

APPENDIX D: SITES DELETED 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
004	Southfield Golf Course	34.77	Core Strategy rejected option	Adjacent to local nature designation. Entire site protected for open air sports.	Within 200m of SSSI (adjoining), which is particularly sensitive to groundwater flows through the Golf course.	Housing was considered on both parts through the Core Strategy process but was rejected for issues of biodiversity and groundwater. The NPPF seeks the protection and enhancement of valued landscapes, geological conservation interests and soils. The east site is considered to remain unsuitable because of the severe impact development (construction and post-construction) would have on groundwater flow necessary to maintain the quality of the sensitive the Lye Valley SSSI (see "Investigation of the possible hydrological effects on the Lye Valley Sites of Special Scientific Interest and the riparian zones of the Lye and Boundary Brooks as a result of development on Southfield Golf Course", 2007, Dr Curt Lamberth). The South Fen SSSI will be at serious risk of damage from development on the east site (see Investigation of the possible ecological effects on the Lye Valley SSSI and the riparian zones of the Lye Valley and Boundary Brook as a result of development on the Southfield Golf Course, 2007, Dr Judith Webb). The west site (also in Site 292) is considered to remain unsuitable for development due to conclusions of biodiversity studies	The site is under the ownership of Magdalen College (west) and Oxford City Council (east). Christ Church College own land in between. Southfield Golf Club has a 15 year lease on the site. Landowners have affirmed intention to retain existing uses for at least the period of the lease. Therefore not available for plan period. Not available	Site is greenfield and therefore viable.	R	R	Site unavailable and unlikely to become available during plan period. Site unsuitable as development would result in severe impacts upon biodiversity and water environment, and would be contrary to the NPPF. (This site plus site 132 are within #292.)

						on the impact on badgers and biodiversity. Site is protected for open air sports. It is located adjacent to a local nature designation and within 200m of SSSI and SAC areas.					
022	Former petrol station, Abingdon Rd	0.24	Sites and Housing Plan SP18, PO 2017, Landowner update 2017	None identified	Within 200m of SSSI Flood zone 3b (brownfield)	This site is allocated for residential in the Preferred Options 2017. There is no evidence of constraints within or around the site. Promoter states 'possible contamination'.	Planning application for residential (9 units) withdrawn January 2015 (13/02638/FUL). Landowner update November 2017 confirmed intention to develop remaining area for residential. Available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	A	R	Landowner has confirmed intention to develop. Site likely to be developed within the local plan time period. Flood Zone 3b No employment development proposed.
023	Government Buildings, Marston Road	1.28	Sites and Housing Plan SP19; former Local Plan allocated site; Call for sites 2009; PO 2017, Landowner update 2017	Adjacent to local nature designation. Adjacent to St Clement's and Iffley Rd Conservation Area; Headington Hill Conservation Area. View Cone.	None identified Adjacent to listed buildings	This site is allocated for residential, student accommodation and academic uses in the Preferred Options 2017. So site capacity will need to reflect academic uses (approx. 30% estimated) as well as student/residential. The site is located adjacent to a local nature designation, conservation areas, and listed buildings.	Vacant site. Landowner (Oxford Centre for Islamic Studies) confirmed (2016 and 2017) intent to develop within 5years. Available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	A	R	Site suitable, achievable, and available for residential / student accommodation. No evidence of constraints to delivery. No employment development proposed. Site now incorporated into 024.
033	Littlemore Mental Health Centre, Sandford Road	6.64	Sites and Housing Plan SP29; former Local Plan allocated site; Call for sites 2009, PO 2017. Landowner Update 2018	None identified	Within 200m of SSSI.	This site was allocated for mental health care uses in the Preferred Options 2017 Site unsuitable for residential being an operational mental health care hospital. The site is located within 200m of an SSSI area. Site is not allocated in the Proposed Submission due to landowner confirmation of plans to expand current health care facilities.	Occupied by Littlemore Mental Health Centre who have no plans to relocate Not available Oxford Heath NHS confirmed they were the landowners and planning to	Site is non-viable.	R	R	Site unavailable for residential uses during the LP period to 2036. In use as Littlemore Mental Health Centre.

							expand health care facilities on the site. Planning application approved October 2018 (reference 18/01654/FUL) for the refurbishment of ground floor accommodation and a new extension to provide a new 10 bed ward with associated landscaping.				
035	Longland, Balfour Road	0.44	Sites and Housing Plan SP31; Call for sites 2009	None identified	None identified	This site is allocated for care accommodation and/or residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	In current use as a care home so occupants would need to be relocated. At the time it was allocated, it was understood that the occupants were looking to sell, but now not intention so the landowner, Oxfordshire County Council, is no longer intending to pursue housing on this site during the plan period. Not available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	R	R	This site is unavailable as likely to be retained as a care home.
036	Marston Court, Marston Rd	0.42	Sites and Housing Plan SP32; Call for sites 2009	Adjacent to local nature designation.	None identified	This site is allocated for care accommodation, residential or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature designation.	In current use as a care home so occupants would need to be relocated. At the time it was allocated, it was	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found	R	R	No evidence of availability. The site is currently in use as a care home with no plans for the site to be developed.

							understood that the occupants were looking to sell, but now not intention so the landowner (Oxfordshire County Council) says that the site is let on a long lease and there are no plans for the site to be developed within the plan period. Not available	the allocation sound.			
050	Paul Kent Hall, James Wolfe Road	0.72	Sites and Housing Plan SP46; PO 2017 Landowner update 2017	None identified	None identified	This site is allocated for residential (if student accommodation replaced) / student accommodation in the Preferred Options 2017. There is no evidence of constraints within or around the site.	Landowner has indicated a willingness to develop for housing but not immediately. Currently occupied by students who would be on short term leases. Under the site allocation policy requirement, Oxford Brookes University would need to deliver alternative student accommodation to ensure no net loss. OBU is currently reviewing their residential estate and have no agreed plans for this site at present. Development		R	R	

							unlikely to be in first five years. Not Available				
053	Rover Sports and Social Club, Roman Way	9.92	Sites and Housing Plan SP49; former Local Plan allocated site; Call for sites 2009; Call for sites 2016	Allocated for extension of BMW/key employment site.	None identified	This site is allocated for car manufacturing in the Sites and Housing Plan adopted in February 2013 post NPPF, dependent upon re-provision of sports facilities. There is no evidence of constraints within or around the site.	Current use as sports pitches and social club due to cease 2016. Re-provision of sports facilities under discussion (see Site 025). Site is owned by BMW who intend to develop the site to expand the Mini Plant. BMW have no intention of developing the site for residential. Not available	Site is non-viable. Commercial viability testing indicates site is viable for economic uses.	R	A	Site unavailable for residential. Future development planned to extend BMW mini plant as per Sites and Housing Plan allocation. Site included within BMW site #497 and thus removed from Tables A and B.
056	South Park Depot, Cheney Lane	0.44	Sites and Housing Plan SP52; Call for sites 2009	Entire site within local nature designation. Entire site within Headington Hill Conservation Area.	Contains listed buildings.	The site is located within a local nature designation and a conservation area. It contains listed buildings. Covenant on the site restricts potential uses to uses that will benefit the park and park users.	Occupied but on a short lease. Owned by the City Council who have expressed interest in developing the site but not for residential or employment uses, due to restrictive covenant on the site. Not available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	R	R	Site not available, landowner intention to develop for alternative non-residential uses.
059	Townsend House, Bayswater Road	0.45	Sites and Housing Plan SP55; Call for sites 2009, PO 2017.	None identified	None identified	This site was allocated for residential / care accommodation in the Preferred Options 2017. There is no evidence of constraints within or around the site.	In current use as a care home so occupants would need to be relocated. At the time it was allocated, it was understood that the occupants were looking to sell, but now no	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	R	R	No evidence of availability. The site is currently in use as a care home with no plans for the site to be developed.

