

MAIN MATTER 4: Housing Delivery

1. Whether the housing trajectory and its underlying assumptions and evidence provide a realistic and reliable assessment of the rate of housing delivery.
2. Whether it would be possible to demonstrate a five year supply of housing land at the adoption of the plan and a reasonable prospect of a rolling 5 year supply for a foreseeable period thereafter, and whether the use of a stepped trajectory is justified.

Question 1

- 1.1 The track record of the City Council in relation to dwelling completions is set out in the most recent Annual Monitoring Report (1 April 2017 to 31 March 2018) at Table 7 on Page 22. In the period since 2006; the annual level of completions has only exceeded 400 in the period 2006 to 2009. Whilst the financial crisis of 2008 had a major impact on the housing market, some 10 years later in year 2017/18, the total level of annual completions was only 282 including dwelling equivalent figures for student accommodation and C2 care homes.
- 1.2 The Sites and Housing Plan was adopted in 2013 and whilst this allocated additional sites, the level of completions remains below the agreed Core Strategy dwelling figure of 400 per annum. The Oxford Local Plan 2036 Submission Draft (SDLP) increases the requirement to 431 dwellings per annum (Policy H1) which on the basis of Table 7 in the most recent Annual Monitoring Report would appear challenging on the basis of the level of new housing allocations set out in the SDLP.
- 1.3 The City Council has a record of exaggerating the anticipated level of dwelling completions in the SHLAA process as evidenced by the attached extract from the 2014 City Council SHLAA (Table 8 Development Potential). The Northern Gateway site (Site Reference 001) was assumed to result in 400 completions within five years. The site is the subject of a current planning application that, at the time of the submission of this hearing statement has not been determined by Members at the City Council. The Barton Strategic Site (Site Reference 002) was assumed to result in 400 completions within five years. The current HEELA (PSD.2) – Appendix B – Site Capacity Tables now estimates a total of 229 completions in the period 2016 to 2021. The Summertown Strategic Site (Site Reference 003) was assumed to result in 210 completions in the timescale 6 to 10 years and a further 210 dwellings in the timescale 11 to 15 years. The Summertown Strategic Site has been deleted and replaced by Policy SP5 which is a much smaller proposal with a site area of 1.38 hectares with an estimated capacity of 120 dwellings in the current HEELA – Appendix B. The Blackbird Leys Central Area (Site Reference 009) was assumed to result in 250 completions in the timescale 0 to 5 years. The City Council has now chosen a development

partner (Catalyst Housing), but This proposal has not yet been the subject of a planning application and as a result no new dwellings have yet been completed.

- 1.4 The addition of new housing allocations and increasing housing numbers on existing allocations such as SP52 to increase the financial viability of such proposals which will also increase the likelihood of additional housing completions in the Local Plan period.

Question 2

- 2.1 On the assumption of an annual housing requirement of 431 dwellings (Policy H1) and based on the track record of the City Council in overly optimistic assumptions in the HEELA process and under provision of dwelling completions; securing and maintaining a five year appears challenging. As above in relation to Question 1, the addition of new housing allocations and increasing housing numbers on existing allocations such as SP52 to increase the financial viability of such proposals will also increase the likelihood of additional housing completions in the Local Plan period. This would also increase the likelihood of the City Council being able to demonstrate a five year supply.

SHLAA Ref	Site name	Total site area (ha)	How site identified	Policy Constraints	Physical Constraints	Environmental Constraints	Suitability	Availability	Available?	Achievability (2011-2031)	Accept / Reject (A/R)
001	Northern Gateway Strategic Site	45.07	Core Strategy; former Local Plan safeguarded land	Partially within Green Belt. Adjacent to local nature reserve. Partially within Wolvercote CA.	No constraints	Within 200m of SSSI and SAC.	The principle for some housing development on the site has been established. The site is allocated in the Core Strategy for employment-led development with residential. Significant transport infrastructure required for which there is already some funding achieved. The site is partly constrained by the Green Belt and Wolvercote CA. It is located adjacent to a local nature reserve and is within 200m of SSSI and SAC areas.	The site is currently available. Respective landowners have indicated willingness to take forward sites within the AAP boundary.	Available now	The landowners are proactive in working towards the delivery of the site. Any barriers to development will be identified and resolved through the AAP and subsequent planning applications. Site likely to be developed within the time period.	A
002	Barton Strategic Site	35.82	Core Strategy; former Local Plan safeguarded land	No constraints	No constraints	No constraints	The principle for housing development of the site has been established. The site is allocated for residential in the Core Strategy. There is no evidence of constraints within or around the site.	Following adoption of the AAP, the site is currently available and development is being brought forward by a LLP within which the City Council, as a landowner, is a partner.	Available now	An outline planning application was approved in September 2013, for 885 homes. Reserved matters applications are expected. Site likely to be developed within the time period.	A
003	Summertown Strategic Site	6.00	Core Strategy; former Local Plan safeguarded land	Adjacent to local nature reserve. Part of site protected for open air sports.	Flood Zone 3b.	Adjacent to SSSI and SAC.	The principle for development of the site has been established. The site is allocated in the Core Strategy for residential. The Core Strategy refers to the area of safeguarded land only (17 ha). A larger area may become available if the adjoining Summer Fields School playing fields are released (23.1 ha). The site is partly protected for open air sports and falls within Flood Zone 3b. It is located with 200m of SSSI and SAC.	The site is in multiple land ownership. The main landowner, Summer Fields School, have expressed an interest in developing part of the site for housing provided sufficient playing field is retained for their school.	Not currently available	Whilst the landowners have expressed an interest, achievability is difficult to assess the achievability of the site. However, the long term aspiration remains so it is possible that the site may be developed within the time	A
004	Southfield Golf Course	34.77	Core Strategy rejected option	Adjacent to local nature reserve. Entire site protected for open air sports.	No constraints	Within 200m of SSSI and SAC.	The East and West areas are not Site of Local Importance for Nature Conservation and a Wildlife Corridor and are considered under this site. 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 on the impact on badgers and biodiversity. Site is protected for open air sports. It is located adjacent to a local nature reserve and within 200m of SSSI and SAC areas. There is no evidence of other constraints.	The site is under the ownership of Magdalen College (west) and Oxford City Council (east). It is understood that Southfield Golf Course hold a 15 year lease on the east part and a 26 year lease on the west part.	Not currently available	With the current lease arrangements the west site is not achievable in the time period. With 15 years on the least of the east site, this might be able to be developed in part within the time period. Sites are greenfield and therefore it would be a viable development.	R
005	Avis site	0.32	Sites and Housing Plan; Call for sites 2009	Adjacent Osney Island CA	No constraints	No constraints	The site is allocated for residential development in the Sites and Housing Plan adopted in February 2013 post NPPF. A planning application was received in June 2013 for 9 homes, which was refused by the City Council on 20 Feb 2014 on lack of affordable housing grounds but the principle of residential development was accepted. Site is located adjacent to the Osney Island CA. There is no evidence of other constraints.	The site is has occupants on a short term lease.	Not currently available	Sites and Housing Plan Inspector who found the allocation sound. An appeal decision is pending. The site is achievable subject to issues of viability that formed the basis of the planning appeal being resolved. Site likely to be developed within the time period.	A

006	Banbury Road Sites	3.12	Sites and Housing Plan; Call for sites 2009	Entire site within North Oxford Victorian Suburb CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for academic uses, student accommodation and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. Site is located entirely with the North Oxford Victorian Suburb CA and contains listed buildings. There is no evidence of other constraints.	The site is occupied by the University of Oxford and is likely to be available in phases through occupants of existing buildings decanting.	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. The land owner, University of Oxford, is in support of the allocation and as such will be seeking to bring forward the site in line with the policy. Site likely to be developed within the time period.	A
007	Barton Road Cricket Ground	1.02	Sites and Housing Plan; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for residential and open space in the Sites and Housing Plan adopted in February 2013 post NPPF. A planning application for 30 dwellings was approved in October 2013. There is no evidence of constraints within or around the site.	The site is a greenfield site and is available now.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Planning permission 13/00631/FUL granted (Oct 2013). Construction expected to start in 2014. Site likely to be developed within the time period.	A
008	Bertie Place Recreation Ground	2.97	Sites and Housing Plan; former Local Plan allocated site	No constraints	Flood Zone 3b.	No constraints	This site is allocated for a new primary school and replacement recreation ground and play area in the Sites and Housing Plan adopted in February 2013 post NPPF. Residential only allowed if school not required. The site is located within Flood Zone 3b.	The site is a greenfield site and is available now.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by Oxfordshire County Council who require the site for a school. Residential therefore unlikely to be achievable.	R
009	Blackbird Leys Central Area	5.34	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for a mixed use development to include residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Most buildings still occupied and uses would need to be relocated during construction.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Multiple landowners are involved which may delay achievability although the majority is owned by the City and County Councils who are producing a regeneration plan. Site likely to be developed within the time period.	A
010	BT Site	1.59	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Entire site within Central Area CA	No constraints	No constraints	This site is allocated for residential and/or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The entire site is located within the Central Area CA.	Current uses need winding down/re-locate existing use.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Tenants would need to relocate. Likely to come forward for pre-app in next 12 months. Site likely to be developed within the time period.	A
011	Canalside Land	0.48	Sites and Housing Plan; former Local Plan allocated site	Adjacent to local nature reserve. Entire site within Jericho CA. Adjacent to listed buildings.	Flood Zone 3b	No constraints	This site is allocated for mixed use development including residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b and adjacent to a local nature reserve. The entire site is located within the Jericho CA and adjacent to listed buildings.	Vacant and derelict site.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. New landowners have submitted a planning application for redevelopment broadly in line with the allocation. Site likely to be developed within the time period.	A
012	Churchill Hospital and Ambulance Resource Centre	22.74	Sites and Housing Plan; former Local Plan allocated site	Adjacent to local nature reserve.	No constraints	Adjacent to SSSI.	This site is allocated for further hospital related uses as well as linked uses and complimentary residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent of a local nature reserve and SSSI areas.	The site has underused areas. Development can be phased whilst shifting existing uses across the site.	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by Oxford University Hospitals Trust who are drawing up a Masterplan with a view to submitting planning applications for various parts of the site in phases. Site likely to be developed within the time period.	A
013	Court Place Gardens	3.40	Sites and Housing Plan; Call for sites 2009	Adjacent to local nature reserve. Entire site within Iffley CA. Contains listed buildings.	Flood Zone 3b.	Within 200m of SSSI.	This site is allocated for residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b, adjacent to a local nature reserve and within 200m of SSSI areas. The entire site is located within Iffley CA and contains listed buildings.	Site is occupied by students and therefore the accommodation would be vacated at the end of any academic year.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. The University of Oxford have undertaken pre-application discussions with a view to redeveloping the site in line with the allocation. Application potentially in 2014. Site likely to be developed within the time period.	A

