

Appendix A - Spreadsheet of Assessed Sites

Site Ref	Site Address	Site Origin	2014 Draft SHLAA Allocation	Approximate Site Area (ha)	Site Type	Site Constraints	Suitability	Availability	Further Information	Take forward?	Capacity	Difference with Draft 2014 SHLAA
1	Land West of Barton North of A40, OX3 9SD	Planning Application, 2013 SHLAA, Draft SHLAA 2014	885 (Site 002)	38.03	Large Greenfield Area Action Plan site	Eastern Part covered by Protected Open Space Policies SR2 and SR8,	Allocated for residential in Core Strategy	Outline Application approved, landowners working together	Outline planning permission ref: 13/01383/OUT for a mixed use scheme with up to 885 residential units. 885 in the Draft 2014 SHLAA. Core Strategy allocated the site for between 800 and 1200 units.	✓	1200	1200 - 885 = 315
2	Oxford Stadium, Sandy Lane, OX4 6LJ	Planning Application	0 (Site 111)	3.5	Brownfield Site Opportunity	Oxford Heritage Asset Register (added July 2013), Conservation Area (designated March 2014 but subject to JR)	Loss of Community facilities, and impact on Heritage Asset, Previously Developed land underutilised	Landowner has pursued site for residential	13/00302/FUL- Appealed on non determination. Planning application for 220 units. Appeal for non-determination withdrawn on 10th May 2014, and site back on the market for lease/Sale . Council had assessed the scheme as an EIA development, but a screening direction from DCLG determined that one was not required. Site added to Oxford Heritage Asset Register in July 2013, and was made a Conservation Area in March 2014, and this decision is the subject of a Judicial Review, to be heard on December 8th 2014.	✓	220	220 - 0 = 220
3	Wolvercote Paper Mill, Mill Road, OX2 8PR	Planning Application, 2013 SHLAA, Draft SHLAA 2014, Sites and Housing Plan	190 (Site 067)	7.33	Brownfield Site Opportunity	Adjacent to Green Belt and Wolvercote Conservation Area. Partially within a Flood Risk Area, neighbours a Nature Conservation Area and SSSI (Wolvercote Meadows), adjacent to four Grade II Listed Structures	This site is allocated for residential and open space in the Sites and Housing Plan adopted in February 2013. Vacant PDL.	Vacant Land	13/01861/OUT - Pending Decision for 190 units. 190 units in the 2013 SHLAA and 190 in the Draft 2014 SHLAA.	✓	190	190 - 190 = 0
4	Westgate Centre, OX1 1NX	Planning Application, 2013 SHLAA, Draft SHLAA 2014, West End AAP	70 (Site 080)	5.7	Brownfield Site Opportunity	Adjacent to Conservation Area, Within City Centre Archaeological Area, adjacent to Scheduled Ancient Monument (Oxford City Walls) and Listed Buildings, High Building Area (HE.9)	Existing Car park and Shopping Centre, PDL	Reserved Matters Planning Application submitted	13/02557/OUT Outline application approved with a maximum of 122 C3 units. 14/02402/RES - Reserved Matters approved has 59 residential units. 120 units in the 2013 SHLAA and 70 in the Draft 2014 SHLAA.	✓	122	122 - 70 = 52
5	Broadfield House, OX4 3LZ	Planning Application, Draft SHLAA 2014	58 (Site 082)	0.4	Brownfield Site Opportunity	Primary District Centre, A Key Employment Site and Transport District Centre	Already been through the Prior Approvals process	Under Construction	13/02618/B56 - Prior approval required and granted for 58 units. 58 units in Draft 2014 SHLAA.	✓	58	58 - 58 = 0
6	East Minchery Allotments, Grenoble Road, OX4 4ND	Planning Application, 2013 SHLAA, Sites and Housing Plan	0 (Site 019)	1.46	Former Allotments	None	This site is allocated for residential and open space in the Sites and Housing Plan	Received Planning Permission	13/01610/CT3 - Approved, In 2013 SHLAA for 48 units. Site Rejected in Draft 2014 SHLAA	✓	48	48-0 = 48
7	Sports Field William Morris Close, OX4 2SF	Planning Application, Draft 2014 SHLAA	64 (Site 341)	1.24	Greenfield	Protected Open Space SR.2.	Former Cricket Pitch, now not used.	Developer had submitted Residential Applications before, and continues to pursue development	Four applications refused, all incorporate a residential element. - 12/02967/FUL - 13/01096/FUL - 13/02500/OUT - 14/01670/OUT. In the Draft 2014 SHLAA for 64 units.	✓	64	64 - 64 = 0

8	Barton Road, Cricket Ground, OX3 9JB	2013 SHLAA / Draft 2014 SHLAA, Planning Application, Sites and Housing Plan	30 (Site 007)	1.02	Greenfield	None	This site is allocated for residential and open space in the Sites and Housing Plan	Received Planning Permission	30 units in the 2013 SHLAA and 30 in the Draft 2014 SHLAA. Planning Application 13/00631/FUL - Approved for 30 units. Loss of Cricket pitch provided S106 signed, but it was an allocated site in Sites and Housing Plan.	✓	30	30 - 30 = 0
10	Grehan House, 190-196 Garsington Road, OX4 6NW	Planning Application	0 (Site 019)	0.11	Brownfield Site Opportunity	Key Employment Site	Already been through the Prior Approvals process	Received Planning Permission	13/03426/B56 - Prior approval required and granted	✓	27	27-0 = 27
11	Innovation House, Mill Street, OX2 0HJ	Planning Application, Draft SHLAA 2014	27 (Site 086)	0.2	Brownfield Site Opportunity	City Centre Archaeological Area, Conservation Area, Transport Central Area, High Building Area. Adjacent to Scheduled Ancient Monument and two Grade II Listed Structures	Already been through the Prior Approvals process	Received Planning Permission	13/01934/B56 - Prior approval required and granted. 27 units in Draft SHLAA 2014	✓	27	27 - 27 = 0
12	Lawn Upton House, Sandford Road, OX4 4PU	Planning Application, 2013 SHLAA, Draft SHLAA 2014	14 (Site 087)	0.6	Mixed Brownfield and Greenfield	Conservation Area, Adjacent to Grade II Listed Building	Already been through the Planning process	Received Planning Permission	13/00739/FUL - Approved for 22 units. 24 units in the 2013 SHLAA and 14 in the Draft SHLAA 2014	✓	22	22 - 14 = 8
13	Sun Alliance House, 52 New Inn Hall Street, OX1 2DN	Planning Application, Draft SHLAA 2014	19 (Site 089)	0.03	Brownfield Site Opportunity	City Centre Archaeological Area, Conservation Area, Transport Central Area, High Building Area and near to Oxford Castle and earlier settlement remains SAM.	Already been through the Prior Approvals process	Received Planning Permission	14/00688/B56 - Prior approval required and granted, 19 units in Draft SHLAA 2014	✓	19	19 - 19 = 0
14	Elsfield Hall, 15-17 Elsfield Way, OX2 8EP	Planning Application, 2013 SHLAA, Draft SHLAA 2014, Sites and Housing Plan	17 (Site 020)	0.76	Brownfield Site Opportunity	None	This site is allocated for residential and employment in the Sites and Housing Plan, Already been through the Planning process	Received Planning Permission	13/03454/CT3 - Approved for 17 units, 18 units in the 2013 SHLAA and 17 in the Draft 2014 SHLAA	✓	17	17 - 17 = 0
15	333 Banbury Road, OX2 7PL	Planning Application, Draft SHLAA 2014	17 (Site 093)	0.52	Brownfield Site Opportunity	None	PDL, principle of residential already proved acceptable in previous refusal of permission, which was related to affordable housing provision	Landowner already pursued Residential application	13/01319/FUL - Application Refused for 17 units. 17 units in Draft SHLAA 2014	✓	17	17 - 17 = 0
16	Canterbury House, Riveria House, Adams House, OX4 2FQ	Planning Application, Draft SHLAA 2014	16 (Site 343)	0.17	Brownfield Site Opportunity	None	Already been through the Prior Approvals process, accepted on appeal.	Received Planning Permission	13/02673/B56 - Prior Approval for 16 units Refused, Allowed on appeal. 16 units in Draft SHLAA 2014	✓	16	16 - 16 = 0
17	Hooper House, 3 Collins Street, OX4 1XS	Planning Application, Draft SHLAA 2014	14 (Site 085)	0.05	Brownfield Site Opportunity	None	Already been through the Prior Approvals process	Received Planning Permission	13/02480/B56 - Approved. 14 units in the Draft SHLAA 2014	✓	14	14 - 14 = 0
18	Site of 1-30 Bradlands, Mill Lane Oxford Oxfordshire OX3 0QQ	Planning Application, 2013 SHLAA, Draft SHLAA 2014	19 (Site 088)	0.42	Brownfield Site Opportunity	None	Already been through the Planning process	Received Planning Permission	12/01116/CT3 - Approved for net 19 units. 19 units in the 2013 SHLAA and 19 in the Draft SHLAA 2014.	✓	19	19 - 19 = 0