							intention. Owner Oxfordshire County Council say that the site is let on a long lease and there are no plans for the site to be developed within the plan period. Not available				
066	Windale House	0.779	Sites and Housing Plan SP62, PO 2017.	None identified	1.4% of site is within Flood Zone 3b.	This site was allocated for older persons accommodation / residential, in the Preferred Options 2017 but there will be no additional provision on site and no need for policy allocation in the Proposed Submission Draft 2019. The site is located within Flood Zone 3b.	Landowner pursuing for re-development – it is in the City Council's programme for 2017/18, subject to review on housing for older people. However, no additional homes. Not Available	Site is viable. Viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	R	R	Site suitable for housing, although there will be no additional homes. No employment development expected as part of future proposals.
068	Cooper Callas, Paradise Street	0.09	West End AAP identified site; former Local Plan allocated site	Entire site within Central Area Conservation Area. High Buildings Area. Within City Centre Archaeological Area.	15% in Flood Zone 3b.	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, formerly a warehouse, in the city centre. Mainly Flood Zone 3a but partly 3b and would need to pass exception test. Within conservation area and High Buildings Area and close to Listed Buildings so high quality design required. Suitable for residential and other uses. Planning permission granted July 2017 for demolition of existing building and construction of a 140 bedroom hotel (16/02689/FUL). Development has commenced on site. Expected completion 2019. The site is located within Flood Zone 3b. The entire site is within	Planning permission granted July 2017 for demolition of existing building and construction of a hotel (16/02689/FUL). Development has commenced on site. Expected completion 2019. Vacant. Current planning application (15/02971/FUL) indicates intentions to develop for uses other than residential or employment.	Site is viable.	R	R	Planning application for non-residential use withdrawn. Not available. Site is being developed to provide hotel. Not available for residential or economic uses.

						conservation area and archaeological areas.	Proposal includes 1 unit of staff living accommodation but also involves the loss of a dwelling so there is no net gain. Not available.				
072	Former St Thomas School, Osney Lane	0.21	West End AAP identified site Call for sites 2016 Landowner update August 2017.	Within Central Area Conservation Area. Within West End AAP area High Buildings Area. Within in City Centre Archaeological Area.	Whole site in flood risk area - FZ3a Potential groundwater contamination from hydrocarbons. Footpath.	Identified (but not allocated) in the West End Area Action Plan for residential. Brownfield site, in office use, in the city centre. Within conservation area and High Buildings Area so high quality design required. Flood Zone 3a so would need to pass exception test. Suitable for residential. The site is located adjacent to a conservation area and within an archaeological area. Adjoins residential.	Currently used as an education training centre. Landowner confirmed intention/ available for residential (Christ Church College) Possibly with site 073. Available	Site is viable.	A	R	Site suitable and available for residential. Subject to Conservation Area and flood risk. No employment development proposed.
073	Osney Warehouse, Woodins Way	0.24	West End AAP identified site; former Local Plan allocated site Call for Sites 2016 Landowner update August 2017.	Adjacent to Central Area Conservation Area. High Buildings Area. Within in City Centre Archaeological Area.	None identified	Identified (but not allocated) in the West End Area Action Plan for residential. Brownfield site, in warehouse use, in the city centre. Within High Buildings Area so high quality design required. Small part in Flood Zone 3a so would need to pass exception test. Suitable for residential. The site is located adjacent to a Conservation Area and within an archaeological area.	Occupants would need to relocate. Submitted Call for Sites 2016. Landowner (Christ Church College) update 2017 confirmed available for residential possibly combined with site 072. Available	Site is viable.	A	R	Site suitable and available for residential. No employment development proposed.
085	Hooper House	0.04	Commitment - Council database	View Cone/High Buildings Area.	None identified	Prior approval granted November 2013 for change of use of the first and second floors from office to residential to provide 14 dwellings (13/02480/B56). Further prior approval granted November 2017 for 6 dwellings at ground floor level (17/02557/B56).	Development has commenced on site. Recent prior approval indicates intention to provide 6 further dwellings. Available	Site is viable. Development has commenced on site. Anticipated completion 2018/19.	A	R	Prior approvals to provide 20 residential units in total. Development has commenced on site. Anticipated completion 2018/19. No employment

						Total 20 residential units. Site within High Buildings Area and View Cone.					development proposed.
090	Westlands Drive former community centre	0.18	Commitment - Council database	None identified	None identified	<p>Planning permission granted September 2013 for 21 dwellings (12/03281/FUL).</p> <p>There is no evidence of constraints within or around the site.</p>	<p>Occupied by Emmaus/retail unit which would be relocated to an identified site. A recent planning permission (12/03281/FUL) indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Part of the City Council's Affordable Homes Programme. Development due to commence on site 2016. Available</p>	Site is viable.	A	R	<p>Planning permission for 21 units. No evidence of constraints to delivery. Site likely to be developed within the time period. No employment development proposed.</p>
094	376 Banbury Road	0.09	Refusal but principle acceptable - Council database	None identified	None identified	<p>Brownfield site occupied by a large building. Application (11/03008/FUL) for demolition of existing building and development of 9 dwellings was withdrawn in July 2012. Planning permission granted for school boarding house March 2015 (14/03445/FUL/16/03030/VAR).</p> <p>There is no evidence of constraints within or around the site.</p>	<p>Currently a student hostel but occupants would be on short term leases. Recent planning permission indicates intention to develop as private boarding school. Unlikely to be available for housing or employment. Planning permission</p>	Site is viable.	R	R	<p>Site suitable for residential but currently being developed as private boarding school. Not available for housing or employment.</p>

							16/03030/VAR for school boarding house is now being built out. No intention to develop for residential or economic uses Not available				
091	Keble College, former Acland Hospital, 46 Woodstock Rd, 25 Banbury Rd	0.61	Entire sites within North Oxford Victorian Suburb CA. View Cone/High Buildings Area. Category 1 Employment Site Contains listed buildings.	0.61	Conservation Area	50 (250)	N.A.	50			
096	Land adjacent to TK Maxx	0.06	Identified in 2013 SHLAA	None identified	None identified	Brownfield site adjacent to a retail unit within the Cowley Primary District Centre. There is no evidence of constraints within or around the site. The site is too small and falls below the HELAA threshold.	Site not actively being promoted by landowner. Previous landowner suggestion of developing the site for retail with residential above but there has been no discussion on this for a number of years. Not available.	Site is non-viable.	R	R	Non-viable residential typology and no recent intention to develop expressed. The site is too small and falls below the HELAA threshold.
098	Workshops Lanham Way	0.24	Identified in 2013 SHLAA	Adjacent to Littlemore CA	None identified	Brownfield site with some workshops. Access is a single track	Landowner Oxfordshire	Site is non-viable but it is	A	R	Site suitable for residential or

						land and would be unsuitable for improves employment facilities. Suitable for residential. Current outline planning application 17/00991/OUT for 16 residential units pending determination. The site is adjacent to a conservation area.	County Council has expressed intention to develop for residential. Current outline planning application 17/00991/OUT for 16 residential units pending determination. Available	being pursued through pre-app.			employment. Landowner has expressed an intention to develop for residential. No employment development proposed. No evidence of constraints to delivery. Site likely to be developed within the time period.
099	Rear of 2 Dynham Place	0.04	Call for sites 2014	None identified	None identified	Site is garden land to the rear of 2 Dynham Place with direct access onto Girdlestone Road. Principle likely to be acceptable with a precedent having been set for a similar development immediately adjacent at 191 The Slade. There is no evidence of constraints within or around the site.	Site is garden land and unlikely to require relocation of any occupants of the main property. Site owned by the City Council who has expressed an interest in developing the site. Site could be developed within the time period. Available	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.
100	63 Abingdon Road	0.05	Call for sites 2014	Adjacent to Green Belt. Close to scheduled monuments.	50% Flood Zone 3b according to SFRA. Site specific preliminary FRA suggests 'an element' is in Flood Zone 3'.	Site consists of a property and its garden. It is being proposed for student accommodation which, in the form of cluster flats, would contribute towards housing numbers. In principle the site could be suitable for student accommodation being situated on Abingdon Road. However, half of the site is in Flood Zone 3b which would be unsuitable. The remainder is in Flood Zone 3a so it would need to pass the Exceptions test. The site is adjacent to the Green Belt and located close to scheduled	Landowner has not stated any specific constraints in this respect. Landowner intention to develop. Site is proposed for student accommodation by the landowner Brasenose College who anticipate seeking planning permission in around 5 years.	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.