014	Cowley Centre	3.65	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to Beauchamp Lane CA. Adjacent to listed buildings.	No constraints	No constraints	This site is allocated for a retail-led mixed use development which could include residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is adjacent to Beauchamp Lane CA and listed buildings.	Retail units are occupied but on short term leases.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Land owner undertaking pre-application discussions with a view to redeveloping the site in line with the allocation. Application due in 2014. Site likely to be developed within the time period.	A
015	Cowley Community Centre	0.26	Sites and Housing Plan	No constraints	No constraints	No constraints	This site is allocated for a replacement community facility and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Site is vacant.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site owned by Oxford City Council. Planning permission 12/03278/FUL granted (Sep 2013). Site likely to be developed within the time period.	A
016	Cowley Marsh Depot	1.71	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for residential or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Site currently occupied by Oxford City Council City Works. City Works would need to relocate.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. An alternative site would need to be found for City Works in order for development of this site to occur.	A
017	Crescent Hall	0.96	Sites and Housing Plan	Adjacent to Temple Cowley CA	No constraints	No constraints	This site is allocated for residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to Temple Cowley CA.	Currently occupied by students who would be on short term leases.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. 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 unlikely to be in first five years but site likely to be developed within the time period.	A
018	Diamond Place and Ewert House	1.73	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for retail-led mixed use development that could include residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Ewert House occupied by Examination Halls. University of Oxford are investigating relocation options. Remainder is car parking which would be relocated close by during construction and replaced on site	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site owned by Oxford City Council and the University of Oxford. The City Council are currently progressing a Development Brief SPD for the site which includes residential. Site likely to be developed within the time period.	A
019	East Minchery Farm Allotments	1.31	Sites and Housing Plan	No constraints	No constraints	No constraints	This site is allocated for residential and open space in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Vacant site	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site owned by Oxford City Council and it is being developed as part of the Affordable Homes Programme. Planning application 13/01610/CT3 approved (Oct 2013). Site likely to be developed within the time period as construction has started.	R
020	Elsfield Hall	0.76	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for residential and employment in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	The employment development land take is reduced to accommodate residential. Residential would be on the existing car park so alternative parking provision would be made.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site owned by the City Council, with planning application submitted for residential (13/03454/CT3). Site likely to be developed within the time period.	A
021	Faculty of Music	0.33	Sites and Housing Plan; Call for sites 2009	Entire site within Central Area CA	No constraints	No constraints	This site is allocated for academic uses and student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The entire site is located within the Central Area CA.	Occupier would need to relocate.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site likely to be developed within the time period.	A
022	Fox and Hounds pub & former petrol station	0.32	Sites and Housing Plan	No constraints	No constraints	No constraints	This site is allocated for retail and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site. Promoter states 'possible contamination'.	Part of the site has now been developed for retail. The remainder of the site is vacant.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. The vacant part of the site has had a planning application submitted on it for residential (13/02638/FUL). Site likely to be developed within the time period.	A

023	Government Buildings	1.28	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adj to local nature reserve. Adjacent to St Clement's and Iffley Rd CA; Headington Hill CA. Adjacent to listed buildings	No constraints	No constraints	This site is allocated for residential, student accommodation and academic uses in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature reserve, conservation areas, and listed buildings.	Vacant site.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Pre-app discussions have commenced. Site likely to be developed within the time period.	A
024	Harcourt House	1.09	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Entire site within Headington Hill CA; Adjacent St Clement's and Iffley Rd CA.	No constraints	No constraints	This site is allocated for residential, student accommodation or education uses in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature reserve, conservation areas, and listed buildings.	There are occupiers on the site with leases to consider.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site likely to be developed within the time period.	A
025	Horspath Site	15.86	Sites and Housing Plan; former Local Plan allocated site	Majority of site within Green Belt.	No constraints	No constraints	This site is allocated for outdoor sports and social facilities and indoor club facilities in the Sites and Housing Plan adopted in February 2013 post NPPF. This site was allocated as such to potentially facilitate the expansion of BMW. When considered against policy issues in the NPPF the importance of the site in delivering sports facilities where there is a shortage as there is in Oxford. The majority of the site is in the Green Belt. The area of Green Belt between Horspath and Oxford, 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 Horspath and Oxford. This specific site forms a smaller part of the assessed Green Belt segment. The specific site alone may make less of a contribution towards the function of the Green Belt compared to the wider Green Belt area here. If the site was developed, it would not reduce the gap between the two settlements as the Unipart site already extends as close to Horspath. Due to the site's position between BMW and Unipart may also mean the site would not result in ribbon development into the countryside. As such development may be able to occur on this Green Belt site without significant reduction of this function of the Green Belt in this area. The site has no intrinsic constraints.	Vacant site	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site is owned by the City Council and pre-app discussions have been taking place to deliver the sports pitches. BMW are progressing the development for new sports facilities at the current time as they have the funding available now. As such the site is unlikely to be achievable for housing.	R
026	Jesus College Sports Ground	0.55	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for residential and public open space in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Primarily vacant of buildings. Private sports ground users would need to find alternative provision.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. It is unclear how keen the landowner is to deliver residential as their preference had been for student accommodation although this is unsuitable as the site is not on a main road (Sites and Housing policy HPS). Residential could be developed within the time period.	A
027	John Radcliffe Hospital Site	27.75	Sites and Housing Plan; former Local Plan allocated site	Part of site within Old Headington CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for further hospital related uses as well as linked uses and complimentary residential in the Sites and Housing Plan adopted in February 2013 post NPPF. Part of the site is located within a conservation area and contains listed buildings.	The site has underused areas. Development can be phased whilst shifting existing uses across the site.	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by Oxford University Hospitals Trust who are drawing up a Masterplan with a view to submitting planning applications for various parts of the site in phases. Site likely to be developed within the time period.	A
028	Kassam Stadium and surrounding area	10.74	Sites and Housing Plan	Partially within local nature reserve	Flood Zone 3b.	No constraints	This site is allocated for a residential-led mixed use development in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b and partially within a local nature reserve.	The site is comprised of a number of smaller areas. A variety of plots are either vacant or car parking which could be reconfigured.	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Pre-app discussions have taken place. Site likely to be developed within the time period.	A

029	Land North Littlemore Mental Health Centre	3.72	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve.	No constraints	Adjacent to SSSI.	This site is allocated for a residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature reserve and SSSI area.	Vacant field	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Outline planning permission has been granted (12/02848/OUT). Site likely to be developed within the time period.	A
030	Land North of Roger Dudman Way	1.53	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	Within 200m of SSSI and SAC.	This site is allocated for a student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within 200m of SSSI and SAC areas.	Development has been constructed	Not currently available	Development has been constructed.	R
031	Land off Manor Place	1.20	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve. Entire site within Central Area CA.	Flood Zone 3b.	Within 200m of SSSI.	The site is located within Flood Zone 3b, adjacent to a local nature reserve and within 200m of an SSSI area. The entire site is located within a conservation area.	Vacant	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Pre-app discussions have been taking place. Site likely to be developed within the time period.	A
032	Lincoln College Sports Ground	2.35	Sites and Housing Plan; Call for sites 2009	Adjacent Bartlemas CA.	No constraints	No constraints	This site is allocated for residential and open space in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a conservation area.	Primarily vacant of buildings. Private sports ground users would need to find alternative provision and it has been suggested by the landowner that they could share the adjacent ground.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site likely to be developed within the time period.	A
033	Littlemore Mental Health Centre	7.40	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	Within 200m of SSSI.	This site is allocated for mental health care uses in the Sites and Housing Plan adopted in February 2013 post NPPF. Site unsuitable for residential being a closed mental health care hospital. The site is located within 200m of an SSSI area.	Occupied by Littlemore Mental Health Centre who have no plans to relocate	Not currently available	Would not be achievable for residential as Littlemore mental Health Centre have no plans to relocate.	R
034	Littlemore Park	5.29	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve.	Flood Zone 3b.	No constraints	This site is allocated for residential (only if an equivalent amount of employment was provided elsewhere within Oxford) in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b and adjacent to a local nature reserve.	Vacant	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Pre-app discussions have been taking place. The City Council will need to be satisfied that replacement employment provision can be made. Site likely to be developed within the time period.	A
035	Longlands	0.44	Sites and Housing Plan; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for a 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.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Landowner, Oxfordshire County Council are now unlikely to pursue housing on this site.	R
036	Marston Court	0.42	Sites and Housing Plan; Call for sites 2009	Adjacent to local nature reserve.	No constraints	No constraints	This site is allocated for a 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 reserve.	In current use as a care home so occupants would need to be relocated.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Oxfordshire County Council say that the site is let on a long lease and there are no imminent plans for the site to be developed.	R
037	Marywood House	0.34	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for a residential in the Sites and Housing Plan adopted in February 2013 post NPPF 3. There is no evidence of constraints within or around the site.	Vacant	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Pre-app discussions have been held with a view to submitting a planning application for residential soon. Site likely to be developed within the time period.	A
038	Nielsens	4.85	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for a residential-led development (to include re-provision of employment) in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Part of the site is occupied	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. No current discussions but site could be developed within the time period.	A