20	Bryan Gelder Joinery, 7 Jack Straw Lane, OX3 0DL	Planning Application	n/a	0.24	Brownfield Site Opportunity	View Cone	PDL, but in employment land. Potential access constraints, and proximity of neighbours.	Developer had submitted Residential Application previously, refused as not proof employment land was not desited, and affordable housing issues.	14/01772/FUL - Refused for 8 units. Could the site be more suitable for development through OCC's Affordable Homes Programme? Site constraints so 40dph.	✓	10	10 - 0 = 10
21	Wadham Court, 15 Edgeway Road, OX3 0HD	Planning Application	n/a	0.05	Brownfield Site Opportunity	View Cone	Already been through the Prior Approvals process	Received Planning Permission	13/03082/B56 - Prior approval required and granted	✓	11	11 - 0 = 11
22	Oxford City Depot, Bury Knowle Park, OX3 9HZ	Planning Application, draft 2014 SHLAA	10 (Site 083)	0.27	Brownfield Site Opportunity	Transport District Area, Conservation Area, Near to two Grade II Listed Structures	Already been through the Planning process	Received Planning Permission	13/01814/CT3 - Approved, 10 units in Draft 2014 SHLAA	✓	10	10 - 10 = 0
23	Land East of Warren Crescent, OX3 7NQ	Planning Application, 2013 SHLAA/ Draft 2014 SHLAA, Sites and Housing Plan	10 (Site 064)	0.29	Greenfield	Adjacent to local nature reserve and adjacent to Lye Valley SSSI	Already been through the Planning process. This site is allocated for residential in the Sites and Housing Plan	Received Planning Permission	13/01555/CT3 - Pending Decision but recommended for approval for 10 units. 10 units in the 2013 SHLAA and 10 in the Draft 2014 SHLAA.	✓	10	10 - 10 = 0
24	242 - 254 Banbury Road Oxford Oxfordshire OX2 7BY	Planning Application	n/a	0.19	Brownfield Site Opportunity	District Centre, Transport District Centre	Already been through the Prior Approvals process	Received Planning Permission	14/01646/B56 - Prior approval required and granted	✓	16	16 - 0 = 16
25	Former Community Centre Westlands Drive Oxford Oxfordshire OX3 9QY	Planning Application, Draft SHLAA 2014	21 (Site 090)	0.18	Brownfield Site Opportunity	Barton Area Action Plan Boundary	Already been through the Planning process	Received Planning Permission	12/03281/FUL - Approved. 21 units in the Draft SHLAA 2014	✓	21	21 - 21 = 0
26	1 Pullens Lane Oxford Oxfordshire OX3 0BX	Planning Application	n/a	0.44	Part Brownfield, part greenfield	Conservation Area	The principle of a residential care unit was not accepted by officers during the application	Developer has pursued recent planning application, therefore willingness is there	14/00983/FUL - Planning Application refused for a 55 bed Care Unit, principle of development accepted. A less intensive and more sympathetic proposal would be supported	✓	40	40 - 0 = 40
32	Avis Rent-a-Car, OX2 0AD	Planning Application, 2013 SHLAA, Draft SHLAA 2014, Sites and Housing Plan	12 (Site 005)	0.32	Brownfield Site Opportunity	City Centre Archaeological Area, Transport Central Area, High Building Area	This site is allocated for residential in the Sites and Housing Plan	Developer has already pursued planning permission, and has shown willingness to develop	13/01376/FUL - Refused and Appeal Dismissed for 9 units on slightly smaller portion of the site. Inspector indicated that a scheme of up to 12 units could be accepted in principle with a better mix of units. In Draft SHLAA 2014 as potential for 12 units, in 2013 SHLAA for 16 units.	✓	12	12 - 12 = 0
130	138 Hollow Way and Gardens to Site Of 138 And Land Rear Of 144/146 Hollow Way Oxford Oxfordshire OX4 2NL	Planning Application	n/a	0.06	Brownfield Site Opportunity		Already been through the Planning process	Received Planning Permission	03/02494/FUL - Application for 10 units approved. Application to discharge conditions in 2009, but has work commenced?	✓	10	10-0 = 10

131	Oxford Brookes Marston Road Campus, Jack Straw's Lane, Oxford, Oxfordshire OX3 0DF	Planning Application	n/a	1.21	Brownfield Site Opportunity	Adjacent to Conservation Area, Courtyard covered by policy CS12 - Biodiversity	Already been through the Planning process. PDL, relocation of remaining Oxford Brookes use required.	Site occupied by Oxford Brookes, further discussions required over use but had previously indicated seeking to promote site for housing, and site has previously been considered appropriate for residential use.	01/02209/OUT Lapsed Outline application for whole site to convert existing school to 30 flats and erection of 34 houses and 45 flats with 138 parking spaces. Southern part developed, northern part would incorporate 66 units going off original approved layout. Previously identified by Oxford Brookes University as a potential site for residential development. Southern part of the site subject to another outline and reserved matters application and has been built out.	✓	66	66 - 0 = 66
132	Fairfield Residential Care Home, OX2 6LA	Public Consultation	n/a	Unknown	Mix of Brownfield and Greenfield	Conservation Area	Existing Care Home building and gardens, within residential area.	Care Home and College are actively pursuing redevelopment	Redevelopment and refurbishment opportunity. Site will provide 59 student accommodation (equivalent 14 units) and will increase the Care provision. Holding figure of 10 used, until application submitted.	✓	24	24 - 0 = 24 (Estimate - expecting planning application soon)
133	Northern Gateway Strategic Site	2013 SHLAA / Draft 2014 SHLAA	500 (Site 001)	45.07	Mix of Brownfield and Greenfield	Part Green Belt, part Conservation Area,	Allocated in the Core Strategy as a site for development, including residential	Has its own Area Action Plan, currently going through the consultation process	500 in Draft 2014 SHLAA. Given the context of the recently stated OAN, residential use should be maximised as appropriate on this site and the upper threshold of 800 units should be progressed as a minimum.	✓	800	800-500 = 300
134	Summertown Strategic Site	2013 SHLAA / Draft 2014 SHLAA	420 (site 003)	17	Greenfield	Safeguarded Land, part within Flood Zone 3b, Part within Transport District Area, part Protected Open Space SR.2	The site is safeguarded for residential use in Oxford City Council Local Policies	Known multiple land ownership, but willingness to proceed in discussions	420 units in the Draft 2014 SHLAA based on only 6ha. 17ha is safeguarded in Core Strategy. Loss of approximately 3.1ha for Flood Zone 3b leaves 13.9ha. Loss of 50% for Woodland Trees and Open Space and Replacement Sports provision leaves 6.95ha. Given Draft 2014 SHLAA used dph of 71 for the 6ha, using this dph gives potential 493 units on 6.59ha. Further investigation on Flood Risk required to determine exact area of Flood Zone 3b.	✓	493	493 - 420 = 73
135	Banbury Road Sites	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	42 (Site 006)	3.12	Brownfield Site Opportunity	Site incorporates 5 Grade II Listed Structures, within Conservation Area and Transport Central Area	Allocated for residential in the Sites and Housing Plan	University willing to progress scheme	42 in the Draft 2014 SHLAA.	✓	42	42 - 42 = 0
136	Blackbird Leys Central Area	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	250 (Site 009)	5.34	Brownfield Site Opportunity	District Centre	Allocation includes for residential in the Sites and Housing Plan	Buildings currently occupied	250 in the Draft 2014 SHLAA. Masterplan indicated potential for 200-300 units	✓	275	275 - 250 = 25
137	BT Site, Hollow Way	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	81 (Site 010)	1.59	Brownfield Site Opportunity	None	Allocated for residential in the Sites and Housing Plan	By vacating the site	81 in the Draft 2014 SHLAA.	✓	81	81 - 81 = 0
138	Canalside Land	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	22 (Site 011)	0.48	Brownfield Site Opportunity	Transport District Area, High Building Area (HE.9), Within Conservation Area, adjacent Grade I Listed Structure	Allocated for residential in the Sites and Housing Plan	Site being progressed through Planning application	20 units in the 2013 SHLAA and 22 in the Draft 2014 SHLAA	✓	22	22-22 = 0
139	Churchill Hospital and Ambulance Resource Centre	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	136 (Site 012)	22.74	Brownfield Site Opportunity	Adjacent to Lye Valley SSSI	Allocation includes for residential in the Sites and Housing Plan	Hospitals Trust drawing up a Masterplan for re-development	136 in the Draft 2014 SHLAA, estimating 90% of site to be reused for Hospital uses. Potential for residential should be maximised.	✓	136	136 - 136 = 0