						monuments.	Site could be developed within the time period. Available				
101	Broad Oak land	0.03	Call for sites 2014	Adjacent to local nature designation.	Within 200m of SSSI and SAC. Access may be challenging.	Site is a play area surplus to the requirements of Oxford City Council. Subject to other play facilities in the area being suitable as an alternative, the site would be suitable for housing. The site is adjacent to a local nature designation, and within 200m of SSSI and SAC.	Vacant site. Landowner Oxford City Council. Site could be developed within the time period. Available	Site is similar to viable.	R	R	The site is too small and falls below the HELAA threshold.
102	Chillingworth Crescent Playground (between Bracegirdle and Chillingworth)	0.06	Call for sites 2014	Within 200m of local nature designation.	None identified	Site is a play area surplus to the requirements of Oxford City Council. Subject to other play facilities in the area being suitable as an alternative, the site would be suitable for housing. The site is located within 200m of a local nature designation.	Vacant site. Landowner Oxford City Council. Site could be developed within the time period. Available	Site is similar to viable. Site too small, only likely to be able to get 3-4 dwellings.	R	R	The site is too small and falls below the HELAA threshold.
103	Church Hall Edgecombe Road	0.08	Call for sites 2014	None identified	None identified	Site is currently a community hall. Subject to consideration of the loss of the hall against whether replacement facilities should be provided, the site would be suitable for housing. The neighbouring Church is keen to expand and provide replacement facilities on its own site. There is no evidence of constraints within or around the site.	The site is owned by Church but the City Council has a restrictive covenant which could be lifted. Intent of City Council & Church (2016) is to see the site retained for community use, and the hall refurbished. No intent to redevelop for residential. Not available	Site is non-viable.	R	R	Site not available.
105	Frewin Hall, New Inn Hall Street	0.02	Call for sites 2014	Entire site within Central Area CA. View Cone/High	None identified	The site is an area of communal open space for students of Brasenose College. In principle, infill development in sustainable locations such as this would be	Site being promoted for development (SHLAA call for sites 2014). The	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.

				Buildings Area. Archaeological Area. Close to listed buildings.		supported. However, the suitability of development here is most likely to hinge upon the detail of the design because of the close proximity of listed buildings and the location within conservation area. The site is within the high buildings area and archaeological area.	landowner's planning agent has not stated any specific constraints. Site is proposed for student accommodation by the landowner Brasenose College who anticipate seeking planning permission in around 5 years. The landowner's planning agent has expressed that there is a high level of interest from developers. Available				
108	Jubilee Hall, Sorrel Road	0.12	Call for sites 2014	None identified	None identified	Site is currently a community centre in very poor condition and surplus to Oxford City Council's requirements. Subject to consideration of the loss of the hall against whether replacement facilities should be provided, the site would be suitable for redevelopment. Suitable for housing due to location within predominantly residential area. Replacement facilities are being investigated for a redeveloped Blackbird Leys district centre. There is no evidence of constraints within or around the site.	Landowner Oxford City Council who consider that the site could be delivered in 5-10 years as part of regeneration of the district centre. Available	Site is non-viable. The landowner does not consider the site to currently be commercially viable.	A	R	Available and suitable, subject to re-provision of community facilities as part of wider regeneration project. No employment development expected to be provided as part of future proposals.
112a	Green Belt land at Cherwell Valley/Old Marston (southern part of	17.00	Map survey 2014	Entire site in Green Belt. Adjacent to local nature designation Adjacent to Marston CA.	Adjacent to SSSI. A small part in FZ3b (greenfield)	The area of Green Belt between Old Marston and Summertown, of which this site is part, has been assessed as part of the City Council's informal assessment of Green Belt in and around Oxford. It concluded that this segment of	The area is open agricultural land. Not available	Site is viable as it is greenfield.	R	R	Site is unsuitable as it would result in an unacceptable closing of the gap between Summertown and Old Marston and development could

	previous site 112) (includes Hill View Farm, Land at Mill Lane)			Located Adjacent to Local Wildlife Site. GI Network		Green Belt has a vital function in maintaining the open gap between Marston and Summertown. This specific site forms a smaller part of the assessed Green Belt segment. Development of the specific site would result in an unacceptable closing of the gap between Summertown and Old Marston and development could not occur in this segment without significant reduction of this function of the Green Belt in this area. The site abuts the Marston Conservation Area. The Conservation Area Appraisal identified a positive feature of the Conservation Area as “the green open spaces form the setting of the village and penetrate to the edges of the main streets and maintain a rural character”. Development of this site is likely to cause significant harm to the setting of the Conservation Area. The ‘Green Lung’ of open countryside of the Cherwell Valley in Oxford forms an intrinsic part of the characteristic landscape setting of Oxford and its loss would create harm to the character of Oxford.					not occur in this segment without significant reduction of this function of the Green Belt in this area. Development would also be likely to cause unacceptable harm to the setting of the Marston Conservation Area. Site unavailable.
112b	Land at Old Marston (northern part of previous site 112)	58.24	Call for sites 2016 PO 2017	Entire site in Green Belt. Adjacent to local nature designation Adjacent to Marston CA. Oxford City Wildlife Site (OCWs) within site. (Burnt Mill Meadows) GI Network	Adjacent to SSSI. 30% in Flood Zone 3b. A small part of the site is within FZ3b (greenfield)	?PO 2017? The area of Green Belt between Old Marston and Summertown, of which this site is part, has been assessed as part of the City Council’s informal assessment of Green Belt in and around Oxford. It concluded that this segment of Green Belt has a vital function in maintaining the open gap between Marston and Summertown. This specific site forms a smaller part of the assessed Green Belt segment. Development of the specific site	Landowner (De Merke Estates) submission Call for Sites 2016, indicates intention to develop for residential. Available.	Site is viable as it is greenfield	R	R	Site 112b has been assessed in relation to the Oxford City 2014 informal Green Belt assessment. Development of the site would compromise the gap between Marston and Summertown. It would also cause harm to the setting of the Marston Conservation Area. The Green Belt will

						would result in an unacceptable closing of the gap between Summertown and Old Marston and development could not occur in this segment without significant reduction of this function of the Green Belt in this area. The site abuts the Marston Conservation Area. The Conservation Area Appraisal identified a positive feature of the Conservation Area as “the green open spaces form the setting of the village and penetrate to the edges of the main streets and maintain a rural character”. Development of this site is likely to cause significant harm to the setting of the Conservation Area. The ‘Green Lung’ of open countryside of the Cherwell Valley in Oxford forms an intrinsic part of the characteristic landscape setting of Oxford and its loss would create harm to the character of Oxford.					be assessed more fully through the Local Plan process and any changes to this position would be reflected in the next HELAA update.
114	Green Belt land east of Old Marston (includes Land at Marsh Lane, and Land at Butts Lane)	9.33	Map survey 2014; Call for sites 2016	Entire site in Green Belt. Majority within Marston CA. View Cone/High Buildings Area.	Within 200m of a SSSI.	The area of Green Belt between Old Marston and Northway, of which this site is part, has been assessed as part of the City Council’s informal assessment of Green Belt in and around Oxford. It concluded that because the avoidance of merging of settlements (in this case Old Marston, Northway and the rest of Oxford) is one of the intentions of the Green Belt allocation, development could not occur in this segment without significant reduction of this function of the Green Belt in this area. This specific site forms a smaller part of the assessed Green Belt segment. Development of the specific site would result in unacceptable ribbon development extending	Site in multiple land ownership. 4.23ha of the site is owned by the Oxford Preservation Trust who purchased it expressly for the purpose of protecting it from development. OPT own the two large parcels of land immediately north and south of Elsfield Road. Oxford City Council own 3.14ha. The remaining land is in private	The site is greenfield and so development would be viable.	R	R	Site is unsuitable as it would result in unacceptable ribbon development into the Green Belt and reduce the gap between settlements. Development would also be likely to cause unacceptable harm to the Marston Conservation Area. A large proportion of the site would be unavailable as it is owned by Oxford Preservation Trust.

