

Appendices

Appendix A – All sites assessed

Appendix B – Sites with development potential

Appendix C – Sites completed up to 31.03.2020

Appendix D – Sites completed 01.04.2020 onwards

Appendix E – Sites not meeting HELAA threshold

Appendix A

HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
1	A	A	Oxford North (formerly Northern Gateway) - boundary amended in landowner update	29.67	Development Plan Document (Northern Gateway Area Action Plan)	Adjacent to local nature designation (Canal Side Meadow) Adjacent to Oxford City Wildlife Site (OCWS) Linkside Lake Partially within Wolvercote CA Category 1 Employment Site	Within 150m of SSSI and SAC (Port Meadow)	Northern Gateway AAP sets out policies for employment-led development and up to 500 new homes. Hybrid permission for 18/02065/OUTFUL (for 480 homes and up to 87,300 m2 employment), also 21/01053/RES and 22/00081/RES and 22/00675/RES (317 dwellings). Site also includes Pear Tree P&R site, but as noted in the AAP there is scope to reconfigure the surface parking to release more land for development without compromising parking provision/allowing for an increase. Site is suitable	Hybrid and reserved matters planning permissions indicate landowner intent to develop. Site is available	Development has commenced Site is viable	Adopted AAP. Planning permission and development has commenced. Site expected to be developed within the Local Plan time period.
2a1	A	R	Barton Park - Phase 1	35.82 in total Phase 1 = 7.31	Development Plan Document (Barton Area Action Plan)	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Approx 25% FZ2	Barton AAP sets out policies for housing-led development. Outline permission 13/01383/OUT (885 homes and associated retail/cafe and community uses including primary school/community hub) and reserved matters for Phase 1 (15/03642/RES) (237 units) complete	Planning permissions and completed phases indicate landowner intent to develop. Site is available	Development has commenced Site is viable	Adopted AAP. Planning permission and development has commenced. Site expected to be developed within the Local Plan time period.
2a2	A	R	Barton Park - Phase 2	35.82 in total Phase 2 = 2.29	Development Plan Document (Barton Area Action Plan)			Barton AAP sets out policies for housing-led development. Outline permission 13/01383/OUT (885 homes and associated retail/cafe and community uses including primary school/community hub) and reserved matters for Phases 2 and 4 (21/02776/RES) yet to be determined.	Outline permission and reserved matters application pending decision indicate landowner intent to develop. Site is available	Outline permission Site is viable	Adopted AAP. Outline planning permission and reserved matters application pending determination. Site expected to be developed within the Local Plan time period.
2a3	A	R	Barton Park - Phase 3	35.82 in total Phase 3 = 6.43 (approx)	Development Plan Document (Barton Area Action Plan)	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook) Protected Allotments	5% in FZ2	Barton AAP sets out policies for housing-led development. Outline permission 13/01383/OUT (885 homes and associated retail/cafe and community uses including primary school/community hub) and reserved matters for Phase 3 (permission 19/00518/RES) (207 units) complete	Planning permissions and completed phases indicate landowner intent to develop. Site is available	Development has commenced Site is viable	Adopted AAP. Planning permission and development has commenced. Site expected to be developed within the Local Plan time period.
2a4	A	R	Barton Park - Phase 4	35.82 in total Phase 4 = 7.43	Development Plan Document (Barton Area Action Plan)	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	5% in FZ2	Barton AAP sets out policies for housing-led development. Outline permission 13/01383/OUT (885 homes and associated retail/cafe and community uses including primary school/community hub) and reserved matters for Phases 2 and 4 (21/02776/RES) yet to be determined.	Outline permission and reserved matters application pending decision indicate landowner intent to develop. Site is available	Outline permission Site is viable	Adopted AAP. Outline planning permission and reserved matters application pending determination. Site expected to be developed within the Local Plan time period.
3	R	R	Summertown Strategic Site Includes #247 Marston Ferry and Blackhall Allotments and #330 Wadham College Playing Field.	8.4	OLP2036 Evidence Base (rejected site)	Part of site protected for Open Air Sports Protected Allotments	4.12% Flood Zone 2. 0.07% Flood Zone 3. (greenfield)	Principle for development of the site was established in the Core Strategy as safeguarded land for residential, and was also considered through OLP2036 (but not available). Part of site protected for Open Air Sports and allotments. Limited existing access with potential access from Ferry Pool car park and/or Marston Ferry Road Site is suitable	The site is in multiple land ownership: land owned by Wadham College has no timelines or parameters for development of their site. Thus until this is resolved then the St John's land is also unavailable owing to lack of access. Not available	Site is viable typology	Site is suitable for housing, although not available.
6	A	R	Banbury Road University Sites	3.12	OLP2036 SP31	Entire site within North Oxford Victorian Suburb CA Contains listed buildings Part of site within High Buildings Area Archaeological Area Category 1 and Category 2 Employment site	None identified	Site allocation SP31 establishes site is suitable for academic uses, student accommodation and/or resi including employer-linked housing. Currently part of site is Cat 1 and Cat 2 employment. Site is suitable for residential and employment	The site is occupied and owned by the University of Oxford, who intend to develop for student and academic uses. Likely to be available only in phases as occupants of existing buildings are decanted. Parcel between Winchester Rd/Banbury Rd is Hertford College who indicated support for student plus possible seminar/workshop/lecture space. No employment uses proposed, so not available for employment. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Landowner has expressed an intention to develop residential / student accommodation as part of a mixed use development including academic uses. No evidence of constraints to delivery. Site likely to be developed in latter phases during plan period. No employment development proposed.

Appendix A

HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
8	A	R	Bertie Place Recreation Ground and Land Behind Wytham Street	3.26 (2.6 + 0.66)	OLP2036 SP32	None identified	3% in Flood Zone 3b, 44% in Flood Zone 3a, and some in Flood Zone 2 Access to the western site may be difficult due to existing watercourse and third party land ownership	Site allocation SP32 establishes that part of site (Part A) is suitable for a new primary school (if required) and residential development, and part (B) is former landfill and only suitable for replacement recreation ground & school playing fields. Site is suitable	Landowner update 2022 confirmed intention to develop for residential plus reprovide play area & MUGA all on site A. Site is available	Site is greenfield and therefore likely it would be a viable development. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
9	A	A	Blackbird Leys Central Area (includes #009 Evenlode Tower & #436 Windrush Tower)	8.1	OLP2036 SP4	None identified	None identified	Site allocation SP4 establishes site is suitable for mixed use development including retail, start-up employment units, residential (200 units) and community facilities. Site is suitable	Landowner update 2022 confirmed intention to develop for residential and mixed use. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
11	A	R	Canalside Land, Jericho	0.49	OLP2036 SP33	Adjacent to local nature designation Entire site within Jericho CA High Buildings Area Adjacent to listed buildings Adjacent to Oxford City Wildlife Site (OCWS) (Oxford Canal).	12% in Flood Zone 3b; adjacent Oxford Canal (OCWS)	Site allocation SP33 establishes site is suitable for mixed use, to include residential, and is supported by a site specific development brief SPD. Expired planning permission for mixed use development to include 23 dwellings (14/01441/FUL expired April 2019) also indicates suitable. Site is suitable	Vacant and derelict site. Planning application 20/01276/FUL (18 units) indicates intent to develop. Site is available	Planning application 2020 indicates site is viable. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
12	A	A	Churchill Hospital	22.74	OLP2036 SP19	Adjacent to Oxford City Wildlife Site(s) (OCWS) (Lye Valley and Cowley Marsh, Churchill Hospital Field and Boundary Brook corridor - Mileway Gardens) Key protected employment area Category 1 Employment Site	Adjacent to SSSI (Lye Valley)	Site allocation SP19 establishes site is suitable for further hospital related uses as well as linked uses and complimentary residential. Planning permission (19/01039/FUL) for key worker housing (19 units) is under construction. Site is suitable	The site has underused areas. Planning permission for part of site (Ambulance Resource Centre only) is under construction. rest of site currently in use but likely to be developed within the plan period. Available as part of mixed use development. Site is available	Development has commenced indicating site is viable. (Ambulance Resource Centre only part of site). Rest of site still available. Site is viable	Adopted site allocation and confirmed landowner intention, including planning permission for part of site. Site expected to be developed within the Local Plan time period
13	A	R	Court Place Gardens, Iffley Village	3.89	OLP2036 SP34	Part of site lies within the GI Network - Oxford City Wildlife Site (OCWS) (Rivermead Nature Park) Entire site within Iffley CA Contains listed buildings.	Within 200m of SSSI (Iffley Meadows) Approximately 13% in Flood Zone 3b (greenfield) Approximately 19% in Flood Zone 2	Site allocation SP34 establishes site is suitable for graduate student accommodation and/or residential development. Planning permission (21/01388/FUL) in March 2022 for demolition of 36 dwellings and erection of 71 dwellings. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning application indicates site is viable. Site is viable	Adopted site allocation that has planning permission. Site expected to be developed within the Local Plan time period.
14	A	A	Cowley Centre, Between Towns Road (includes Templars Square)	3.65	OLP2036 SP3	Adjacent to Beauchamp Lane CA Adjacent to listed buildings Category 2 Employment Site	None identified	Site allocation SP3 establishes site is suitable for retail-mixed use development, also planning permission (November 2021) for a mixed use scheme comprising retail, 225 residential units and hotel (16/03006/FUL). Site is suitable	Extant permission indicates intention to develop. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
16	A	R	Cowley Marsh Depot, Marsh Road	1.71	OLP2036 SP35	View Cone	0.5% FZ2	Site allocation SP35 establishes site is suitable for residential development. Site is suitable	Site currently in use as a depot by Oxford City Council so an alternative site for a depot would need to be found for development to occur. Landowner update 2022 confirmed intention to develop within Local Plan period. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be delivered within the Local Plan period. No re-provision of employment development proposed.
17	A	R	Crescent Hall, Crescent Rd	0.96	OLP2036 Evidence Base	Adjacent to Temple Cowley CA	None identified	Site is in existing use for student accommodation. Site is suitable.	Currently used as Oxford Brookes student accommodation. Landowner has expressed interest in developing site. Site is available	Site is viable typology. Site is viable.	The site is currently in use as student accommodation. The landowner has expressed interest in further development of the site for student accommodation within the Local Plan period.

Appendix A

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18	A	A	Diamond Place and Ewert House	1.73	OLP2036 SP6	Part of site located within Summertown District Centre Shopping Frontage Site is located adjacent to G5 - Outdoor Sports (Summer Fields School Playing Field - West and Summer Fields Athletics site) Grade II Listed Building approximately 60 metres to the south of the site (Diamond Cottages)	None identified	Site allocation SP6 establishes site is suitable for residential development, employment and student accommodation. Site specific development brief SPD adopted 2015 encourages a significant residential element. Site is suitable	Site owned by Oxford City Council and Oxford University Development (OUD) who are working in conjunction with the University to progress development of the site. Multiple landowners could affect delivery timescales. Part of site (Ewert House) is occupied by Examination Halls and University of Oxford is investigating relocation options. No timescales given but site is likely to be delivered by the end of the Plan period. Awaiting 2022 landowner(s) update. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be delivered within the Local Plan period.
20a	A	R	Eisfield Hall (formerly Eisfield Hall and Cumberlege Close (includes #363 Cumberlege House) #20)	0.76	OLP2036 Evidence Base	OLP2036 Evidence Base	None identified	Planning application 18/03384/FUL under construction (26 units). Site is suitable	Planning permission (under construction) indicates landowner intent to develop. Site is available	Site is viable	Residential development has commenced (so not available for economic). Site likely to be developed within the time period.
20b	A	R	Cumberlege Close (formerly Eisfield Hall and Cumberlege Close (includes #363 Cumberlege House)# 20)	0.18	OLP2036 Evidence Base	OLP2036 Evidence Base	None identified	Planning application 18/03385/FUL completed June 2021 (9 units). Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Site is viable	Planning permission and site developed within the Local Plan time period.
21	A	R	Faculty of Music, St Aldate's	0.33	OLP2036 SP36	Entire site within Central (University & City) CA High Buildings Area City Centre Archaeological Area Site located within 140m of Grade I Listed Christ Church (Park and Garden) and approx 200m from Grade II Listed Folly Bridge Site also located within 75m of G3 Green Belt and G1 network (Wildlife Corridor at Christchurch Meadow)	None identified	Site allocation SP36 establishes site is suitable for academic uses, residential development including employer-linked affordable housing and student accommodation. Site is suitable	Landowner update 2022 confirmed site is available subject to relocation of current occupier. Site is available	Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.

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24	A	R	Government Buildings (formerly #23) and Harcourt House, Marston Rd,	2.37	OLP2036 SP16	Part of site located within Headington Hill CA Adjacent to St Clement's and Iffley Road CA Part of site located within View Cone Less than 25m from G3 Green Belt and G1 Network (Part Trinity and Magdalen Sports Grounds) Part of site located within G1 Headington Hill Park	None identified	Site allocation SP36 establishes site is suitable for residential, student accommodation and academic institutional uses. Site is suitable	Awaiting landowner update 2022. LP2036 Regulation 19 consultation, landowner expressed interest in developing the site to provide a mixed use academic development to include residential accommodation for staff and students. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
26	A	R	Jesus College Sports Ground (Herbert Close)	0.55	OLP2036 SP40	Site located within G5 (Jesus College Sports Ground) and adjacent to G5 (Lincoln College Sports Ground) Site partially within View Cone Playing pitch	None identified	Site allocation SP40 establishes site is suitable for residential development and new public open space. Site is suitable	Landowner update 2022 indicates that the site will become available in the next 6-10 years. Primarily vacant of buildings. Private sports ground users would need to find alternative provision. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
27	A	A	John Radcliffe Hospital Site	27.75	OLP2036 SP41	Part of site within Old Headington CA Contains Listed Buildings Site located adjacent to G5 Sandfield Road, G4 Eden Drive Allotments, G4 Ingle Close Allotments & G1 Headington Cemetery Category 1 Employment Site	None identified.	Site allocation SP41 establishes site is suitable for further hospital related uses, other uses with an operational link to the hospital and complimentary uses (including residential, employer linked affordable housing and student accommodation). Site is suitable	Awaiting landowner update 2022. Various planning permissions indicate landowner intent to develop. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation that has various planning permissions. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.
28a	A	A	Kassam Stadium and Ozone Leisure Complex (formerly known as Kassam Stadium and surrounding area #28)	8.48	Part of OLP2036 SP14 (Plot A)	Site adjacent to Oxford City Wildlife Sites (OCWS) (Littlemore and Northfield Brook) High potential for archaeological interest	A very small portion of the site is within Flood Zone 3b (<1%). Small part of Plot A is former landfill	Site allocation SP14 establishes that part of site is suitable for residential-led development and public open space. Site also includes some existing commercial development. Site is suitable	Parts of site are either vacant or car parking which could be reconfigured. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
28b	A	R	Overflow carpark at Kassam Stadium site (formerly within #28)	2.29	Part of OLP2036 SP14 (Plot B)	Site adjacent to Oxford City Wildlife Sites (OCWS) (Littlemore and Northfield Brook)	A very small portion of the site is within Flood Zone 3b (<1%).	Site allocation SP14 establishes that part of site is suitable for residential-led development and public open space. Parking to be reprovided but no increase in spaces. Site is suitable	Car parking which could be reconfigured. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
29	A	R	Land North Littlemore Mental Health Centre	3.72	OLP2036 Evidence Base	Adjacent to G1 Network - Heyford Hill Roundabout Scrub	Adjacent to SSSI (Littlemore Railway Cutting)	Planning permission (17/03050/FUL) establishes that site is suitable for 140 residential units. Site is under construction with 64 of the units completed to date. Site is suitable	Planning permission and completed units indicate landowner intent to develop. Site is available	Development has commenced. Site is viable	Planning permission and development has commenced. Site expected to be developed within the Local Plan time period. No employment development proposed.

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31	A	R	Land off Manor Place	1.24	OLP2036 SP45	Entire site within Open Air Sports (Land off Manor Place) Adjacent to Oxford City Wildlife Site (OCWS) (part of St. Cross Cemetery) Entire site within Central (University & City) CA Historic Core Area City Centre Archaeological Area High Buildings Area	Within 200m of SSSI (Magdalen Grove) Flood Zone 2 (greenfield) (approximately 12%) Flood Zone 3b greenfield (approximately 3%)	Site allocation SP45 establishes that site is suitable for student accommodation or car free residential development or a mix of both uses. Landowner update from March 2022 indicates that there is the potential to deliver up to 55 car free homes on the site. Site is suitable	Landowner update in March 2022 indicates that the site is intended to become available for development in the next 5 years. The landowner is currently undertaking an internal review to determine whether there is a requirement for the space, or whether the site will be brought forward in conjunction with a partner. This review is expected to conclude shortly. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted LP allocation. Site is expected to deliver within LP time period. No employment development proposed.
32	A	R	Lincoln College Sports Ground	2.34	OLP2036 SP43	Adjacent Bartlemas CA View Cone Open Air Sport Protection	None identified	Site allocation SP43 establishes site is suitable for residential development and public open space. Site is suitable	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. Landowner has confirmed (2022) intentions that the site will be available for residential development during the plan period. Site is available	Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
33	R	R	Littlemore Mental Health Centre, Sandford Road	6.6	OLP2036 Evidence Base	None identified	Within 200m of SSSI (Littlemore Railway Cutting)	Site is in use for health care facilities, which would need to be relocated. Site is suitable	Occupied by Littlemore Mental Health Centre. Oxford Health NHS confirmed planning to expand health facilities onsite. Not available	Site is non-viable typology Site is not viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
34	A	R	Littlemore Park, Armstrong Rd	6.24	OLP2036 SP44	Adjacent to local nature designation. Adjacent to Oxford City Wildlife Site (OCWS) (Littlemore Brook) GI Network Adjacent listed building (Littlemore Hospital)	5% Flood Zone 3b	Planning permission (18/02203/RES) establishes that site is suitable for 270 residential units. Site is under construction with 102 of the units completed to date. Site is suitable	Planning permission and completed units indicate landowner intent to develop. Site is available	Development has commenced. Site is viable	Residential development has commenced (so not available for economic use). Site likely to be developed within the time period.
35	R	R	Longland, Balfour Road	0.44	OLP2036 Evidence Base	None identified	None identified	Former Sites & Housing Plan allocation. Site is in use as care home, which would need to be relocated. No insurmountable constraints. Site is suitable	Site is in use as care home, which would need to be relocated. No landowner intention to redevelop, confirmed (2022) site needed for operational purposes (hence allocation not carried forward to LP2036). Not available	Site is viable typology Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
36	R	R	Marston Court, Marston Road	0.42	OLP2036 Evidence Base	Adjacent Local Wildlife Site - Milham Ford Park Within 400m of SSSI - New Marston Meadows	None identified	Former Sites & Housing Plan allocation. Site is in use as care home, which would need to be relocated. No insurmountable constraints. Site is suitable	Site is in use as care home, which would need to be relocated. No landowner intention to redevelop, confirmed (2022) site needed for operational purposes (hence allocation not carried forward to LP2036). Not available	Site is viable typology Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
38a1	A	R	Thornhill Park, formerly known as Nielsen House, London Road	1.46	OLP2036 SP47	None identified	None identified	Site allocation SP47 establishes site is suitable for residential-led mixed use development. Site is suitable	Part of the site (the former office building) has been converted to 134 residential flats under permitted development - application 17/02969/BS6 (completed 22/6/2020). Site is available	Allocation accepted by LP2036 Inspector, site partly complete and planning application 2021 confirm site is viable. Site is viable	Planning permission. Site has been developed within the Local Plan time period.
38a2	A	R	Thornhill Park (wider site) (formerly known as Nielsen House, London Road	3.39	OLP2036 SP47	None identified	None identified	Site allocation SP47 establishes site is suitable for residential-led mixed use development. Site is suitable	Planning application submitted in 2021 indicates landowner intent to develop remainder of site (21/01695/FUL). Site is available	Allocation accepted by LP2036 Inspector, site partly complete and planning application 2021 confirm site is viable. Site is viable	Adopted site allocation and confirmed landowner intention via recent planning application. Site expected to be developed within the Local Plan time period