140	Court Place Gardens	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	82 (Site 013)	3.4	Brownfield Site Opportunity	Adjacent to Nature Conservation Area, Adjacent to Iffley Meadows SSSI, Within Conservation Area. Contains Grade II Listed Structures, and adjacent to Grade I Listed Structure. Part within Flood Zone 3b	Allocated for residential in the Sites and Housing Plan	Site currently occupied	82 in the Draft 2014 SHLAA	✓	82	82 - 82 = 0
141	Cowley Centre	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	50 (Site 014)	3.65	Brownfield Site Opportunity	Primary District Centre, Transport District Area, Adjacent to Grade II Listed Structure, and adjacent to Conservation Area.	Allocation includes for residential in the Sites and Housing Plan	Site currently occupied	50 in the Draft 2014 SHLAA. Retail led redevelopment as Primary District Centre and District shopping frontage. Assume 25% residential, at 75dph because of Transport District Centre, that equates to 68 units.	✓	68	68 - 50 = 18
142	Cowley Community Centre	2013 SHLAA / Draft 2014 SHLAA, Planning Application, Sites and Housing Plan	40 (Site 015)	0.26	Brownfield Site Opportunity	None	Allocation includes for residential in the Sites and Housing Plan	Vacant Site	40 units in the Draft 2014 SHLAA. 12/03278/FUL approved for 40 units.	✓	40	40 - 40 = 0
143	Cowley Marsh Depot and former playground	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	75 (Site 016)	2.16	Mixed Brownfield and greenfield	Former Playground covered by Protected Open Space Policy SR2.	Depot allocated for residential in the Sites and Housing Plan	Depot site currently occupied	Playground replaced by newer playground at Cowley Marsh Park. Depot in as 75 units in the Draft 2014 SHLAA. 1.91ha at 55dph	✓	106	106 - 75 = 31
144	Crescent Hall	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	48 (Site 017)	0.96	Brownfield Site Opportunity	Adjacent to Conservation Area	Allocated for residential in the Sites and Housing Plan	Site currently occupied	48 units in the 2013 SHLAA and 48 in the Draft 2014 SHLAA	✓	48	48 - 48 = 0
145	Diamond Place and Ewert House	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	100 (Site 018)	1.73	Brownfield Site Opportunity	District Centre, Transport District Centre	Allocation includes for residential in the Sites and Housing Plan	Site currently occupied	50 units in the 2013 SHLAA and 100 in the Draft 2014 SHLAA	✓	100	100 - 100 = 0
146	Faculty of Music	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan (Student)	19 (Site 021)	0.33	Brownfield Site Opportunity	Conservation Area, High Building Area, City Centre Archaeological Area, Transport Central Area, adjacent to a registered Historic Park and Garden	Allocation includes for residential in the Sites and Housing Plan	Site currently occupied	10 units in the 2013 SHLAA and 19 in the Draft 2014 SHLAA	✓	33	33 - 19 = 14
147	Former petrol station and land to east	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	10 (Site 022)	0.32	Brownfield Site Opportunity	None	Allocation includes for residential in the Sites and Housing Plan	Tesco Built and removed from site, Application submitted on part of remaining land, Tesco indicate potential for further application of last part of remaining land.	4 units in the 2013 SHLAA and 10 in the Draft 2014 SHLAA, Application 13/01553/CT3 forms part of the site for 9 units and is Pending Decision. Tesco's objection to this application indicated a further use of the land to the rear for housing, potentially up to 10 flats.	✓	19	19 - 10 = 9
148	Government Buildings	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	49 (Site 023)	1.28	Brownfield Site Opportunity	Adjacent to Conservation Area and part within View Cone	Allocation includes for residential in the Sites and Housing Plan	Vacant Site	49 in the Draft 2014 SHLAA. 55dph on land having taken 10% away for Open Space.	✓	63	63 - 49 = 14
149	Harcourt House	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	49 (Site 024)	1.09	Brownfield Site Opportunity	Conservation Area, and adjacent to Nature Conservation Area. Adjacent to Grade II Listed Structure	Allocation includes for residential in the Sites and Housing Plan	Site currently occupied	30 units in the 2013 SHLAA and 49 in the Draft 2014 SHLAA.	✓	55	55 - 49 = 6
150	Jesus College Sports Ground and Lincoln Sports College	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	28 (Site 026) 68 (Site 032)	2.9	Greenfield	Part within View Cone, adjacent to two Grade II* Listed Building and one Grade I Listed Building.	Allocated for residential in the Sites and Housing Plan	Site Currently in use but Colleges have indicated willingness to develop	96 units combined in the Draft 2014 SHLAA	✓	143	143 - 96 = 47

