b>Completed September 2018</b>
<b>444</b>	Mansfield College	0.17	Commitment – student accommodation	Central Area Conservation Area; High Buildings Area.	None identified	Planning permission granted October 2013 for student accommodation (78 rooms) (13/01637/FUL).	Development has commenced on site. Available	Site is viable. Development commenced on site.	A	R	Planning permission granted for student accommodation. Development commenced on site. <b>Completed December 2017</b>