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39	A	R	Northfield Hostel, Sandy Lane West	0.7	OLP2036 SP12	Open Air Sport Protection	None identified	Site allocation SP12 establishes site is suitable for residential development, contingent upon the site being no longer needed for school or hostel. Site is suitable	Planning application in 2022 21/03328/OUTFUL indicates landowner intention to develop for residential. Site is available	Allocation accepted by LP2036 Inspector, and planning application 2022 confirm site is viable. Site is viable	Adopted site allocation and confirmed landowner intention via recent planning application. Site expected to be developed within the Local Plan time period
40	R	R	Orion Academy	3.32	OLP2036 Evidence Base	Adjacent to local nature designation Adjacent to Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks) GI Network Open Air Sport Protection	4% in Flood Zone 3b	Access point to the site is currently via Knights Road to the far eastern corner. Adjoining uses include housing immediately to the northeast and beyond Littlemore Brook to the north. The Kassam Leisure Complex including cinema, bowling alley and restaurants and the Kassam Stadium lie to the south of the site beyond Northfield Brook. Flood Zone 3 is present within the site adjacent to both Brooks, which would need to be taken into account of any potential site layout. Site is suitable	Currently occupied by Orion Academy who would need to relocate, no indication that site is surplus to requirements. Awaiting 2022 landowner update. Not available	Site is non-viable typology (15/16). Site is not viable	Site is unavailable. Currently in use as a school.
42	A	A	Nuffield Orthopaedic Centre	8.38	OLP2036 SP20	Category 1 Employment Site	Within 200m of SSSI (Rock Edge)	Site allocation SP20 establishes site is suitable for healthcare facilities, medical research including staff and patient facilities and residential development including extra care accommodation and employer-linked affordable housing that supports the main use of the site. Site is suitable	Site is occupied by the Nuffield Orthopaedic Centre with scope for intensification of site. Awaiting 2022 update from landowner Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and site expected to be developed within the Local Plan time period.
43	R	A	Old Road Campus	6.41	OLP2036 SP21	Adjacent to local nature designation Category 1 Employment Site	None identified	Site allocation establishes site is suitable for additional medical, teaching and research. Site is suitable.	Various planning permissions granted for medical research and teaching development. Landowner update 2022 confirmed no plans to deliver residential. Not available for residential.	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
44	A	A	Oriel College land at King Edward St and High St	0.27	OLP2036 SP49	Entire site within Central (University & City) CA Listed buildings within and adjacent to site High Buildings Area Within City Centre Archaeological Area Category 2 Employment Site	None identified	Site allocation SP49 establishes site is suitable for student accommodation and/or residential development and town centre uses. Site is suitable	Oriel College has indicated a willingness to develop partly for student accommodation in response to LP2036 Regulation 19 consultation. Awaiting Landowner update 2022. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
45	R	R	Oxford Brookes University Gypsy Lane Campus	4.95	OLP2036 Evidence Base	Entire site within Headington Hill CA	None identified	Site in use as a higher education facility (Oxford Brookes University). Site is suitable	Awaiting landowner update 2022. Significant development has already taken place and limited scope for any further development. Not available	Site is viable typology Site is viable	No landowner intention to redevelop or intensify uses on the site, site not expected to be developed within the Local Plan period.
49	A	R	Oxford University Press Sports Ground, Jordan Hill	3.66	OLP2036 SP52	Within 125m of G2 Oxford City Wildlife Site (Linkside Lake)	None identified	Site allocation SP52 establishes site is suitable for residential development and public open space. Site is suitable	Landowner (University of Oxford) update in Feb 2022 indicates willingness to develop, possible in conjunction with adjacent site allocations in Cherwell District. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
50	R	R	Paul Kent Hall, James Wolfe Road	0.72	OLP2036 Evidence Base	None identified	Opposite Local Wildlife Site (Lye Valley and Cowley Marsh)	Site is in use as student accommodation (Oxford Brookes). Former Sites & Housing Plan allocation. No insurmountable constraints. Site is suitable	In use as student accommodation and no landowner intention to develop. Awaiting 2022 landowner update. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
52	R	R	Railway Lane, Littlemore	0.97	OLP2036 Evidence base Planning application	Adjacent to Littlemore CA	Within 150m of SSSI	Explored through Local Plan evidence base. Known environmental constraints that were supported by Inspector as insurmountable at LP2036 Examination. Not suitable	Planning application indicates landowner willingness to develop. Site is available	Planning application indicates site is viable. Site is viable	Landowner has expressed interest in developing for residential however known environmental constraints. Not suitable

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54	A	R	Ruskin College Campus, Dunstan Rd	1.86	OLP2036 SP55 Call for sites 2022	Entire site within Old Headington CA Contains listed buildings	None identified	Site allocation SP55 establishes site is suitable for academic institutional uses, student accommodation and residential development. Residential development could include employer-linked affordable housing in accordance with Policy H3. Development could include open space, sports facilities and allotments. Site is suitable	Occupied with academic buildings and student accommodation. Expired planning permission (17/02387/FUL) for 95 student rooms. Landowner confirmed intention 2022. Site is available	Allocation accepted by LP2036 inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
59	R	R	Townsend House, Bayswater Road	0.45	OLP2036 Evidence base	None identified	None identified	Site is in use as care home. Former Sites & Housing Plan allocation. No insurmountable constraints. Site is suitable	Occupied by care home. No landowner intention (County Council) to redevelop site, confirmed (2022) site needed for operational purposes Not available	Site is viable typology Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period.
61	A	R	Union Street Car Park	0.26	OLP2036 SP59	View Cone	None identified	Site allocation SP59 establishes site is suitable for residential or student accommodation, and car parking. Site is suitable	In existing use as a car park. Parking would need to be re-provided on site with temporary parking during construction. Landowner confirmed intention 2022. Site is available	Allocation accepted by LP2036 inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period
62	A	A	University of Oxford Science Area & Keble Road Triangle	12.43	OLP2036 SP60	Adjacent to and part within Central (University & City) CA Within High Buildings Area Contains Listed Buildings Adjacent to Grade II listed University Parks Registered Historic Park and Garden Category 1 Employment Site Part of site adjacent to G2 Oxford City Wildlife Sites and Local Wildlife Sites and G5 Outdoor Sports (University Parks)	Approx. 270m from New Marston SSSI	Site allocation SP60 establishes site is suitable for residential development, academic institutional uses and associated research. Site is suitable	Awaiting Landowner update 2022. Landowner, University of Oxford, has previously indicated intention to develop for academic and research uses with student accommodation as part of mixed use scheme. Site is available	Allocation accepted by LP2036 inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
63	A	A	Warneford Hospital	8.78	OLP2036 SP22	Adjacent to local nature designation Adjacent to Headington Hill CA Contains listed buildings Category 1 Employment Site	None identified	Site allocation SP22 establishes that site is suitable for healthcare related facilities primarily plus other uses including residential and student accommodation, academic research, B1 uses with a link, and education. Site is suitable	In existing use as a hospital which will remain on site in new hospital development. Some existing buildings will become surplus to requirements. Landowner intention to develop surplus areas (promoted at Local Plan call for sites). Site is part available (as a mixed use site)	Allocation accepted by LP2036 inspector. Site is viable	Adopted site allocation for residential including key worker housing and hospital and medical related B1a and B1b, and confirmed landowner intention. Site expected to be developed within the Local Plan time period
64	A	R	Warren Crescent	0.37	OLP2036 Evidence Base	Adjacent to GI Network (Boundary Brook Oxford City Wildlife Site (OCWS)) Adjacent to Lye Valley and Cowley Marsh Local Wildlife Site	Located within 200m of SSSI	Planning permission (13/01555/CT3) granted in September 2016 establishes that site is suitable for 10 residential units. Development of site requires footpath diversion order and approval from Thames Water to work on the sewer. Site is suitable	Vacant site. Confirmed landowner intention to develop - planning permission and permission for variation of conditions (2020) Site is available	Planning application indicates site is viable. Site is viable	Landowner has expressed confirmation to develop site and is in the process of resolving any outstanding issues prior to work commencing on site. No employment development proposed.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
65	A	R	West Wellington Square	0.88	OLP2036 SP62	Entire site within Central (City & University) Conservation Area Within High Buildings Area Adjacent to listed buildings including 4-15 Walton Street (Grade II) Adjacent to GI Network (Wellington Square)	None identified	Site allocation SP62 establishes that site is suitable for academic institutional, student accommodation and residential development including employer-linked affordable housing. Uses appropriate to Policy V4 (including Class E) will also be suitable in the Local Centre. Site is suitable	Currently in use for academic uses but landowner (University of Oxford) update in February 2022 confirms intention to develop within Plan period. Development is contingent upon development at ROQ so that current uses from this site can move across, so may be later in plan period. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Site is suitable and likely to be developed within plan period.
66	R	R	Windale House	0.779	OLP2036 Evidence Base	Adjoins Blackbird Leys district centre	1.4% of site is within Flood Zone 3b	Site is suitable	Would be no net additional homes. Not available	Site is viable	Site is suitable but not available and no evidence that it could deliver any net additional homes.
67	A	A	Wolvercote Paper Mill	4.94	OLP2036 Evidence Base Planning application	Partially within Green Belt (not developable area) Adjacent to local nature designation Small part within Wolvercote CA Adjacent to listed buildings GI Network	35% of site within Flood Zone 3b. 17% of the site is within Flood Zone 2 Within 200m of SSSI and SAC (Wolvercote Meadows)	Outline planning permission for 190 residential units (13/01861/OUT), and Reserved matters for 190 residential units, employment space, community facilities, public open space and facilities (18/00966/RES). Construction commenced on site July 2018. Site is suitable	Development has commenced. Site is available	Site is viable	Planning permission for 190 dwellings and mixed use, and development has commenced on site.
69	R	R	County Hall	0.33	Falls within OLP2036 AOC1 West End and Osney Mead	Entire site within Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area Site adjoins the Oxford Castle Scheduled Monument Contains listed buildings Category 2 Employment Site	None identified	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Site is also within the LP2036 Area of Change AOC1 West End and Osney Mead, which supports comprehensive regeneration of the wider area. Site is suitable	Currently in use as County Council main offices. Existing occupants would need to be relocated to new offices. No landowner intention to redevelop the site. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
70	A	A	Island Site (Park End Street/Hythe Bridge Street)	0.749.69690.690.69	OLP2036 SP1	Partially within Central (University & City) Area Conservation Area High Buildings Area Within City Centre Archaeological Area Adopted OHAR located within site Category 2 Employment Site	11% in Flood Zone 3b	Site allocation SP1 establishes that site is suitable for mixed use developments including residential and/or student accommodation. Site is suitable for both residential and economic uses.	Landowner intention to facilitate a general improvement to the area including mixed uses as per allocation but masterplanning work still to be undertaken. Some units are currently in use and occupied so would need to be vacated prior to development taking place. Available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
71	R	R	Magistrates Court	0.3	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA High Buildings Area Within City Centre Archaeological Area	None identified	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. No insurmountable constraints identified. Site is suitable	Awaiting Landowner update 2022. Currently in use as Magistrates Court. Existing occupants would need to be relocated. Not available	Site is viable typology. Site is viable	Site in use and no evidence of availability over the plan period.

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74	R	R	City of Oxford College (formerly OCVC remainder)	2.43	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area	5% of site Flood Zone 3b, 18% in Flood Zone 3a. (brownfield)	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. No insurmountable constraints identified. Site is suitable	Awaiting Landowner update 2022. Currently in education use. Existing occupants would need to relocate. Not available	Site is viable typology. Site is viable	Site in use and no evidence of availability over the plan period.
075 (a and b)	A	A	Oxford Railway Station and Becket Street Car Park	2.56	OLP2036 SP1	View Cone/High Buildings Area Within City Centre Archaeological Area Listed buildings opposite the site	c.0.6% of site 75a within FZ3a (brownfield)	Site allocation SP1 establishes that site is suitable for mixed use developments including residential and/or student accommodation. Site is suitable for both residential and economic uses.	Development would need to take place whilst railway station remains functioning. Ongoing work on the masterplan indicates landowner intention to develop. Available	Allocation accepted by LP2036 Inspector. Site is viable.	Adopted site allocation. Site expected to be developed within the Local Plan time period.
76	A	A	Oxpens	6.3	OLP2036 SP1	High Buildings Area Within City Centre Archaeological Area Within 45m of G5 Outdoor Sports and GI Network (Grandpont Park) Adjacent Osney Town CA Adopted OHAR within site (Oxpens Meadow)	c.4% in Flood Zone 3b, c.15% in Flood Zone 3a (brownfield)	Site allocation SP1 establishes that site is suitable for mixed use development including residential and/or student accommodation. Site is suitable for both residential and economic uses.	Occupiers may need to relocate. City Council bought site in 2015 and set up joint venture delivery vehicle. Masterplanning work underway. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within Local Plan time period.
77	R	R	Fire Station Rewley Road	0.47	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area Adjacent to Scheduled Monuments	None identified	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Site is also within the LP2036 Area of Change AOC1 West End and Osney Mead, which supports comprehensive regeneration of the wider area. Site is suitable	Currently in use as fire station, so fire station would need to be relocated. No intention from landowner to redevelop the site. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
78	R	R	Telephone Exchange (Speedwell Street)	0.4	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (City & University) CA View Cone/High Buildings Area Within City Centre Archaeological Area.	None identified	Identified (but not allocated) in the West End Area Action Plan for residential and other uses. Site is also within the LP2036 Area of Change AOC1 West End and Osney Mead, which supports comprehensive regeneration of the wider area. Site is suitable	Currently in use as telephone exchange, and on a long lease until 2037. No intention from landowner to redevelop the site. Awaiting 2022 landowner update. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
81	A	A	Worcester Street Car Park	0.52	OLP2036 SP1	View Cone/High Buildings Area Entire site within Central (University & City) CA Within City Centre Archaeological Area Opposite listed building	Small part of site (12%) within Flood Zone 3b.	Site allocation SP1 establishes that site is suitable for mixed use development including residential and/or student accommodation. Site is suitable for both residential and economic uses.	Ongoing work on masterplan. Available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
85	A	R	Hooper House	0.04	Planning Application	View Cone/High Buildings Area	None identified	Prior approval permissions granted for change of use from office to residential (13/02480/B56 and 17/02557/B56, completed March 2022) - indicate that site is suitable for residential. Site is suitable	Planning permission indicate landowner's intent to develop. Site is available	Planning permission. Site complete. Site is viable	Planning permission. Site has been developed within the Local Plan time period.

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95a2	A	A	Between Towns Road (incl. 17, 17b and Cowley Conservative Club)	0.32	OLP2036 Evidence Base Planning application	None identified	None identified	Planning permission 21/00300/FUL (approved March 2022) indicates that site is suitable for residential (student) development. Site is suitable	Planning permission indicate landowner's intent to develop. Site is available	Planning permission. Site is viable	Planning permission. Site expected to be developed within the Local Plan time period.
97	R	R	Scrap Yard, Jackdaw Lane	1.54	OLP2036 Evidence Base	View Cone Adjacent to G2 Oxford City Wildlife Site Adjacent to G5 Outdoor Sports and GI Network (Meadow Lane Recreational Ground)	13% of site in Flood Zone 3b (brownfield)	Site currently in use as a scrapyard. Site is suitable	Awaiting Landowner Update 2022. Site currently in use as a Scrapyard. Not available	Site is viable typology. Site is viable	Site in use and no evidence of availability over the plan period.
98	A	R	Workshops Lanham Way	0.24	Planning application	Adjacent to Littlemore CA	None identified	Planning application 21/03114/CT3 (yet to be determined) establishes that the site is suitable for residential development. Site is suitable	Planning application (November 2021) indicates landowner intent to develop. Site is available	Planning proposal. Site is viable	Planning application and landowner interest. Site expected to be developed within Local Plan time period.
104	A	R	Former Ifley Mead Playing Field	2.04	OLP2036 SP38 Call for Sites 2021	Adjacent to Ifley CA	None identified	Site allocation SP38 establishes that site is suitable for residential development. Site is suitable	Landowner update 2022 (Oxfordshire County Council) confirmed intention to develop for residential. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
106	A	R	Grandpont Car Park	0.44	OLP2036 SP39 Call for Sites 2021	High Buildings Area	83% in Flood Zone 2 (brownfield)	Site allocation SP39 establishes that site is suitable for residential development. Site is suitable	Landowner (County Council) update 2022 confirms intention to develop. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
107	A	R	St Frideswide Farm (Formerly Green Belt land, St Frideswide Farm, (land east of Banbury Rd))	3.95	OLP2036 SP24	None identified (former Green Belt)	Development should be designed with regard to potential adjacent development in Cherwell district, ensuring connectivity and integration	Site allocation SP24 establishes site is suitable for residential development. Site is suitable	The site is greenfield. Planning application 21/01449/FUL (resolution to grant permission subject to S106) indicates landowner intention to develop. Site is available	Planning application 2021 indicates site is viable. Site is viable	Adopted site allocation, and resolution to grant planning permission (2022). Site expected to be developed within the Local Plan time period. No employment use proposed.
110	R	R	Speedwell House (west part)	0.15	LP2036 Evidence base	Entire site within Central (University & City) CA High Buildings Area Within City Centre Archaeological Area Category 2 Employment Site Adjacent Listed Buildings	None identified	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. The site is within the high buildings area. Site is suitable	The landowner, Oxfordshire County Council, has no intention to develop the site for residential uses. Site is not available	Site is viable	Site is not available, no landowner intention to develop within plan period, and no evidence to demonstrate that it could accommodate 10+ units.
111	A	R	Oxford Stadium (former Greyhound stadium)	3.37	OLP2036 SP51	Whole site is the Oxford Stadium Conservation Area Site is locally significant and identified on the Oxford Heritage Asset Register (OHAR)	Cowley Branchline immediately abuts the north western edge of the site	Site allocation SP51 establishes site is suitable for revival of the stadium for greyhound racing and/or speedway, with supporting community or leisure uses and enabling residential dwellings on the car park or other areas that will not affect the operation or heritage interest of the Oxford Stadium site. If it is demonstrated that bringing speedway and greyhound racing back into use is not viable, high quality residential led redevelopment supported by appropriate uses that will benefit the wider community for example complementary leisure or community uses that include reference to the heritage interest of the site will be supported. Planning application (13/00302/FUL) for 220 dwellings was refused for various reasons including retention of community facilities, and the subsequent appeal was withdrawn. Site is suitable	As of May 2022, part of the site is being used for greyhound racing. Part site still available. Part available	Allocation accepted by LP2036 Inspector. Site is viable	Suitable for residential, community or leisure uses subject to it not affecting the operation or heritage interest of the site. Likely to be developed within Plan period.
112	R	R	Marston Gap	29.3	Oxplan 2050 Call for Ideas submission	Green Belt land GI Network	Contains Local Wildlife Site - Almonds Farm and Burrt Mill Fields and OCWS - Victoria Arms Spinney; <1% in Flood Zone 3	Entire site in GB, comprises parcels 112b2 (high impact) and 112b4 (moderate impact). Majority of the site is high impact so not suitable. Not suitable.	No indication of landowner interest.	Site is viable typology Site is viable	Site not suitable as development would have unacceptable impact on the integrity of the Green Belt.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
112a1	A	R	Hill View Farm (formerly known as Green Belt land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm) Green Belt Parcel 1)	3.52	OLP2036 SP25	None identified	None identified	Site allocation SP25 establishes site is suitable for residential development. Site is suitable	Planning application and resolution to grant permission (20/03034/FUL) indicates landowner intention to develop Site is available	Planning application indicates site is viable Site is viable	Adopted site allocation, and resolution to grant planning permission (2022). Site expected to be developed within the Local Plan time period. No employment use proposed.
112a2	R	R	Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112),	12.8	Call for sites 2021	Entire site within Green Belt - mainly high impact with small parcel moderate Adjacent to Local Wildlife Site	5% in Flood Zone 3b (greenfield)	This area was assessed in the Green Belt Study. It found development of this parcel would have a high impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	Call for sites 2021 indicates land is available (with slightly amended boundary to reflect adjoining SP25 site allocation. same landowner) Site is available	Site is viable typology Site is viable	Site not suitable as development would have an unacceptable impact on the integrity of the Green Belt.
112b (5-6)	R	R	Land at Old Marston, (northern part of previous site 112) Green Belt Parcels 2-6	10.88	OLP2036 Evidence Base	Entire site within Green Belt - High impact	Less than 1% in Flood Zone 3b	This area was assessed in the Green Belt Study because of the landowner interest in the site and because of there being no other constraints such as GI or a biodiversity designation. It found development of 112b2 and 112b3 would have a high impact, 112b5 a moderate-high impact and 112b4 a moderate impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	112b4 is owned by the Oxford Preservation Trust who have expressed a clear objection to development of this land. The other parcels are owned mainly by a combination of Oxford City Council and OPT. No landowner intention to develop. Not available	Site is viable typology Site is viable	Green Belt site where development would have a high impact on the integrity of the Green Belt.
112b1	A	R	Land West of Mill Lane (formerly known as Green Belt land at Cherwell Valley/Old Marston, northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1)	1.99	OLP2036 SP26	None identified (former Green Belt)	None identified	Site allocation SP26 establishes site is suitable for residential development. Site is suitable	Planning permission (21/01217/FUL) indicates landowner intention to develop. Site is available	Planning permission indicates site is viable Site is viable	Adopted site allocation and planning permission. Site expected to be developed within the Local Plan time period. No employment use proposed.
112c	R	R	Brasenose Land (within Land at Old Marston site)	10.37	OLP2036 Evidence Base	Entire site within Green Belt, includes two parcels: 112c-1 = Moderate-High impact (2.82ha) 112c-2 = High impact (7.89ha) Adjacent to G5 Outdoor Sports (The Harlow Centre Playing Fields)	7% Flood Zone 2 (greenfield)	This area was assessed in the Green Belt Study. It found development of 112c1 would have a moderate-high impact and 112c2 a high impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology Site is viable	Site not suitable or available. Development would have unacceptable impact on the integrity of the Green Belt.
113	A	R	Redbridge Paddock (Land east of Redbridge Park and Ride). (Formerly Green Belt land east of Redbridge Park and Ride)	3.64	OLP2036 SP29	Policy requirements set out in SP29 eg to provide moorings, and protection of the nearby SSSI	Within 50m of SSSI (Iffley Meadows), and 0.17% of the site is within Flood Zone 2	Site allocation SP29 establishes site is suitable for residential development, subject to addressing constraints including protecting the nearby SSSI. Site is suitable	Currently meadow land used for grazing. Landowner update 2022. Site is available	Site is viable typology. May be significant cost implications due to its historic landfill site, flood risk mitigation and junction infrastructure costs. Site is viable	Adopted site allocation and confirmed landowner intention. Site is expected to be delivered within the Local Plan period.
114	R	R	Field at Junction of Marsh Lane and Elsfeld Road	1.84	OLP2036 Evidence Base	Entire site within Green Belt (moderate high impact) View Cone	None identified	Entire site within Green Belt. Green Belt Study found development of parcel would have a Moderate-High impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Site not suitable or available. Development would have unacceptable impact on the integrity of the Green Belt.
114a	R	R	Land at Marston Brook (Northern part)	3.56	OLP2036 Evidence Base	Entire site within Green Belt (parcel not assessed in GB study) View Cone	None identified	Entire site within Green Belt. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Not suitable or available