						straight through the middle of the Green Belt segment which Green Belt designations seeks to prevent. About 8.44ha of the 9.2ha site is within the Marston Conservation Area. The Conservation Area Appraisal identified a positive feature of the Conservation Area as “the green open spaces form the setting of the village and penetrate to the edges of the main streets and maintain a rural character”. It is concluded that development of this site is likely to cause significant harm to the Conservation Area. About half of the site falls within a view cone.	ownership. OPT land unavailable, no indication of intent for any of the other land parcels. Not available				
128	Wildlife Corridor Tree Belt north of North Hinksey	0.17	Wildlife Corridor designation	Adjacent local nature designation. The site is located within a Wildlife Corridor designated area. Green Belt.	100% in Flood Zone 3b	The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function to be tested through Local Plan biodiversity assessment.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not suitable or available. The site is fully within FZ3b and is located within a Wildlife Corridor designated area.
140	Wildlife Corridor at Headington Hill Park	7.97	Wildlife Corridor designation	Entire site within Headington Hill CA. View Cone/High Buildings Area. Adjacent LBs GI Network	None identified	The site performs important biodiversity/green infrastructure function.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available. The site is located within a Wildlife Corridor designated area. This site is the same as #226. It is referred to as a separate site for completeness as it is a Wildlife Corridor.
143	Wildlife Corridor off Aristotle Lane	0.13	Wildlife Corridor designation	The site is located within a Wildlife Corridor designated area, joining	Footpaths across the site. Flood risk	The site is located within a Wildlife Corridor designated area and performs important biodiversity/green infrastructure function to be tested through Local Plan biodiversity assessment	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available or suitable.

				up other parts of green infrastructure Protected open space SR5. Within view cone.							
146	Wildlife Corridor at Stone Meadow	0.20	Wildlife Corridor designation	The site is located within a Wildlife Corridor designated area.	Adjacent to SSSI	The site is located within a Wildlife Corridor designated area and performs important biodiversity/green infrastructure function to be tested through Local Plan biodiversity assessment	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available or suitable.
161	Angel and Greyhound Meadow	5.18		Green Belt. Entire site within Central CA. View Cone/High Buildings Area. GI Network	85 % in Flood Zone 3b (greenfield) Adjacent to listed building.	The site is located almost entirely within Flood Zone 3b.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is almost entirely located within Flood Zone 3b. This site is the same as #139. It is referred to as a separate site for completeness as it is a Wildlife Corridor
163a	Astons Eyot	13.95	GI study	Designated Heritage Asset. Adopted OHAR GI Network	7% in Flood zone 3b (greenfield) Oxford City Wildlife Site	The site is located partly within Flood Zone 3b.	No landowner intention to develop	Site is viable as it is greenfield	R	R	Site not available and performs important green infrastructure function.
163b	The Kidneys	3.57	GI study	Designated Heritage Asset. Adopted OHAR. GI Network	12% in Flood zone 3b (greenfield) Oxford City Wildlife Site	The site is located partly within Flood Zone 3b.		Site is viable as it is greenfield	R	R	Site not available and performs important green infrastructure function.
171	Barton Fields Allotments	4.32	Protected Open Space: SR8; Core Strategy CS7 (contained within #002).	Protected Allotments	None identified	The site performs important green infrastructure function to be tested through Local Plan biodiversity assessment, and local food provision.	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable as it is greenfield	R	R	The site is not available and performs important green infrastructure function. This site is included within #002.
172	Barton Village	3.54	Protected	Adjacent to	None identified	The site performs important green	No evidence of	Site is viable	R	R	The site is not

	Sports Ground		Open Space: SR2 Core Strategy (contained within #002)	Oxford City Wildlife Site (OCWs) (Bayswater Brook) Open air sports protection.		infrastructure function to be tested through Local Plan biodiversity assessment	landowner intention to develop or that it is surplus to requirements. Not available.	as it is greenfield			available. This site is included within #002. It is referred to as a separate site for completeness.
201	Downside Dip	0.14	Protected Open Space: SR5	Protected Open Space: SR5	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available.
212	Fisher Row	0.03	Protected Open Space: SR5	Protected Open Space: SR5 Entire site within Central CA. View Cone/High Buildings Area.	90% in Flood Zone 3b	The site is designated Protected Open Space and located partly within Flood Zone 3b. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is below the size threshold and is not available. Site is located partly within Flood Zone 3b. This site falls within the larger site #070. It is referred to as a separate site as it is Protected Open Space.
218	Former Iffley Mead Playing Field (former St Augustine's playing fields)	2.14	2014 call for sites		None identified	Private open space but has potential to become public open space (principal established at other appeals in Oxford), therefore not suitable as should be protected for its potential to help address open space deficiencies in the Rose Hill and Temple Cowley areas, especially given population growth.	The site is owned by Oxfordshire County Council who has indicated the site could be available for development in the next 5 years as it is no longer required for their purposes. Promoted at 2014 Call for Sites. Available	Site is viable as it is greenfield	R	R	The site is not suitable as and within an area with deficiencies. This site is almost the same as #104 and #231. It is referred to as a separate site for completeness as it was also submitted through the call for sites.
229a	Hinksey Park	4.84		Adjacent to Local Wildlife Site. GI Network	Flood Zone 3b (greenfield)		FZ		R	R	FZ
229b	Hinksey Park	2.71		GI Network	Flood Zone 3b (greenfield)		FZ		R	R	FZ
273	Paradise	0.05	Protected	Protected	None identified	The site is designated Protected	No evidence of	Site is viable	R	R	Site is below the size

	Square		Open Space: SR5	Open Space: SR5 Entire site within Central CA. View Cone/High Buildings Area. Adjacent LB		Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	landowner intention to develop. Not available.	as it is greenfield			threshold. The site is not available, and is designated Protected Open Space.
291	South Park	23.30	Protected Open Air Sports: SR5	Entire site within Central CA. View Cone/High Buildings Area. Contains LB GI Network	None identified	Site performs important green infrastructure function.	Current uses include fitness trail and outdoor gym, as well as community events. No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available. This site is the same as #138. It is referred to as a separate site for completeness as it is a Wildlife Corridor. Site also includes #056 as it is a site allocation.
296	St Andrews Primary School Playing Field	0.24	Protected Open Space: SR2	Protected Open Space: SR2	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available, and is designated Protected Open Space.
301a	St Edwards School Playing Fields	22.93		Oxford City Wildlife Site (OCWs) adjacent to site (Oxford Canal) GI Network Open air sports protection	30% in Flood zone 3b (greenfield)	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available, and is designated as part of GI network.
301b	Keble College Sports Ground	3.37		Oxford City Wildlife Site (OCWs) adjacent to site (Oxford Canal)	1% in Flood Zone 3b	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	Currently in use as college playing fields. No evidence of landowner intention to	Site is viable as it is greenfield	R	R	The site is not available, and is designated as part of GI network.