151	John Radcliffe Hospital Site	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	167 (Site 027)	27.75	Brownfield Site Opportunity	Part falls within Conservation Area and Transport District Area. Contains and adjacent to Grade II Listed Buildings	Allocation includes for residential in the Sites and Housing Plan	Site currently occupied, but Landowners are drawing up a Masterplan for redevelopment.	167 in the Draft 2014 SHLAA	✓	167	167 - 167 = 0
152	Kassam Stadium and surrounding area	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	100 (Site 028)	10.74	Brownfield Site Opportunity	Adjacent to Grade II* Listed Structure	Allocation includes for residential in the Sites and Housing Plan	Discussions reported to have been help with a housing developer	100 in the Draft 2014 SHLAA. Discussions held over 250 unit development	✓	250	250 - 100 = 150
153	Land North Littlemore Mental Health Centre	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	140 (Site 029)	3.72	Greenfield	Adjacent to Littlemore Railway Cutting SSSI	Already been through the Planning process	Received Planning Permission	12/02848/OUT - Outline application approved for 140 units and 140 in the Draft 2014 SHLAA	✓	140	140 - 140 = 0
154	Land off Manor Place	Draft 2014 SHLAA, Sites and Housing	20 (Site 031)	1.2	Part Brownfield, part greenfield.	Conservation Area. Adjacent to several Grade I and Grade II Listed Structures, and Grade II Registered Historic Park and Garden and near to Magdalen Grove SSSI	Allocation includes for residential in the Sites and Housing Plan. Part PDL, Vacant site, previously pursued by landowner for development	Vacant Site	20 units in the Draft 2014 SHLAA, Landowner has aspirations of 104 capacity. 60dph for 1.08ha	✓	64	64 - 20 = 44
155	Littlemore Park	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	333 (Site 034)	5.29	Greenfield	Adjacent to Grade II Listed Structure, and part within Flood Zone 3b.	Allocated for residential in the Sites and Housing Plan	Vacant Site, employment needs to be reprovided elsewhere	250 units in the 2013 SHLAA and 333 in the Draft 2014 SHLAA	✓	333	333 - 333 = 0
157	Nielsens	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	204 (Site 038)	4.85	Part Brownfield, part greenfield.	None	Allocation includes for residential in the Sites and Housing Plan	Part of the site is currently in occupation	204 in the Draft 2014 SHLAA. Needs to maximise residential uses. 4.36 at 55dph	✓	261	261 - 204 = 57
158	Northfield Hostel, Sandy Lane West	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	35 (Site 039)	0.7	Brownfield Site Opportunity	None	Allocation includes for residential in the Sites and Housing Plan	Site in Use	35 units in the 2013 SHLAA and 35 in the Draft 2014 SHLAA	✓	35	35 - 35 = 0
159	Northway Centre, Dora Carr Close, Oxford OX3 9RF	2013 SHLAA / Draft 2014 SHLAA, Planning Application, Sites and Housing Plan	47 (Site 041)	0.78	Brownfield Site Opportunity	None	Allocation includes for residential in the Sites and Housing Plan	Vacant Site	47 units in the 2013 SHLAA and 47 in the Draft 2014 SHLAA. 12/03280/FUL approved for 47 units.	✓	47	47 - 47 = 0
161	Oxford Brookes University Gipsy Lane campus	Draft 2014 SHLAA, Sites and Housing Plan	30 (Site 045)	4.95	Brownfield Site Opportunity	Conservation Area	Allocation includes for residential in the Sites and Housing Plan	Site currently in use.	30 units in the Draft 2014 SHLAA	✓	30	30 - 30 = 0
162	Oxford University Press Sports Ground	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	66 (Site 049)	3.66	Greenfield	None	Allocated for residential in the Sites and Housing Plan	Site in use as a sports facility	130 units in the 2013 SHLAA and 66 in the Draft 2014 SHLAA	✓	180	180 - 66 = 114
163	Paul Kent Hall, James Wolfe Road	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	35 (Site050)	0.72	Brownfield Site Opportunity	None	Allocated for residential in the Sites and Housing Plan	Site currently in use.	35 units in the 2013 SHLAA and 35 in the Draft 2014 SHLAA	✓	35	35 - 35 = 0
164	Railway Lane	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	50 (Site 052)	0.97	Predominantly Brownfield Site Opportunity	Adjacent to Conservation Area and to a Grade II Listed Structure and also adjacent to Littlemore Railway Cutting SSSI	Allocated for residential in the Sites and Housing Plan	Vacant Site	55 units in the 2013 SHLAA and 50 in the Draft 2014 SHLAA	✓	50	50 - 50 = 0

165	Ruskin College Campus	Draft 2014 SHLAA, Sites and Housing Plan	14 (Site 054)	0.56	Brownfield Site Opportunity	Conservation Area, site contains Grade II Listed Structures	Allocated for student accommodation in the Sites and Housing Plan	Site currently in use. Landowner has shown willingness to commence development on site	14 units in the Draft 2014 SHLAA, with extension of time applications approved on two student accommodation permissions - 12/03123/EXT and 12/03124/EXT	✓	38	38 - 14 = 24
166	South Parks Depot	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	11 (Site 056)	0.22	Brownfield Site Opportunity	Conservation Area, and surrounded by Nature Conservation Area. Contains a Grade II Listed Building	Allocation includes for residential in the Sites and Housing Plan	Site currently in use.	6 units in the 2013 SHLAA and 11 in the Draft 2014 SHLAA	✓	11	11 - 11 = 0
167	Temple Cowley Pools	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	27 (Site 058)	0.51	Brownfield Site Opportunity	Within Transport District Area	Allocated for residential in the Sites and Housing Plan	Site about to be replaced by new replacement Pool elsewhere	36 units in the 2013 SHLAA and 27 in the Draft 2014 SHLAA. 75dph on 0.45ha	✓	33	33 - 27 = 6
168	Travis Perkins	Draft 2014 SHLAA, Planning Application, Sites and Housing Plan	31 (Site 060)	0.72	Brownfield Site Opportunity	Key Employment Site, part within View Cone.	Currently being considered through the Planning process. Allocation includes for residential in the Sites and Housing Plan	Currently being pursued through a Planning Application	31 units in the Draft 2014 SHLAA, 14/01273/OUT Pending Consideration for 31 units.	✓	31	31 - 31 = 0
169	Union Street Car Park	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	20 (Site 061)	0.26	Brownfield Site Opportunity	Within View Cone, within District Centre, Transport District Area	Allocation includes for residential in the Sites and Housing Plan	Site Currently in use.	20 units in the 2013 SHLAA and 20 in the Draft 2014 SHLAA. City Centre location - 100dph	✓	26	26 - 20 = 6
170	Warneford Hospital	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	20 (Site 063)	8.67	Brownfield Site Opportunity	Adjacent to a Conservation Area. Site contains Several Grade II Listed Structures.	Allocation includes for residential in the Sites and Housing Plan	Site currently in use, but development appraisal has been undertaken.	20 in the Draft 2014 SHLAA, same as with other hospitals, presume 10% available for residential.	✓	47	47 - 20 = 27
171	West Wellington Square	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	13 (Site 065)	0.88	Brownfield Site Opportunity	Conservation Area, Transport Central Area, High Building Area	Allocation includes student accommodation in the Sites and Housing Plan	Majority of Site in Use, and indications are that this will remain, potential infill of backland development the only option.	10 units in the 2013 SHLAA and 13 in the Draft 2014 SHLAA	✓	13	13 - 13 = 0
172	Windale House	2013 SHLAA / Draft 2014 SHLAA, Sites and Housing Plan	40 (Site 066)	0.77	Predominantly Brownfield Site Opportunity	Potential Flood Risk	Allocation includes for residential and Care Home in the Sites and Housing Plan	Site Currently in use.	40 in the Draft 2014 SHLAA, flood risk requires further investigation, and may release more of the site for development.	✓	40	40 - 40 = 0
173	County Hall	2013 SHLAA / Draft 2014 SHLAA, West End AAP	24 (Site 069)	0.35	Brownfield Site Opportunity	Conservation Area, primary shopping area, High Building Area, Transport Central Area, City Centre Archaeological Area. Site contains Grade II* Listed Building and is near to Oxford Castle and earlier settlement remains SAM and more Listed Buildings	Residential deemed a secondary use of the site in West End AAP	Site Currently in Use	24 in the Draft 2014 SHLAA. 100dp on 0.35ha	✓	35	35 - 24 = 11
174	Oxford Station and Becket Street Car Park	2013 SHLAA / Draft 2014 SHLAA, West End AAP	24 (Site 075)	2.56	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area	PDL, city centre location	Site Currently in Use, but Long Term aspirations to redevelop	24 in the Draft 2014 SHLAA. Should be looking to take advantage of all city centre development opportunities for residential, with at least 20% of site at 100dph.	✓	52	52 - 24 = 28