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114b	R	R	Showman's Field	2.18	OLP2036 Evidence Base	Entire site within Green Belt (moderate high impact) View Cone	None identified	Entire site within Green Belt. Green Belt Study found development of parcel would have a Moderate-High impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Not suitable or available
114c	R	R	Marston Saints Sports Ground	0.98	OLP2036 Evidence Base	Entire site within Green Belt (parcel not assessed in GB study) Open Air Sports Protection View Cone	None identified	Site in use and protected for open air sports in the Green Belt. Not suitable	Site currently in use for outdoor sports. Not available	Site is viable typology. Site is viable	Site in use and protected for open air sports in the Green Belt, so not suitable.
114d	A	R	Marston Paddock	0.78	OLP2036 SP23	Site adjacent to Marston CA (former Green Belt)	None identified	Planning application 21/02580/FUL (resolution to grant at Planning Committee March 2022) indicates that site is suitable for residential development. Site is suitable	Resolution to grant planning application indicates landowner's intent to develop. Site is available	Planning proposal. Site is viable	Adopted site allocation and resolution to grant planning permission. Site expected to be developed within the Local Plan period.
115	R	R	Green Belt land west of Meadow Lane (forms part of larger site 347)	2.34	OLP2036 Evidence Base	Entire site in Green Belt - High Impact Adjacent Iffley CA Part of the site within a View Cone GI Network	Within 200m of SSSI	Entire site within Green Belt. Green Belt Study found development of parcel 115 would have a High impact on the integrity of the Green Belt and its protection of Oxford's setting. Not suitable	No landowner intention. Not available	Site is viable as it is greenfield. Site is viable	Site not suitable or available. Development would have unacceptable impact on the integrity of the Green Belt.
117	A	R	Land surrounding St Clement's Church	1.61	OLP2036 SP18	Entire site within St Clement's and Iffley Rd CA and adjacent to Central Area (University & City) CA and Headington Hill CA Adjacent to G5 Outdoor Sports (Magdalen College Sports Ground South) The site is close to two view cones and the high buildings area and adjacent to a listed building (St Clement's Church)	2.25% of site located within Flood Zone 2	Site allocation SP18 establishes that site is suitable for residential development. Site is suitable	Landowner update 2022 (Magdalen College) confirmed intention to develop for residential. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
118	R	R	Land rear of Wolvercote Social Club	0.52	OLP2036 Evidence Base	Very small part of the site is within Green Belt Adjacent to Wolvercote CA	Within 75m of a SSSI and SAC (Port Meadow with Wolvercote Common and Green)	The site is greenfield and is covered entirely in trees. Any development would result in significant loss of trees and biodiversity network so further biodiversity assessments would be required. The site performs an important biodiversity/GI function. The site is located partially within the Green Belt, adjacent to a local nature designation, and within 200m of SSSI and SAC areas. Not suitable	Vacant site but no landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Not suitable or available. The site performs an important GI biodiversity function.
119	R	R	Land south of Uifgar Road	1.84	Map survey 2014	Adjacent to local nature designation Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	No access. Would need to access via the allotments which are in use 70% in FZ3b, 41% of which is greenfield FZ3b Within 70m of SAC and SSSI	The site is greenfield and is predominantly covered in trees. Development would result in significant loss of trees and biodiversity network so further biodiversity assessments would be required. There is no vehicular access to the site, this would need resolving before site could be developed. The site is located adjacent to a local nature designation, and within 200m of SSSI and SAC areas. Not suitable	Vacant site but no landowner intention to develop. Not available	Site is viable as it is greenfield. Site is viable	Not suitable or available. The site has no vehicular access without going through active allotment land. Uncertainty over whether there would be unacceptable impacts on biodiversity.
120	R	A	Unipart Group	30.63	OLP2036 SP7	Category 1 Employment Site (Unipart)	None identified	Site allocation SP7 establishes site is suitable for employment uses. Site is suitable (employment use only)	Awaiting Landowner update 2022. Site is available (economic)	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation (employment use only). Site expected to be developed within the Local Plan time period.

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121	R	R	Former DHL site, Sandy Lane West	2.83	OLP2036 Evidence Base	Category 2 Employment Site (Former Pickfords Site)	None identified	Not suitable for housing. Cat 2 employment site. There is no evidence of constraints within or around the site for employment use. Suitable for employment.	Recent planning applications for modernisation of the site for light industry/ warehousing and part of the site has already undergone modernisation. No further land available for economic use. Unlikely to be available for residential in light of recent investments. Not available	Site is non-viable typology but recent modernisation/ investment in the site indicates site is viable for economic uses. Site is viable	Recent modernisation on the site, and no additional employment land available
122	R	R	New Barclay House	1.04	OLP2036 Evidence Base	Category 2 Employment Site	34% in Flood Zone 3b. (brownfield) 100% in Flood Zone 2	Part of the site is within Flood Zone 3b (brownfield) and the rest in FZ2. Site in economic use. Site is suitable for economic use	No evidence of intention to redevelop. Awaiting landowner update 2022 Not available	Site is viable	No evidence of intention to redevelop. Site not expected to be developed within plan period.
123	R	R	Pathway Workshop	0.32	OLP2036 Evidence Base	None identified (Unprotected employment site)	Small portion of the site lies within Flood Zone 3b Within 35m of a G2 Oxford City Wildlife Sites (Spindleberry Park).	Site is located within a residential area and is currently in economic use. A very small portion of the site is within Flood Zone 3b, no evidence of other constraints within or around the site. Suitable for economic and residential use	No evidence of intention to redevelop. Awaiting 2022 update. Not available	Site is viable	No evidence of intention to redevelop.
124	A	R	Slade House	1.3	OLP2036 SP57 Call for Sites 2021	None identified	Within 125m of SSSI (Brasenose Wood and Shotover Hill)	Site allocation SP57 establishes site is suitable for improved health-care facilities, associated administration and/or residential development. Site is suitable	Landowner (Oxford Health) update 2021 - has expressed an interest in redeveloping site for the allocated uses if it is declared surplus to requirements. Site is available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
125	A	R	Summer Fields School athletics site	1.38	OLP2036 SP5	The Diamond Place SPD requires access through the site into the Athletics Track site to be designed-in.	None identified	Site SP5 establishes site is suitable for residential. Re-provision of existing open air sports facility elsewhere on the school site. Development is contingent on access being delivered through Diamond Place site Site is suitable	Landowner (Oxford Health) update 2021 - has expressed an interest in redeveloping site for the allocated uses if it is declared surplus to requirements. Site is available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
126	R	R	Wildlife Corridor at River Cherwell 8	5.29	OLP2036 Evidence Base	Within local nature designation Green Belt. GI Network	100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is fully within Flood Zone 3b.
127	R	R	Wildlife Corridor North of South Hinksey	2.51	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network	100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b.
129	R	R	Wildlife Corridor at River Cherwell 9	3.93	OLP2036 Evidence Base	Green Belt GI Network	100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is fully within Flood Zone 3b.
130	R	R	Wildlife Corridor at Warneford Meadow	4.54	OLP2036 Evidence Base	Part of site is within Warneford Meadow Town Green GI Network	Footpaths cross the site	The site performs important biodiversity/green infrastructure function. The Town Green element would need to be discounted. Long narrow site, may be challenging shape to develop. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable as it is greenfield. Site is viable	The site is not available or suitable. The site is GI and partly Town Green.
131	R	R	Wildlife Corridor at River Cherwell 4	0.67	OLP2036 Evidence Base	Within local nature designation Green Belt Entire site within Central (University & City) CA GI Network This site is located within the Grade I listed Magdalen College Registered Park and Garden	100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Site is located within a Grade I listed park and garden therefore is not suitable for development. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b and registered historic park and garden.

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132	R	R	Wildlife Corridor at centre of Southfield Golf Course	12.62	Wildlife Corridor designation	Entire site protected open air sports (SR.2) Adjacent local nature designation The site is located within a Wildlife Corridor	2% in Flood Zone 3b (greenfield) Located within 200m of an SSSI	A small part of the site lies within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	Site is within site 292 - No landowner intention to develop (confirmed in 2022 update). Not available	Site is viable as it is greenfield Site is viable	The site is not suitable or available. This site is within #292. Both included for completeness as this site is a Wildlife Corridor.
133	R	R	Wildlife Corridor Adjacent North Hinksey Village	23.48	OLP2036 Evidence Base	Small part protected for outdoor sport Green Belt Very small part within Osney Town CA View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network	95% site in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is almost entirely within Flood Zone 3b. Site covers a small part of sites #225 and #278.
134	R	R	Wildlife Corridor at Christ Church Meadow	23.2	OLP2036 Evidence Base	Within Grade I Christ Church Registered Historic Park and Garden Small part protected for outdoor sports Green Belt Majority within Central (University & City) CA View Cone/High Buildings Area GI Network	95% in Flood Zone 3b (greenfield)	The site is located almost entirely within Flood Zone 3b (greenfield). It performs important biodiversity/green infrastructure function. Site is also located within a Grade I listed park and garden therefore is unsuitable for development. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is almost entirely within Flood Zone 3b and registered historic park & garden. This site includes site #186.
135	R	R	Wildlife Corridor at River Cherwell 1	3.95	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent LBs GI Network	100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b and is part of the GI network.

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136	R	R	Wildlife Corridor at River Cherwell 2	0.44	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Within in City Centre Archaeological Area GI Network This site is located adjacent to the Grade I listed Christ Church Registered Park and Garden and the Grade I listed Oxford Botanic Garden Registered Park and Garden.	28% in Flood Zone 3a, 8.5% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3a and 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is part of the GI network and is Green Belt.
137	R	R	Wildlife Corridor at Seacourt	2.53	OLP2036 Evidence Base	Green Belt	Adjoins river. 78% in Flood Zone 3b (greenfield) Footpath crosses site	The site is located mostly within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Lies within Flood Zone 3b.
138	R	R	Wildlife Corridor at South Park	23.25	Wildlife Corridor designation	Entire site within Headington Hill CA View Cone/High Buildings Area Contains LBs GI Network	None identified	The site performs important biodiversity/green infrastructure function within wider site. Would not be suitable to develop this strip through the middle of South Park #291. Not suitable	No evidence of landowner intention to develop. Covenant specifically restricts development. Not available	Site is viable as it is greenfield. Site is viable	The site is not available or suitable. Site has a restrictive covenant and is located within a Wildlife Corridor designated area in the middle of South Park #291.
139	R	R	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound Meadow #161)	5.28	OLP2036 Evidence Base	Within local nature designation Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area GI Network This site is located adjacent to the Grade I listed Magdalen Registered Park and Garden. Adjacent to listed building	87% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is almost entirely within Flood Zone 3b.
141	R	R	Wildlife Corridor at Headington Quarry Glebe	1.74	OLP2036 Evidence Base	Entire site within Headington Quarry CA Adjacent listed building	Very uneven ground levels	The site is located within a Wildlife Corridor designated area and performs important biodiversity/green infrastructure function. Significant cover from established trees and other vegetation. Within a Conservation Area and nature Conservation Area, with no evidence of how constraints could be overcome to deliver development in such a sensitive area. Development would affect character/setting of Conservation Area. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located within a Wildlife Corridor designated area.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
142	R	R	Wildlife Corridor at River Cherwell 5	2.53	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent LBs GI Network	100% in Flood Zone 3b (greenfield) Adjacent to SSSI (New Marston Meadows)	The site is entirely within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as it is located entirely within Flood Zone 3b.
144a	R	R	Wildlife Corridor at Marston Brook (northern part)	1.39	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Local Wildlife Site GI Network	80% in Flood Zone 2 (greenfield) Adjacent to SSSI (New Marston Meadows)	The site is largely within Flood Zone 2. Site also performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site not suitable or available. The site is located largely within Flood Zone 2 and is part of the GI Network.
144b	R	R	Wildlife Corridor at Marston Brook (southern part)	0.84	Wildlife Corridor designation	Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site	2.3% in Flood Zone 2 (greenfield) Within 125m of SSSI (New Marston Meadows)	The site is located marginally within Flood Zone 2. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site not suitable or available. The site is located partly within Flood Zone 2 and is part of the GI Network.
145	R	R	Wildlife Corridor at River Cherwell 6	3.22	Call for sites 2016	Green Belt	100% in Flood Zone 3b (greenfield) Adjacent to SSSI (New Marston Meadows)	The site is fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is fully within Flood Zone 3b.
147	R	R	Wildlife Corridor North of Binsey	11.77	OLP2036 Evidence Base	Green Belt Small part within Binsey CA Adjacent to Oxford City Wildlife Site (OCWS) (Thames-side at Binsey) GI Network	80% in Flood Zone 3b (greenfield) Within 200m of SSSI and a SAC (Port Meadow with Wolvercote Common)	The site is largely within Flood Zone 3b so would need to be significantly discounted. It is an important part of the green infrastructure network. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is largely within Flood Zone 3b.
148	R	R	Wildlife Corridor at River Cherwell 7	8.34	OLP2036 Evidence Base	Green Belt GI Network	100% in Flood Zone 3b (greenfield) Within 30m of SSSI (New Marston Meadows)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is fully within Flood Zone 3b.
149	R	R	Wildlife Corridor at Godstow Holt	2.53	OLP2036 Evidence Base	Green Belt Entire site within Wolvercote with Godstow CA GI Network	42% in Flood Zone 3a, c. 26% in Flood Zone 3b (greenfield) Within 200m of SSSI and SAC (Port Meadow with Wolvercote Common) No road access	The site is within Flood Zone 3a and 3b, and is surrounded on all sides by water course or nature designations. Site also performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located partly within Flood Zone 3b, part of GI and is surrounded on all sides by water course or nature designations.
150	R	R	Wildlife Corridor at West Godstow Road	0.42	OLP2036 Evidence Base	Adjacent to local nature designation Green Belt GI Network	64% in Flood Zone 3b (greenfield)	The site is mostly within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Most of the site is within Flood Zone 3b.
151	R	R	Wildlife Corridor at St Edward's Boat Yard	0.76	OLP2036 Evidence Base	Green Belt Entire site within Wolvercote with Godstow CA GI Network	24% in Flood Zone 3a, 11.88% in Flood Zone 3b (greenfield) Within 200m of SSSI and SAC	The site is located partly within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is partly within Flood Zone 3b and is part of GI Network.
152	R	R	Wildlife Corridor at Lower Wolvercote South of Godstow Road	2.57	OLP2036 Evidence Base	Green Belt Entire site within Wolvercote with Godstow CA GI Network	Fronts onto the river 70% in Flood Zone 3b (greenfield) Within 200m of SSSI and SAC No road access	The site is largely within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Site has no road access. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is largely within Flood Zone 3b and not accessible by road.

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153	R	R	Wildlife Corridor at River Cherwell 10	1.96	OLP2036 Evidence Base	Green Belt GI Network	40% in Flood Zone 3b (greenfield) Within 200m of SSSI	The site is partly within Flood Zone 3b. Site also performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located partly within Flood Zone 3b and is part of GI Network.
154	R	R	Wildlife Corridor at River Cherwell 11	6.8	OLP2036 Evidence Base	Green Belt Located adjacent to Local Wildlife Site GI Network	97% in Flood Zone 3b (Greenfield) Adjacent to SSSI	The site is almost fully within Flood Zone 3b. Site also performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located almost entirely within Flood Zone 3b.
155	R	R	Wildlife Corridor at Lower Wolvercote North of Godstow Road	3.66	OLP2036 Evidence Base	Entirely within Green Belt Entire site within Wolvercote with Godstow CA Adjacent Listed Buildings GI Network Adjacent to Local Wildlife Site (West Cowleys) Adjacent to Lower Wolvercote Allotments	70% in Flood Zone 3b (greenfield) Adjacent to SSSI (Wolvercote Meadows) and SAC (Oxford Meadows) Within 200m of various SSSIs (Pixey & Yarnton Meads and Port Meadow with Wolvercote Common & Green)	The site is largely within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Site is also adjacent to an SSSI and SAC. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is largely within Flood Zone 3b and adjacent to SSSI and SAC.
156	R	R	Wildlife Corridor at River Cherwell 12	1.22	OLP2036 Evidence Base	Entirely within Green Belt Adjacent to Local Wildlife Site GI Network	93% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is almost entirely within Flood Zone 3b.
157	R	R	Wildlife Corridor at Hill Farm - Site boundary changed	2.78	Wildlife Corridor designation	Entirely within Green Belt GI Network	Approx 40% in Flood Zone 2	Site performs important biodiversity/green infrastructure function. Not suitable.	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
158	R	R	Wildlife Corridor South of Pixey Mead	0.93	OLP2036 Evidence Base	Green Belt Entire site within Wolvercote with Godstow CA Located adjacent to Local Wildlife Site GI Network	70% in Flood Zone 3b (greenfield) Adjacent to SSSI and SAC (Pixey Mead)	The site is located almost entirely within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is almost entirely within Flood Zone 3b
159	R	R	Wildlife Corridor Adjacent to Duke's Meadow	0.85	OLP2036 Evidence Base	Green Belt Located adjacent to Local Wildlife Site GI Network	45% in Flood Zone 3b (greenfield)	The site is within Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is partly within Flood Zone 3b and is part of the GI network.
160	R	R	Alexandra Courts Recreation Ground (Alexander Park, Woodstock Road)	1.55		Open Air Sport Protection	None identified	The site performs important green infrastructure function. Not suitable	City Council landowner, no indication that site is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable, as performs important green infrastructure function.
162	R	R	Aristotle Lane	1.31	OLP2036 Evidence Base	Adjacent to North Oxford Victorian Suburb CA View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Oxford Canal) GI Network	Within 200m of SSSI and a SAC (Port Meadow with Wolvercote Common and Green) 90% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. The site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it performs important green infrastructure function. The site is almost entirely within Flood Zone 3b.