039	Northfield Hostel	0.70	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	No constraints	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.	Occupied by pupils of Northfield School who would need to be relocated.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site is the accommodation for pupils at Northfield School. Development reliant on finding a new school site for Northfield School. Site could be developed within the time period.	A
040	Northfield School	3.25	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve.	Flood Zone 3b.	No constraints	This site is allocated for special education (or residential if not required for any education) in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b and adjacent to a local nature reserve.	Occupied by Northfield School who would need to relocate.	Not currently available	Oxfordshire County Council intend to relocate the school outside of Oxford city but require a site and funding. Under the terms of the Education Act 2011 the site would then need to be considered against the need for other education. It is very likely that this site would be needed to provide school places for the growing population.	R
041	Northway Centre	0.78	Sites and Housing Plan	Adjacent to local nature reserve.	No constraints	No constraints	This site is allocated for a community centre and residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature reserve.	Vacant	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site owned by Oxford City Council. Planning permission 12/03280/FUL granted (Sep 2013).	A
042	Nuffield Orthopaedic Centre	8.38	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	Within 200m of SSSI.	This site is allocated for healthcare facilities and medical research in the Sites and Housing Plan adopted in February 2013 post NPPF. As a brownfield site, residential may be suitable of independent access could be achieved. The site is located within 200m of an SSSI area.	Site is occupied by the Nuffield Orthopaedic Centre	Not currently available	The Nuffield Orthopaedic Centre have no plans to delivery residential on the site. Site unlikely to be achievable.	R
043	Old Road Campus	6.41	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve.	No constraints	No constraints	This site is allocated for medical teaching and research in the Sites and Housing Plan adopted in February 2013 post NPPF. As a brownfield site it may be suitable for residential. The site is located adjacent to a local nature reserve.	Site is vacant and owned by the University of Oxford.	Available now	The University of Oxford intend to develop the site for medical research and have no plans to deliver residential. Site would not be achievable for residential.	R
044	Oriel College land at Edward St and High St	0.27	Sites and Housing Plan; Call for sites 2009	Entire site within Central Area CA. Adjacent to listed buildings.	No constraints	No constraints	This site is allocated for student accommodation and teaching in the Sites and Housing Plan adopted in February 2013 post NPPF. The entire site is located within a conservation area and contains listed buildings.	Occupiers would need to be relocated.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. No current discussions.	A
045	Oxford Brookes University Gipsy Lane campus	4.95	Sites and Housing Plan	Entire site within Headington Hill CA.	No constraints	No constraints	This site is allocated for teaching, academic and student accommodation and teaching in the Sites and Housing Plan adopted in February 2013 post NPPF. The entire site is located within a conservation area.	Teaching facilities may need to be shifted around the site.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Significant development has taken place on site. No current discussions for development with residential.	A
046	Oxford Business Park	8.23	Sites and Housing Plan; former Local Plan allocated site	No constraints	No constraints	No constraints	This site is allocated for B1 and B2 employment in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Vacant plots (some under construction)	Available now	The owners are in the business of developing business parks. They have no intention of developing site for residential.	R
047	Oxford Science Park - Littlemore	7.86	Sites and Housing Plan; former Local Plan allocated site	Adjacent to local nature reserve.	Flood Zone 3b.	No constraints	This site is allocated for B1 employment in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is brownfield and has no intrinsic constraints so on that basis only it may be suitable for housing. However, the site is a Protected Key Employment Site and when considered against policy issues in the NPPF the importance of the site in delivering Oxford's economic vision is very relevant as it is a very significant employment site. The NPPFs approach to employment is discussed above and in essence seeks to promote economic growth. Oxford has a clear economic vision and a shortage in supply of employment land suggesting that this significant site should not be lost to other uses. The site is located within Flood Zone 3b and adjacent to a local nature reserve.	Vacant plots	Available now	The owners are Magdalen College who are developing the site for scientific research. University. They have no intention of developing site for residential.	R

048	Oxford Science Park - Minchery Farm	2.32	Sites and Housing Plan; former Local Plan allocated site	Within local nature reserve.	Flood Zone 3b.	No constraints	This site is allocated for B1 employment in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is brownfield and has no intrinsic constraints so on that basis only it may be suitable for housing. However, the site is a Protected Key Employment Site and when considered against policy issues in the NPPF the importance of the site in delivering Oxford's economic vision is very relevant as it is a very significant employment site. The NPPF's approach to employment is discussed above and in essence seeks to promote economic growth. Oxford has a clear economic vision and a shortage in supply of employment land suggesting that this significant site should not be lost to other uses. The site is located within Flood Zone 3b and within a local nature reserve.	Vacant	Available now	The owners are Oxford City Council.	R
049	Oxford University Press Sports Ground	3.66	Sites and Housing Plan; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for residential and public open space in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site. Promoter's assessment identifies SR.2 designation.	Primarily vacant of buildings. Private sports ground users would need to find alternative provision.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. No current discussions.	A
050	Paul Kent Hall	0.72	Sites and Housing Plan	No constraints	No constraints	No constraints	This site is allocated for residential in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Currently occupied by students who would be on short term leases.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. 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 unlikely to be in first five years.	A
051	Radcliffe Observatory Quarter	4.21	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent North Oxford Victorian Suburb CA, Central Area CA and Walton Manor CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for academic institutional and student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a conservation area and contains listed buildings.	Whole site under construction.	Not currently available	Student accommodation has been completed.	R
052	Railway Lane	0.97	Sites and Housing Plan; former Local Plan allocated site	Adjacent to Littlemore CA.	No constraints	Within 200m of SSSI.	This site is allocated for residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is adjacent to a conservation area and located within 200m of a SSSI area.	Vacant	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Landowner unlikely to pursue site in the foreseeable future.	A
053	Rover Sports and Social Club	9.92	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	No constraints	No constraints	No constraints	This site is allocated for car manufacturing 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 sports pitches and social club. These uses would need to be relocated but opportunity has been provided at the adjacent Horspath site (025).	Not currently available	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. Site in not achievable.	R
054	Ruskin College Campus	0.56	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Entire site within Old Headington CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for academic institutional and student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a conservation area and contains listed buildings.	Occupied with academic buildings and student accommodation. Development would take place around these uses or through relocation on site.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. The landowner, Ruskin College, has recently extended the time limit on planning permissions for student accommodation (12/03123/EXT, 12/03124/EXT)	A
055	St Clements Car Park	0.32	Sites and Housing Plan; former Local Plan allocated site	Adj to local nature reserve. Entire site within St Clement's and Iffley Rd CA; Adjacent Central Area CA; Headington Hill CA.	Flood Zone 3b.	No constraints	This site is allocated for residential or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b and adjacent to a local nature reserve. It is located within a conservation area.	Construction commenced	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Planning permission granted (12/01369/FUL), construction commenced,	R