175	Oxpens	2013 SHLAA / Draft 2014 SHLAA, West End AAP	300 (Site 076)	6.38	Mixed Brownfield and greenfield	High Building Area, Transport Central Area, City Centre Archaeological Area, known flood risk issues.	Part PDL, city centre location, identified as a site in West End AAP, and primary use is residential. Oxpens SPD also includes residential use as a primary use in its Masterplan	Part of the site is currently in occupation	300 units in the 2013 SHLAA and 300 in the Draft 2014 SHLAA. Assume 5ha at 75dph. Oxpens SPD Masterplan indicates figure of 300.	✓	375	375-300 = 75
176	Telephone Exchange	2013 SHLAA / Draft 2014 SHLAA, West End AAP	31 (Site 078)	0.4	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area, Adjacent to Conservation Area.	Identified as a site in West End AAP, and primary use is residential	Site Currently in Use	31 in the Draft 2014 SHLAA	✓	40	40 -31 = 9
177	St Aldate's/Queen Street	2013 SHLAA / Draft 2014 SHLAA, West End AAP	26 (Site 079)	1	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area, Conservation Area, Primary Shopping Area, Site contains and is adjacent to Grade II Listed Structures, and registered Historic Park and Garden.	Identified as a site in West End AAP, and secondary use is residential and student accommodation	Site Currently in Use	26 in the Draft 2014 SHLAA. 14/02256/FUL for new development including 133 student accommodation bedrooms is pending decision.	✓	33	33 -26 = 7
178	Worcester Street Car Park	2013 SHLAA / Draft 2014 SHLAA, West End AAP	40 (Site 081)	0.52	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area, Conservation Area, near to Oxford Castle and earlier settlement remains SAM.	Identified as a site in West End AAP, and secondary use is residential	Site Currently in Use	40 in the Draft 2014 SHLAA	✓	52	52 - 40 = 12
180	Keble College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd	Draft 2014 SHLAA, Planning Application	39 (Site 091)	0.61	Brownfield Site Opportunity	High Building Area, Transport Central Area, Conservation Area, Site contains Grade II Listed Structure	Already been through the Planning process	Received Planning Permission	39 units in the Draft 2014 SHLAA, 09/02466/FUL - Approved for 250 student flats and fellows flats.	✓	62	62 - 39 = 23
181	Summer Fields School Playing Fields	Draft 2014 SHLAA	107 (Site 125)	1.38	Greenfield	Protected Open Space SR.2. Within Transport District Area	Adjacent to Summertown Safeguarded land. Replacement sports provision could be provided in Safeguarded land development.	Landowner has expressed a willingness to develop	107 units in Draft 2014 SHLAA	✓	107	107-107 = 0
182	Telecom Compound Vennet Close	Draft 2014 SHLAA, Planning Application	10 (Site 092)	0.05	Brownfield Site Opportunity	Transport Central Area, adjacent to the Green Belt.	Already been through the Planning process	Received Planning Permission	10 units in the Draft 2014 SHLAA, 07/00885/FUL - Approved for 48 Student rooms and 2 warden flats	✓	12	12 - 10 = 2
183	376 Banbury Road	Draft 2014 SHLAA, Planning Application	12 (Site 094)	0.09	Brownfield Site Opportunity	None	Brownfield land, sustainable location	Landowner has expressed a willingness to develop	12 units in the Draft 2014 SHLAA. 11/03008/FUL - was for 9 units, but was withdrawn.	✓	12	12 -12 = 0
184	Between Towns Road	2013 SHLAA / Draft 2014 SHLAA, Planning Application	30 (Site 095)	0.57	Brownfield Site Opportunity	Primary District Centre, Transport District Area	Brownfield land, sustainable location	Site Currently in Use	25 units in the 2013 SHLAA and 30 in the Draft 2014 SHLAA, 45 units in proposed planning application - 14/02850/FUL	✓	45	45-30 = 15
185	Scrap Yard	2013 SHLAA / Draft 2014 SHLAA	70 (Site 097)	1.43	Brownfield Site Opportunity	Adjacent to Green Belt. Adjacent to an area of Flood Risk	Brownfield land, Scrapyard would have to relocate to suitable location and are looking.	Site Currently in Use	70 units in the 2013 SHLAA and 70 in the Draft 2014 SHLAA. Further investigation on Flood Risk required	✓	70	70-70 = 0

186	Workshops Lanham Way	2013 SHLAA / Draft 2014 SHLAA	12 (Site 098)	0.24	Brownfield Site Opportunity	Borders Conservation Area	Brownfield land, but access to site is an issue	Vacant Site	9 units in the 2013 SHLAA and 12 in the Draft 2014 SHLAA	✓	12	12 - 12 = 0
187	Grandpont Car Park	Draft 2014 SHLAA	30 (Site 106)	0.44	Brownfield Site Opportunity	Surrounded by Protected Open Space, High Building Area, Transport Central Area	Brownfield land, but land contamination issues require further investigation, as does Flood Risk.	Site Currently in Use, but being actively promoted by the landowner	30 units in the Draft 2014 SHLAA	✓	30	30 - 30 = 0
188	Green Belt land St Frideswide Farm	Draft 2014 SHLAA	125 (Site 107)	3.95	Greenfield	Green Belt	Designated as Green Belt, but does not fit with the NPPF definition of the 5 purposes of the Green Belt, and is therefore suitable for removal from the Green Belt and has potential for development.	Site currently being promoted by Developer	125 units in the Draft 2014 SHLAA. 40dph	✓	195	195 - 125 = 70
189	Speedwell House (west part)	Draft 2014 SHLAA, West End AAP	30 (Site 110)	0.38	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Adjacent to Grade I, II* and II Listed Structures.	Residential uses deemed a secondary use of the site in West End AAP	Site Currently in Use	30 units in the Draft 2014 SHLAA	✓	38	38 - 30 = 8
190	Green Belt land east of Redbridge Park and Ride	Draft 2014 SHLAA	197 (Site 113)	3.64	Greenfield	Green Belt, Eastern part potential flood risk. Adjacent to Iffley Meadows SSSI	Designated as Green Belt, but does not fit with the NPPF definition of the 5 purposes of the Green Belt, and is therefore suitable for removal from the Green Belt and has potential for development. There are land contamination issues, and junction improvements are required.	Vacant land, but tenant has lease until 2016.	197 units in the Draft 2014 SHLAA	✓	197	197 - 197 = 0
193	Slade House	Draft 2014 SHLAA	86 (Site 124)	1.68	Brownfield Site Opportunity	Near to Brasenose Wood and Shotover Hill SSSI	Large Brownfield land which is not protected for employment uses.	Site Currently in use	86 units in the Draft 2014 SHLAA	✓	86	86 - 86 = 0
195	Land at Jowett Walk	Draft 2014 SHLAA	10 (Site 345)	0.13	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area and near to Magdalen Grove SSSI	Spare land, tight constraints, suitable for car-free development.	Vacant Land	10 units in Draft 2014 SHLAA	✓	10	10 - 10 = 0
196	Former Bartlemas Nursery School	Draft 2014 SHLAA	13 (Site 346)	0.26	Brownfield Site Opportunity	Conservation Area, part within View Cone	Former Nursery buildings, available for development, but sensitive location	Site not currently occupied	13 units in Draft 2014 SHLAA	✓	13	13 - 13 = 0