				GI network Open air sports protection			develop. Not available.				
310	Summer Fields School Playing Fields – East	1.92	Protected Open Space: SR2	Protected Open Space: SR2	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	Owned by Summer Fields School. Currently in use as school playing fields. Available as part of the larger site 003 – see separate entry for Site 003.	Site is viable as it is greenfield	R	R	The site is designated Protected Open Space. This site falls within the larger site #003. It is referred to as a separate site for completeness as it is Protected Open Space, and is rejected given it falls within Site 003.
320	The Stream Edge	0.09	Protected Open Space: SR5	Protected Open Space: SR5 Entire site within Central CA. View Cone/High Buildings Area. Adjacent LB	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available, and is designated Protected Open Space.
322	Town Furze Allotments	0.23	Protected Open Space: SR8	Protected Open Space: SR8	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment, and local food production.	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable as it is greenfield	R	R	The site is not available, and is designated Protected Open Space. All allotment plots in use.
324	Union Street Complex	0.08	Protected Open Space: SR2	Protected Open Space: SR2	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	The site is not available, and is designated Protected Open Space.
332	Walton Well Road Open Space – South	0.15	Protected Open Space: SR5	Protected Open Space: SR5 View Cone/High Buildings Area.	40% in Flood Zone 3b Within 200m of SSSI	The site is designated Protected Open Space and located partly within Flood Zone 3b. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	No evidence of landowner intention to develop. Not available.	Site is viable as it is greenfield	R	R	Not suitable. After FZ3b is discounted, site is below the size threshold. The site is not available, and is designated Protected Open Space.
334	Wellington	0.21	Protected	Protected	None identified	The site is designated Protected	No evidence of	Site is viable	R	R	Site is below the size

	Square		Open Space: SR5	Open Space: SR5 Entire site within Central CA. View Cone/High Buildings Area.		Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	landowner intention to develop. Not available.	as it is greenfield			threshold. The site is not available, and is designated Protected Open Space.
335	William Morris Close Sports Ground	2.26	Protected Open Space: SR2; (Call for sites Feb 2014; Call for Sites 2016)	Protected Open Space: SR2	None identified	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment.	Part available – see separate entry for Site 341.	Site is viable as it is greenfield	R	R	The site is designated Protected Open Space. Site covers #341 and therefore separate entry not required.
342	Land at Collins Street	0.13	Call for sites Sept 2014	Within 200m of a local nature designation. View Cone/High Buildings Area. Protected Key Employment Site	None identified.	The site is located within 200m of local nature designation. S Suitable for ongoing employment use. Planning permission for 725 sq.m employment space.	Landowner expressed intention to develop at 2014 Call for Sites. Available	Site is viable for development proposed.	R	A	Site is suitable for employment use. Planning permission for 725sqm of B2. No housing proposed. Site is contained within #060 (a smaller area). Included as a separate site for completeness.
343	Canterbury House and adjacent land	0.21	Call for sites Sept 2014	View Cone/High Buildings Area.	None identified	Prior approval for change of use from office to residential granted at appeal December 2015 (15/00360/B56). Previous prior approval application refused, allowed at appeal and then quashed (13/02673/B56). Recent resolution (April 2016) to grant planning permission for student accommodation (36 rooms) subject to s106 agreement (15/02542/OUT), Various permissions granted for student accommodation (15/02542/OUT, 16/01973/FUL and 16/02406/FUL).	Recent planning applications and appeals indicate landowner intention to develop. Planning permission 16/01973/FUL is currently being built out. Phase 1 (48 student rooms) completed September 2017. Phase 2 expected completion January 2018 (30 student rooms). Available	Site is viable.	A	R	The site has planning permission for student accommodation which is currently being built out.

344	Land and building at south east end of Manor Place	0.06	Call for sites Sept 2014	Within 200m of a local nature designation. Entire site within Central Conservation Area.	5% in Flood Zone 3b Within 200m of a SSSI	The site is located partly within Flood Zone 3b.	Landowner expressed intention to develop at SHLAA Call for Sites 2014. Available	Site is viable.	R	R	Site area under site size threshold. Site adjacent to #031 but agent confirmed they are separate units. Unlikely to be developed together so being below threshold it is rejected.
345	Land at Jowett Walk	0.13	Call for sites Sept 2014	Within 200m of a local nature designation Entire site within Central Conservation Area. High buildings area	Within 200m of a SSSI	The site is located within 200m of SSSI and local nature designation.	Landowner expressed intention to develop at SHLAA Call for Sites 2014. Available	Site is viable.	A	R	Suitable for residential or employment. No employment development proposed.
348	Littlegate House	0.17	Call for Sites Sept 2014	Entire site within Central CA. View Cone/High Buildings Area. Adjacent Listed Building	None identified	Site has no obvious constraints to development as student accommodation, potentially as part of a mixed use development.	Landowner expressed intention to develop at 2014 Call for Sites. Available	Site is viable for development proposed.	A	A	Site has no obvious constraints to development. Landowner willing to develop.
350	Alice Smith House	0.191	Sites and Housing Plan rejected site	None identified	None identified	Suitable: Planning permission has been granted for the demolition of Alice Smith House and replacement with 11 units (with net loss of 9 units) (13/01592/CT3).	City Council site. Planning permission granted November 2011. (13/01592/CT3). Currently in use as temporary accommodation. Expected completion 2020/21. Available	Site is non-viable.	R	R	Planning permission has already been granted but there will be no net gain in housing units. Expected completion 2020/21.
353	149 Banbury Road	0.089	Sites and Housing Plan	Adjacent to North Oxford	None identified	Unsuitable: the site is too small to meet the HELAA threshold	n/a	Site is viable.	R	R	The site is too small and falls below the

			rejected site; Call for sites 2016	Victorian Suburb CA							HELAA threshold.
357	Broome Place	0.329	Sites and Housing Plan rejected site	Within 200m of a local nature designation	None identified	Suitable for residential	City Council site which may be redeveloped to improve quality of accommodation but there would be no net gain in the number of units. Available	Site is viable.	R	R	Site is suitable for residential but unlikely to be any net gain in housing units. No employment development proposed.
363	Cumberledge House	0.169	Sites and Housing Plan rejected site	None identified	None identified	Site previously in residential use (16 flats and 4 garages). Buildings now redundant and suitable for redevelopment.	City Council owned site. Intention to develop. Application submitted 2015 to determine if prior approval for demolition is required (15/03672/DEM). Demolition due to take place early 2016. Available	Site is non- viable but City Council intends to bring forward.	R	R	The site is too small. The site is suitable and available for development, but not likely to be any net gain in dwellings.
367	Eastern House	0.23	Sites and Housing Plan rejected site	None identified	None identified	Planning permission granted April 2015 for nine dwellings (13/01553/CT3).	City Council owned site. Currently being used for temporary accommodation. Anticipated completion date for planning permission 13/01553/CT3 is 2020/21. Available	Site is viable.	A	R	Planning permission granted April 2015 for nine dwellings (13/01553/CT3). No employment development proposed.
368	Evenlode Tower	0.563	Sites and Housing Plan rejected site	None identified	None identified	This site is included within site #009.	n/a	Site is viable.	R	R	This site is included within site #009.
369	Former	0.115	Sites and	Adjacent to	None identified	Currently a non-protected green	Planning	Site is viable	R	R	Planning permission

	Bowling Green, Bainton Road		Housing Plan rejected site	North Oxford Victorian Suburb CA Adj. Listed Buildings		space. There is no public access to the site and therefore development would not result in the loss of any publically accessible open-space for the community. Suitable for residential development.	permission granted September 2015 for children's day nursery (D1) indicating landowner's intentions to develop for non-residential use. Not available	as it is greenfield			granted for children's day nursery. No landowner intention to develop for residential.
371	Garage Block off Raymund Road	0.116	Sites and Housing Plan rejected site	View Cone/High Buildings Area	None identified	Adjoins residential area.	No indication of landowner intention to develop. Not available. Pre-app submitted September 2017 by Ridge. Still unclear who landowner is though.	Site is non-viable.	R	R	Site not available or viable.
372	Garages Between 102 and 104 The Slade	0.044	Sites and Housing Plan rejected site	Within 200m of local nature designation	None identified	Adjoins residential area.	No indication of landowner intention to develop. Not available.	Site is non-viable.	R	R	Site not available or viable.
373	Garages to the rear of Anchor House, 269 Banbury Road	0.181	Sites and Housing Plan rejected site	District Centre	None identified	Unsuitable: the site is too small due to odd shape and falls below the HELAA threshold.	No indication of landowner intention to develop. Not available	Site is viable.	R	R	The site is not available.
382	John Allen Centre Unit 1	0.948	Sites and Housing Plan rejected site	Adjacent to Beauchamp Lane Conservation Area District shopping frontage	None identified	Unsuitable due to the loss of retail frontage. Currently in use as a retail park. This use needs to be maintained to support the vitality and viability of the district centre.	There is no indication of availability. The site is in use as a retail park and there is no indication of intent to develop. Not available	Site is viable.	R	R	Not achievable due to existing retail use, and no evidence of availability over the plan period.
383	John Allen Centre Units	0.259	Sites and Housing Plan	District shopping	None identified	Currently in use as a retail park. This use needs to be maintained to	There is no indication of	Site is viable.	R	R	Not achievable due to existing retail use,