056	South Parks Depot	0.22	Sites and Housing Plan; Call for sites 2009	Entire site within local nature designation. Entire site within Headington Hill CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for residential or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within a local nature reserve and a conservation area. It contains listed buildings.	Occupied but on a short lease.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by the City Council who have expressed interest in developing the site. A covenant exists on the site which would need to be overcome.	A
057	Summertown House	1.21	Sites and Housing Plan; Call for sites 2009		No constraints	No constraints	This site is allocated for graduate or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Existing student accommodation would remain. Development incorporated within existing development.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Planning permission granted (12/00239/FUL), construction commenced.	R
058	Temple Cowley Pools	0.51	Sites and Housing Plan	Adjacent to Temple Cowley CA	No constraints	No constraints	This site is allocated for residential in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is adjacent to a conservation area.	Existing swimming pool. Pool is being replaced with a new pool at Blackbird Leys which is under construction.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by Oxford City Council who will be progressing the site.	A
059	Townsend House	0.45	Sites and Housing Plan; Call for sites 2009		No constraints	No constraints	This site is allocated for care accommodation/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.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Oxfordshire County Council say that the site is let on a long lease and there are no imminent plans for the site to be developed.	R
060	Travis Perkins	0.72	Sites and Housing Plan		No constraints	No constraints	This site is allocated for residential and employment in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	Ox City Update: North part of site has been constructed with student accommodation. Southern part has a car wash	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Planning permission granted (12/01388/RES) for student accommodation on part of site and construction commenced. Further planning application submitted (14/01273/OUT) on remainder of site.	A
061	Union Street Car Park	0.26	Sites and Housing Plan		No constraints	No constraints	This site is allocated for residential or student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. There is no evidence of constraints within or around the site.	In existing use as a car park. Parking would need to be re-provided on site with temporary parking during construction.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Owned by Oxford City Council but no immediate plans to progress development.	A
062	University of Oxford Science Area & Keble Road Triangle	12.41	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent and part within Central Area CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for academic institutional and research in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is partly located within a conservation area and contains listed buildings.	Infill plots will become vacant at ad hoc times.	Part available	Site is owned by the University of Oxford intend to develop the site for academic and research uses. They have no intention of developing for residential and therefore site is unachievable for residential.	R
063	Warneford Hospital	8.67	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Adjacent to local nature reserve. Adjacent to Headington Hill CA. Contains listed buildings.	No constraints	No constraints	This site is allocated for healthcare related facilities and other uses including residential and student accommodation in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located adjacent to a local nature reserve and conservation area. It contains listed buildings.	In existing use as a hospital which will remain on site in new hospital development. Some existing buildings will become surplus to requirements.	Part available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Development appraisal has been completed and capital will shortly be available. Playing fields will be used for medical and existing buildings need more assessment. A Listed building assessment will dictate what uses will be suitable. Likely to be a 5-10yr programme.	A
064	Warren Crescent	0.37	Sites and Housing Plan	Adjacent to local nature reserve.	No constraints	Adjacent to SSSI.	The site is located adjacent to a local nature reserve and SSSI area.	Vacant site	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Site is owned by Oxford City Council who have been progressing the site.	A
065	West Wellington Square	0.88	Sites and Housing Plan; Call for sites 2009	Entire site within Central Area CA.	No constraints	No constraints	This site is allocated for academic institutional, student accommodation and staff housing in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located entirely within a conservation area.	Existing uses likely to remain. New development in the form of backland.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound.	A
066	Windale House	0.77	Sites and Housing Plan		No constraints	Flood Zone 3b.	This site is allocated for residential, which could include sheltered accommodation, in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b.	Existing occupants would need to be relocated unless a programme of decanting can occur during a phased construction.	Not currently available	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. In the City Council's programme for 2017/18, subject to review on housing for older people.	A

067	Wolvercote Paper Mill	4.94	Sites and Housing Plan; former Local Plan allocated site; Call for sites 2009	Partially within Green Belt (not developable area). Adjacent to local nature reserve. Small part within Wolvercote CA. Adjacted to listed buildings.	Flood Zone 3b.	Within 200m of SSSI and SAC.	This site is allocated for residential and open space in the Sites and Housing Plan adopted in February 2013 post NPPF. The site is located within Flood Zone 3b. The non-developable area of site is located within the Green Belt. The site is located adjacent to a local nature reserve. It is partly within a conservation area and contains listed buildings.	Vacant.	Available now	Deliverability and viability was considered by the Sites and Housing Plan Inspector who found the allocation sound. Planning application pending consideration (13/01861/OUT).	A
068	Cooper Callas	0.09	West End AAP identified site; former Local Plan allocated site	Entire site within Central Area CA. Within City Centre Archaeological Area.	Flood Zone 3b.	No constraints	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. The site is located within Flood Zone 3b. The entire site is within conservation area and archaeological areas.	Vacant	Available now	Pre-app discussions suggest a non-residential use.	R
069	County Hall	0.35	West End AAP identified site	Entire site within Central Area CA. Contains listed buildings. Within City Centre Archaeological Area.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in employment use, in the city centre. Within conservation area and High Buildings Area and close to Listed Buildings so high quality design required. Suitable for residential and other uses. The entire site is within conservation area and archaeological areas.	Existing occupants would need to be relocated to new offices.	Not currently available	Owned by Oxfordshire County Council. No current discussions but site could be developed within the time period.	A
070	Island Site	0.65	West End AAP identified site; former Local Plan allocated site	Partially within Central Area CA. Within City Centre Archaeological Area.	Flood Zone 3b.	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in retail and office use, 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 so high quality design required. Suitable for residential and other uses. The site is partially within conservation area and archaeological areas.	Existing occupants would need to be relocated or shifted during phased construction.	Not currently available	No current discussions but site could be developed within the time period.	R
071	Magistrates Court	0.30	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Within in City Centre Archaeological Area.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in office use, in the city centre. Within High Buildings Area so high quality design required. Suitable for residential and other uses. The site is located adjacent to a conservation area and within an archaeological area.	Existing occupants would need to be relocated.	Not currently available	No current discussions but site could be developed within the time period.	R
072	Nursery Osney Lane	0.21	West End AAP identified site	Adjacent to Central Area CA. Within in City Centre Archaeological Area.	No constraints	No constraints	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.	Currently occupied by Aspire Oxford charity who would need to relocate.	Not currently available	No current discussions but site could be developed within the time period.	R
073	Osney Warehouse	0.24	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Within in City Centre Archaeological Area.	No constraints	No constraints	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 and within an archaeological area.	Occupants would need to relocate.	Not currently available	No current discussions but site could be developed within the time period.	R

074	City of Oxford College (formerly OCVC remainder)	2.20	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Within in City Centre Archaeological Area.	Flood Zone 3b.	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses including education. Brownfield site, in education use, in the city centre. Within conservation area and High Buildings Area so high quality design required. Part in Flood Zone 3a so would need to pass exception test. Suitable for residential and other uses. The site is located within Flood Zone 3b. It is located adjacent to a conservation area and within an archaeological area.	The west part of the site was identified as having potential for housing but with the college consolidating and remaining on site.	Not currently available	No current discussions but site could be developed within the time period.	R
075	Oxford Station and Becket Street Car Park	2.56	West End AAP identified site; former Local Plan allocated site	Within in City Centre Archaeological Area.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in use as car park and railway stations, 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 and other uses. The site is located within an archaeological area.	Development would need to take place whilst railway station remains functioning.	Not currently available	The City Council are currently undertaking Masterplanning work with landowners. Site likely to be developed within the time period.	A
076	Oxpens	6.38	West End AAP identified site; former Local Plan allocated site	Adjacent Osney Island CA	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in use as industrial and office use, in the city centre. Within High Buildings Area so high quality design required. Areas within Flood Zone 3a and 3b so would need to pass exception test. Suitable for residential and other uses. The site is located adjacent to a conservation area.	Occupiers may need to relocate.	Not currently available	The City Council have produced a Supplementary Planning Document design brief and are currently undergoing land assembly. Site likely to be developed within the time period.	A
077	Fire Station Rewley Road	0.50	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Within in City Centre Archaeological Area. Adjacent to Scheduled Monuments.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in use as Fire Station, in the city centre. Within High Buildings Area so high quality design required. Suitable for residential and other uses. The site is located adjacent to a conservation area and scheduled monuments, and within an archaeological area.		Not currently available	No current discussions but site could be developed within the time period.	R
078	Telephone Exchange	0.40	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Within in City Centre Archaeological Area.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in use as telephone exchange, in the city centre. Within High Buildings Area so high quality design required. Suitable for residential and other uses.		Not currently available	No current discussions but site could be developed within the time period.	A
079	St Aldate's/Queen Street	1.00	West End AAP identified site; former Local Plan allocated site	Entire site within Central Area CA. Adjacent to listed buildings.	No constraints	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential, student accommodation and other uses. Brownfield site, in use as offices and retail, in the city centre. Within Conservation Area and High Buildings Area and includes Listed Buildings so high quality design required. Suitable for residential, student accommodation and other uses. The site is located adjacent to a conservation area and contains listed buildings.		Not currently available	Planning application for development (08/02261/FUL) withdrawn. Pre-app discussions. Site likely to be developed within the time period.	A
080	Westgate Shopping Centre and Abbey Place	4.29	West End AAP identified site; former Local Plan allocated site	Adjacent to Central Area CA. Adjacent to listed buildings.	Flood Zone 3b.	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential, retail and food. Brownfield site, in use as shopping centre and car park, in the city centre. Surrounded by Conservation Area and within High Buildings Area and close to Listed Buildings so high quality design required. Part in Flood Zone 3a so would need to pass exception test. Suitable for residential and other uses. The site is located within Flood Zone 3b. It is adjacent to a conservation area and contains listed buildings.	Currently used as a shopping centre. Development would take place in phases.	Part available	Planning application (13/02557/OUT) pending decision. Site likely to be developed within the time period.	A