197	Littlegate House	Draft 2014 SHLAA	13 (Site 348)	0.17	Brownfield Site Opportunity	Conservation Area, primary shopping area, High Building Area, Transport Central Area, City Centre Archaeological Area.	Brownfield site within City Centre. Option for flats above retail on ground floor.	Site occupied, but pursued through Call for Sites in 2014.	13 units in the Draft 2014 SHLAA	✓	17	17 - 13 = 4
201	Cooper Callas, Paradise Street	2013 SHLAA, West End Area AAP	0 (Site 068)	0.09	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Potential Flood Risk. Adjacent Grade II Listed structures and Scheduled Ancient Monument.	Identified in West End AAP as a site with secondary uses for residential	Site available	Draft 2014 SHLAA Assessment states pre-app indicates non residential use, but application not yet submitted .10 Units previously stated in 2013 SHLAA	✓	10	10-0 = 10
202	Island Site (Park End Street/Hythe Bridge Street)	2013 SHLAA, West End Area AAP	0 (Site 070)	0.65	Brownfield Site Opportunity	Part within Conservation Area, within High Building Area, Transport Central Area, City Centre Archaeological Area. Potential Flood Risk. Adjacent to Scheduled Ancient Monument.	Identified in West End AAP as a site with secondary uses for residential	Site currently occupied	38 units in 2013 SHLAA. Draft 2014 SHLAA Assessment rejects site - only potential reason is because of Flood Risk. Assume 50% of site at 100dph	✓	39	39-0 = 39
203	Albion Place and Magistrates Court	2013 SHLAA, West End Area AAP, Local Plan Allocation (Magistrates Court - Residential as complimentary use)	0 (Site 071)	0.3	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Adjacent to Grade I, II* and II Listed Structures.	Identified in West End AAP as a site with secondary uses for residential	Site currently occupied	10 units in 2013 SHLAA. Draft 2014 SHLAA Assessment states site rejected. Only potential reason is because the existing occupant would need to be relocated. Assume 50% at 100dph	✓	15	15-0 = 15
204	Nursery, Osney Lane	2013 SHLAA, West End Area AAP	0 (Site 072)	0.21	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area. Adjacent to Conservation Area	Identified in West End AAP as a site with secondary uses for residential	Site currently occupied	11 units in 2013 SHLAA. Draft 2014 SHLAA Assessment rejects site, presumably because Aspire Oxford Charity would need to relocate. Assume 50% at 100dph	✓	10	10-0 = 10
205	Osney Warehouse, Osney Lane	2013 SHLAA, West End Area AAP	0 (Site 073)	0.24	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area	Identified in West End AAP as a site with primary uses for residential	Site currently occupied	14 units in 2013 SHLAA. Draft 2014 SHLAA Assessment rejects site - presumably because existing occupants would need to relocate. Assume 100% at 100dph	✓	24	24 - 0 = 24
207	Fire Station, Rewley Road	2013 SHLAA, West End Area AAP	0 (Site 077)	0.5	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area, adjacent to Rewley Abbey SAM	Identified in West End AAP as a site with primary and secondary uses for residential	Site currently occupied	40 units in the 2013 SHLAA. Draft 2014 SHLAA Assessment rejects the site, presumably because the site is 'not available'. Should look at Cambridge as an example (Ref:10/0523/FUL)	✓	50	50 - 0 = 50
208	Land Adjacent to TK Maxx, John Allen Centre	2013 SHLAA	0 (Site 096)	0.06	Greenfield	Protected Open Space SR.5, Primary District Centre and Transport District Area	Previous discussions with landowner over residential use, and included within previous SHLAAs	Vacant	10 units in the 2013 SHLAA. Site rejected in Draft 2014 SHLAA, reasons unknown. Residential above retail.	✓	10	10 - 0 = 10
215	Northfield School, Knights Road	2011 SHLAA, Sites and Housing Plan	0 (Site 040)	3.25	Mix of Brownfield and Greenfield	Potential Flood Risk	As an education site, other education uses would need to be considered prior to other uses. Residential an accepted use in allocation in Sites and Housing Plan	Site currently occupied, but County Council still hold the aspiration to relocate the school.	County Council still intend to relocate, but it is likely the site will be needed for a new educational facility. Sites and Housing Plan allocates site as a potential Care accommodation/Residential Site. In order to meet housing need a long term vision needs to be applied. The potential for relocation of Northfield School remains, and as such, the potential redevelopment of this site for housing should not be ignored.	✓	158	158 - 0 = 158

218	Macclesfield House	2010 SHLAA, West End AAP	n/a	0.1	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Near to Oxford Castle and earlier settlement remains SAM and Grade I Listed Structure.	Brownfield site in City Centre, but adjacent to sensitive historical asset.	Landowner failed to develop preferred option and is now considering their options.	Removed from 2011 SHLAA as the potential use of the site was not residential. Science Oxford has since bought the site but failed to gain planning permission for the science use and is considering its next steps.	✓	10	10-0 = 10
220	Falklands House	2011 SHLAA	n/a	0.22	Brownfield Site Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area.	Brownfield site in City Centre, previously considered as an appropriate site in previous SHLAAs	Site currently occupied	Site removed from 2012 SHLAA as little prospect of site becoming available.	✓	22	22-0 = 22
221	Harlow Centre and site	2011 SHLAA	n/a	1.06	Predominantly Brownfield Site Opportunity	Adjacent to Green Belt.	Previously Developed Land, on edge of residential area.	Site currently occupied by Meadowcroft College, who would need to relocate	Site removed from 2012 SHLAA as little prospect of site becoming available. Sensitive location 0.96ha x 40dph.	✓	37	37 - 0 = 37
223	Bertie Place Recreation Ground	Sites and Housing Plan	0 (Site008)	0.72	Greenfield	None	Bertie Recreation Ground accepted as a site for residential if not used for education	Vacant site used as a playground, but County Council have aspirations to use site for education	Sites and Housing Plan allocated residential as accepted use if educational use not feasible. Rejected in the Draft 2014 SHLAA, as County Council likely to retain for educational purposes, but should still be considered as per Sites and Housing allocation.	✓	35	35 - 0 = 35
224	Registry Office, Tidmarsh Lane	Map	n/a	0.13	Brownfield Site Opportunity	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Near to Oxford Castle and earlier settlement remains SAM and Grade I Listed Structure.	Brownfield site in City Centre, but adjacent to sensitive historical asset.	Site currently occupied, but landowners considering its options.	Oxford County Council were said to be considering its use. Outcome unknown, but potential for residential use.	✓	13	13-0 = 13
229	Stansfeld Outdoor Education Centre	Map	n/a	1	Part Brownfield, part Greenfield.	Adjacent to Nature Conservation Area, Within Conservation Area. Contains Grade II Listed Structures, and adjacent to Grade I Listed Structure. Part within Flood Zone 3b	Part Brownfield land in a sensitive location. Options include flats and open space, townhouses or affordable provision	Site being promoted for sale by landowner with interest from developers	Site owned by Birmingham City Council. Closed by BCC due to budget cuts. Cessation of the use of the site from 31st July 2014. Local Residents successfully registered it as a community asset on 16 th June 2014. Sensitive location and only 1ha appropriate for development, 0.9ha x 40dph.	✓	30	30 - 0 = 30
231	Jubilee Hall, Sorrel Road	Map	0 (Site 108)	0.12	Brownfield Opportunity	None	Brownfield site in residential location, restrictive site, potential for affordable housing.	Site currently occupied	Site rejected in Draft 2014 SHLAA but still considered as a potential site for the Affordable Homes Programme.	✓	10	10-0 = 10
232	Pusey House Site, St Giles	Local Plan Allocation, Planning application.	n/a	0.13	Mix of Brownfield and Greenfield	Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area, adjacent to Grade II Listed Structures	Already been through the Planning process	Received Planning Permission	Allocated for student housing to rear of Pusey House. Allocation superseded when Sites and Housing Allocation adopted. Site the same as St Cross College application? (13/01800/FUL - refused, but allowed on appeal for 53 student bedrooms). Not included in Draft SHLAA 2014	✓	13	13-0 = 13
233	Suffolk House, Summertown	Local Plan Allocation	n/a	0.2	Brownfield Opportunity	District Centre, District Shopping Frontage, Transport District Centre	Previously accepted through Local Plan that residential above retail is an acceptable use	Site currently occupied	Allocated for mixed use in the Local Plan, including residential. Not included in draft SHLAA 2014. 75dph x 0.2ha	✓	15	15-0 = 15