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163	R	R	Astons Eyot (#163a) and The Kidneys (#163b)	17.52	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Designated Heritage Asset Adopted OHAR GI Network Orford City Wildlife Site GI Network	7% in Flood Zone 3b (greenfield) Adjacent SSSI	The site is located partly within Flood Zone 3b. Site is entirely greenfield and performs important green infrastructure function. Access constraints would need to be overcome (no road access). Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable.
164	R	R	Balfour Park	0.57	OLP2036 Evidence Base		None identified	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable, and performs important green infrastructure function.
165	R	R	Balliol College Sports Ground	1.55	OLP2036 Evidence Base	Entire site within Central CA View Cone/High Buildings Area Within City Centre Archaeological Area Open Air Sports Protection	Within 200m of SSSI	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Entire site is within conservation area therefore any development would need to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable. Site performs important green infrastructure function.
166	R	R	Banbury Road North Sports Club	3.48	OLP2036 Evidence Base	Majority in Green Belt Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. The site performs important green infrastructure function, and sports provision. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable and performs important green infrastructure function.
167	R	R	Barns Court Allotments	0.72	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, and performs important green infrastructure function. All allotment plots in use.
168	R	R	Bartholomew Road and Van Diemens Lane Allotments	0.78	OLP2036 Evidence Base	Protected Allotments	None identified	The site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available and performs important green infrastructure function. All allotment plots in use.
169	R	R	Bartemas Close Allotments (Oriol College)	0.87	OLP2036 Evidence Base	Entire site within Bartemas CA View Cone/High Buildings Area Protected Allotments	None identified	The site performs important green infrastructure function. Entire site located within a conservation area therefore any development would need to consider sensitive design. Not suitable	Oriol College is landowner. All allotment plots currently in use and landowner has indicated that part of site could be developed for residential use. Awaiting 2022 landowner update. Part available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable and performs important green infrastructure function.
170	R	R	Barton Road Recreation Ground/play ground	1.06	OLP2036 Evidence Base	Open Air Sport Protection	None identified	The site is designated as Protected Open Air Sports. It performs important green infrastructure function. Not suitable	City Council landowner, not surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available and performs important green infrastructure function.
173	R	R	Bayards Hill Primary School Playing Fields	1.96	OLP2036 SP63	Open Air Sports Protection	None identified	SP63 establishes site is suitable for residential use. The site provides important playing fields for the schools use, however part of the site (the playing field only, not the pitches) could be developed without compromising the open air playing field provision. Site is suitable	Covenant on the land which precludes development. Confirmation 2022 from landowner, no intention to remove/amend covenant. Not available	Site is viable as it is greenfield. Site is viable	Site is subject to a restrictive covenant, so is not likely to be available for development during the plan period.
174	R	R	Bernwood Park	0.88	OLP2036 Evidence Base	GI Network	None identified	The site performs important green infrastructure function. Not suitable	Site currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is part of GI Network.
175	R	R	Blackbird Leys Park East	5.28	OLP2036 Evidence Base	GI Network Open Air Sports Protection	None identified	Site is designated Protected Open Air Sports. The site performs important green infrastructure function. Not suitable	Site currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as it is part of GI Network.
176	R	R	Blackbird Leys Park West	2.95	OLP2036 Evidence Base	Open Air Sports Protection GI Network	None identified	Site is designated Protected Open Air Sports. The site performs important green infrastructure function. Not suitable	Site currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is part of GI Network.

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177	R	R	Botley Road Recreation Ground	5.09	OLP2036 Evidence Base	Adjacent to Osney Town CA View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Bullstake Stream) GI Network Open Air Sports Protection	88% in Flood Zone 3b (greenfield)	The site is located almost entirely within Flood Zone 3b. Site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Site currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as mostly within Flood Zone 3b and is part of GI Network.
178	R	R	Bouls Lane Recreation Ground	1.8	OLP2036 Evidence Base	Green Belt Entire site within Old Marston CA View Cone Open Air Sports Protection	None identified	Green Belt. The site performs important green infrastructure function. The site is also located entirely within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of landowner intention to develop Not available	Site is viable typology Site is viable	The site is not available, or suitable.
179	R	R	Brasenose College and Queens College Sports Ground	9.13	OLP2036 Evidence Base	Green Belt Adjacent to Central (University & City) CA View Cone/High Buildings Area Open Air Sports Protection GI Network	66% in Flood Zone 3b (greenfield).	The site is located largely within Flood Zone 3b. Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is an important part of GI Network.
180	R	R	Brasenose Farm Allotments	1.91	OLP2036 Evidence Base	Green Belt GI Network Protected Allotments	Adjacent SSSI (Brasenose Wood and Shotover Hill)	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available and performs important green infrastructure function All allotment plots in use.
181	R	R	Broad Oak Nature Park	1.22	OLP2036 Evidence Base	GI Network	Access challenging Within 50m of an SSSI	Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is an important part of GI Network.
182	R	R	Bullstake Close Allotments	1.61	OLP2036 Evidence Base	Green Belt GI Network Protected Allotments	98% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable being almost entirely within Flood Zone 3b.
183	R	R	Burgess Field (edge of Port Meadow)	35.52	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjoins Port Meadow Scheduled Ancient Monument GI Network	1% within Flood Zone 3b Within 200m of SSSI and a SAC (Port Meadow) Reclaimed landfill, possible contamination Footpaths cross the site	Site is located to a very small extent within Flood Zone 3b. Site performs important green infrastructure function. The site is currently occupied for recreational/open public space. The site is within a very sensitive location adjacent to Port Meadow SSSI and SAC. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is adjacent to Port Meadow SSSI and SAC, and is in use as public open space and is an important part of GI Network.
184	R	R	Bury Knowle Park	6.07	OLP2036 Evidence Base	Entire site within Old Headington CA Contains Listed Building (Bury Knowle House) GI Network Open Air Sports Protection	None identified	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Activities include tennis, basketball, climbing rocks, children's play areas, picnicking, and health walks. Entire site is within conservation area therefore any development would need to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Awaiting landowner update 2022 Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as it is in use as Open Air Sports and has important GI function.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
185	R	R	Cheney School Playing Fields	4.08	OLP2036 Evidence Base	Entire site within Headington Hill CA Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sport. Site performs important green infrastructure function, and use by school. Entire site is in a conservation area therefore any development would need to consider sensitive design. Not suitable	Site is in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is currently in use.
186	R	R	Christ Church Meadow – South	0.87	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area GI Network	100% in Flood Zone 3b (greenfield)	The site is located fully within Flood Zone 3b. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as it is located fully within Flood Zone 3b. This site falls within the larger site #134.
187	R	R	Church Cowley Primary School Playing Field	0.43	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function, and use by school. Not suitable	Site is in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
188	R	R	Court Place Farm – East	1.52	OLP2036 Evidence Base	Green Belt Open Air Sports Protection	Flood Zone 2 within site, 0.29ha approx 19%	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
189	R	R	Court Place Farm – West	9.98	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
190	R	R	Court Place Farm Allotments	5.91	OLP2036 Evidence Base	Green Belt high impact (parcels 190-1 and 190-2) Entire site within Old Marston CA View Cone/High Buildings Area Protected Allotments	None identified	Site wholly within Green Belt. Green Belt Study found development of parcel 190 would have a high impact on the integrity of the Green Belt and its protection of Oxford's setting. Site performs important green infrastructure function. Not suitable	All allotment plots in use plus a waiting list, and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available.
191	R	R	Cowley Marsh playground/ sports field	6.77	OLP2036 Evidence Base	View Cone/High Buildings Area Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Uses include children's play area, football, basketball, and fitness trail. Not suitable	Site is currently occupied for recreational use. No landowner intention to develop. Not available. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is an important part of GI Network.
192	R	R	Cowmead Allotments	3.49	OLP2036 Evidence Base	Green Belt GI Network Protected Allotments	97% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b (greenfield). Site performs important green infrastructure function. Not suitable.	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable being almost entirely within Flood Zone 3b and an important part of GI Network.
193	R	R	Cripley Meadow Allotments	6.02	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) GI Network Protected Allotments	23% in Flood Zone 3b (greenfield) Within 200m of SSSI and a SAC (Port Meadow)	The site is partially within Flood Zone 3b. The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as all allotment plots in use. A portion of the site is within Flood Zone 3b and the entire site is part of the GI Network.
194	R	R	Cotteslowe Park 1	2.79	OLP2036 Evidence Base	Green Belt Open Air Sports Protection GI Network	None identified	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Uses include children's play areas, football, basketball, miniature golf, skate park, paddling pool, and nature area. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is occupied for recreational use and is part of GI Network.

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195	R	R	Cotteslowe Park 2	13.51	OLP2036 Evidence Base	Green Belt GI Network Open Air Sports Protection	None identified	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Uses include children's play areas, football, basketball, miniature golf, skate park, paddling pool, and nature area. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is occupied for recreational use and is part of GI Network.
196	R	R	Cotteslowe Park 3	11.5	OLP2036 Evidence Base	Green Belt Open Air Sports Protection GI Network	Flood Zone 2 within site: 6.62 ha approx 57%	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Uses include children's play areas, football, basketball, miniature golf, skate park, paddling pool, and nature area. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable. Site is occupied for recreational use and is part of GI Network.
197	R	R	Cotteslowe Park 4	7.95	OLP2036 Evidence Base	Green Belt GI Network	FZ 2 within site: 5.29 ha approx 66%	Site performs important green infrastructure function. Uses include children's play areas, football, basketball, miniature golf, skate park, paddling pool, and nature area. Not suitable	No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable as it is greenfield. Site is viable	The site is not available, or suitable. Site is occupied for recreational use and is part of GI Network.
198	R	R	Cotteslowe Park Allotments	2.38	OLP2036 Evidence Base	Green Belt GI Network Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. All allotment plots in use.
199	R	R	Cotteslowe Primary School Playing Fields	0.91	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. The site performs important green infrastructure function. Not suitable	Site currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is an important part of GI Network.
200	R	R	Donnington Sports Ground (Donnington recreation ground)	2.69	OLP2036 Evidence Base	View Cone/High Buildings Area Open Air Sports Protection	37% in Flood Zone 3b (greenfield)	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site currently in use as public sports ground. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is an important part of GI Network.
202	R	R	Dragon School & Lady Margaret Hall Playing Fields	8.25	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA GI Network Open Air Sports Protection	11% in Flood Zone 3b, 25% in Flood Zone 3a (greenfield) Within 25m of SSSI (New Marston Meadows)	The site is located partly within Flood Zone 3b. Site performs important green infrastructure function. Site is also designated as Protected Open Air Sports. Entire site is within a conservation area therefore development would need to consider sensitive design. Not suitable	Site currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located partly within Flood Zone 3b and is part of the GI Network.
203	R	R	Dunstan Park	2.27	OLP2036 Evidence Base	Entire site within Old Headington CA	None identified	Site performs important green infrastructure function. Entire site is within a conservation area and the Old Headington Conservation Area Appraisal identifies that Dunstan Park contributes to the buffer of green open space, which separate the village from the surrounding urban development. Development would need to demonstrate no unacceptable impact on the setting of the Old Headington Conservation Area. Site is not suitable	Site currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
204	R	R	East Oxford Bowls Club	0.3	OLP2036 Evidence Base	Entire site within Bartemas CA View Cone/High Buildings Area Open Air Sports Protection	None identified	Site is protected for Open Air Sports. Entire site is also within a conservation area therefore development would need to consider sensitive design. Not suitable	Landowner (Oriel College) expressed intention to develop at PO Response but no confirmation of intention since then. Awaiting landowner update 2022. Site is available	Site is viable typology as it is greenfield. Site is viable.	The site is not suitable as is Protected Open Air Sports.
205	R	R	East Ward Allotments	5.53	OLP2036 Evidence Base	Adopted OHAR Protected Allotments	Flood Zone 2 within site: 0.94ha approx 17%	Site performs important green infrastructure function. Site is locally significant and identified on the OHAR. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. All allotment plots in use.
206	R	R	Eden Drive Allotments	1.05	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. All allotment plots in use.
207	R	R	Elder Stubbs Charity Allotments – North	1.67	OLP2036 Evidence Base	GI Network Protected Allotments	31% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. All allotment plots in use and site is part of GI Network.
208	R	R	Elder Stubbs Charity Allotments – South	3.63	OLP2036 Evidence Base	GI Network Protected Allotments	46% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. All allotment plots in use and site is part of GI Network.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
209	R	R	Fairacres Road Allotments	0.79	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Protected Allotments	Within 100m of SSSI (Ifley Meadows) 32% within Flood Zone 2, 1% within Flood Zone 3a/b. (greenfield)	Site performs important green infrastructure function. The site is partially within Flood Zone 2 and marginally within Flood Zone 3a/b. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. All allotment plots in use.
210	R	R	Fairview Allotments	0.69	OLP2036 Evidence Base	Protected Allotments	Within 200m of SSSI (Lye Valley)	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. All allotment plots in use.
211	R	R	Fettiplace Recreation Ground	2.83	OLP2036 Evidence Base	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook) Open Air Sports Protection	Flood Zone 2 within site: 0.8 ha approx 28%	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is currently in use.
213	R	R	Five Mile Drive Recreation Ground	2.7	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
214	R	R	Florence Park	8.41	OLP2036 Evidence Base	Open Air Sports Protection GI Network	30% in Flood Zone 3b (greenfield)	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
215	R	R	Former Abingdon Road Allotments	0.86	OLP2036 Evidence Base	Green Belt. View Cone/High Buildings Area.	63% in Flood Zone 3b (greenfield)	The site is located within Flood Zone 3b. Not suitable	Allotment plots in use. Ownership unknown and no evidence of availability. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as partly located within Flood Zone 3b.
216	A	R	Former Barns Road East Allotments	0.5	OLP2036 SP37	None identified	No vehicular access. Access to the site could be achieved with the demolition and reconfiguration of the layout of one of the existing blocks of flats on Kersington Crescent	SP37 establishes site is suitable for residential development, however need to resolve access issues. Site is suitable	Landowner (Oxford City Council) confirmed (2022) that site could be delivered as part of a regeneration scheme, in the latter part of plan period due to logistical issues with access and reorganising site. Site is available	Site is viable typology as it is greenfield. Site is viable	Site allocation and landowner intention, site is likely to be developed during plan period.
217	R	R	Former Binsey Lane Allotments	3.78	OLP2036 Evidence Base	Green Belt GI Network	c. 93% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Allotment plots in use. No evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as located almost entirely within Flood Zone 3b.
219	R	R	Foxwell Drive	2.33	OLP2036 Evidence Base	Adjacent to Old Headington CA	None identified	The site is not protected but includes a play area, open green space and potential biodiversity. Site is suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, is partly in use as a children's play area and has biodiversity value.
220	R	R	Friars Wharf Open Space	0.57	OLP2036 Evidence Base	View Cone/High Buildings Area Part of an adopted OHAR (Former Gas Works Rail Bridge) is located within this site Within City Centre Archaeological Area	42% Flood Zone 2 (greenfield)	The site is located within Flood Zone 2. Part of the site is locally significant and identified on the OHAR so this would likely limit capacity. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
221	R	R	Gaisford Road Recreation Ground	0.55	OLP2036 Evidence Base	None identified	None identified	Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
222	R	R	Gillians Park	3.84	OLP2036 Evidence Base	GI Network	1% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable and is part of the GI Network.

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223	R	R	Goose Green (South-West of Goose Green Close)	1.95	OLP2036 Evidence Base	Designated Common Land Green Belt Entire site within Wolvercote with Godstow CA Adjacent Listed Building GI Network	Within 200m of SSSI and SAC (Port Meadow) Possible contamination onsite 17% Flood Zone 3b (greenfield)	The site is partially within Flood Zone 3b. The site performs important green infrastructure function as designated Common Land. Potential contamination on site. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable, and is designated Common Land.
224	R	R	Grandpont Park	9.55	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	1% in Flood Zone 3 (greenfield)	The site is located marginally within Flood Zone 3. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available and is located marginally within Flood Zone 3 and is part of GI Network.
224a	R	R	Grandpont Park	6.62	OLP2036 Evidence Base	Part of an adopted OHAR (Former Gas Works Rail Bridge) is located within this site GI Network	13% Flood Zone 2 (greenfield)	Site performs important green infrastructure function. Part of site is locally significant and identified on the OHAR. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. Site is currently in use and is an important part of GI Network.
224b	R	R	Grandpont Playing Pitch	3.02	OLP2036 Evidence Base	GI Network Open Air Sports Protection	14% Flood Zone 2 (greenfield)	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently in use and is an important part of GI Network.
225	R	R	Grandpont Sports Ground	4.27	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network	c. 96% in Flood Zone 3b (greenfield)	The site is entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Site currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available, and is entirely within Flood Zone 3b.
226	R	R	Headington Hill Park	7.98	OLP2036 Evidence Base	Entire site within Headington Hill CA View Cone/High Buildings Area Adjacent Listed Building GI Network	None identified	Site performs important green infrastructure function. Entire site is within a conservation area therefore any development would need to consider sensitive design. Not suitable	Site currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is in use and is an important part of GI Network.
227	R	R	Windmill Primary School playing field	0.63	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied.
228	R	R	Headington School Playing Fields	4.22	OLP2036 Evidence Base	Entire site within Headington Hill CA Open Air Sports Protection	None identified	The site is designated Protected Open Air Sports. Site performs important green infrastructure function. Entire site is located within conservation area therefore any development would need to consider sensitive design. Not suitable	Site currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied.
229	R	R	Hinksey Park	7.54	OLP2036 Evidence Base	View Cone/High Buildings Area Adjacent Listed Building Adjacent to Local Wildlife Site GI Network	44% in Flood Zone 3b (greenfield)	The site is located within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available and is located within Flood Zone 3b and is an important part of GI Network.
230	R	R	Horspath Road Recreation Ground	1.82	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available as it is currently occupied for recreational use.

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231	R	R	Iffley Academy School Playing Field	0.67	OLP2036 Evidence Base Call for sites 2014	Small part within Iffley CA	None identified	Site performs important green infrastructure function. A small part of the site is within a conservation area therefore any development will need to consider sensitive design. Not suitable	Site in use as a school playing field. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	This site is not available as it is currently occupied for recreational use.
233	R	R	Jack Straws Lane Park	1.79	OLP2036 Evidence Base	Entire site within Headington Hill CA View Cone/High Buildings Area GI Network	None identified	Site performs important green infrastructure function. Entire site is within a conservation area therefore any development will need to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available as it is currently occupied for recreational use.
234	R	R	Jesus College Playing Field – North	2.53	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available.
235	R	R	John Allen Recreation Ground	0.74	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available.
236	R	R	John Garne Way Allotments	1.39	OLP2036 Evidence Base	Adjacent to Headington Hill CA View Cone/High Buildings Area Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. All allotment plots in use.
237	R	R	Kestral Crescent Allotments	2.18	OLP2036 Evidence Base	Protected Allotments	78% in Flood Zone 3 (greenfield)	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. All allotment plots in use.
238	R	R	King Georges Field	2.11	OLP2036 Evidence Base	GI Network	100% in Flood Zone 3b (greenfield)	The site is located fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as it is fully within Flood Zone 3b and part of GI Network.
239	R	R	Larkrise Primary School Playing Field	3.21	OLP2036 Evidence Base	Open Air Sports Protection	68% in Flood Zone 3b (greenfield)	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
240	R	R	Lenthall Road Allotments	2.7	OLP2036 Evidence Base	Adjacent to Iffley CA View Cone/High Buildings Area Protected Allotments	None identified	The site performs important green infrastructure. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. All allotment plots in use.
241	R	R	Little Park	0.58	OLP2036 Evidence Base	Adjacent to Littlemore CA Adjacent Listed Building	Existing access unlikely to be acceptable for any intensification of use.	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
242	R	R	Mabel Pritchard School Playing Field	0.28	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
243	R	R	Magdalen College Sports Ground – South	1.62	OLP2036 Evidence Base	Entire site in St Clements and Iffley Road CA Open Air Sports Protection This site is located adjacent to the Grade I listed Magdalen Registered Park and Garden	None identified.	Site is designated Protected Open Air Sports. Site performs important green infrastructure function. The site is situated in a sensitive environment as it is entirely within a conservation area and is adjacent to a Grade I listed park and garden, meaning development would be limited. Not suitable	No evidence of landowner intention to develop (confirmed 2022). Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is an important part of GI Network and has significant heritage constraints.
244	R	R	Magdalen Wood	9.85	OLP2036 Evidence Base	GI Network	Site covered by well-established trees and other vegetation	Site is currently protected for its importance in local nature conservation. Site performs important green infrastructure function. Any capacity likely to be significantly reduced by trees and other biodiversity onsite. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is an important part of GI Network.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
245	R	R	Manzil Way Gardens	0.48	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	None identified	Site performs important green infrastructure function. Not suitable	Currently used as recreational and community space for events. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is currently occupied and is part of GI Network.
246	R	R	Margaret Road Recreation Ground	2.71	OLP2036 Evidence Base	Adjacent to Headington Quarry CA Open Air Sports Protection	Within 75m of SSSI (Magdalen Quarry)	The site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is currently used for recreational purposes.
247	R	R	Marston Ferry and Blackhall Allotments	1.41	OLP2036 Evidence Base	Protected Allotments	59% in Flood Zone 3a, 90% in Flood Zone 2. (greenfield)	The site is located within Flood Zone 3a. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available and is within Flood Zone 3a.
248	R	R	Marston Recreation Ground	4.33	OLP2036 Evidence Base	View Cone/High Buildings Area Open Air Sports Protection	Within 200m of SSSI	The site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is currently used for recreational purposes.
249	R	R	Meadow Lane Recreation Ground	2.02	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network Open Air Sports Protection	90% in Flood Zone 3b (greenfield)	The site is located largely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Located largely within Flood Zone 3b and is an important part of GI Network.
250	R	R	Memorial Garden	0.34	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent Listed Building Within City Centre Archaeological Area GI Network The site is located within the Grade I listed Christ Church Registered Park and Garden	None identified	Site performs important green infrastructure function. Site is located within a Grade I listed park and garden and a conservation area, therefore is unlikely to be suitable for development. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is within a sensitive location and is an important part of GI Network.
251	R	R	Merton College Sports Ground	5.29	OLP2036 Evidence Base	Green Belt Entire site within Central CA View Cone/High Buildings Area Open Air Sports Protection Adjacent to the Grade II St Catherine's College Registered Park and Garden	3% in Flood Zone 3b, 9% in Flood Zone 2 (greenfield) Within 200m of SSSI (New Marston Meadows)	Small portions of the site are within Flood Zone 3b and Flood Zone 2. Site performs important green infrastructure function. The entire site is located within a conservation area meaning any development would have to be sensitively designed. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. A small portion of the site is within Flood Zone 3b.