081	Worcester Street Car Park	0.52	West End AAP identified site; former Local Plan allocated site	Entire site within Central Area CA	Flood Zone 3b.	No constraints	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Brownfield site, in use as a car park, in the city centre. Within Conservation Area and within High Buildings Area so high quality design required. Part in Flood Zone 3a so would need to pass exception test. Suitable for residential and other uses.	Alternative car parking provision would need to be made.	Available now	No current discussions but site could be developed within the time period.	A
082	Broadfield House	0.40	Commitment - Council database	No constraints	No constraints	No constraints	Prior approval granted (13/02618/B56) on 17/11/13 for 58 dwellings. There is no evidence of constraints within or around the site.	Under development.	Not currently available	Dwellings currently being marketed and show apartment ready for completion 2014.	A
083	Bury Knowle Depot	0.19	Commitment - Council database	Entire site within Old Headington CA	No constraints	No constraints	Planning permission granted (13/01814/CT3) on 18/10/13 for 10 dwellings. The site is located within a conservation area.	Vacant depot formerly used by the City Council	Available now	A recent planning permission 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. Site likely to be developed within the time period.	A
084	Hernes House	0.23	Commitment - Council database	No constraints	No constraints	No constraints	Planning permission refused (10/02605/FUL) but appeal allowed on 22/05/12 for 14 dwellings. There is no evidence of constraints within or around the site.	Vacant site formerly used as an NHS care home	Available now	A recent planning permission indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
085	Hooper House	0.04	Commitment - Council database	No constraints	No constraints	No constraints	Prior approval granted (13/02480/B56) on 07/11/2013 for 14 dwellings. There is no evidence of constraints within or around the site.	unknown	Availability unknown	A recent prior approval indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
086	Innovation House	0.21	Commitment - Council database	Entire site within Osney Island CA. Within City Centre Archaeological Area.	No constraints	No constraints	Prior approval granted (13/01934/B56) on 06/09/13 for 27 dwellings. The site is located within a conservation and archaeological area.	unknown	Availability unknown	A recent prior approval indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
087	Lawn Upton House	0.66	Commitment - Council database	Entire site within Littlemore CA. Adjacent to listed buildings.	No constraints	No constraints	Planning permission granted (13/00739/FUL) on 18/10/13 for 22 dwellings	Vacant site formerly a school	Available now	A recent planning permission indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
088	Site of 1-30 Bradlands	0.41	Commitment - Council database	No constraints	No constraints	No constraints	Prior approval granted (12/01116/CT3) on 18/10/13 for 40 dwellings (19 net). There is no evidence of constraints within or around the site.	Existing residents would need to be relocated.	Not currently available	A recent prior approval indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
089	Sun Alliance House	0.03	Commitment - Council database	Entire site within Central Area CA. Within City Centre Archaeological Area.	No constraints	No constraints	Prior approval granted (13/02996/B56) on 13/12/13 for 19 dwellings	unknown	Availability unknown	A recent prior approval indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
090	Westlands Drive former community centre	0.18	Commitment - Council database	No constraints	No constraints	No constraints	Planning permission granted (12/03281/FUL) on 25/09/13 for 21 dwellings. There is no evidence of constraints within or around the site.	Occupied by Emmaus/retail unit which would be relocated to an identified site	Not currently available	A recent planning permission 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. Site likely to be developed within the time period.	A
091	Keble College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd	0.61	Commitment - Council database	Entire sites within North Oxford Victorian Suburb CA. Contains listed buildings.	No constraints	No constraints	Planning permission granted (09/02466/FUL) on 25/10/10 for student rooms and fellows flats (equivalent to 39 cluster flats and self-contained flats)	Currently student accommodation and academic which would need to be relocated	Not currently available	A recent planning permission indicates a willingness of behalf of a developer/landowner to bring the site forward for development. Site likely to be developed within the time period.	A
092	Telecom Compound Venneit Close	0.05	Commitment - Council database	No constraints	No constraints	No constraints	Planning permission granted on (07/00885/FUL) 19/11/10 for student rooms and wardens flats (equivalent to 10 cluster flats and self-contained flats). There is no evidence of constraints within or around the site.	Construction has commenced	Not currently available	Construction has commenced. Site likely to be developed within the time period.	A

093	333 Banbury Road	0.53	Refusal but principle acceptable - Council database	No constraints	No constraints	No constraints	Brownfield site occupied by a former masonic lodge. Application (13/01319/FUL) on the site for residential was refused but on other matters rather than the principle of residential development. There is no evidence of constraints within or around the site.	Vacant site	Available now	Developer interest is apparent due to the previous planning application. Site has recently been sold and new owners have expressed an interest in residential development. Site likely to be developed within the time period.	A
094	376 Banbury Road	0.09	Refusal but principle acceptable - Council database	No constraints	No constraints	No constraints	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. There is no evidence of constraints within or around the site.	Currently a student hostel but occupants would be on short term leases	Not currently available	Developer interest is apparent due to the previous planning application. Discussions ongoing. Site likely to be developed within the time period.	A
095	Between Towns Road	0.57	Identified in previous SHLAA; Local Plan allocated site	No constraints	No constraints	No constraints	Brownfield site within the Cowley Primary District Centre. Existing uses include a social club, vet, garage and residential. Suitable for redevelopment for residential and other uses. There is no evidence of constraints within or around the site.	There are occupants on the site who could be re-accommodated on site	Not currently available	Site is in multiple landowners making delivery as a whole more challenging. However, pre-app discussions have been taking place for two parts of the site to be developed independently of each other to include residential. Site likely to be developed within the time period.	A
096	Land adjacent to TKMaxx	0.06	Identified in previous SHLAA	No constraints	No constraints	No constraints	Brownfield site adjacent to a retail unit within the Cowley Primary District Centre. There is no evidence of constraints within or around the site.	Open and available site	Available now	Landowner suggestion of developing the site for retail with residential above but there has been no discussion on this for a number of years. Site likely to be developed within the time period but medium to long term.	R
097	Scrap Yard	1.43	Identified in previous SHLAA; Local Plan allocated site	Adjacent to local nature reserve.	Flood Zone 3b.	No constraints	Brownfield site currently used as a scrap yard. Site is surrounded by Flood Zone 3b with edges of the actual site in FZ3b making development on those parts unsuitable for residential. Flooding issues would therefore need to be considered in more detail. The site is located within Flood Zone 3b and adjacent to a local nature reserve.	A working scrap yard currently occupies the site and the development of the site depends on the scrap yard's relocation. The owner would like to relocate to a site nearer the ring road but find a site is proving very difficult.	Not currently available	Dependent upon the owner finding a new site for the scrap yard. Site likely to be developed within the time period but medium to long term.	A
098	Workshops Lanham Way	0.24	Identified in previous SHLAA	Adjacent to Littlemore CA	No constraints	No constraints	Brownfield site with some workshops. Access is a single track land and would be unsuitable for improves employment facilities. Suitable for residential. The site is adjacent to a conservation area.	Available now.	Available now	Site is being actively proposed by the landowner, Oxfordshire County Council. Application expected. Site likely to be developed within the time period.	A
099	Rear of 2 Dynham Place	0.04	Call for sites 2014	No constraints	No constraints	No constraints	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.	Available now	Site owned by the City Council who have expressed an interest in developing the site. Site could be developed within the time period.	R
100	63 Abingdon Road	0.02	Call for sites 2014	Adjacent to Green Belt. Close to scheduled monuments.	Flood Zone 3b.	No constraints	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 monuments.	Landowner has not stated any specific constraints in this respect.	Available now	Site is proposed for student accommodation by the landowner Brasenose College who anticipate seeking planning permission in around 5 years. Site could be developed within the time period.	R
101	Broak Oak land	0.03	Call for sites 2014	Adjacent to local nature reserve.	No constraints	Within 200m of SSSI and SAC.	Site is a derelict and unsafe 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 reserve and within 200m of SSSI and SAC.	Vacant site available now.	Available now	Site is being actively proposed by the landowner, Oxford City Council. Site could be developed within the time period.	R
102	Chillingworth Crescent Playground	0.06	Call for sites 2014	Within 200m of local nature reserve.	No constraints	No constraints	Site is a derelict 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 reserve.	Vacant site available now.	Available now	Site is being actively proposed by the landowner, Oxford City Council. Site could be developed within the time period.	R