	3 & 4		rejected site	frontage		support the vitality and viability of the district centre. Would not provide an acceptable setting for residential.	availability. The site is in use as a retail park and there is no indication of intent to develop. Not available				and no evidence of availability over the plan period.
384	Jowett walk (east)	0.141	Sites and Housing Plan rejected site	Central Area Conservation Area Within 200m of a local nature designation Adj Listed Building High Buildings Area	Within 200m of SSSI	Unsuitable: The site is too small and falls below the HELAA threshold.	n/a	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.
386	Land Adjacent to 3 Bullingdon Road	0.05	Sites and Housing Plan rejected site	None identified	None identified	Due to the positioning of this site and its relationship with surrounding buildings it would only be possible to provide residential units along the Bullingdon Road frontage. This limits the capacity of the site and means that it would not be capable of providing 5 or more dwellings.	Currently in use as a private car park and bin storage/ rear access to properties along Cowley District Centre. There is no indication of availability or landowner intentions to develop. Not available	Site is viable.	R	R	The site does not have capacity for five or more dwellings.
388	Land at Church Way	0.577	Sites and Housing Plan rejected site; Call for sites 2016	Iffley Conservation Area View Cone	7% of site in Flood Zone 3b	The site was considered through the Sites and Housing Plan but was rejected as development is unlikely to be possible without a significantly negative effect on the conservation area, it is in a particularly sensitive part of the CA. This constraint remains.	The site was proposed by the landowner at the Sites and Housing Plan stage but not recently so there is no evidence of current availability or intentions of the landowner. Not available	Site is viable as it is greenfield	R	R	Development would have a significant negative effect on Conservation Area with no evidence of availability over the plan period.

392	Land east of Abingdon Road (north)	0.069	Sites and Housing Plan rejected site	Adjacent to Central Area Conservation Area; Within 200m of a local nature designation Green Belt Adj. Listed Building View Cone/High Buildings Area	Entire site is Flood Zone 3b.	Unsuitable: the entire site is within Flood Zone 3b.	There is no indication of availability or landowner intentions to develop. Not available	Site is viable as it is greenfield	R	R	The entire site is in Flood Zone 3b.
394	Land North of 8 Headley Way	0.014	Sites and Housing Plan rejected site	None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold	No indication of landowner intent. Not available.	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.
396	Land Rear of Green Ridges	0.24	Sites and Housing Plan rejected site	None identified	Narrow site.	Currently provides amenity space for existing residential properties (back gardens).	No evidence of availability or landowner intention. Not available	Site is viable as it is greenfield	R	R	Back gardens. Narrow site. No evidence of availability.
400	Leiden Road Health Centre	0.18	Sites and Housing Plan rejected site	Within 200m of local nature designation	None identified	The site is currently in use as Wood Farm Health Centre (NHS). Would need to be considered against loss of a healthcare facility.	Currently in use as Wood Farm Health Centre (NHS). There is no indication of availability or landowner intentions to develop. Not available.	Site is non-viable.	R	R	Currently in use as Wood Farm Health Centre (NHS). Development would result in the loss of a healthcare facility.
407	Osney Mead	4.903	Sites and Housing Plan rejected site; SHLAA Call for sites 2014; Call for sites 2016	Adjacent to Osney Island Conservation Area Adjacent to local nature designation Protected Key Employment site Majority of site within	5% within Flood Zone 3b. Site is on a dry island so there may be concern that acceptable dry access and egress would be difficult to achieve.	Currently in use as an industrial estate. Site is a Protected Key Employment site which is also surrounded by FZ3b. These parcels of land allow for a diverse range of buildings for employment use and need to be safeguarded for this purpose. Their loss could not be easily replaced on other sites. Site would remain in employment use unless the policy against the loss of employment was	A number of land owners own various plots. The majority of plots within the industrial estate are currently in non-residential use and there is no indication of their availability. Four large plots	Site is similar to viable, albeit is well over 2 ha. It is well within a high value area therefore likely to be viable.	R	R	Site on dry island surrounded by FZ3b. Flooding matters are likely to be a constraint. Protected key employment site that is important for Oxford's economic growth in line with the NPPF. Site is in use for employment and expected to

				View Cone and/or High Buildings Area		met.	were proposed by Oxford University (landowner) through the Call for Sites 2016. A range of uses were proposed including employment and residential. Part Available (only some plots promoted)				remain in employment use unless the policy against the loss of employment was met, so not suitable for residential. No net gain in employment expected. (Includes sites #460 and #461.)
410	Parchment Printworks, Crescent Road	0.072	Sites and Housing Plan rejected site. Call for sites 2016	Within 200m of local nature designation Protected Key Employment site.	None identified	Protected Key Employment site. Site is surrounded by residential uses. Outline applications 04/00232/OUT and 05/00821/OUT for residential uses refused due to loss of employment use.	The site is currently in employment use. Landowner intentions to develop for residential or modernized employment (Call for Sites 2016). Available	Site is non-viable, but landowner has expressed intention to develop, most recently pre-application discussion sought in 2013 about justifying loss of a protected key employment site, and 2014 pre-application discussion about additional employment space.	R	R	The site is currently in non-residential use. Previous applications for residential refused due to loss of employment space. Unlikely to be scope for net increase in employment use on the site if redeveloped due to site being constrained by surrounding uses.
411	Petrol Filling Station and Telephone Exchange, London Road	0.286 but developable area only 0.08	Sites and Housing Plan rejected site PO 2017	District shopping frontage	Contaminated land from current use as petrol filling station.	Site is currently in use as a petrol filling station. Potentially suitable for residential as part of a mixed use development that maintains the district shopping frontage.	The site is partially occupied and there has been recent investment indicating longer term commitment of landowner to the present use at	Site is viable. Any development would need to address contaminated land issues which would affect	R	R	Part of the site may become available during Plan period.

							the front. Land available is too small to be considered in Helaa	viability.			
414	River Hotel and 3-15 Botley Road	0.225	Sites and Housing Plan rejected site; Call for sites 2016	Adjacent to Osney Island CA; Within 200m of local nature designation; View Cone/High Buildings Area; Archaeological Area;; Oxford Heritage Asset Register	Part within Flood Zone 3a.	Potentially suitable for residential (currently 7 dwellings on site) however would result in the loss of hotel accommodation and a registered heritage asset.	Landowners (Christ Church) have indicated intention to develop. The existing dwellings and hotel are currently in use but it is suggested that they will become available in the next 5 years. Developer enquiries received. Available	Site is viable.	A	R	Site is suitable for residential and likely to become available in the next 5 years. No employment development proposed.
417	Royal Mail Building	2.064	Sites and Housing Plan rejected site	Adjacent to Temple Cowley CA Protected Key Employment site Adj. Listed Building	None identified	Unsuitable for housing: site part of a business park where access would be through the business park. Unlikely that a new vehicular entrance would be deemed acceptable onto Hollow Way. Loss of Site a Protected Key Employment site contrary to NPPF.	Site has been marketed in the past but no evidence of current availability or landowner intentions. Not available	Site is non-viable.	R	R	Vehicular access likely to be through business park. Loss of a Protected Key Employment site that is important for Oxford's economic growth in line with the NPPF. Site suitable for employment but no evidence of current availability.
419	Saxon Centre, Saxon Way	0.086	Sites and Housing Plan rejected site	Within 200m of a local nature designation	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Previously County Council youth centre closed due to spending cuts. Oxford Boxing Academy purchased the site 2012, Community Facility. Not available	Site is viable.	R	R	Unsuitable: the site is too small to meet the HELAA threshold. Not available.
421a	Snooker Club,	0.395	Sites and	District	None identified	Potentially suitable for residential	There is no	Site is viable.	R	R	Potentially suitable