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252	R	R	Merton Field	3.5	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent Listed Building Within in City Centre Archaeological Area Open Air Sports Protection The site is located within the Grade I listed Christ Church Registered Park and Garden.	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. The site is located within a Grade I listed park and garden and a conservation area, therefore it is unlikely to be suitable for any development. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is located with a particularly sensitive location in terms of heritage constraints, and is an important part of GI Network.
253	R	R	Milham Ford Playing Field, Headington	3.74	OLP2036 Evidence Base	View Cone/High Buildings Area Open Air Sports Protection GI Network	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Owned by City Council with intention to retain the site for open air sports facilities/green spaces. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is currently occupied for recreational use.
254	R	R	Mill Lane Allotments	1.12	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. All allotment plots in use.
255	R	R	Minchery Farm Allotments (west)	1.03	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	Most allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Most allotment plots in use.
256	R	R	New Hinksey Bowling Green	0.74	OLP2036 Evidence Base	View Cone/High Buildings Area Adjacent to Local Wildlife Site Open Air Sports Protection	100% in Flood Zone 3b (greenfield)	The site is located fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is located fully within Flood Zone 3b.
257	R	R	New Marston Primary School Playing Fields	1.17	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently in use.
258	R	R	New University Club Sports Ground	1.91	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone/High Buildings Area Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Site is entirely within a conservation area therefore would need to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently in use and is part of GI Network.
259	R	R	North Oxford Bowls Club	0.98	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently in use and is part of GI Network.
260	R	R	Northway Playing Field	2.01	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently in use and is part of GI Network.
261	R	R	Oatlands Recreation Ground	5.12	OLP2036 Evidence Base	GI Network	96% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as it is located almost entirely within Flood Zone 3b.

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262	R	R	Orchard Way Recreation Ground	3.25	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently in use and is part of GI Network.
263	R	R	Oriel College Sports Ground	1.34	OLP2036 Evidence Base	Adjacent to Bartlemas CA Oxford City Wildlife Site (OCWS) within site (Oriel Wood) GI Network Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Landowner indicated a limited amount of land around the sports pavilion could accommodate some development to improve the sports facilities whilst also providing a modest amount of residential and/or student accommodation. Awaiting 2022 update. Part available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable due to Open Air Sports and important GI function
264	R	R	Osler Road Bowling Green	0.25	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
265	R	R	Osney Cemetery	1.65	OLP2036 Evidence Base	Entire site within Osney Town CA View Cone/High Buildings Area Within City Centre Archaeological Area	25% in Flood Zone 2 (greenfield)	Site is not suitable due to current use as a burial ground. Not suitable	Currently in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied.
266	R	R	Osney St. Thomas Allotments	4.81	OLP2036 Evidence Base	Adjacent to Osney Town CA View Cone/High Buildings Area GI Network Protected Allotments	96% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as almost entirely within Flood Zone 3b. All allotment plots in use.
267	R	R	Oxford Golf Centre	3.15	OLP2036 Evidence Base	Adjacent to Adopted OHAR GI Network Open Air Sports Protection	100% in Flood Zone 3b (greenfield)	The site is located fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, or suitable as located fully within Flood Zone 3b.
268	R	R	Oxford Road (Littlemore) Park	1.64	OLP2036 Evidence Base	Adjacent to Littlemore CA GI Network	None identified	Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is part of GI Network.
269	R	R	Oxford Road (Marston) Recreation Ground	0.45	OLP2036 Evidence Base	Entire site within Old Marston CA View Cone/High Buildings Area GI Network	None identified	Site performs important green infrastructure function. Entire site is located within conservation area therefore development would have to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
270	R	R	Oxford Spire Academy Playing Field - East	6.08	OLP2036 Evidence Base	View Cone/High Buildings Area Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop or that it is surplus to school requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied and is part of GI Network.
271	R	R	Oxford Spire Academy Playing Field - West	1.53	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop or that it is surplus to school requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied and is part of GI Network.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
272	R	R	Oxpens Recreation Ground	1.29	OLP2036 Evidence Base	View Cone/High Buildings Area Entire site within Central (University & City) CA Adopted OHAR Within City Centre Archaeological Area GI Network	46% in Flood Zone 3b, 56% Flood Zone 3a (greenfield)	The site is located within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as located within Flood Zone 3b.
274	R	R	Park Adjacent Rowing Clubs	1.21	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network	100% in Flood Zone 3b (greenfield) Within 50m of SSSI (Iffley Meadows)	The site is fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable and is fully within Flood Zone 3b.
275	R	R	Part Trinity and Magdalen Sports Grounds – North	7.76	OLP2036 Evidence Base	Green Belt Small part within St Clement's and Iffley Road CA; Adjacent to Central (University & City) CA View Cone/High Buildings Area Contains Listed Building Adjacent to Oxford City Wildlife Site (OCWS) GI Network Open Air Sports Protection	Within 200m of SSSI	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is an important part of GI Network.
276	R	R	Peat Moors Recreation Ground	1.21	OLP2036 Evidence Base	Open Air Sports Protection GI Network	Within 200m of SSSI	Site is currently occupied for recreational use. Site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
277	R	R	Pegasus Primary School Playing Field	0.66	OLP2036 Evidence Base	Open Air Sports Protection	Flood Zone 2 within site: 0.07 ha, approx 12%	Site is designated as Protected Open Air Sport. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as site is currently in use.
278	R	R	Pembroke College Sports Ground	3.43	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network Open Air Sports Protection	100% in Flood Zone 3b (greenfield) Site is designated Common Land.	The site is located fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable as located fully within Flood Zone 3b. This site includes a small part of #133.
279	R	R	Port Meadow	165.93	OLP2036 Evidence Base	Green Belt Adjacent to Wolvercote with Godstow CA Site is designated Common Land View Cone/High Buildings Area Adjacent Listed Building Two Scheduled Monuments located within site GI Network	90% in Flood Zone 3b (greenfield) Site is a SAC and SSSI Site is designated Common Land	The site is designated SSSI and SAC, and located almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is located almost entirely within Flood Zone 3b and is an SSSI and SAC.

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280	R	R	Quarry Hollow Play Area	0.56	OLP2036 Evidence Base	Entire site within Headington Quarry CA GI Network	Within 200m of SSSI (Magdalen Quarry)	Site performs important green infrastructure function. Entire site is within conservation area therefore any development would need to consider sensitive design. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop or that its surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is currently occupied for recreational use.
281	R	R	Ramsay Road Allotments	0.55	OLP2036 Evidence Base	Entire site within Headington Quarry CA Protected Allotments	Adjacent SSSI (Magdalen Quarry)	The entire site is located within a conservation area therefore any development would need to consider sensitive design. Site is designated Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable due to GI function. All allotment plots in use.
282	R	R	Ridgefield Road Recreation Ground	0.32	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site is currently occupied for recreational use. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently in use for recreation.
283	R	R	Ridgeway Road Recreation Ground	0.61	OLP2036 Evidence Base	GI Network	None identified	Site is currently occupied for recreational use. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently in use for recreation.
284	R	R	Risinghurst Allotments	0.86	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. All allotment plots in use.
285	R	R	Risinghurst Recreation Ground	0.47	OLP2036 Evidence Base	GI Network Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied.
286	R	R	Rose Hill Spencer Crescent Park	6.02	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied.
287	R	R	Rye St Anthony School Playing Fields	2.53	OLP2036 Evidence Base	Entire site within Headington Hill CA Open Air Sports Protection	None identified	Site is located entirely within a conservation area therefore any development would need to consider sensitive design. Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop or that its surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
288	R	R	Sandfield Road	0.82	OLP2036 Evidence Base	GI Network Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
289	A	R	Sandy Lane Recreation Ground (now includes former site 397 - Land Rear of Oxford Retail Park, Former Rover Car Park)	5.15	OLP2036 SP11	Open Air Sports Protection Safeguarding land for Cowley Branch line	None identified	Site allocation SP11 establishes site is suitable for residential development on the western part of the site, subject to re-provision of sports facilities and safeguarding land for Cowley Branch line. Site is suitable	Confirmed landowner intention (2022) subject to resolving issues regarding re-provisioning sports and safeguarding land. Site is available	Site is viable typology as it is greenfield. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be delivered within the Local Plan period.
290	R	R	Shotover Country Park	8.01	OLP2036 Evidence Base	Green Belt GI Network	Site is a SSSI Well-established trees and vegetation onsite Majority of land at high level	Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is an SSSI and is part of GI Network.
292	R	R	Southfield Golf Course	50.45	OLP2036 Evidence Base	GI Network Open Air Sports Protection	Less than 1% in Flood Zone 3b (greenfield) Located within 15m of Lye Valley SSSI	Site is 15m from Lye Valley SSSI which is particularly sensitive to groundwater flows. Any development on the site (during construction period and post-construction) could impact on the groundwater flow which is necessary to maintain the quality of the sensitive Lye Valley SSSI. A very small portion of the site is within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No landowner intention to develop (confirmed in 2022 update). Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. This site includes site #132 (Wildlife Corridor) and is part of GI Network.

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293	R	R	Spindleberry Nature Park & Fry's Hill Park	6.47	OLP2036 Evidence Base	GI Network	19% in Flood Zone 3 (greenfield)	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available and is part of the GI Network.
293a	R	R	Spindleberry Nature Park	3.05	OLP2036 Evidence Base	GI Network	33% in Flood Zone 3b (greenfield)	Site is currently protected for its importance in local nature conservation. Site performs an important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available and is part of the GI Network.
293b	R	R	Fry's Hill Park	3.45	OLP2036 Evidence Base	GI Network	Flood Zone 2 within site: 2.7ha approx 78%	Site is designated as Protected Open Air Sport. Site performs an important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. The site performs an important green infrastructure function.
294	R	R	Spragglesea Mead and Deans Ham Allotments	1.14	OLP2036 Evidence Base	View Cone/High Buildings Area Adjacent to Local Wildlife Site Protected Allotments	90% in Flood Zone 3b (greenfield)	The site is entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of any intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as all allotment plots in use. Site is entirely within Flood Zone 3b.
295	R	R	SS Mary and John Primary School Playing Field	1.51	OLP2036 Evidence Base	View Cone/High Buildings Area Adopted OHAR GI Network Open Air Sports Protection	15% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3b. Site performs important green infrastructure function. Site is also designated as Protected Open Air Sports. Site is locally significant and identified on the OHAR. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or suitable and located partly within Flood Zone 3b.
297	R	R	St Barnabus Primary School Playing Fields	0.5	OLP2036 Evidence Base	Entire site within Jericho CA View Cone/High Buildings Area Open Air Sports Protection	None Identified	Site is designated as Protected Open Air Sports. Site is located entirely within a conservation area therefore development would need to consider sensitive design. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop or that its surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and has important GI and Open Air Sports functions.
298	R	R	St Catherine's, Exeter, and Hertford Colleges Sports Grounds	10.86	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site Open Air Sports Protection	10% in Flood Zone 3b, 40% in Flood Zone 3a (greenfield) Adjacent SSSI	The site is located within Flood Zone 3. Site performs important green infrastructure function. Site is also designated as Protected Open Air Sports. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or suitable and located largely within Flood Zone 3.
299	R	R	St Christopher's School Playing Fields	2.88	OLP2036 Evidence Base	Adjacent to Temple Cowley CA Adjacent Listed Building Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
300	R	R	St Clements Pullens Lane Allotments	1.79	OLP2036 Evidence Base	Entire site within Headington Hill CA Protected Allotments	Limited vehicular access via Pullens Lane	Site performs important green infrastructure function. Entire site is also located within conservation area therefore any development would need to consider sensitive design. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
301	R	R	St Edwards School Playing Fields & Keble College Sports Ground	26.3	OLP2036 Evidence Base Call for sites 2016	Adjacent Listed Buildings Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	25% in Flood Zone 3b (greenfield) Within 15m of SSSI (Hook Meadow and the Trap Grounds)	The site is located partly within Flood Zone 3b. Site is designated as Protected Open Air Sports. The site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
301a	R	R	St Edwards School Playing Fields	22.93	OLP2036 Evidence Base Call for sites 2016	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network Open Air Sports Protection	30% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3b. The site is designated as Protected Open Air Sports. The site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.

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301b	R	R	Keble College Sports Ground	3.37	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network Open Air Sports Protection	1% in Flood Zone 3b	A very small portion of the site is located within Flood Zone 3b. The site is designated Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as college playing field. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
302	R	R	St Francis Primary School Playing Field	0.31	OLP2036 Evidence Base	Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
303	R	R	St Gregory the Great Playing Field	3.35	OLP2036 Evidence Base	Open Air Sports Protection	72% in Flood Zone 3b (mixed)	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is currently occupied and is part of GI Network.
304	R	R	St John Fisher School Playing Field	0.54	OLP2036 Evidence Base	Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
305	R	R	St Johns College Sports Ground	3.44	OLP2036 Evidence Base	Partly within North Oxford Victorian Suburb CA. Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site is occupied for recreational use. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
306	R	R	St Joseph's Primary School Playing Field	0.81	OLP2036 Evidence Base	Adjacent to Headington Hill CA Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
307	R	R	St Michaels Primary School Playing Field	0.73	OLP2036 Evidence Base	Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently used as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is currently occupied and is part of GI Network.
308	R	R	St Sepulchre's Cemetery	0.94	OLP2036 Evidence Base	Entire site within Jericho CA View Cone/High Buildings Area GI Network Site is the Registered Historic Park and Garden of St Sepulchre's Cemetery	None identified	The site is in existing use as a cemetery as well as being a protected Historic Park & Garden. Site is not suitable due to existing use as burial ground. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is the Registered Historic Park and Garden of St Sepulchre's Cemetery and therefore is not suitable due to its current use.
309	R	R	Summer Fields School Playing Field – West	5.87	OLP2036 Evidence Base	Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Not suitable	Site is owned by Summer Fields School. Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied.
310	R	R	Summer Fields School Playing Field – East	1.92	Oxplan 2050 Call for Ideas submission	G5 - Outdoor Sports	Potential access issues	The site is designated as Protected Open Air Sports and no indication that it is surplus to requirements. Not suitable.	Forms part of land area identified in Oxplan 2050 call for ideas exercise, no other indication from landowners. Not available	Site is viable typology Site is viable	Site currently in use as school playing field, and no indication that it would become available during plan period.
311	R	R	Sunnymead Park	7.87	OLP2036 Evidence Base	Green Belt Located adjacent to Local Wildlife Site GI Network Open Air Sports Protection	3% in Flood Zone 3b (greenfield)	A small section of the site is located within Flood Zone 3b. Site performs important green infrastructure function. Site is also designated Protected Open Air Sports. Not suitable	Currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. A small section of the site is located within Flood Zone 3b. The site is part of the GI Network.
312	R	R	The Cherwell School Playing Fields – Central	2.37	OLP2036 Evidence Base	Open Air Sports Protection	None identified	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is part of GI Network.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
313	R	R	The Cherwell School Playing Fields – East	4.33	OLP2036 Evidence Base	Adjacent to North Oxford Victorian Suburb CA GI Network Open Air Sports Protection	7% in Flood Zone 3b (greenfield)	The site is partly within Flood Zone 3b. Site performs important green infrastructure function. Site is also designated as Protected Open Air Sports. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable, and located partly within Flood Zone 3b. Site is part of GI Network.
314	R	R	The Cherwell School Playing Fields – North	3.42	OLP2036 Evidence Base	Open Air Sports Protection	None identified.	The site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is part of GI Network.
315	R	R	The Harlow Centre Playing Fields	5.96	OLP2036 Evidence Base	Green Belt Open Air Sports Protection	Within 200m of SSSI	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. A proportion of the site has been included in planning reference 18/01173/FUL (granted Dec 18) for the new education facility and new secondary school (site #405). The remainder of the site is not available	Site is viable typology as it is greenfield. Site is viable	A proportion of the site forms part of planning permission 18/01173/FUL. The remainder of the site is not available.
316	R	R	The John Henry Newman Academy Playing Fields	2.18	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
317	R	R	The Links Barracks Lane Allotments	2.05	OLP2036 Evidence Base	View Cone/High Buildings Area Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
318	R	R	The Oxford Academy Playing Field – North	0.58	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is currently in use as school playing fields. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
319	R	R	The Oxford Academy Playing Field – South	3.96	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is currently in use as school playing fields. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied and is part of GI Network.
321	R	R	Thomson Terrace Allotments	2.27	OLP2036 Evidence Base	Adjacent to Littlemore CA Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site forms part of GI Network.
323	R	R	Trap Grounds Allotments	3.71	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network Protected Allotments	80% in Flood Zone 3b (greenfield) Within 200m of SSSI and adjacent to a SAC (Port Meadow)	The site is located largely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable, and located largely within Flood Zone 3b. All allotment plots in use.
325	R	R	University College Sports Ground	4.26	OLP2036 Evidence Base	Green Belt Open Air Sports Protection	100% in Flood Zone 3b (greenfield)	The site is located fully within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Located fully within Flood Zone 3b and part of GI Network.
326	R	R	University Parks	33.02	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent Listed Building Open Air Sports Protection Within Grade II listed University Parks Registered Historic Park and Garden	5% in Flood Zone 3b. River adjoins the site (greenfield) Within 200m of SSSI	The site is located partly within Flood Zone 3b. Site performs important green infrastructure function. The site is also a listed Historic Park & Garden, and within a Conservation Area. Not suitable	No evidence of landowner (University of Oxford) intention to develop other than for park or sports uses (including café). No residential intention. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is a historic Park & Garden, and within a Conservation Area, and located partly within Flood Zone 3b.

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327	R	R	University Sports Centre	10.31	OLP2036 Evidence Base	Part within St Clements and Ifley Road CA View Cone/High Buildings Area Adopted OHAR Open Air Sports Protection GI Network	8% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3b. Site performs important green infrastructure function. Site is locally significant and identified on the OHAR. Not suitable	Landowner is Oxford University. Recent planning permission for redevelopment of sports facilities indicates landowner intention to continue use of site for sports so not available for other uses. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available, recent landowner intentions to retain for sports use.
328	R	R	Upper Wolvercote Allotments	0.7	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network Protected Allotments	Within 200m of SSSI 23% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	Most allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Most allotment plots in use. Site is partly within Flood Zone 3b.
329	A	R	Valentia Road	0.76	OLP2036 SP61	Open Air Sports Protection	Close to Lye Valley SSSI	Site allocation establishes site is suitable for residential development on part of site, subject to improvements to the remaining recreation ground, and no unacceptable impacts on Lye Valley SSSI Site is suitable	Confirmed landowner (City Council) intention 2022. Site is available	Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
330	R	R	Wadham College Playing Field	3.56	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site performs important green infrastructure function. Not suitable	Landowner has no timelines or parameters for development Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. This site falls within the larger site #003. It is referred to as a separate site for completeness as is a Protected Outdoor Sports Facility.
331	R	R	Walton Well Road Open Space – North	0.79	OLP2036 Evidence Base	Adjacent to Jericho CA View Cone/High Buildings Area GI Network	Within 50m of SSSI and a SAC (Port Meadow)	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is part of GI Network.
333	R	R	Wattlington Road Allotments	2.21	OLP2036 Evidence Base	Protected Allotments	None identified	Site performs important green infrastructure function. Not suitable	All allotment plots in use and no evidence of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable available. All allotment plots are in use.
336	R	R	Wolfson College Playing Field	1.19	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA Open Air Sports Protection	15% Flood Zone 3b, 57% in Flood Zone 3a (greenfield) Within 200m of SSSI (New Marston Meadows)	The site is located mostly within Flood Zone 3. Site performs important green infrastructure function. Site is also designated as Protected Open Air Sports. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. It is a Protected Outdoor Sports Facility, located within Flood Zone 3 and is part of GI Network.
337	R	R	Wolvercote Primary School Playing Field	0.55	OLP2036 Evidence Base	Adjacent to Wolvercote with Godstow CA Open Air Sports Protection	Located within 200m of SSSI (Port Meadow)	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop the fields. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently in use and is an important part of GI Network.
338	R	R	Wood Farm Primary School Playing Field	0.56	OLP2036 Evidence Base	Open Air Sports Protection	Within 200m of SSSI (Rock Edge Nature Reserve)	Site is designated as Protected Open Air Sports. Site is currently in use as school playing fields. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is currently in use and is part of GI Network.
339	R	R	Wood Farm Recreation Ground (between Nuffield Road and Wood Farm Road)	0.79	OLP2036 Evidence Base	Open Air Sports Protection	None identified	Site is designated as Protected Open Air Sports. Site is currently occupied for recreational use, including basketball court, and children's play area. Site provides important green infrastructure function and is well used, especially in providing open space for the adjoining tower of flats. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is currently occupied for recreational purposes and is an important part of GI network.