103	Church Hall Edgecombe Road	0.08	Call for sites 2014	No constraints	No constraints	No constraints	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 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. Likely to be available for development within next 5 years.	Not currently available	Site is being actively proposed by the landowner, Oxford City Council. There are no identified barriers to achieving a viable development. There is a low existing use value (in monetary terms) meaning that residential development likely to be viable. Site could be developed within the time period.	R
104	Former Iffley Mead Playing Field	2.04	Call for sites 2014	Entire site protected for open air sports.	No constraints	No constraints	The site, a former school playing field, is designated as protected open air sports facility under Saved Policy SR2 of the OLP2001-2016. It is excluded from consideration, as it is considered loss of this open air sports facility, would conflict with NPPF paragraph 74. Although not currently in use as a sports facility, there is a shortfall for open air sports pitches and development of this site for an alternative use would remove this potential (see paragraphs 31-34 above). The entire site is protected for open air sports. Promoter's assessment states 'site access shared with school'.	The site is owned by Oxfordshire County Council who has indicated the site could be available for development in the next 5 years.	Available now	Site is being actively proposed by the landowner, Oxfordshire County Council. The site is a greenfield site, with no identified major constraints to a viable development. Site could be developed within the time period.	R
105	Frewin New Inn Hall Street	0.02	Call for sites 2014	Entire site within Central Area CA	No constraints	No constraints	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 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. The site is within the high buildings area. The site is located within a conservation area.	The landowner's planning agent has not stated any specific constraints in this respect.	Not currently available	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. Site could be developed within the time period.	R
106	Grandpont Car Park	0.44	Call for sites 2014	No constraints	No constraints	No constraints	The site is a brownfield site used as a car park by Oxfordshire County Council. About two thirds of the site falls within Flood Zone 3a. Sites in FZ3a have not been excluded from consideration in this SHLAA. Development on this site would therefore depend on flooding issues being resolved with the City Council and the Environment Agency. The site is a brownfield sliver of land projecting into an area of protected open space. Being brownfield, the site is suitable in principle although due to its setting within an open space the key issue will be whether an acceptable design can be achieved. The site is within the high buildings area. There is no evidence of constraints within or around the site. Site is within the Oxford Green Belt so suitability would be dependent on a Green Belt review. However this SHLAA does not exclude Green belt designation from consideration (see paragraph 23 above). There are no other intrinsic, policy or physical constraints identified.	Redevelopment of the site is contingent on finding alternative arrangements for the existing users of the car park.	Not currently available	Site is being actively proposed by the landowner, Oxfordshire County Council. The County Council is the landowner, and has indicated that development of this site is a long term objective potentially over the next 6-20 years. Being a former gas works there may be some contamination issues to overcome. Site could be developed within the time period.	A
107	Green Belt land St Frideswide Farm	3.95	Call for sites 2014	Entire site in Green Belt.	No constraints	No constraints	The entire site is located within the Green Belt.	The site is greenfield with no availability constraints identified by the planning agent for the landowner.	Available now	The planning agent for the landowner considers that given an agreement is already in place with a developer, the site is achievable and viable for residential-led development and that the site could be delivered within 1-10 years.	A
108	Jubilee Hall	0.12	Call for sites 2014	No constraints	No constraints	No constraints	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 housing. Replacement facilities are being investigated for a redeveloped Blackbird Leys district centre. There is no evidence of constraints within or around the site.	Landowner has not stated any specific constraints in this respect.	Not currently available	Site is being actively proposed by the landowner, Oxford City Council who consider that the site could be delivered in 5-10 years. The landowner does not consider the site to currently be commercially viable, but could nevertheless be brought forward through the Affordable Homes Programme. Site could be developed within the time period.	R
109	Rose Hill Scout Hut	0.07	Call for sites 2014	No constraints	No constraints	No constraints	The site is within an established residential area, and no specific site constraints have been identified. There is no evidence of constraints within or around the site.	The site is currently occupied by a Scout Group but discussions are ongoing about relocation.	Not currently available	Site is being actively proposed by the landowner, Oxfordshire County Council. The County Council is the landowner, and has indicated that development of this site is a long term objective potentially over the next 1-5 years. Site could be developed within the time period.	R

110	Speedwell House (west part)	0.38	Call for sites 2014	Entire site within Central Area CA.	No constraints	No constraints	<p>The site is occupied by Oxfordshire County Council offices and car park as well as some student accommodation. In principle, development would be suitable for new residential and/or student accommodation. The site is in the Central Conservation Area and includes some large trees. It also falls within the West End Area Action Plan boundary, which promotes a mix of uses to regenerate the area, including residential. The Speedwell House site is identified in the AAP as being potentially suitable for flats and student accommodation. The site is within the high buildings area.</p> <p>The site is located within a conservation area. Promoter's assessment indicates flood risk.</p>	<p>The landowner, Oxfordshire County Council, has indicated that redevelopment is contingent on relocating the existing office use accommodating County Council staff.</p>	Not currently available	<p>The landowner has stated that there is no immediate requirement to relocate the occupants so this proposal is a long term objective for 6-20 years from now. Development would depend on being able to maintain the structural integrity of the retained east part of the building. Site could be developed within the time period.</p>	A
111	Oxford Stadium	3.37	Call for sites 2014	No constraints	No constraints	No constraints	<p>The site is currently vacant but it is a greyhound stadium and was also used for other community/leisure uses. The site has recently been subject to a planning application for 220 dwellings, which was refused (subsequent appeal withdrawn). The site is designated a Heritage Asset and in April 2014 was also designated a Conservation Area, due to its providing physical evidence that represents the collective memory of working communities and their leisure pursuits, and being only one of only nine original examples in the UK of a totalisator or tote building. Its loss would also represent the loss of an irreplaceable community facility of regional and local importance. Its loss would therefore be counter to paragraphs 69 and 70 of the NPPF.</p> <p>There is no evidence of constraints within or around the site.</p>	<p>The landowners' planning agent does not consider there to be any ownership or availability constraints and considers that demolition of the existing structures would be able to occur in a short timescale.</p>	Available now	<p>The landowners' planning agent considered development to be viable subject to the level of contributions sought by the City Council. They have expressed that there is a high level of interest from developers. Site could be developed within the time period.</p>	R
112	Green Belt land at Cherwell Valley	70.28	Map survey 2014	Entire site in Green Belt. Adjacent to local nature reserve. Adjacent to Marston CA.	No constraints	Adjacent to SSSI.	<p>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 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.</p>	<p>The area is open agricultural land. Oxford Preservation Trust own large parcels of land (31ha) in the centre of the site straddling Marston Ferry Road. It was purchased by OPT expressly for the purpose of protecting it from development. The remaining southern and northern parts of the site, if developed, would project as ribbon development which Green Belt designations seeks to prevent.</p>	Available now	<p>The site is greenfield and so development would be viable. Oxford City Council own 12.8ha and development may be able to be expedited under the Affordable Homes Programme. The land owned by OPT would be unachievable. The remaining land is in private ownership. Part of the site could be developed within the time period.</p>	R

113	Green Belt land east of Redbridge Park and Ride	3.64	Map survey 2014	Entire site in Green Belt.	No constraints	Within 200m in SSSI.	The area of Green Belt between New Hinksey and Iffley, 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 the open countryside in this segments forms an intrinsic part of the characteristic landscape setting of Oxford and that much of it has strong protection from development because of its high nature conservation value or because it is higher risk flood zone. This specific site is one of only two parcels of land (alongside Ref 104) that exists within this segment of Green Belt area but has no intrinsic designation. Development of the site may result in ribbon development however with the clear barrier of the ring road to the south, sprawl would be limited. This site falls outside of the main countryside 'channel' being in line with existing urban areas and as such may not be considered to encroach upon the countryside. The site is likely to have other issues affecting suitability including access so close to a major road and junction; potential for contamination due to being a historic landfill site; and impact upon the adjacent SSSI. Whilst the site is not in Flood Zone 3a or 3b the surrounding area floods heavily so consideration of this matter this is likely to be a determining factor.	Site is owned by the City Council. The current tenancy of the site for the grazing of horses runs to Oct 2016.	Not currently available	There may be significant cost implications to developing this site due to its historic landfill site status. Depending on site conditions there may be need for special foundations, decontamination and other works to mitigate risk. Flood risk mitigation and junction infrastructure may also be significant. If suitable, most likely to be developed in the medium to long term due to the likely mitigation and infrastructure works. Oxford City Council own the site and development may be able to be expedited under the Affordable Homes Programme. Site could be developed within the time period.	A
114	Green Belt land east of Old Marston	9.33	Map survey 2014	Entire site in Green Belt.	No constraints	No constraints	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 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.	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.	Available now	The site is greenfield and so development would be viable. The land owned by OPT would be unachievable. Oxford City Council own 3.14ha and development may be able to be expedited under the Affordable Homes Programme. The remaining land is in private ownership. Site could be developed within the time period.	R
115	Green Belt land west of Meadow Lane	2.34	Map survey 2014	Entire site in Green Belt.	No constraints	Within 200m of SSSI.	The area of Green Belt between New Hinksey and Iffley, 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 the vast majority of the land is covered by intrinsic designations and that the open countryside in these segments forms an intrinsic part of the characteristic landscape setting of Oxford. This specific site is one of only two parcels of land (alongside Ref 102) that exists within the Green Belt area but has no intrinsic designation. Development of this site would result in clear encroachment into the countryside and as such development here would reduce the function of the Green Belt in this area. It is also likely to harm. The 'Green Lung' of open countryside of the Thames valley forms an intrinsic part of the characteristic landscape setting of Oxford and its loss would create harm to the character of Oxford. The site is likely to have other issues affecting suitability including potential for contamination due to being a historic landfill site and impact upon the adjacent SSSI. Whilst the site is not in Flood Zone 3a or 3b the immediate surrounding area is FZ 3b so consideration of this matter this is likely to be a determining factor. The site is within a view cone.	unknown	Available now	This would be a complicated site to develop due to it being a historic landfill site and to mitigate against flooding and biodiversity impacts, if it could be shown these were acceptable through a Flood Risk Assessment and biodiversity studies. Significant transport infrastructure works may be required. If suitable, most likely to be developed in the medium to long term. Landowner proposed for development.	R