241	Colthorn Farm	Rejected Sites and Housing Site	n/a	0.79	Greenfield	Conservation Area, adjacent to Green Belt	Site is greenfield, and access needs further consideration. Density will have to be reduced due to location.	Site put forward as Call for sites for Site and Housing plan.	Site rejected as site adjoins Green Belt, rural in nature and makes important contribution to setting of Marston Conservation Area. 30dph x 0.71ha.	✓	21	21-0 = 21
249	Headington Quarry Glebe	Rejected Sites and Housing Site	0 (Site 141)	1.86	Greenfield	Conservation Area and a Nature Conservation Area. Adjacent to Grade II Listed Building	Site is greenfield with mature trees, and care needs to be taken over nature conservation. Density will have to be reduced due to location.	Site put forward as Call for sites for Site and Housing plan.	Site rejected as development would harm the setting and character of this part of the Conservation Area and loss of trees. Site could only come forward as part of a sensitive development. 0.93ha x 25dph	✓	23	23-0 = 23
251	Indoor Bowling Centre	Rejected Sites and Housing Site	n/a	0.66	Brownfield Opportunity	None	Brownfield site adjacent to existing residential.	Council owned, but on a long lease to the bowling club.	Site rejected as Oxford Bowls Club has long lease	✓	36	36 - 0 = 36
252	Land at Church Way	Rejected Sites and Housing Site	n/a	0.57	Greenfield	View Cone, Conservation Area, adjacent to Green Belt. West edge of site is potential Flood Zone 3b	Greenfield site, but adjacent to residential. Care needs to be taken to respect Conservation and views out of the Conservation Area	Site put forward as Call for sites for Site and Housing plan.	Site rejected as development would have detrimental effect on the Conservation Area, as well as access issues. 50% of the site at 40dph	✓	11	11-0 = 11
259	River Hotel and 15 Botley Road	Rejected Sites and Housing Site	n/a	0.22	Brownfield Opportunity	High Building Area, Transport Central Area, City Centre Archaeological Area. Flood Risk would need investigating.	Brownfield site within City Centre area and adjacent to residential.	Site put forward as Call for sites for Site and Housing plan.	Site rejected due to site size	✓	22	22-0 = 22
261	Ruskin College Fields	Rejected Sites and Housing Site	0 (Site116)	4.7	Greenfield	Conservation Area, Barton AAP, adjacent to Grade II Listed Structures.	Greenfield site, but part of the site could be suitable for development depending on location and density.	Site promoted by landowner	Site rejected as it was being considered in Barton AAP. Previously considered during Barton AAP, but not taken forward, but should be reconsidered following OAN. Conservative estimate of 70.	✓	70	70 - 0 = 70
265	The Rectory Centre	Rejected Sites and Housing Site	n/a	0.21	Brownfield Opportunity	Transport Central Area, View Cone	Brownfield site in residential area	Site currently in occupation	Site rejected due to site size. 75dph x 0.21ha	✓	15	15-0 = 15
266	Wadham Park Green Space	Rejected Sites and Housing Site, Green Space Study	n/a	0.27	Greenfield	View Cone	small area of greenfield amenity space, but adjacent to large open recreation ground.	Vacant greenfield site	Site rejected due to public open space and access issues. Scored poorly in Green Space Study	✓	13	13 - 0 = 13
271	Headington Car Park	Sites and Housing Preferred Options Sustainability Appraisal	n/a	0.36	Brownfield Opportunity	Transport District Centre, District Shopping Centre, Adjacent to Conservation Area	Considered to be suitable for residential if new car park found of undercroft car park incorporated into development	Car Park in use	Preferred Option was to allocate for car free housing and/or student housing. 0.36ha x 75dph	✓	27	27-0 = 27

272	Hill View Farm (Land at Mill Lane, Marston)	Sites and Housing Preferred Options Sustainability Appraisal	0 (Site 112)	10.25	Greenfield	Green Belt	Green Belt land, but a more area specific review should be undertaken to assess whether all land designated actually meets the criteria. Part of the land at Mill Lane could be used for housing without encroaching, and is close to residential properties and the A40.	Vacant land used for farming	No preferred Option, but considered for Cemetery. It had been assessed as having a neutral score in relation to housing. 50% of the site at 40dph.	✓	205	205 - 0 = 205
273	Former Rover Car Park	Sites and Housing Preferred Options Sustainability Appraisal	n/a	1.11	Brownfield Opportunity	None	Brownfield site, neighbouring uses not residential, but sequential preference should be to develop vacant brownfield land	Vacant	Preferred Option was not to allocate the site. Housing deemed a good option, but not allocated as option would not relate well to nearby uses.	✓	61	61 - 0 = 61
274	Land Rear of Reliance Way	Sites and Housing Preferred Options Sustainability Appraisal, Green Spaces Study 2007	n/a	0.63	Greenfield	Special Area of Conservation	Site assessed as suitable for housing in Sites and Housing preferred options document, further assessment of its ecological value required	Vacant land	Preferred Option was not to allocate the site. Deemed to have potential for housing with Open Space, but would be a loss of 'ecological area' of low public value, and was rejected due to the 'apparent importance of the site in biodiversity terms'. Scored poorly in Green Spaces Study. 50% of site at 40dph	✓	12	12-0 = 12
275	Westlands Drive, Elizabeth Green	Sites and Housing Preferred Options Sustainability Appraisal, Green Spaces Study 2007	n/a	0.26	Greenfield	None	Site assessed as suitable for housing in Sites and Housing preferred options document,	Vacant land	Preferred Option was not to allocate the site as the landowner was not looking to pursue the site's development at that stage. It was assessed as an acceptable site for housing. Scored Poorly in Green Spaces Study	✓	12	12-0 = 12

283	Court Place Farm	Allotment, 2007 SHLAA	0 (Site 190)	5.73	Greenfield	Green Belt, Protected Open Space SR.8	Green Belt land, but a more area specific review should be undertaken to assess whether all land designated actually meets the criteria. Part of the land at Court Place Farm Allotments could be used for housing without encroaching, and is close to residential properties	In use as an allotment	Large Site which looks to have plots available. Consolidation and part develop, should be considered. 1ha at 40dph, higher density would probably not be appropriate.	✓	40	40-0 = 40
287	East Ward	Allotment	0 (Site 205)	6.2	Greenfield	Protected Open Space SR.8, adjacent to Nature Conservation Area	Protected allotments, but not used at capacity with several overgrown areas. Residential Area, and sustainable location. Another Allotment area within 400m.	In use as an allotment	Usage looks not to be at capacity, consolidation and part develop, should be considered approximately 1.21ha land available. 1.09ha x 55dph	✓	59	59-0 = 59
291	Fairview	Allotment	0 (Site 210)	0.64	Greenfield	Protected Open Space SR.8 and near to Lye Valley SSSI	Protected allotments, but not used at capacity with several overgrown areas. Residential Area, but access would need improving.	Designated as an allotment	Usage looks not to be at capacity and in poor condition. 75% of site at 55dph	✓	26	26-0 = 26
312	Oxford Golf Club	SHLAA 2007	0 (Site 004)	7.57 East and 27.2 West	Greenfield	Protected Open Space SR.2 and adjacent to Nature Conservation Area and to Lye Valley SSSI	Large Greenfield site, underused Golf Course which had been looked at previously for residential, and given the OAN should be considered for residential use again, along with Open Space and ancillary sports provision. Golf Course can be replaced in neighbouring Green Belt as an accepted use	Currently in use as a Golf Course	East of the site deemed unsuitable for development due to impact on SSSI, fluvial and hydrological impacts. West area deemed unsuitable due to impacts and ecology - badgers and bats. Lease held by Southfield Golf Course said to be 15 years on the East and 26 years on the west. Considering the evidenced need for housing, this sustainable site should be reconsidered by Oxford City Council. Prime location and falling membership numbers. Could provide replacement golf course on Green Belt land, to ensure no loss of sports provision. Ecology, hydrological and highways concerns will need to be revisited and mitigation measures will need to be provided, along with Open Space and sports provision, and buffer to SSSI and potential capacity is reduced because of this. 70% of site at 55dph.	✓	1338	1338 - 0 = 1338