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340	R	R	Worcester College Cricket Ground	3.5	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone and High Buildings Area Entire site forms part of GI Network Open Air Sports Protection	2% in Flood Zone 3b, 100% Flood Zone 2 (greenfield) Adjoins Rewley Abbey Scheduled Ancient Monument.	The site is fully within Flood Zone 2, with a small part in Flood Zone 3b. Site performs important green infrastructure function and Open Air Sports. Site is entirely within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of landowner intention to develop. Awaiting 2022 landowner update. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available, important GI and sports functions
341	A	R	William Morris Close Sports Ground (part of site #335)	1.24	OLP2036 SP64	Open Air Sports Protection	None identified	Site allocation SP64 establishes site is suitable for residential uses. Site is suitable	Planning permission and site under construction (2022), confirms landowner intention to develop for residential. Site is available	Planning permission indicates site is viable Site is viable	Site is expected to be developed for residential use within Local Plan period
346	A	R	Former Bartlemas Nursery School, 269 Cowley Road	0.24	OLP2036 Evidence Base	Entire site within Bartlemas CA View Cone/High Buildings Area	None identified	Entire site is within a conservation area therefore any development would need to consider sensitive design. Planning application (18/02989/FUL) indicates that site has capacity for 10+ units. Site is suitable for residential	Planning application 2018 (refused) (18/02989/FUL) indicates landowner intention to develop site, but only for student/graduate uses not general housing. Site is available for student/graduate accommodation	Site is viable typology and planning application indicates site is viable. Site is viable	Site is suitable and available for residential.
347	R	R	Iffley Meadow (includes site #115)	6.42	OLP2036 Evidence Base	Within 200m of a local nature designation (Meadow next to Iffley Meadows) Entirely within Green Belt (but not assessed in GB study) Adjacent to Iffley Conservation Area View Cone/High Buildings Area GI Network and Open Air Sports (Iffley Meadow)	60% in Flood Zone 3b (greenfield) Within 50m of a SSSI (Iffley Meadows)	The area of Green Belt between New Hinksey and Iffley, of which this site is part, forms an intrinsic part of the characteristic landscape setting of Oxford. Development of this specific 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. A large proportion of the site is in Flood Zone 3b (greenfield) which is unsuitable for development. Site is not suitable	Landowner expressed intention to develop at SHLAA Call for Sites 2016 but no intention since then. Not available	Site is viable typology (greenfield) Site is viable	Site is not suitable. A large proportion of the site lies within Flood Zone 3b (greenfield) and development of this site would impact on the function of the Green Belt in this area.
349	R	A	Old Power Station	0.32	OLP2036 Evidence Base	Adjacent to Osney Town CA View Cone/High Buildings Area Within City Centre Archaeological Area.	44% in Flood Zone 3b (brownfield)	Planning permission for the conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education indicates site is suitable. The site is located within Flood Zone 3b (brownfield) so any development would need to demonstrate flood risk mitigated and safe access and egress. Site is suitable	Planning permission (18/02982/FUL) for the conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education to be run by Said Business School indicates site is available. Site is available	Planning permission indicates site is viable Site is viable	Planning permission (issued 2020) for 18/02982/FUL. Site is likely to be developed within plan period. No residential proposed
354	R	R	Barton Community Centre and Underhill Circus shops	0.606	OLP2036 Evidence Base	Within 200m of Oxford City Wildlife Site (Bayswater Brook)	None identified	Most of the site has already been developed for Community Centre use. The City Council has explore options for regeneration of the remaining land (shops/ maisonettes) but the scheme is unviable. Site is suitable	Most of the site has already been developed for Community Centre use, and there is no landowner intent at the current time to regenerate the shops/ maisonettes. Not available	Regeneration scheme is not considered to be viable	Most of the site has already been developed and no landowner intention to develop residential on remainder.
356	R	A	276 Banbury Road	0.351	OLP2036 Evidence Base	None identified	None identified	Planning permission (17/02832/FUL) approved December 2018 and commenced on site establishes that the site is suitable for a mixed use scheme. Site is suitable	Planning permission indicates landowner intent to develop for economic uses only Site is available	Development has commenced on site. Site is viable	Development commenced. Site expected to deliver within Local Plan period.
357	R	R	Brome Place	0.329	OLP2036 Evidence Base	None identified	None identified	Site in residential use and there is unlikely to be any net gain even if the site is redeveloped. Site is suitable	Site currently in residential use and there is no indication from the landowner of intention to redevelop, Not available.	Site is viable	Existing use as residential accommodation and no evidence of availability over the plan period.
360	R	R	Cotuit Hall	1.127	OLP2036 Evidence Base	Site within Headington Hill CA	None identified	Existing use as student accommodation. Suitable for residential, but there is unlikely to be any net gain due to the scale of development that the site can accommodate without having an adverse impact on Conservation Area. Site is suitable	Previous landowner interest to redevelop for student or residential accommodation (applications 12/01106/FUL and 17/00584/FUL), but no recent confirmation of landowner intention. Awaiting 2022 landowner update. Not available	Site is viable	Existing use as student accommodation, not available and little scope for any net gain.

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361	R	R	Cowley Police Station	0.29	OLP2036 Evidence Base	Adjacent to Temple Cowley CA	None identified	No insurmountable constraints other than site is in use and would need to be relocated. Close to district centre. Site is suitable location for residential or economic use	Currently used by Thames Valley Police, use would need to be relocated, no intention to relocate. Not available	Site is viable	TVP has no intention of moving sites so there is no evidence of availability over the plan period.
362	R	R	Former Cowley Road Bingo Hall	0.256	OLP2036 Evidence Base	Adjacent to Bartlemas CA View Cone Policy to protect community and infrastructure facilities	None identified	Site in use as a church (community facility) but no burial grounds. Important community facility in the Cowley Road-East Oxford district centre. Site is not suitable due to loss of community facility	The site is currently occupied and there is no indication from landowner of intention to develop. Not available	Site is viable	Site provides a community facility and is occupied. Not likely to be available during Plan period.
364	R	R	Donnington Bridge Road Riversports Centre and City of Oxford Rowing Club	3.221	OLP2036 Evidence Base	Within 200m of local nature designation Green Belt View Cone/High Buildings Area Policy to protect community and infrastructure facilities	Within 200m of SSSI (Ifley Meadows) Flood Zone 3b (70% in 3b) (brownfield)	A large proportion of the site is within Flood Zone 3b. The site performs important biodiversity/greenfield function. Development would lead to the loss of a sports facility. Not suitable	The site is currently used as a sports facility with no indication from landowner of intention to develop. Not available	Site is viable	The majority of the site is in Flood Zone 3b and it is in use as a sports facility with no evidence of availability.
367	A	R	Eastern House	0.23	OLP2036 Evidence Base Planning application	None identified	None identified	Site currently in residential use. Suitable for residential use.	Planning permission (13/01553/CT3) indicates landowner intent to redevelop site. Available	Planning permission indicates site is viable. Site is viable	Site is expected to be developed for residential use within Local Plan period
375	R	R	Headington Car Park	0.368	OLP2036 Evidence Base	Site is partly located within the Old Headington CA (access road) Adjacent Listed Building	None identified	Potential to develop above the parking but adding height to the site would impact on the Conservation Area that it falls within, and adjoining listed building. Not suitable	The site is in use as car park and no indication that it is surplus to requirements. Not available	Site is viable	Site not available or suitable due to heritage constraints
376	R	R	Headington Preparatory School	1.035	OLP2036 Evidence Base	None identified	None identified	Site is in use as school Not suitable	School is in use and no indication that the land is surplus to requirements. Not available	Site is viable	Site is in use as a school with no evidence of availability over the plan period.
377	R	R	Headington School	9.536	OLP2036 Evidence Base	Site within Headington Hill CA	None identified	Site is in use as school Not suitable	School is in use and no indication that the land is surplus to requirements. Not available	Site is viable	Site is in use as a school with no evidence of availability over the plan period.
379	R	R	Horspath Road Offices and Depot	0.308	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment Site. Suitable for economic use	The site is currently in use as a depot by City Council, limited capacity to add any further floorspace, and no intention to redevelop. Not available	Site is viable	Category 2 Employment Site although limited capacity for any additional employment floorspace.
380	R	R	Ifley Road Sports Centre (west)	1.984	OLP2036 Evidence Base	Part of site within local nature designation Over half of the site is Green Belt View Cone/High Buildings Area Open Air Sports Protection	Part of site within local nature designation Flood Zone 3b (60% in 3b) (mixed)	The majority of the site is within Flood Zone 3b. It performs important biodiversity/green infrastructure function. The area not in Flood Zone 3b is the running track and main building. Site is also designated as Protected Open Air Sports. Not suitable	The site owner has previously put the site forward for sports use, not housing. Intending to develop for uses other than residential. Not available	Site is viable	The site is not suitable or available. The site is mostly within Flood Zone 3b. The site is currently in use for sport.
381	R	R	Indoor Bowling Centre, Sandy West Lane	0.665	OLP2036 Evidence Base	Community Facility and Infrastructure Policy	None identified	Currently in use as an indoor bowling centre. Could be suitable for residential subject to replacement community facilities being provided. Site is suitable	There is no indication of availability, the site is in use and no indication from landowner of intent to relocate or develop. Not available	Site is viable	Not available due to existing community facility use.
382	R	R	John Allen Centre unit 1	0.948	OLP2036 Evidence Base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	No indication of landowner intention to redevelop Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no evidence it would become available during plan period.

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383	R	R	John Allen Centre units 3&4	0.259	OLP2036 Evidence Base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	No indication of landowner intention to redevelop Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no evidence it would become available during plan period.
384	A	R	Jowett walk (east)	1.09	OLP2036 Evidence Base	Within Central (University & City) CA Within 200m of a local nature designation Adjacent Listed Building High Buildings Area	Within 200m of SSSI	Planning permission (18/03056/FUL & 18/00021/VAR) approved May 2017, commenced 2019 establishes that the site is suitable for residential development (replacement student accommodation). Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Development has commenced on site. Site is viable	Development commenced. Site expected to deliver within Local Plan period.
387	R	R	Land Adjacent to Lye Valley	3.946	OLP2036 Evidence Base	Part of site within local nature designation Oxford City Wildlife Sites (OCWS) within the site (Lye Valley Fen and Gardens) GI Network	Located within Lye Valley SSSI and adjacent to a SAC	The site was considered through the Sites and Housing Plan but was rejected due to ecological constraints (potential very negative impact on Lye Valley SSSI). Loss of trees would require assessment against ecological impact. Not suitable	The site was proposed by the landowner at the Sites and Housing Plan stage but not more recently so there is no evidence of current availability or intentions of the landowner. Awaiting landowner update 2022. Not available	Site is viable typology as it is greenfield. Site is viable	Not available due to likely significant impact on SSSI, with no evidence of availability over the plan period.
388	R	R	Land at church way	0.577	OLP2036 Evidence Base	Iffley CA View Cone	7% of site within Flood Zone 3b	The site is partially located with Flood Zone 3b. The site is located within a conservation area, therefore any development would need to consider sensitive design. Not suitable	No evidence of intention from landowner to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available as it is partially within Flood Zone 3.
389	A	R	Land at Meadow Lane	1.57	OLP2036 SP42	Entire site within Iffley CA Within View Cone GI Network	7% of site in Flood Zone 3b (greenfield)	Site allocation SP42 establishes site is suitable for residential uses. Site is suitable	Landowner update 2022 confirmed intention to develop for residential use. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation for residential use only and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
390	R	R	Land at Wolvercote Viaduct (west of canal)	0.487	OLP2036 Evidence Base PO 2017 Landowner Update 2018	Adjacent to local nature designation Green Belt GI Network	90% within Flood Zone 3b (greenfield)	Site is located mostly within Flood Zone 3b. Site performs important green infrastructure function. Site is tightly constrained as it borders the rail track and A34 with poor access down a track and over the canal. Not suitable			Site is not suitable for development as 90% in Flood Zone 3b.
391	R	R	Land at Wolvercote Viaduct (east of canal)	1.887	OLP2036 Evidence Base	Adjacent to Wolvercote with Godstow CA Whole site is a local nature designation Adjacent to listed building Green Belt GI Network	85% in Flood Zone 3b (greenfield)	The site performs an important biodiversity function. Site is in the green belt and was included in options for Northern Gateway site #001. Site has been through a Green Belt review process as part of the Northern Gateway AAP which concluded that the GB should not be removed from this site as it would significantly reduce the gap between the existing village and the development site, and this would be harmful to the setting of the Wolvercote with Godstow Conservation Area. Most of the site is within Flood Zone 3b (greenfield).	No evidence of intention from landowner to develop. Not available	Site is viable	Site has been through a Green Belt review process as part of the Northern Gateway AAP concluding that the Green Belt should not be removed from site #391 (see suitability column).
393	R	R	Land east of Abingdon Road (south)	0.923	OLP2036 Evidence Base	Green Belt High Buildings Area GI Network	99% of site in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b (greenfield). It performs important biodiversity/green infrastructure function. Not suitable	There is no indication of availability or landowner intentions to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is mostly within Flood Zone 3b.
398	R	R	Land rear of Reliance Way	0.637	OLP2036 Evidence Base	Whole site is local nature designation View Cone Oxford City Wildlife Site (OCWS) (Lane at Rear of Former Bus Depot) GI Network	None identified	Site is locally designated and performs important green infrastructure function. Not suitable	Proposed by landowner in the past but not recently so no evidence of current intent. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site performs important biodiversity and GI function.

Appendix A

HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
399	R	R	Land to the rear and North of Church Cottage, Church Way	0.543	OLP2036 Evidence Base	Within Iffley CA Adjacent listed buildings Within 200m of Oxford City Wildlife Site (Rivermead Nature Park)	None identified	Entire site is within a conservation area therefore any development would need to consider sensitive design. Not suitable	Landowner (OPT) has specific intention to not develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable
401	R	A	Littlemore House (formerly Littlemore Park (SAE Institute))	2.453	OLP2036 Evidence Base	Within 200m of local nature designation	None identified	Currently in use as mixed B1 and D1. Planning permission for additional R&D 20/02672/FUL Suitable for economic	In current use by the SAE as their world headquarters, recent planning permission indicates intention to intensify uses on site and additional capacity. Part Available	Recent planning permission indicates site is viable. Site is viable	Site is suitable for intensified use for economic uses, as confirmed by recent planning permission for additional floorspace. Part available as indicated by the planning permission (not yet commenced).
403	R	R	Manor Farm, Binsey	1.496	OLP2036 Evidence Base	Within Binsey CA Part of site within local nature designation Green Belt Listed Building within site Adopted OHAR	Within 200m of SSSI and SAC (Port Meadow) 100% in Flood Zone 3b (greenfield)	The site is fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	The site is currently in use as a farm and there is no indication of availability or landowner intentions to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The entire site is within Flood Zone 3b.
405	R	R	The Swan School, formally Meadowbrook College (Harlow Centre)	0.847	OLP2036 Evidence Base	Adjacent to Green Belt and Outdoor Sports Site (The Harlow Centre Playing Fields)	None identified	Site was formerly in use as a specialist education facility but is now in use as The Swan Secondary School (permitted under application 18/01173/FUL). The school site now includes part of site #315 Site is suitable	The site is currently in use as a secondary school, permitted under a recent application. There is no indication of availability or landowner intentions to develop. Not available	Site is viable typology. Site is viable	The site is currently in use as a secondary school. Development would result in the loss of an education site. Not available
406	R	R	Endeavour Academy, Macintyre Academies (former Ormerod School)	1.016	OLP2036 Evidence Base	None identified	None identified	The site is currently in use as a school providing specialist educational provision. Unlikely to be suitable for residential development as this would lead to the loss of an education site. Not suitable	The site is currently in use as a specialist school. There is no indication of availability or landowner intentions to develop or that its surplus to requirements. Not available	Site is viable typology. Site is viable	The site is currently in use as a specialist school. Development would result in the loss of an education site, not suitable or available.
409	R	R	Oxford Retail Park, Ambassador Avenue	5.931	OLP2036 Evidence Base	None identified	Includes petrol station, likely to be land contamination	Site is currently in use as a retail park including petrol station. If site were redeveloped likely to be contamination issues due to petrol station on site. Potential to add residential or employment on upper floors. Suitable Site is currently in use as a petrol filling station. Potentially suitable for residential as part of a mixed use development that maintains the district shopping frontage. Site is suitable	The site is fully occupied for retail uses. No intention from landowner to redevelop. Not available	Site is non-viable typology. Site is not viable	The site is currently in use as a retail park and is fully occupied, with no intention to redevelop during plan period
411	R	R	Petrol Filling Station and Telephone Exchange, London Road	0.286 but developable area only 0.08 due to petrol filling station	OLP2036 Evidence Base	District shopping frontage	Contaminated land from current use as petrol filling station	Site is currently in use as a petrol filling station. Potentially suitable for residential as part of a mixed use development that maintains the district shopping frontage. Site is suitable	The site is partially occupied and there has been recent investment indicating longer term commitment of landowner to the present filling station use at the front. No indication from landowner to develop remainder of site. Not available	Site is viable. Any development would need to address contaminated land issues which would affect viability. Site is viable	Site is not available
413	R	R	Redbridge Recycling Centre	0.634	OLP2036 Evidence Base	Within 200m of Oxford City Wildlife Site (Hinksey Pools)	Site surrounded by Flood Zone 3b	Unlikely to be suitable for residential given the site is surrounded by Flood Zone 3b, therefore unlikely to achieve safe access and egress for residential. Could be contaminated land issues. Not suitable	Site forms part of the County Council Minerals and Waste Local Plan. Currently in use. No intention from landowner to develop. Not available	Site typology is viable. However contamination remediation may affect this. Site is viable	Site is not suitable or available, and is surrounded by Flood Zone 3b.
417	R	R	Royal mail building, forms part of #587	2.064	OLP2036 Evidence Base	Adjacent to Temple Cowley CA Cat 1 employment site Adjacent Listed Buildings	None identified	Falls within site 587 Oxford Business Park. Site allocation SP10 establishes that the wider site is suitable for B1 and B2 employment uses. Application approved July 2018 for change of use of 7000 Alce Isisgonis Way (Former Royal Mail Building) to Mixed Use B1a/B1b and B6 (18/00813/FUL) Suitable for employment	Recent redevelopment for change of use, no evidence of any intention for further redevelopment Not available	Recent planning application confirms viable. Site is viable	Site is suitable for employment but not available due to very recent change of use redevelopment.
421	R	R	Snooker club, Cowley workers social club & New Testament Church of God, Between Towns Road (formerly #421a and #421b)	0.395	OLP2036 Evidence Base	District shopping frontage	None identified	Site is potentially suitable for residential as part of a mixed use development which includes re-provision of community facilities. Site is suitable	No evidence of any landowner intention to develop. Awaiting 2022 landowner update Not available	Site is viable typology Site is viable	Site not available