116	Land north of Old Headington	13.15	Map survey 2014	Entire site within Old Headington CA. Contains listed buildings.	No constraints	No constraints	This is a greenfield site wrapping around the northern edge of the village of Old Headington and up to the A40. It is within the Old Headington Conservation Area. The primary suitability issue is the effect of development on the Conservation Area. It is likely that development of this area would cause significant harm to the Conservation area. A large portion of this site (Ruskin Fields) was proposed by the landowner for housing development through the Barton Area Action Plan. The Inspector concluded in her report (Nov 2012) that development "would inevitably result in the reduction of and would be intrusive in views of this green wedge and would have an adverse impact on the distinctive character of the Conservation Area" and that "such harm to the Conservation Area would not be outweighed by the individual or cumulative benefits of affordable housing..." (Barton AAP Inspector's Report para. 32). The character of the non-Ruskin Fields part of the site is sits in exactly the same context so it is likely the same conclusion could be drawn. As such the site is not considered suitable for development .	About 2.4ha of the site at the eastern end is owned by the Oxford Preservation Trust who purchased it expressly for the purpose of protecting it from development.	Available now	About 4.7ha of the site at the western end is owned by Ruskin College who are likely to be in support of development on their land. Site could be developed within the time period. Aside from the land owned by OPT, it is unknown who owns the remainder.	R
117	Land north of St Clement's Church	0.99	Map survey 2014	Adjacent to local nature reserve. Entire site within St Clement's and Iffley Rd CA; Adjacent Central Area CA; Headington Hill CA. Contains listed buildings.	No constraints	No constraints	Site is a greenfield area adjacent to the Listed Building of Church of St Clement's. The site is also in the St Clement's and Iffley Road Conservation Area. The open space forms an important the setting of the Listed Building. This 'green enclave' setting is considered a feature of the Conservation Area in the St Clement's and Iffley Road Conservation Area Appraisal. Development of the site would cause significant harm to the setting of the Listed Building and the character of the Conservation Area and as such would be unsuitable for development. The site is close to two view cones and the high buildings area.	Vacant land	Available now	It is a greenfield site. Site ownership unknown but likely to be owned by the Church who would be unlikely to want to developing the site.	R
118	Land rear of Wolvercote Social Club	0.52	Map survey 2014	Partially in Green Belt. Adjacent to local nature reserve. Adjacent to Wolvercote CA.	No constraints	Within 200m of SSSI and SAC.	The site is greenfield and is covered entirely in trees. It would be unsuitable to develop the site due to the loss of trees that would occur. The site is located partially within the Green Belt, adjacent to a local nature reserve and within 200m of SSSI and SAC areas.	Vacant site	Available now	Oxford City Council own the site and development may be able to be expedited under the Affordable Homes Programme. Site could be developed within the time period.	A
119	Land south of Ulfgar Road	1.84	Map survey 2014	Adjacent to local nature reserve.	No constraints	Within 200m of SSSI and SAC.	The site is greenfield and is predominantly covered in trees. It would be unsuitable to develop the site due to the loss of trees that would occur. There is no vehicular access to the site. The site is located adjacent to a local nature reserve and within 200m of SSSI and SAC areas.	Vacant site	Available now	Oxford City Council own the site and development may be able to be expedited under the Affordable Homes Programme. Site could be developed within the time period.	A
120	Unipart Group	30.63	Unprotected employment site	No constraints	No constraints	No constraints	The site in an employment site but it is not Protected Key Employment Site. It was omitted as a PKES in error during the Local Plan production process when it was deleted as an allocated development site but the PKES was not re-introduced. The site is brownfield and has no intrinsic constraints so on that basis only it would be suitable for housing. However, when considered against policy issues in the NPPF the importance of the site in delivering Oxford's economic vision is very relevant as it is a very significant employment site. The NPPFs approach to employment is discussed above and in essence seeks to promote economic growth. Oxford has a clear economic vision and a shortage in supply of employment land suggesting that this significant site should not be lost to other uses.	Unipart occupy the site, have invested heavily in modernization recently and have no plans to vacate the site.	Not currently available	Unipart occupy the site, have invested heavily in modernization recently and have no plans to vacate the site.	R
121	Former DHL site	2.83	Unprotected employment site	No constraints	No constraints	No constraints	There is no evidence of constraints within or around the site.		Not currently available		R
122	New Barclay House	0.61	Unprotected employment site	No constraints	Flood Zone 3b.	No constraints	The site is located within Flood Zone 3b.		Not currently available		R

123	Pathway Workshop	0.32	Unprotected employment site	No constraints	No constraints	No constraints	There is no evidence of constraints within or around the site.		Not currently available		R
124	Slade House	1.68	Unprotected employment site; Local Plan allocated site	No constraints	No constraints	Within 200m of SSSI.	The site is located within 200m of an SSSI area.		Not currently available		A
125	Summer Field School athletics site	1.38	Call for Sites; Core Strategy					Summer Fields School have stated that the site could be available for residential within the next 5 years (i.e. by 2019)	Not currently available		A
126	Wildlife Corridor at River Cherwell 8	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
127	Wildlife Corridor North of South Hinksey	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
128	Wildlife Corridor Tree Belt north of North Hinksey	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
129	Wildlife Corridor at River Cherwell 9	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
130	Wildlife Corridor at Warneford Meadow	4.54	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area.		Not currently available		R
131	Wildlife Corridor at River Cherwell 4	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
132	Wildlife Corridor at centre of Southfield Golf Course	12.48	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
133	Wildlife Corridor Adjacent North Hinksey Village	0.72	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
134	Wildlife Corridor at Christ Church Meadow	0.65	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
135	Wildlife Corridor at River Cherwell 1	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
136	Wildlife Corridor at River Cherwell 2	0.12	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
137	Wildlife Corridor at Seacourt	0.25	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
138	Wildlife Corridor at South Park	23.25	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area.		Not currently available		R
139	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound)	0.02	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R

140	Wildlife Corridor at Headington Hill Park	7.97	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area.		Not currently available		R
141	Wildlife Corridor at Headington Quarry Glebe	1.74	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area.		Not currently available		R
142	Wildlife Corridor at River Cherwell 5	0.03	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
143	Wildlife Corridor at Burgess Meadow	0.13	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area.		Not currently available		R
144	Wildlife Corridor at Marston Brook	1.08	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
145	Wildlife Corridor at River Cherwell 6	0.02	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
146	Wildlife Corridor at Stone Meadow	0.20	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area.		Not currently available		R
147	Wildlife Corridor North of Binsey	2.21	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
148	Wildlife Corridor at River Cherwell 7	0.00	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
149	Wildlife Corridor at Godstow Holt	0.75	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
150	Wildlife Corridor at West Godstow Road	0.02	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
151	Wildlife Corridor at St Edward's Boat Yard	0.52	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
152	Wildlife Corridor at Lower Wolvercote South of Godstow Road	0.92	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
153	Wildlife Corridor at River Cherwell 10	0.69	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
154	Wildlife Corridor at River Cherwell 11	0.00	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
155	Wildlife Corridor at Lower Wolvercote North of Godstow Road	1.11	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
156	Wildlife Corridor at River Cherwell 12	0.00	Wildlife Corridor designation					The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R

157	Wildlife Corridor at Hill Farm	3.01	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and partly within Flood Zone 3b.		Not currently available		R
158	Wildlife Corridor South of Pixey Mead	0.00	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area and fully within Flood Zone 3b.		Not currently available		R
159	Wildlife Corridor Adjacent to Duke's Meadow	0.85	Wildlife Corridor designation				The site is located within a Wildlife Corridor designated area.		Not currently available		R
160	Alexandra Courts Recreation Ground	1.55	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
161	Angel and Greyhound Meadow	0.02	Protected Open Space: SR5				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
162	Aristotle Lane	1.31	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
163	Astons Eyot	15.75	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
164	Balfour Park	0.37	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
165	Balliol College Sports Ground	1.93	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
166	Banbury Road North Sports Club	3.48	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
167	Barns Court Allotments	0.72	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
168	Bartholomew Road and Van Diemens Lane Allotments	0.78	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
169	Bartlemas Close Allotments	0.87	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
170	Barton Bradley Recreation Ground	1.06	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
171	Barton Fields Allotments	4.32	Protected Open Space: SR8; Core Strategy (contained within #002)				The site is designated Protected Open Space.		Not currently available		R
172	Barton Village Sports Ground	3.54	Protected Open Space: SR2 Core Strategy (contained within #002)				The site is designated Protected Open Space.		Not currently available		R
173	Bayards Hill Primary School Playing Fields	1.96	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
174	Bernwood Park	0.88	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
175	Blackbird Leys Park East	3.13	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
176	Blackbird Leys Park West	2.49	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
177	Botley Road Recreation Ground	0.14	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
178	Boults Lane Recreation Ground	1.80	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R

179	Brasenose College and Queens College Sports Ground	2.90	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
180	Brasenose Farm Allotments	1.91	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
181	Broad Oak Nature Park	1.22	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
182	Bullstake Close Allotments	0.00	Protected Open Space: SR8				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
183	Burgess Field	35.52	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
184	Bury Knowle Park	6.07	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
185	Cheney School Playing Fields	4.08	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
186	Christ Church Meadow - South	0.00	Protected Open Space: SR5				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
187	Church Cowley Primary School Playing Field	0.43	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
188	Court Place Farm - East	1.52	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
189	Court Place Farm - West	9.98	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
190	Court Place Farm Allotments	5.91	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
191	Cowley Marsh	6.77	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
192	Cowmead Allotments	0.00	Protected Open Space: SR8				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
193	Cripley Meadow Allotments	0.72	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
194	Cutteslowe Park 1	2.79	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
195	Cutteslowe Park 2	13.51	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
196	Cutteslowe Park 3	7.89	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
197	Cutteslowe Park 4	3.43	Protected Open Space: SR6				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
198	Cutteslowe Park Allotments	2.38	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
199	Cutteslowe Primary School Playing Fields	0.91	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
200	Donnington Sports Ground	1.71	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
201	Downside Dip	0.14	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
202	Dragon School & Lady Margaret Hall Playing Fields	5.25	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
203	Dunstan Park	2.27	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
204	East Oxford Bowls Club	0.30	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
205	East Ward Allotments	5.53	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R