	Cowley Workers Social Club, Between Towns Road (Formerly site 421)		Housing Plan rejected site	Centre Community Facility and Infrastructure Policy.		as part of a mixed used development which includes re-provision of community facilities.	indication of landowner intentions.				for residential as part of a mixed used development with re-provision of community facilities.
421b	New Testament Church of God (Formerly known as Church Hall) Oxford (Formerly site 421)	0.16	Sites and Housing Plan rejected site	District Centre Community Facility and Infrastructure Policy.	None identified	Potentially suitable for residential as part of a mixed used development which includes re-provision of community facilities.	There is no indication of landowner intentions.	Site is viable	R	R	Unsuitable: the site is too small to meet the HELAA threshold. Not available.
422	2-5 South Parade, Summertown	0.232	Sites and Housing Plan rejected site	District shopping frontage	None identified	Potentially suitable for residential as part of a mixed use development that maintains the district shopping frontage.	No evidence of availability or landowner intention to develop for residential. Not available.	Site is viable.	R	R	Potentially suitable for residential subject to maintaining the district shopping frontage however no evidence of landowner intention to develop.
423	St Leonard's Car Park, Headington	0.11	Sites and Housing Plan rejected site	None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold. The site is currently in use as a public car park. Loss of parking could compromise the viability and vitality of uses in Headington District Centre due to very limited alternative parking options in the area.	The site is currently in use as a public car park. No evidence of availability or landowner intention to develop for residential. Not available	Site is viable.	R	R	The site is too small and falls below the HELAA threshold. Not available.
427	The Old Dairy	0.015	Sites and Housing Plan rejected site	None identified	None identified	Unsuitable: the site is too small to meet the threshold. Site located in existing residential area.	No evidence of availability or landowner intentions to develop. Not available.	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.
428	The Rectory Centre (27-29 Rectory Road)	0.213	Sites and Housing Plan rejected site	Within 200m of local nature designation	None identified	Site is located on existing residential street near Cowley District Centre. Not suitable for development due to loss of	Currently in use as healthcare/ community facility. No	Site is viable.	R	R	Site is currently in use as a healthcare/ community facility and there is no

				View Cone/High Buildings Area		healthcare/community facility.	evidence of availability or landowner intention to develop. Not available.				evidence of availability.
429	Tumbledown House in Old High Street	0.013	Sites and Housing Plan rejected site	Adjacent to Old Headington	None identified	Unsuitable: The site is too small and falls below the HELAA threshold. Site located in existing residential area.	No evidence of availability or landowner intention to develop. Not available.	Site is viable.	R	R	The site is too small and falls below the HELAA threshold.
433	Westgate Hotel and 1-7 Mill Street	0.14	Sites and Housing Plan rejected site; Call for sites 2016	Archaeological Area View Cone/High Buildings Area	Part within flood zone 3a.	Potentially suitable for residential (currently 5 dwellings on site) however would result in the loss of hotel accommodation.	Landowners (Christ Church College) have indicated intention to develop. The existing dwellings and hotel are currently in use but it is suggested that they will become available in the next 5 or 10 years. Developer enquiries received. Available	Site is viable.	A	R	Potentially suitable for residential (currently 5 dwellings on site) however would result in the loss of hotel accommodation. No employment development proposed.
436	Windrush Tower	0.635	Sites and Housing Plan rejected site	None identified	None identified	This site is included within site #009.	n/a	n/a	R	R	Site already considered under site #009.
449	Falklands House	0.22	Assessed in SHLAA 2012 UR1C but removed due to lack of prospect of site availability	Conservation Area, City Centre Archaeological Area, High Buildings Area	Entire site in FZ3a	Site specific appropriate flood risk measures and sequential test would need to be addressed as entire site in FZ3a.	Has been occupied by Oxford University Training Corps for a number of years. No evidence of availability. Not available.	Site is viable.	R	R	Not available as the owner has not indicated that it has any intention of relocating.
450	Housing Amenity Land, Sorrell Road	0.21	Stakeholder consultation (Cundall report)	None identified	None identified	Development would result in total loss of open green space between housing blocks. Site would be too narrow to deliver dwellings due to	Owned by the City Council, although no current intention to	Site is viable as it is greenfield	R	R	Site not available or suitable.

						distances required next to existing dwellings.	develop. Not available.				
451	Housing Amenity Land, Jordan Hill Road	0.16	Stakeholder consultation (Cundall report)	None identified	None identified	Suitable for residential subject to being able to retain sufficient garden land for existing properties, and delivering sufficient open space for new dwellings.	City Council owns land. Available	Site is viable as it is greenfield	A	R	Suitable, available and achievable for residential. Not suitable for employment.
452	Housing Amenity Land, David Walter Close	0.22	Stakeholder consultation (Cundall report)	None identified	Some well-developed trees and raised ground.	Development would result in loss of amenity green space for existing housing and adversely affect character.	Unknown Application 13/02503/CT3 was submitted in 2013 and states ownership of land as OCC. All homes surrounding the land are in housing stock.	Site is viable as it is greenfield	R	R	Development would result in a loss of amenity green space and adversely affect character of the local area.
453a	Donnington Community Centre	0.09	Stakeholder consultation (Cundall report) PO 2017	Existing community centre	None identified	Development would result in the loss of an existing community facility. This would need to be re-provided. No alternative site available locally.	Owned by the City Council and currently in use as community centre. No current intention to redevelop or relocate the use. Not available.	Site is viable as a large proportion is greenfield.	R	R	Not available. Would require replacement of community facility.
453b	Housing Amenity Land off Townsend Square	0.19			None identified		Land owned by Oxford City Council. Available	Site is viable.	A	R	Site less than 0.25ha therefore removed from HELAA.
456	242-254 Banbury Road	0.18	Commitment (prior approval)	None identified	None identified	Prior approval granted July 2014 for conversion of office to residential to provide 16 units (14/01646/B56).	Recent prior approval application indicates owner intention to develop for residential. Available	Site is viable.	A	R	Prior approval permission granted. No employment development proposed.
457	Site Of 138 Hollow Way and Land rear of 144/146 Hollow Way	0.07	Expired planning permission	None identified	None identified	Planning permission granted for 10 flats April 2004 (03/02494/FUL). This permission has now expired.	Planning permission granted 12 years ago with conditions discharged 6	Site is viable.	R	R	The site is still in operation as car sales so there is no evidence of commencing construction on the

							years ago. The site is still in operation as car sales so there is no evidence of commencing construction. No further planning applications received. No indication from landowner. Not available.				2003 permission. No further planning applications received. No indication that the site is available.
458	4 to 8 Botley Road	0.10	Call for Sites 2016	High buildings area City centre archaeological area Within SP1 allocation.	FZ3a Adjoins footpath and River Thames to the West.	Existing use residential and hotel annex so residential use is already established on part of the site. Part of a wider allocation in Sites & Housing Plan for residential. The remaining part has planning permission but not yet commenced (see site 005). Suitable subject to flood risk being addressed through design measures. Suitable	Landowner (Christ Church College) intention to develop for residential confirmed in 2016 Call for Sites. Indicated will be available within 5 years. Available	Unknown capacity so residential viability (based on med density 40-60dph) is viable.	A	R	Suitable subject to flood risk considerations, and available, and likely to be developed within plan period.
461	Osney Mead C	0.66	Call for Sites 2016	View Cone Protected key employment site Adjacent to Osney Island Conservation Area	FZ3	Currently in use as an industrial estate. Site is a Protected Key Employment site which is also surrounded by FZ3b. These parcels of land allow for a diverse range of buildings for employment use and need to be safeguarded for this purpose. Their loss could not be easily replaced on other sites. Site would remain in employment use unless the policy against the loss of employment was met.	Landowner (University of Oxford) intention to develop for residential (graduate accommodation and key worker) as part of mixed use development with employment and academic uses, confirmed in 2016 Call for Sites. Indicated will be available within 0-15 years. Landowner currently preparing masterplan. Available	Unknown capacity so residential viability (based on med density 40-60dph) is viable.	A	R	Proposal is for student accommodation and associated R&D uses. No indication net additional employment floorspace would be proposed without a residential component This site is part of the larger site #586