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428	A	R	Rectory Centre, Rectory Road	0.21	Call for Sites 2021	Within View Cone Within East Oxford - Cowley Road District Centre	None identified	Site is currently in use for healthcare. Adjoins residential area. Site is suitable.	Landowner submission in 2021 Call for Sites confirms intention to redevelop for residential uses subject to consolidating onto alternative sites. Site is available	Landowner submission in 2021 Call for Sites confirms landowner believes site is viable. Site is viable	Site is suitable and landowner has indicated intent to redevelop for residential within the Local Plan time period.
430	R	R	Wadham Park	0.274	OLP2036 Evidence Base	Open Air Sports Adjacent to Green Belt View Cone	Access to the site is difficult to achieve. Mainly pedestrian only access, with a narrow single track to the rear, adjacent to Hertford College Sports Ground.	Site is protected public open space for neighbouring houses, with pedestrian only access. Limited opportunities to resolve due to being surrounded by existing housing and other protected green spaces. Site is unsuitable	No evidence of availability or landowner intention to develop. Site is not available	Site is a viable typology Site is viable	Protected public open space and access constraints to be resolved. No evidence of availability or landowner intention to develop.
431	R	R	Walton Well Road Car Park	0.318	OLP2036 Evidence Base	Entire site within Green Belt View Cone	Adjacent to SSSI and SAC 6% in Flood Zone 3b, also surrounded by Flood Zone 3b areas (greenfield)	The developable area is reduced by presence of drainage ditches making the site too small. A section of the site is within Flood Zone 3b. In use as the main public car parks for visitors to Port Meadow SAC. No alternative visitor parking options in the area. Highly sensitive area adjacent to SAC and SSSI. Not suitable	Currently in use as public car parking for users of Port Meadow. No evidence of availability or landowner intention to develop. Not available	Site is viable typology Site is viable	Site is not suitable or available. Currently in use as the main public car park for visitors to Port Meadow SAC and there are physical constraints to development both within and adjacent to the site. The site is also in a highly sensitive area adjacent to the SAC and SSSI.
432	R	R	Warneford Meadow	5.175	OLP2036 Evidence Base	Site is an Oxford City Wildlife Site (OCWS) (Warneford Meadows) Archaeological Area GI Network Town Green	None identified	Site is designated a Town Green and is also locally designated for its nature protection, making it unsuitable for development. Not suitable	No indication of landowner intention to develop. Not available	Site is viable typology as it is greenfield, however, as a Town Green development achievability is low to nil.	Site is not suitable or available. Site is a designated Town Green and local wildlife site.
437	R	R	Wood Centre for Innovation (formerly Science Oxford Centre & Stansfield Outdoor Study Centre)	0.414	OLP2036 Evidence Base	None identified	None identified	Site was formerly in use as an Outdoor Education Centre but has recently been redeveloped as a science education and innovation centre (application ref. 16/02618/FUL). Site is suitable	The site has recently been redeveloped. There may be scope for further intensification but no landowner intention. Not available	Site is viable typology Site is viable	The site is currently in use and is not expected to become available during the Plan Period. Not available
438	R	R	Blanchford's Building Merchants/Builder's yard	1.01	OLP2036 Evidence Base	Adjacent to Open Air Sports (Windmill Primary School Playing Field)	Current access to the site is limited - via Windmill Road only as site is enclosed by housing and the playing field	Currently in use as a builder's merchant with residential units to road frontage. Surrounding uses are predominantly residential, therefore the site would be suitable for residential use. Site is suitable	Site is currently operating as a builders merchants. No evidence that landowner has intention to cease trading or move the business to another premises. Not available	Site is viable typology Site is viable	The site is currently in use and is not expected to become available during the Plan period.
439	A	A	Oxford Brookes Marston Road Campus (formerly Milham Ford school)	1.18	OLP2036 SP50	Adjacent to Headington Hill CA Part of site is a local nature designation (Milham Ford Field and Quad)	None identified	Site allocation SP50 establishes site is suitable for further academic use, with linked student accommodation or employer-linked affordable housing or for residential development if surplus to University requirements. Site is suitable	Awaiting 2022 update from landowner (Oxford Brookes University). Landowner update 2016 indicated site could become available for development in later phases of plan period. Not available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
440	A	R	1 Pullens Lane	0.423	OLP2036 SP53	Within Headington Hill Conservation Area Adjacent to St Clements, Pullens Lane Allotments Within 200m of Oxford City Wildlife Site (OCWS) (Headington Hill Viewpoint)	Limited vehicular access via Pullens Lane and no vehicular access via nearby Cuckoo Lane	Site allocation SP53 establishes site is suitable for residential development. In November 2018, permission was refused (reference 18/00870/FUL) for a 55 bed care home for a number of reasons but primarily due to overdevelopment of and not having regard to the heritage sensitivities of the site. In October 2020, an appeal was dismissed (19/03223/FUL) for the erection of three dwellings due to inefficient use of land and lack of regard to the heritage sensitivities of the site. The appeal was issued after the current Local Plan was adopted, therefore although the site is suitable, careful consideration must be given in terms of site layout and design, taking account of all constraints within and outside the site boundary. Site is suitable	Adopted site allocation and previous planning applications indicate that site is expected to be developed within the Local Plan time period. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation. Previous planning applications indicate intention to develop and site expected to be developed within the Local Plan time period. No employment development proposed.
446	A	R	Carpenter's Yard, Jack Straws Lane	0.48	Planning application	View Cone	None identified	Planning application 21/01405/FUL (not yet determined) indicates that site is suitable for residential development (care home). Site is suitable	Recent planning application indicates owner intention to develop for residential. Site is available	Planning proposal, site is viable	Confirmed landowner intention via recent planning application. Site expected to be developed within the Local Plan time period

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448	R	R	Macclesfield House (Oxford Centre for Innovation) and Registry Office, Tidmarsh Lane	0.25	Falls within OLP2036 AOC1 West End and Osney Mead	Entire site lies within Central (University & City) CA Historic Core Area City Centre Archaeological Area High Buildings Area Adjacent to historical assets including Oxford Castle Scheduled Monument and numerous listed buildings including Oxford Castle (Grade I) and Nuffield College (Grade II) Category 1 Employment Site (Oxford Centre for Innovation)	None identified	OLP2036 establishes that this site is designated as a Category 1 employment site, therefore this site should be retained for employment use. It is currently occupied by the Oxford Centre for Innovation. Site is suitable for employment use	In use as Oxford Centre for Innovation, although there may be scope for intensification or redevelopment but no indication of landowner intention. Site is not available	Site is viable typology Site is viable	Site in employment use but not available
454	R	R	Land opposite Foresters Tower between Wood Farm Road and Nuffield Road	0.3	OLP2036 Evidence Base	None identified	None identified	No insurmountable constraints identified, although more likely to be brought forward as part of wider estate regeneration. Site is suitable for residential.	Part of the site is amenity land and part of it is formally marked out for parking which serves the adjacent tower block, neither of which are identified as surplus. Site is not available	Site is a viable typology as a significant proportion is greenfield, but unlikely to be redeveloped in isolation, more likely as part of wider estate regeneration. Site is viable	Currently around half of the site is in use as parking serving the nearby Foresters Tower so not available. Site is also likely to be unachievable unless part of wider estate regeneration.
455	R	R	Amenity land between Nether Durrford Close and Horspath Driftway	0.28	OLP2036 Evidence Base	In close proximity to Green Belt	Within 200m of Brasenose Wood and Shotover Hill SSSI Some large established trees on site all protected under Tree Preservation Order 94/0006/WF	Development would adversely affect the character of the area. This strip of land provides a buffer from the ring road as well as amenity space and all trees within the site are protected under a Tree Preservation Order. Site is not suitable	Site is owned by the City Council. Site is not available	Site is a viable typology (greenfield) Site is viable	The site is amenity green space which provides a buffer between the existing houses and busy ring road. A Tree Preservation Order also protects all the trees within the site area.
459	R	R	Buildbase Watlington Road (within #503)	2.32	OLP2036 Evidence base	Within Cat 2 site - County Trading Estate Watlington Road	Gas holder station behind the site, possible exclusion zone. Application in 2015 15/01499/DEM for prior approval for demolition of the gas holder	Currently in use for employment, within wider Cat 2 site. Opposite housing but separated by busy B480 road. Gas holder station behind, possible exclusion zone. Not suitable	Landowner (Grafton Merchants) intention to develop for mixed employment with residential confirmed in 2016 Call for Sites. Indicated will be available within 10 years. Awaiting 2022 landowner update. Available	Non-viable typology	Not suitable or viable
462	A	R	Park Farm, Marston	1.56	OLP2036 SP27	View Cone	26% in Flood Zone 3a Within 165m of an SSSI (New Marston Meadows) Adjacent to Oxford City Wildlife Site (Park Farm Meadows)	Site allocation SP27 establishes site is suitable for residential development. Site is suitable	Awaiting Landowner Update 2022. Landowner (University of Oxford) intention to develop for residential confirmed in 2018. Site is available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
463	A	R	Ruskin Field	4.5 (1.19 hectares site allocation)	OLP2036 SP56 (covers part of site) Call for Sites 2022	Entire site within Old Headington CA	None identified	Site allocation SP56 establishes part of the site is suitable for residential development. Site is suitable	Landowner (University of West London) intention to develop for residential confirmed in 2022. Site is available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation covers part of the site. Site expected to be developed within the Local Plan time period.

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464	R	R	Land adjacent Seacourt P&R	37.2	Call for Sites 2016	Green Belt - high impact GI Network Scheduled Ancient Monument in northern part of site	82% in Flood Zone 3b, (greenfield) Adjoins OCWS along eastern side Adjacent to Oxford City Wildlife Site (OCWS) (Wytham Stream/Seacourt Stream) Adjacent to SSSI - Wytham Woods Access is a key constraint - only southern part has potential road access options	Site is within Oxford Green Belt, development of this parcel is identified as high impact. Majority of site in Flood Zone 3b (greenfield), and rest of the site is in FZ3a. Not suitable	Landowner (University of Oxford) intention to develop for residential preferred (2016 Call for Sites). Site is available	Site is viable as it is greenfield. Site is viable	Development would have unacceptable level of impact on the Green Belt and majority of the site is in FZ3b greenfield, so site is not suitable.
467	R	R	Edge of Playing fields Oxford Academy	0.58	OLP2036 SP13	Open Air Sports Protection	None identified	Site allocation SP13 establishes site is suitable for residential development. Site is suitable	Leaseholder has explored developing the site for employer-linked residential, but landowner confirmed (2022) site is not available. Site is not available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation however landowner has confirmed site not available. Site not expected to be developed within the Local Plan time period.
468a1	R	R	Sunnymead	4.19	OLP2036 Evidence Base	Green Belt GI Network	Approx 64% in Flood Zone 3b (greenfield) Access likely to be difficult	Large proportion of the site is in flood zone 3b greenfield. GI network. Access issues Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Large proportion of site within Flood Zone 3b greenfield. Not suitable or available
468a2	R	R	Land South of A40, Old Marston	11.38	Call for Sites 2021	Green Belt GI network	Approx 80% in Flood Zone 3b (greenfield) Poorly defined access to site	Large proportion of the site is in flood zone 3b greenfield. GI network. Access issues Not suitable	Call for Sites 2021 indicates site is available Site available	Site is viable typology as it is greenfield. Site is viable	Large proportion of site within Flood Zone 3b greenfield. Not suitable
469	R	R	North of Botley Road/ around Binsey/ Cripsey Meadow	212	Officer identified	Green Belt Local nature designation Multiple Oxford City Wildlife Sites (OCWS) within and adjacent to site. GI Network	90% in Flood Zone 3b (greenfield) Limited road access (farm access roads) Two Scheduled Monuments located within the site Located within 200m of SSSI and SAC (Port Meadow)	The site is mostly within Flood Zone 3b. The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is mostly within Flood Zone 3b.
470	R	R	North of Godstow Bridge	2.18	OLP2036 Evidence Base	Green Belt Local nature designation GI Network	42% in Flood Zone 3b (greenfield) Unclear if any road access Located within 200m of SSSI and adjacent to SAC (Pixey Mead/Wolvercote Meadows)	The site is partly within Flood Zone 3b. The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is partly within Flood Zone 3b and is GI.
471	R	R	North of Marston Ferry	3.84	OLP2036 Evidence Base	Local nature designation Green Belt Oxford City Wildlife Site (OCWS) (Almonds Farm and Burnt Mill Meadows) GI Network	97% in Flood Zone 3b and fronts onto the river (greenfield) Footpaths cross the site	The site is fully within Flood Zone 3b. The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b.
472	R	R	Extension to Colthorn farm	0.8	Officer identified	Entire site within Old Marston CA Borders a view cone GI Network	None identified	Site performs important green infrastructure function. The site is located entirely within a conservation area, therefore any development would need to consider sensitive design. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available as it is an important part of GI Network.

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473	R	R	SLINC west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	17.56	OLP2036 Evidence Base	Local nature designation Green Belt Oxford City Wildlife Site (OCWS) within site (Botley Meadow/North Hinksey Meadow/Osney Meadow) GI Network	90% in Flood Zone 3b (greenfield) Footpath across site	The site is almost entirely within Flood Zone 3b. The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is almost entirely within Flood Zone 3b.
474	R	R	Extension to site #127	6.62	Officer identified	Green Belt Within View Cone Adjacent to Local Wildlife Site Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network	Very small section in Flood Zone 3b, mostly 3a (greenfield) Adjoins rail line	Site is mostly within Flood Zone 3. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within Flood Zone 3 and is part of GI Network.
475	R	R	Land at Cold Harbour campsite and behind Go Outdoors	2.33	Officer identified	GI Network	5% in Flood Zone 3b, 76% in Flood Zone 3a (greenfield)	The site is within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	Currently in use as car park / tent display area for Go Outdoors. No indication of owner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is within Flood Zone 3b and is part of GI Network.
476	R	R	Land between HWRS and Kennington Road	2.76	Officer identified	Green Belt GI Network	13% in Flood Zone 3b. (greenfield) Adjoins railway line	The site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is part of GI Network.
477	R	R	Principal Oxford Spire Hotel (formerly Four Pillars) including surrounding land (former #477a & #477b).	18.2	Officer identified	Partly within View Cone Green Belt GI Network	Site is 90% in Flood Zone 3b, and fronts onto river (greenfield) Only accessible via hotel, no road access	The site is mostly within Flood Zone 3b. It performs important biodiversity/green infrastructure function. The site is also only accessible via hotel. Not suitable	Currently in use as a hotel and grounds. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is within Flood Zone 3b, within the GB and part of the GI network.
478	R	R	OCWS to North of Wiers Lane (Long Bridge Nature Park)	2.53	OLP2036 Evidence Base	Local nature designation Green Belt Within View Cone GI Network	61% in Flood Zone 3b (greenfield) Located within 200m of a SSSI (Iffley Meadows)	The site is also fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available.
479	R	R	Isis Farmhouse Pub and surrounding OCWS area	1.75	OLP2036 Evidence Base	Local nature designation Green Belt Located within Local Wildlife Site Oxford City Wildlife Site (OCWS) within site (Meadow Adjacent to Iffley Meadow) GI Network	Potential access issues Fronts onto river, 100% in Flood Zone 3b (Mixed) Adjoins SAC/SSSI on 3 sides, development may impact these	The site is also fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	Currently in use as pub and protected wildlife site. No evidence of landowner intention to develop. Not available	Site is viable typology as it is primarily greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b.
480	R	R	Meadow Lane / opposite Isis boat house	8.99	OLP2036 Evidence Base	Local nature designation View Cone Green Belt GI Network	100% in Flood Zone 3b (greenfield) Footpath crosses site Located within 200m of an SSSI	Site is currently protected for its importance in local nature conservation, so may need substantial biodiversity mitigation measures. The site is also fully within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. The site is fully within Flood Zone 3b.
481	R	R	North of Barracks Lane OCWS	3.9	OLP2036 Evidence Base	GI Network	Approx 4% in Flood Zone 2 Local Wildlife Site - Lye Valley and Cowley Marsh	Site is currently protected for its importance in local nature conservation. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. Site is locally designated and is an important part of GI Network.

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482	R	R	Woodland area to NE of Oriol College Sports Ground(Site 263)	1.84	Officer identified Landowner update 2017	Part local nature designation GI Network	Site is Oxford City Wildlife Site (OCWS) (Oriol Wood)	Part of site is currently protected for its importance in local nature conservation. Site performs important green infrastructure function. The site adjoins residential on three sides.	Landowner has indicated no intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
483	R	R	Boundary Brook OCWS	5.99	OLP2036 Evidence Base	Local nature designation Oxford City Wildlife Site (OCWS) (Lye Valley Scrub) GI Network	Stream/brook runs through the site but no risk of flooding	Not suitable Site is currently protected for its importance in local nature conservation, and also adjoins SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
484	R	R	Extension of Stansfeld study centre (#437)	6.56	OLP2036 Evidence Base	Adjoins CA, may impact on setting G5 - Outdoor Sports; GI Network	Local nature designation - Oxford City Wildlife Site (Stansfeld Field)	Site is currently protected for its importance in local nature conservation. Site is designated as Protected Open Air Sports. Site performs important green infrastructure function.	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
485	R	R	Dorchester Close OCWS	0.61	OLP2036 Evidence Base	Local nature designation Oxford City Wildlife Site (OCWS) (Old Road Land) GI Network	Adjoins ring road	Site is currently protected for its importance in local nature conservation. Site also performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
486	R	R	Fielden Grove OCWS	0.73	OLP2036 Evidence Base	Local nature designation Within View Cone Within Headington Hill CA GI Network	Oxford City Wildlife Site (OCWS) (Headington Hill View Point)	Site is currently protected for its importance in local nature conservation. Site also performs important green infrastructure function. Entire site is also within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
487	R	R	Peasmoor Piece, Northway OCWS	1.26	OLP2036 Evidence Base	Local nature designation Adjoins a view cone site GI Network	Oxford City Wildlife Site (OCWS) (Peasmoor Piece) Footpath/ cycleway crosses site Adjoins school	Site is currently protected for its importance in local nature conservation. Site also performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
489	R	R	Marston – gap between SSSI	5.13	Officer identified; Call for sites 2016	Local nature designation. Green Belt GI Network	No road access, only pedestrian along muddy riverside track 14% in Flood Zone 3b, 45% in Flood Zone 3a and site fronts onto river. (greenfield) Adjoins SSSI	Site is located marginally within Flood Zone 3b and is adjacent to an SSSI. Site is locally designated and performs important green infrastructure function. Site has no road access, only pedestrian along muddy riverside track. Not suitable	No evidence of landowner intention to develop. Majority of site owned by OPT who brought the land expressly to protect it from development. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is marginally with Flood Zone 3b and is an important part of GI Network.
490	R	R	Park Farm and adjoining OCWS	9.13	Officer identified	Green Belt Within a View Cone GI Network	78% in Flood Zone 3b, brook runs through the site. (greenfield) The site is adjacent to a SSSI Oxford City Wildlife Site (OCWS) (Park Farm Meadows)	Site is mostly located within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Most of the site is within Flood Zone 3b.
491	R	R	East of Wolvercote Paper Mill site (Nixey's Field)	3.43	Officer identified	Green Belt Adjoins CA GI Network	Local Wildlife Site Oxford City Wildlife Site (OCWS) (Duke's Meadow) Small section of the site to the north is located in Flood Zone 3b (4%) (greenfield); 85% in Flood Zone 2 Within 200m of an SSSI and SAC (Pixey and Yarnton Meads)	Site is located to a very limited extent in Flood Zone 3b. Site performs important biodiversity/green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is an important part of GI Network and is locally designated.

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HELAA Ref number	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability (2020-2040)	Justification
492	R	R	Former Blackwells Publishing, Marston Street	0.51	OLP2036 Evidence Base	View Cone Adjoins St Clements and Iffley Rd Conservation Area Part of the site (108 Cowley Road) is listed on the Oxford Heritage Asset Register (OHAR) Category 2 Employment Site	A protected tree lies adjacent to the existing access to the site (Tree Preservation Order 74/00002/STC)	View cone and adjoining Conservation Area would limit capacity. Backland site, therefore existing residential properties surrounding the site could potentially impact on site layout (and capacity). Protected Category 2 employment site. Part also fronts onto Cowley Road. Site is suitable for economic	Currently in economic use. No evidence of landowner intention to develop or intensify. Site is not available	Site is viable typology	Site not available
494	R	R	Warehouses off Kiln Lane	1.53	OLP2036 Evidence Base	None identified	Eastern by-pass road abuts the western edge of the site with a large area of dense vegetation/ shrubbery to the south	Existing employment site comprising several warehouses with access off Kiln Lane. Not designated as a Category 1 or 2 employment site and given that surrounding uses are predominantly residential in character, the site could potentially be suitable for this use should employment use no longer be required on the site. Special consideration would need to be given to the design and site layout, with a buffer incorporated into the western side to reduce the level of noise generated from the by-pass. Site is suitable for economic or residential	Occupied by specialist local firm Unicol, who have been established in Oxford since 1960s and have no plans to relocate or redevelop site. Site is not available	Site is a viable typology Site is viable	In economic use no additional floor area available. Site not available
495	R	R	Bocardo Court, Temple Road	0.46	OLP2036 Evidence Base	Site entirely within Temple Cowley Conservation Area	None identified	Site is currently in economic use, although surrounding uses are mixed including other employment, civic buildings and residential. The site could therefore be suitable for either economic or housing development, especially as it is not a designated Category 1 or 2 employment site. The site lies within a conservation area, therefore special consideration would need to be given to the design and layout of the site. Site is suitable	Currently occupied for employment uses. No evidence that the site is available or that the landowner intends to intensify employment use on the site. Site is not available	Site is a viable typology Site is viable	Site is suitable for economic or housing use but is currently unavailable.
496	R	R	Blackwells, Beaver House, Hythe Bridge Street	0.435	OLP2036 Evidence Base, CFS update 2021	Historic Core Area Within City Centre Archaeological Area Adjacent Central (City & University)CA Category 2 Employment Site	43% in Flood Zone 3a (brownfield); 64% in Flood Zone 2	Protected category 2 employment site, all occupied and no additional capacity likely. Not suitable	Currently occupied by financial departments of Oxford University. Not available	Site is viable typology	Protected category 2 employment site, already in economic use and not suitable or available for any additional development.
497	R	A	MINI Plant Oxford (includes former #53 Rover Sports and Social Club, Roman Way)	69.9	OLP2036 SP8	Category 1 Employment Site	None identified	Site allocation SP8 establishes site is suitable for B1, B2 and B8 uses. Site is suitable for economic uses. Site is protected Category 1 employment site. Not suitable for residential.	Occupied by Mini Plant, although additional employment land could be made available with reorganisations of existing uses. Available for intensification of economic use. Not available for residential.	Allocation accepted by LP2036 Inspector. Site is viable.	Adopted site allocation for intensification of economic use. Site not available for residential.
499	R	R	Builders Yard, Lamarsh Road	0.7	OLP2036 Evidence Base	None identified	4% in Flood Zone 3b, 61% in Flood Zone 2 Adjacent to Oxford City Wildlife Site (Field North of Osney Mead)	Site currently in employment use and surrounded by other economic uses. Not suitable for residential.	Site currently in use as a builder's yard, but no indication of landowner intention to redevelop or intensify use of the site. Not available.	Site is viable typology	Site in use for economic with important employment function, and no indication of intention to redevelop. Not suitable for residential.
502	R	R	Chiltern Business Centre, Garsington Road	0.85	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment site. Grehan House, at front of the site fronting onto Garsington road, converted from B1 to residential under prior approval application 13/03426/B56 but Policy E1 post-dates this. Not suitable for residential.	Currently in use for employment and no indication of landowner intention to redevelop site. Not available	Site is viable typology	Site in use for economic with important employment function, and no indication of intention to redevelop. Not suitable for residential.
503	R	R	County Trading Estate Watlington Road (includes #459)	9.7	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment site. Not suitable for residential.	Currently in use for employment and no indication of landowner intention to redevelop site. Not available	Site is viable typology	Site in use for economic with important employment function, and no indication of intention to redevelop. Not suitable for residential.