313	Land at Marsh Lane	SHLAA 2007	0 (Site 114)	3.23	Greenfield	Green Belt and Conservation Area	Greenfield land north of dense residential area. A more area specific review should be undertaken to assess whether all land designated actually meets the criteria, seems more to be a Green wedge than Green Belt, and A40 creates a close boundary.	Vacant greenfield land, southern part looks to be used as football pitches	Large area covered by Draft SHLAA 2014 under site 114. Why not split it up knowing ownership? Site not taken forward due to Green Belt Issues. Conservation Area? But only north west part and southern part out of OPT ownership. Leave existing sports pitches as 1ha, and improve facilities, leaves 2.23 for development at 40dph.	✓	89	89-0 = 89
314	Land at Butts Lane	Map	0 (Site 114)	1.34	Greenfield	Green Belt, part falls within Conservation Area	Poor Quality Green Belt land, a more area specific review should be undertaken to assess whether all land designated actually meets the criteria, seems more to be a Green wedge than Green Belt, and A40 creates a close boundary.	vacant land, looks to be attached to the property to south west, off Butts Lane	Part of land covered by Draft SHLAA 2014 under site 114. 1.21ha x 40dph	✓	48	48-0 = 48
318	Blackwells Publishing, Marston Street	Key Employment Sites	n/a	0.51	Brownfield Opportunity	Key Employment Site	Low quality Key Employment Site in a residential area and should be considered in a policy off approach.	Currently in use	Scored poorly in ELS Key Employment Suitability. Access issues need further investigation. Other densities could be explored such as keeping a certain % of the site for employment.	✓	28	28-0 = 28
331	Site at corner of Hayfield Road, and Aristotle Lane	Key Employment Sites	n/a	0.19	Brownfield Opportunity	Key Employment Site, Conservation Area, adjacent to Grade II Listed bridge	Low quality Key Employment Site, already three stories in height, and should be considered in a policy off approach.	Currently in use	Scored poorly in ELS Key Employment Suitability table	✓	10	10-0 = 10
336	Warehouses off Kiln Lane	Key Employment Sites	n/a	1.53	Brownfield Opportunity	Key Employment Site	Low quality Key Employment Site in a residential area and should be considered in a policy off approach.	Currently in use	Scored poorly in ELS Key Employment Suitability. 10% for open space. Other densities could be explored such as keeping a certain % of the site for employment.	✓	75	75-0 = 75
337	Blanchfords Builders Yard, Windmill Road	Key Employment Sites	n/a	0.96	Brownfield Opportunity	Key Employment Site, Transport District Area	Low quality Key Employment Site in a residential area, and should be considered in a policy off approach.	Currently in use	Scored poorly in ELS Key Employment Suitability. 10% for open space. Other densities could be explored such as keeping a certain % of the site for employment. 60dph used	✓	52	52-0 = 52

359	Housing Amenity Land, Sorrel Road	Green Space Study 2007	n/a	0.39	Greenfield	None	Vacant area of open space not utilised for anything. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant	Scored poorly in Green Spaces Study. Space for another 3 storey 12 bed set of flats similar to existing. OCC has built on housing amenity land before (Ref:06/01091/FUL)	✓	12	12-0 = 12
363	Housing Amenity Land, Jordan Hill Road	Green Space Study 2007	n/a	0.16	Greenfield	Adjacent to Grade II Listed Building.	Vacant area of open space not utilised for anything. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant	Scored poorly in Green Spaces Study. OCC has built on housing amenity land before (Ref:06/01091/FUL). A candidate for City Council Affordable Homes Programme.	✓	10	10-0 = 10
364	Housing Amenity Land, David Walter Close	Green Space Study 2007	n/a	0.21	Greenfield	None	Vacant area of open space not utilised for anything. Trees on site would require surveying. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant	Scored poorly in Green Spaces Study. OCC has built on housing amenity land before (Ref:06/01091/FUL)	✓	11	11-0 = 11
366	Housing Amenity Land off Townsend Square and Donnington Community Centre	Green Space Study 2007	n/a	0.27	Mix of Brownfield and Greenfield	None	Vacant area of open space not utilised for anything. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant greenfield and Community Centre	Scored poorly in Green Spaces Study. OCC has built on housing amenity land before (Ref:06/01091/FUL). Combine site with Donnington Community Centre, could provide new centre on nearby amenity land.	✓	14	14-0 = 14
369	Former Milham Ford School playing fields	Green Space Study 2007	n/a	3.46	Greenfield	Open Space Policy SR.2 and SR.5	City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land. Opportunity to improve existing area of open land to the south	Vacant former school playing fields. Southern part has been turned into an area which may be ecological value.	Scored Poorly in Green Spaces Study, but has seen improvements following neighbouring residential development. Potential to develop northern part, and further improve southern area of potential ecological value. Northern part is 1.51ha	✓	74	74-0 = 74

372	Housing Amenity Land and garages, between Wood Farm Road and Nuffield Road	Green Space Study 2007	n/a	0.28	Mix of Brownfield and Greenfield	None	Vacant area of open space not utilised for anything. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant amenity land and existing garages.	Scored poorly in Green Spaces Study, could house a similar block of flats to adjacent, or combine with garage spaces to south west	✓	13	13-0 = 13
374	Housing Amenity Land, Nether Durnford Close	Green Space Study 2007	n/a	0.38	Greenfield	Adjacent to Brasenose Wood and Shotover Hill SSSI	Vacant area of open space not utilised for anything. Trees on site would require surveying. City Council should look to utilise these spaces more efficiently and improve remaining housing amenity land.	Vacant	Scored poorly in Green Spaces Study. OCC has built on housing amenity land before (Ref:06/01091/FUL). A candidate for City Council Affordable Homes Programme. 75% of site at 55dph due to trees.	✓	15	15-0 = 15
376	Boults Lane Recreation Ground	Green Space Study 2007	0 (Site178)	1.57	Greenfield	Protected Open Space, Conservation Area and Green Belt	Greenfield land, and would require relocation of playing pitch. Green Belt, but further assessment as to whether piece of land specifically meets the definition of Green Belt.	Used as a Playing Pitch	Classed as being potentially surplus to requirements in Green Spaces Study, but owned by Parish Council. Sympathetic design required. 1.41ha x 40dph	✓	56	56-0 = 56
377	Broad Oak Nature Park	Green Space Study 2007	n/a	1.22	Greenfield	Protected Open Space SR.5, Adjacent to Brasenose Wood and Shotover Hill SSSI	Greenfield site with trees which require surveying, but identified as potentially surplus in 2007 Green Study.	Vacant	Classed as being potentially surplus to requirements in Green Spaces Study, but trees on site, and access issues need scoping out. Lower density due to irregular shape and trees. 0.98ha x 40dph	✓	39	39 - 0 = 39
420	Area of land south west of Ulfgar Road	Numerous	94 (Site 119), 27 (Site118)	3.34	Mix of Brownfield and Greenfield	Adjacent to local nature reserve and Conservation Area, adjacent to Grade II Listed Structure, potential Flood Risk issues, part Protected Open Space SR.8, adjacent to Port Meadow with Wolvercote Common & Green SSSI and Hook Meadow and the Trap Grounds SSSI.	A combination of land rear of Wolvercote Social Club, land rear of Ulfgar Road, Upper Wolvercote Allotments. Former Royal British Legion building now redeveloped	Mix of allotments and vacant amenity land	Linking together of neighbouring sites to improve deliverability. Allocate 0.91ha for Open Space and Allotments, 2.56ha x 55dph	✓	134	134 - 121 = 13