465	Edge of Valentia Rd rec ground Headington Hill	2.23	Call for Sites 2016	Protected open space.	None identified.	Adjoins residential area. The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment. Current uses football pitch, and children's play area. Well used.	Site could become available over the plan period. Owned by Oxford City Council. Available	Site is viable as it is greenfield.	R	R	Not suitable, important green infrastructure function.
466	Edge of recreation ground on Margaret Rd/ Quarry Rd	1.03	Call for Sites 2016	Adjoins conservation area. Protected open space.	None identified.	The site is designated Protected Open Space. Site performs important green infrastructure function to be tested through Local Plan biodiversity assessment. Adjoins residential area. Current use as football pitch and children's play area. Well used. Not suitable.	Site could become available over the plan period. Owned by Oxford City Council. Available	Site is viable as it is greenfield.	R	R	Not suitable, important green infrastructure function.
477a	Land surrounding the Principal Oxford Spires Hotel (formerly Four Pillars)	16.4	Officer Identified	GI Network	Located within 200m of SSSI. Flood zone 3b (greenfield). Listed buildings on site.	Only accessible via hotel. Flood risk.	Currently in use as hotel grounds. No evidence of landowner intention to develop. Not available.		R	R	Flood risk. No evidence of availability.
477b	Principal Oxford Spires Hotel (formerly Four Pillars)	1.79	PO 2017	View Cone?	36% in Flood zone 3b (greenfield). Listed buildings on site.		Currently in use as a hotel. Available.		R	R	
488	SLINC at end of Lewis Close	0.24 ha	Criteria change to include	Local nature designation	None identified	Site is currently protected for its importance in local nature conservation, so may need	No evidence of landowner intention to	Site is viable as it is greenfield	R	R	Nature conservation. No evidence of availability.

			SLINCs			substantial biodiversity mitigation measures.	develop. Not available.				
493	Site at corner of Hayfield Road and Aristotle Lane	0.19	Stakeholder consultation (Cundall report) and pre-app	Protected key employment site; Entire site within conservation area.	None identified	Conservation area will limit capacity of the site. Will need to consider how employment is to be re-provided.	Currently in use as offices. Landowner interest in redevelopment of commercial plus residential. Available.	Viable	A	R	Assume no net increase in commercial but may be scope to introduce residential element as part of mixed use and providing improved employment use.
500	Builders Yard, Southmoor Road	0.10		View cone	Part of site in Flood Zone 3b and part in flood zone 2.	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a builders yard.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
501	Car and Exhaust Depot, 302 Abingdon Road	0.06		None identified	Entire site in Flood Zone 3a.	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a car and exhaust depot and Oxford Dive Centre.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
505	Enterprise Centre, Standingford House, Cave Street	0.16		View cone	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as office and workshop space. Owned by Oxford City Council.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
507	Garage Repair workshop, 2A off Hayfield Road	0.02		North Oxford Victorian Suburb Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as car garage repair workshop.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
508	Green St. Bindery, 9 Green Street	0.05		View cone	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No landowner information available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
511	J H Cox Ltd, Builders Yard, 108 Temple Road	0.11		Site within Temple Cowley conservation area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a builders yard.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.

514	Magdalen Road and Newtec Place	0.39		Category 2 Employment site		Site currently in employment use , intensification of uses could create more employment space	Landowner update January 2019 indicated that the site was divided and thus site no longer in HELAA table A. Application for eastern part of original site submitted February 2019 (reference 19/00435/FUL) for the demolition of existing building and redevelopment of a two storey building comprising of 1x 4 bed dwelling and office unit to ground floor, 2 x office units and 1x 2 bed dwelling to first floor. Erection of 1x 2 bed dwelling to rear. Approved April 2019.	Viable	A	R	Both parts of the site removed from the HELAA following landowner update as, individually they do not meet the 0.25 ha threshold.
518	Storage building, 91-99 Botley Road	0.11		None identified	Part of site in Flood Zone 3a and part in Flood Zone 2	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a self-storage centre.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
519	Summertown Pavilion, 16-24 Middle Way	0.04		None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a Category 3 site.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.

521	The Tyre Depot, Marsh Road	0.02		None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a motoring centre.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
522	Tyre and Exhaust Centre, 72 London Road	0.05		None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as a tyre and exhaust centre.	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.
541	St Giles Churchyard	0.20		High Buildings area Central Area Conservation Area GI Network	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Not available	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
542	Mary Magdalen Cemetery	0.05		High Buildings area Central Area Conservation Area GI network	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Not available	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
559	263 Iffley Road – Gladiator Club	0.12		St Clements and Iffley Road Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Land owner no intention to develop.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
561	Jack FM – 270-272 Woodstock Road	0.20		None identified	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No land owner interest in development for housing.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
563a	St Stephen's House – Moberly Close	0.24		View cone	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as student accommodation. Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
563b	St Stephen's House – Car Park	0.02		View cone	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No landowner information.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.

563c	St Stephen's House – St John Church	0.01		View cone St Clements and Iffley Road Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
571	5 St Margaret's Road	0.12		North Oxford Victorian Suburb Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Currently in use as student accommodation for Green Templeton College. Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
572	Isis Guesthouse	0.12		High Buildings Area St Clements and Iffley Road Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No landowner information.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
573	Circus Street Houses	0.05		High Buildings Area Small section of the site is in St Clements and Iffley Road Conservation Area.	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	Already in residential use.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
575	71 Hill Top Road	0.12		GI Network Adjacent to Open Air Sports and OCWS	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No information about land ownership. Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
576	38-40 Woodstock Road	0.10		North Oxford Victorian Suburb Conservation Area High Building area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	In use as student accommodation for Kellogg College. Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.

581	59-60 High Street	0.02		High Building Area Central Area Conservation Area	Within 200m of SSSI	Unsuitable: the site is too small to meet the HELAA threshold.	No information about land ownership. Not available.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
582	95-97 St Aldate's	0.01		High Building Area Central Area Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No information about land ownership.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
583	105-106 St Aldate's	0.02		High Building Area Central Area Conservation Area	None identified	Unsuitable: the site is too small to meet the HELAA threshold.	No information about land ownership.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
584	K J Waynflete & 1-11 St Clements	0.24		High Building Area St Clements and Iffley Road Conservation Area Adjacent to River Cherwell and Wildlife corridor.	Adjacent to Green Belt land.	Unsuitable: the site is too small to meet the HELAA threshold.	No information about land ownership.	Viable	R	R	Site less than 0.25ha therefore removed from HELAA.
598	Site off Millway Close	0.64	Weekly planning list				Outline application (reference 18/01371/OUT) with all matters reserved for the demolition of 31 garages and 3no. refuse stores. Erection of 23 new garages and 15 x 2-bed maisonettes above the garages over 3 storey's. Erection of 3no. new refuse stores	Viable	A	R	Site less than 0.25ha therefore removed from HELAA.

							<p>and 4no. new bikes stores for 26 bikes. Infill the gaps between the existing flats with the erection of 6 x 1-bed flats. Withdrawn September 2018. Application received (reference 18/02644/FUL) October 2018 for the erection of 4 x 1 bed flats. Awaiting decision. Available Not taken forward in Table B as the site will only deliver a maximum of four units.</p>				
--	--	--	--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--