206	Eden Drive Allotments	1.05	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
207	Elder Stubbs Charity Allotments - North	1.29	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
208	Elder Stubbs Charity Allotments - South	2.96	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
209	Fairacres Road Allotments	0.79	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
210	Fairview Allotments	0.69	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
211	Fettiplace Recreation Ground	2.17	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
212	Fisher Row	0.00	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
213	Five Mile Drive Recreation Ground	2.70	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
214	Florence Park	6.49	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
215	Former Abingdon Road Allotments	0.00	Protected Open Space: SR4				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
216	Former Barns Road East Allotments	0.50	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
217	Former Binsey Lane Allotments	0.00	Protected Open Space: SR8				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
218	Former Iffley Mead Playing Field	2.14	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
219	Foxwell Drive	2.33	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
220	Friars Wharf Open Space	0.44	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
221	Gaisford Road Recreation Ground	0.55	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
222	Gillians Park	3.84	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
223	Goose Green	1.95	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
224	Grandpont Park	9.55	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
225	Grandpont Sports Ground	0.00	Protected Open Space: SR2				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
226	Headington Hill Park	7.98	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
227	Headington Middle School Playing Field	0.63	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
228	Headington School Playing Fields	4.22	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
229	Hinksey Park	1.81	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
230	Horspath Road Recreation Ground	1.82	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
231	Iffley Mead School Playing Field	0.73	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R

232	Ingle Close Allotments	0.18	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
233	Jack Straws Lane Park	1.79	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
234	Jesus College Playing Field - North	2.53	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
235	John Allen Recreation Ground	0.74	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
236	John Garne Way Allotments	1.39	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
237	Kestral Crescent Allotments	1.24	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
238	King Georges Field	0.00	Protected Open Space: SR5				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
239	Larkrise Primary School Playing Field	1.10	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
240	Lenthall Road Allotments	2.70	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
241	Little Park	0.58	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
242	Mabel Pritchard School Playing Field	0.28	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
243	Magdalen College Sports Ground - South	1.62	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
244	Magdalen Wood	9.85	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
245	Manzil Way Gardens	0.48	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
246	Margaret Road Recreation Ground	2.71	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space.		Not currently available		R
247	Marston Ferry and Blackhall Allotments	0.24	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
248	Marston Recreation Ground	4.33	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
249	Meadow Lane Recreation Ground	0.37	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
250	Memorial Garden	0.34	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
251	Merton College Sports Ground	4.66	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
252	Merton Field	3.50	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
253	Milham Ford Playing Field	3.74	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space.		Not currently available		R
254	Mill Lane Allotments	1.12	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
255	Minchery Farm Allotments	1.03	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
256	New Hinksey Bowling Green	0.00	Protected Open Space: SR2				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
257	New Marston Primary School Playing Fields	1.17	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R

258	New University Club Sports Ground	1.91	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
259	North Oxford Bowls Club	0.98	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
260	Northway Playing Field	2.01	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
261	Oatlands Recreation Ground	0.01	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available	R
262	Orchard Way Recreation Ground	3.25	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
263	Oriel College Sports Ground	3.17	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
264	Osier Road Bowling Green	0.25	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
265	Osney Cemetery	1.65	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available	R
266	Osney St. Thomas Allotments	0.02	Protected Open Space: SR8				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available	R
267	Oxford Golf Centre	0.00	Protected Open Space: SR2				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available	R
268	Oxford Road (Littlemore) Park	1.64	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available	R
269	Oxford Road (Marston) Recreation Ground	0.45	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available	R
270	Oxford Spires Academy Playing Field - East	6.08	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
271	Oxford Spires Academy Playing Field - West	1.53	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
272	Oxpens Recreation Ground	0.33	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available	R
273	Paradise Square	0.05	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available	R
274	Park Adjacent Rowing Clubs	0.52	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available	R
275	Part Trinity and Magdalen Sports Grounds - North	7.76	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available	R
276	Peat Moors Recreation Ground	1.21	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available	R
277	Pegasus Primary School Playing Field	0.33	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available	R
278	Pembroke College Sports Ground	0.00	Protected Open Space: SR2				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available	R
279	Port Meadow	31.31	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available	R
280	Quarry Hollow Play Area	0.56	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available	R
281	Ramsay Road Allotments	0.55	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available	R

282	Ridgefield Road Recreation Ground	0.32	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
283	Ridgeway Road Recreation Ground	0.61	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
284	Risinghurst Allotments	0.86	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
285	Risinghurst Recreation Ground	0.47	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
286	Rose Hill Spencer Crescent Park	6.02	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
287	Rye St Anthony School Playing Fields	2.53	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
288	Sandfield Road Sandy Lane Recreation Ground	0.82	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
289	Shotover County Park	8.01	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
291	South Park	23.30	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
292	Southfield Golf Course	50.45	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
293	Spindleberry Nature Park	6.32	Protected Open Space: SR5 and SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
294	Spragglesea Mead and Deans Ham Allotments	0.01	Protected Open Space: SR8				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R
295	SS Mary and John Primary School Playing Field	1.31	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
296	St Andrews Primary School Playing Field	0.24	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
297	St Barnabus Primary School Playing Fields	0.50	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
298	St Catherines, Exeter, Hertford College Sports Grounds	3.46	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
299	St Christophers First School Playing Fields	2.88	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
300	St Clements Pullens Lane Allotments	1.82	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
301	St Edwards School Playing Fields	26.30	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
302	St Francis Primary School Playing Field	0.31	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R

303	St Gregory the Great Playing Field	1.21	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
304	St John Fisher School Playing Field	0.54	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
305	St Johns College Sports Ground	3.44	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
306	St Josephs Primary School Playing Field	0.81	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
307	St Michaels Primary School Playing Field	0.73	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
308	St Sepulchre's Cemetery	0.94	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
309	Summer Fields School Playing Field - West	5.87	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
310	Summer Fields School Playing Fields - East	1.92	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
311	Sunnymead Park	6.10	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
312	The Cherwell School Playing Fields - Central	2.37	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
313	The Cherwell School Playing Fields - East	1.53	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
314	The Cherwell School Playing Fields - North	3.39	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
315	The Harlow Centre Playing Fields	5.96	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
316	The John Henry Newman Academy Playing Fields	2.18	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
317	The Links Barracks Lane Allotments	2.05	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
318	The Oxford Academy Playing Field - North	0.58	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
319	The Oxford Academy Playing Field - South	6.44	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
320	The Stream Edge	0.09	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
321	Thomson Terrace Allotments	2.27	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
322	Town Furze Allotments	0.23	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
323	Trap Grounds Allotments	0.66	Protected Open Space: SR8				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
324	Union Street Complex	0.08	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
325	University College Sports Ground	0.00	Protected Open Space: SR2				The site is designated Protected Open Space and located fully within Flood Zone 3b.		Not currently available		R

326	University Parks	29.84	Protected Open Space: SR2 and SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
327	University Sports Centre	9.62	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
328	Upper Wolvercote Allotments	0.70	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
329	Valentia Road	0.76	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
330	Wadham College Playing Field	3.56	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
331	Walton Well Road Open Space - North	0.79	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
332	Walton Well Road Open Space - South	0.10	Protected Open Space: SR5				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
333	Watlington Road Allotments	2.21	Protected Open Space: SR8				The site is designated Protected Open Space.		Not currently available		R
334	Wellington Square	0.21	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
335	William Morris Close Sports Ground	2.26	Protected Open Space: SR2 (Call for sites Feb 2014)				The site is designated Protected Open Space.		Not currently available		R
336	Wolfson College Playing Field	0.06	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
337	Wolvercote Primary School Playing Field	0.55	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
338	Wood Farm Primary School Playing Field	0.56	Protected Open Space: SR2				The site is designated Protected Open Space.		Not currently available		R
339	Wood Farm Recreation Ground	0.79	Protected Open Space: SR5				The site is designated Protected Open Space.		Not currently available		R
340	Worcester College Cricket Ground	0.07	Protected Open Space: SR2				The site is designated Protected Open Space and located partly within Flood Zone 3b.		Not currently available		R
341	William Morris Close Sports Ground	1.24	Call for sites Sept 2014				The site is designated Protected Open Space.		Not currently available	Site is greenfield and no obvious constraints to development. Application proposed the full affordable housing provision so viability is not considered to be an issue.	A
342	Land at Collins Street	0.13	Call for sites Sept 2014				The site is located within 200m of local nature designation		Available now		R
343	Canterbury House and adjacent land	0.21	Call for sites Sept 2014				No constraints		Available now		A
344	Land and building at south east end of Manor Place	0.06	Call for sites Sept 2014				The site is located partly within Flood Zone 3b.		Available now		A
345	Land at Jowett Walk	0.13	Call for sites Sept 2014				The site is located within 200m of SSSI and local nature designatio.		Available now		A
346	Former Bartlemas Nursery School	0.26	Call for sites Sept 2014				The entire site is loacted within Bartlemas Conservation Area.		Available now		A
347	Iffley Meadow	2.97	Call for sites Sept 2014				The site is located partly within Flood Zone 3b.		Available now		R
348	Littlegate House	0.17	Call for sites Sept 2014				The entire site is loacted within Central Conservation Area.		Not currently available		A

349	Old Power Station	0.04	Call for sites Sept 2014				The site is located partly within Flood Zone 3b.		Available now		R
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