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504	R	R	Dairy Depot, Old Abingdon Road	0.77	OLP2036 Evidence Base	Adjacent to listed buildings	95% in Flood Zone 3b (brownfield).	Site in employment use. Adjoins railway line so sound buffers may be needed for some uses. Almost entirely in F23b (brownfield) so any development needs safe access and appropriate flood risk mitigation. Suitable	Currently in use for employment and no indication of landowner intention to redevelop site. Not available	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
506	R	R	Fenchurch Court, Bobby Fryer Close	1.18	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Site in Category 2 employment use, and surrounded by economic uses on the Bobby Fryer estate. Suitable for economic use. Not suitable for residential.	Currently in use for employment and no indication of landowner intention to redevelop site. Not available	Site is viable typology	Site in use for economic with important employment function, and no indication of intention to redevelop. Not suitable for residential.
509	R	R	Harrow Road Industrial Estate, Watlington Road	4	OLP2036 Evidence Base	Category 2 Employment Site Adjacent Oxford Stadium CA	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Application submitted 1.10.18 (application reference 18/02598/FUL) for demolition of an existing building on site (Use class B1) and erection of single story building to provide vehicle hire facility (Sui Generis). Permission refused December 2018. No other evidence of landowner intention to redevelop site. Not available.	Site is viable typology	Site in use for economic with important employment function, and no indication of intention to redevelop. Not suitable for residential.
510	R	R	Horspath Industrial Estate, Peterley Rd / Pony Road	8.03	OLP2036 Evidence Base	Category 2 Employment Site Adjacent Green Belt land	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Application submitted 9.8.18 (application reference 18/02141/FUL) for change of use on part of site from light industrial unit (B1) to drive-thru car wash (Sui Generis). Application withdrawn February 2019. No other evidence of landowner intention to redevelop site. Not available.	Site is viable typology	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available. Not suitable for residential.
512	R	R	Jordon Hill Business Park, Banbury Road	2.19	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Currently in use for employment and no indication of landowner intention to redevelop site. Not available.	Site is viable typology as it is brownfield. Site is viable	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available. Not suitable for residential.
513	R	R	King Charles House, Park End Street	0.35	OLP2036 Evidence Base	Historic Core Area Within in City Centre Archaeological Area Listed building opposite. Category 2 employment site	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Currently in use for employment and no indication of landowner intention to redevelop site. Not available.	Site is viable typology	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available. Not suitable for residential.
515	R	R	Nuffield Industrial Estate, Sandy Lane West	3.47	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Currently in use for economic. Planning permission 18/01946/FUL for change of use of first floor Office (Use class B1) to Specialist Cancer Care Centre (use class D1) July 2018. No other indication of landowner intention to redevelop site. Not available.	Site is viable typology	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available. Not suitable for residential.
516	A	R	(Former) Powell's Timber Yard, Cowley Road	0.34	OLP2036 Evidence Base Planning Application	None identified	Entire site located within Flood Zone 2	Planning permission (17/01463/FUL and 20/00040/VAR approved September 2017 and April 2020 respectively) for a care home establishes that the site is suitable for residential development. Site is suitable	Landowner has confirmed intent to develop for residential (care home). Site is available	Planning application indicates site is viable. Site is viable	Site expected to deliver during local plan period.
520	R	R	Knights Court and surrounding buildings (former Telephone Exchange and offices, St. Luke's Road / Between Towns Road	0.6	OLP2036 Evidence Base	Category 2 Employment Site Within Cowley district centre	None identified	Site in Category 2 employment use. Suitable for economic use. Not suitable for residential.	Site in use for employment and no indication of intention to redevelop. Awaiting 2022 update from landowner (Oxfordshire County Council). Site is not available	Site is viable typology as it is brownfield. Site is viable	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available.
523	R	R	University Press, Walton Street	2.09	PO 2017	The entire site is located within the Jericho CA Listed buildings within site Historic Core Area Category 1 Employment Site	None identified	Site in Category 1 employment use as a major publishing site. Suitable for economic use. Not suitable for residential.	Site currently in use by OUP for employment and no indication of landowner intention to redevelop site. Not available.	Site is viable typology	Site in use for economic with important employment function, no indication of intention to redevelop and no additional floor area available. Not suitable for residential.

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524	R	R	Wolvercote Green	2.14	OLP2036 Evidence Base	The entire site is located within the Wolvercote with Godstow CA Listed bridge/building adjacent to site GI Network	This site is located within the Port Meadow with Wolvercote Common and Green SSSI Oxford GB; Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) Located within 200m of a SAC 80% in Flood Zone 3b (greenfield)	Site is predominantly within Flood Zone 3b. Site provides an important green infrastructure function as an SSSI designated site and is not suitable for development. Entire site is also within a conservation area therefore would need to consider sensitive design. Not suitable	No indication of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. The site is mostly within Flood Zone 3b and is a designated SSSI.
525	R	R	Traps Grounds Nature Area	3.7	OLP2036 Evidence Base	GI Network	Adjacent to Oxford City Wildlife Site (OCWS) (Oxford Canal) Located within 200m of SAC 47% in Flood Zone 3b (greenfield)	Site is partly located within Flood Zone 3b. Site provides an important green infrastructure function and is not suitable for development. Not suitable	No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Almost half of the site is located within Flood Zone 3b. Site also performs important part of GI network.
526	R	R	Thames View Road	0.31	OLP2036 Evidence Base	GI Network G5 - Outdoor Sports	None identified	Site is designated as Protected Open Air Sports. Site provides an important green infrastructure function and is not suitable for development. Not suitable	Site is currently occupied for recreational use. No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is currently occupied for recreational use and is an important part of GI network.
527	R	R	Rivermead Nature Reserve	1.84	OLP2036 Evidence Base	GI Network	7% in Flood Zone 3b (greenfield) Oxford City Wildlife Site (OCWS) (Rivermead Nature Park) Within 200m of SSSI (Iffley Meadows)	Site is marginally within Flood Zone 3b. Site provides an important green infrastructure function and is not suitable for development. Not suitable	No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is partly within Flood Zone 3b and performs important GI function.
528	R	R	Magdalen Quarry Nature Reserve	0.34	OLP2036 Evidence Base	The entire site is located within the Headington Quarry CA GI Network Local Nature Reserve	This site is located within the Magdalen Quarry SSSI	Site provides important green infrastructure function as an SSSI. Entire site is within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within an SSSI and conservation area. Site performs important GI function.
529	R	R	Rock Edge Nature Reserve	1.71	OLP2036 Evidence Base	GI Network	Whole site is Rock Edge SSSI	Site provides an important green infrastructure function as an SSSI and is not suitable for development. Not suitable	No indication of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is located within an SSSI and performs an important GI function.
530	R	R	Lye Valley	1.79	OLP2036 Evidence Base	GI Network	Entirely located within the Lye Valley SSSI Oxford City Wildlife Site (OCWS) within site	Site provides an important green infrastructure function as an SSSI and is not suitable for development. Not suitable	No indication of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is located within an SSSI and performs an important GI function.
531	R	R	Hundred Acre Park	0.55	OLP2036 Evidence Base	GI Network	None identified	Site is currently occupied for recreational use. Site performs important green infrastructure function. Not suitable	No indication of landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site performs an important GI function.
532	R	R	Mistletoe Green Park	0.33	OLP2036 Evidence Base	GI Network G5 - Outdoor Sports	None identified	Site is designated as Protected Open Air Sports. Site performs an important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No indication of any intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available as it performs an important GI function.
533	R	R	South Oxford Adventure Playground, located off Whitehouse Rd.	0.72	OLP2036 Evidence Base	Historic Core Area GI Network G5 - Outdoor Sports	11% in Flood Zone 3b (greenfield); 95% of site within Flood Zone 2	Site is partly within Flood Zone 3b. Site performs an important green infrastructure function. Site is designated Protected Open Air Sports. Not suitable	Site is currently occupied for recreational use. No indication of any intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available as it performs an important GI function and is partly within Flood Zone 3b.
534	R	R	Land north and west of Hogacre Common Eco Park.	19.5	OLP2036 Evidence Base	Historic Core Area Part located within a View Cone GI Network Green Belt	100% in Flood Zone 3b (greenfield)	Site is fully within Flood Zone 3b. Site also provides an important green infrastructure function and is not suitable for development. Not suitable	No indication of any intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site performs an important GI function and is fully within Flood Zone 3b.

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535	R	R	Ridley Road Recreation Ground	0.34	OLP2036 Evidence Base	GI Network G5 - Outdoor Sports	None identified	Site is designated as Protected Open Air Sports. Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No indication of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available as it is currently used for recreation and forms an important part of the GI network.
536	R	R	Island Site north of Wiers Lane	0.82	OLP2036 Evidence Base	A very small element of the site is located in a View Cone GI Network	Located within 200m of SSSI (Ifley Meadows) Entire site within Flood Zone 3b	Site is located fully within Flood Zone 3b. Site provides an important biodiversity/green infrastructure function. Not suitable	No indication of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available for development as it is a wooded site with a river on both sides and is entirely within Flood Zone 3b.
537	R	R	Wolvercote Cemetery	5.39	OLP2036 Evidence Base	GI Network	None identified	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site unavailable and not suitable due to use as burial ground.
538	R	R	Rose Hill Cemetery	4.32	OLP2036 Evidence Base	GI Network	None identified	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site unavailable and not suitable due to use as burial ground.
539	R	R	Headington Cemetery	2.42	OLP2036 Evidence Base	GI Network	GI Network Adjacent Ingle Close Allotments	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site unavailable and not suitable due to use as burial ground.
543	R	R	SS Mary and John Churchyard	0.97	OLP2036 Evidence Base	Located within a View Cone Adopted OHAR Adjacent listed buildings	None identified	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site unavailable and not suitable due to use as burial ground.
544	R	R	Holywell Churchyard	0.71	OLP2036 Evidence Base	The entire site is located within the Central (University & City) CA Historic Core Area Within City Centre Archaeological Area Adjacent listed buildings GI Network	Located within 200m of a SSSI (Magdalen Grove) Oxford City Wildlife Site (OCWS) (St Cross Cemetery)	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of any landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available due to use as burial ground.
545	R	R	Holy Trinity Churchyard	0.31	OLP2036 Evidence Base	The entire site is located within the Headington Quarry CA Listed buildings within and adjacent to the site	None identified	Site is not suitable due to use as burial ground. Not suitable	Site in use as cemetery. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available due to use as burial ground.
546	R	R	Sidling Island	0.31	OLP2036 Evidence Base	The site is adjacent to the Central (University & City) CA Historic Core Area Green Belt GI Network	Entire site is in Flood Zone 3b	Site is located entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is entirely within Flood Zone 3b and is an important part of GI Network.
547	R	R	Fiddler's Island	1.66	OLP2036 Evidence Base	GI Network	Located within 200m of SSSI and a SAC (Port Meadow) 84% in Flood Zone 3b (greenfield) Oxford City Wildlife Site (OCWS) (Fiddler's Island)	Site is located almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is almost entirely within Flood Zone 3b and is an important part of GI network.

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548	R	R	Iffley Meadows – off Donnington Bridge Road	33.6	OLP2036 Evidence Base	This site is part located within a View Cone GI Network	This site is located within the Iffley Meadows SSSI Located adjacent to Local Wildlife Site Oxford City Wildlife Site (OCWS) within site (Longbridges Nature Park) 91% in Flood Zone 3b (greenfield)	Site is located almost entirely within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available.	Site is viable typology as it is greenfield. Site is viable.	Site is not suitable or available. Site is almost entirely within Flood Zone 3b and is an SSSI.
549	R	R	Scrub by Heyford Hill Roundabout	1.61	OLP2036 Evidence Base	Located within both the Historic Core Area and a View Cone GI Network	Located adjacent to SSSI and Oxford City Wildlife Site (OCWS) (Littlemore Railway Cutting)	SSSI within the site, and important GI function. Site not suitable	No evidence of landowner intention to develop Not available	Site is viable typology (greenfield) Site is viable	Site not suitable or available
550	R	R	Green Belt Land west of Iffley Road (rear of Iffley Road Sports Ground)	5.86	OLP2036 Evidence Base	Adopted OHAR Oxford City Wildlife Site (OCWS) within site Green Belt GI Network	100% in Flood Zone 3b (greenfield)	Site is located entirely within Flood Zone 3b (greenfield). Site performs important green infrastructure function and is within Green Belt. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Site not available or suitable. Site is entirely FZ3b greenfield
551	R	R	Land East of Wolfson College Boathouse	4.57	OLP2036 Evidence Base	This site is located adjacent to the North Oxford Victorian Suburb CA GI Network	This site is located within the New Marston Meadows SSSI 90% in Flood Zone 3b (greenfield)	Site is located almost entirely within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable. Site is within SSSI and majority FZ3b greenfield.
552	R	R	Land East of Wolfson College	0.95	OLP2036 Evidence Base	This site is located adjacent to the North Oxford Victorian Suburb CA GI Network Adjacent to listed building	This site is located within 25m of a SSSI (New Marston Meadows) 92% in Flood Zone 3b (greenfield)	Site is almost entirely within Flood Zone 3b. Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable. Site is almost entirely within Flood Zone 3b and is part of GI Network.
553	R	R	Green Belt Land East of University Parks	42	OLP2036 Evidence Base	This site is largely located adjacent to the Central (University & City) CA Part located within a View Cone Located adjacent to Local Wildlife Site Oxford City Wildlife Site (OCWS) within site GI Network	This site is located within the New Marston Meadows SSSI 76% in Flood Zone 3b (greenfield)	The site is located predominantly within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable. Site is within Flood Zone 3b and located within an SSSI.
554	R	R	Long Meadow	11.3	OLP2036 Evidence Base	This site is located entirely within the Central (University & City) CA Adjacent to listed building Part located within the Historic Core Area and a View Cone GI Network	The site is located within 200m of SSSI 78% in Flood Zone 3b (greenfield) The site is within a Local Wildlife Site (Great Meadow) and a Oxford City Wildlife/ Local Wildlife Site (University Parks).	Site is predominantly within Flood Zone 3b. Site performs important green infrastructure function. Site is located entirely within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of any landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within Flood Zone 3b and is part of GI Network.

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555	R	R	Magdalen Grove	4.03	OLP2036 Evidence Base	This site is located entirely within the Central (University & City) CA Historic Core Area Within City Centre Archaeological Area GI Network	Part of the site contains the Magdalen Grove SSSI 22% in Flood Zone 2 (greenfield)	Site performs important green infrastructure function as an SSSI. Site is located entirely within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is located within an SSSI and is an important part of GI Network.
556	R	R	The Water Meadow	8.1	OLP2036 Evidence Base	This site is located entirely within the Central (University & City) CA This site lies within the Grade I listed Magdalen College Registered Park and Garden Adjacent to listed buildings Historic Core Area GI Network	100% in Flood zone 3b Local Wildlife Site - Magdalen Meadow	Site is located entirely within Flood Zone 3b. Site performs important green infrastructure function. Site is also entirely within a conservation area and Grade I listed park and garden, therefore any development would need to consider sensitive design. Not suitable	No evidence of any landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is entirely within Flood Zone 3b.
557	R	R	Pixey Mead SSSI	10.7	OLP2036 Evidence Base	The majority of this site is located within the Wolvercote with Godsway CA Located adjacent to Local Wildlife Site GI Network	This site comprises two SSSIs (Pixey & Yarnton Meads and Wolvercote Meadows) Site wholly lies within Oxford Meadow SAC 85% in Flood Zone 3b (greenfield)	Site is located predominantly within Flood Zone 3b. Site performs important green infrastructure function as an SSSI and SAC. Not suitable	No evidence of any landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is predominantly with Flood Zone 3b and is an SSSI and SAC.
558a	R	R	Hook Meadow and the Trap Grounds (West)	3.7	OLP2036 Evidence Base	GI Network	This site is located within the Hook Meadow & The Trap Grounds SSSI and adjacent to a SAC 69% in Flood Zone 3b (greenfield)	Site is located predominantly within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within Flood Zone 3b and is an SSSI.
558b	R	R	Hook Meadow and the Trap Grounds (Central)	1.8	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	This site is located within the Hook Meadow & The Trap Grounds SSSI Located within 200m of a SAC 51% in Flood Zone 3b (greenfield)	Site is located predominantly within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within Flood Zone 3b and is an SSSI.
558c	R	R	Hook Meadow and the Trap Grounds (South)	6.2	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	This site is located within the Hook Meadow & The Trap Grounds SSSI Located within 200m of a SAC (Port Meadow) 97% in Flood Zone 3b (greenfield)	The site is almost entirely located within Flood Zone 3b. Site performs important green infrastructure function as an SSSI. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is almost entirely within Flood Zone 3b and is an SSSI.
560	A	A	Headington Hill Site and Clive Booth Student Village	10.05	OLP2036 SP17	This site is located entirely within the Headington Hill CA with listed buildings onsite Site partially located within a view cone	Located partially within Oxford City Wildlife Site (OCWS) - Headington Hill View Point	Site allocation SP17 establishes that site is suitable for student accommodation and residential development, including employer-linked affordable housing. Planning permission (21/01185/FUL) approved February 2022 establishes that the site is suitable for student accommodation. Site is suitable	Planning permission (February 2022) indicates landowner intent to develop. Site is available	Planning permission. Site is viable	Planning permission. Site expected to be developed within Local Plan time period.

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569	A	R	Green Templeton College	1.6	OLP2036 Evidence Base Planning application	This site is located mostly within the North Oxford Victorian Suburb CA, with the northern part within the Walton Manor CA Listed buildings are within the site Historic Core Area	None identified	Planning application 22/00409/FUL (yet to be determined) establishes that the site is suitable for student accommodation. Site is suitable	Planning application (March 2022) indicates landowner intent to develop. Site is available	Planning proposal. Site is viable	Planning application and landowner interest. Site expected to be developed within Local Plan time period.
570	R	R	Rowley Abbey Court	0.3	OLP2036 Evidence Base PO 2017	This site is located adjacent to the Central (University & City) CA Historic Core Area Within City Centre Archaeological Area Listed buildings are located within the site	Approx 10% within Flood Zone 3a,b	Site is use as student accommodation Site is suitable	Landowner update 2021 confirming no longer any intention to further develop this site. Site is not available	Site is viable typology Site is viable	Site is not available.
574	A	A	Manzil Way Resource Centre	0.75	OLP2036 SP46 Call for Sites 2021	Located within a View Cone Within East Oxford District Centre	None identified	Site allocation SP46 establishes that site is suitable for improved health-care facilities, associated administration and/or residential development, including employer-linked affordable housing. Site is suitable	Site currently in administrative use. Landowner (Oxford Health NHS Foundation Trust) has indicated (2021) that site remains undeveloped and could be available for a broad range of alternative uses if it were to be declared surplus to requirements. Site available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site currently still in use for health facilities so likely to be latter part of plan period.
577	R	R	Boundary Brook Nature Reserve	0.78	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) (Boundary Brook Nature Park) GI Network	Flood Zone 2 within site: 0.54ha approx 69%	Site performs important green infrastructure function. Site is not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable as it performs an important GI function.
579	R	A	Radcliffe Observatory Quarter (ROQ) Site	4.29	OLP2036 SP54	This site is located adjacent to the Central (University & City), Jericho, and Walton Manor CA Historic Core Area Listed buildings within and adjacent to site; adjacent to Jericho district centre Category 1 Employment Site	None identified	Site allocation SP54 establishes that site is suitable for academic institutional, student accommodation and residential development including employer-linked affordable housing. Site is suitable	The site is occupied and owned by the University of Oxford. Various University related developments have been implemented in accordance with The ROQ Master Plan. The landowner has indicated (Feb 2022) that they are reviewing the ROQ masterplan and that residential development is not the preference for remaining vacant plots. Site not available for residential	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period in accordance with the University's masterplan (not residential uses)
580	A	R	Summertown House, Apsley Road	0.29	OLP2036 SP58	Listed Building in centre of the site	None identified	Site allocation SP58 establishes that site is suitable for residential development, student accommodation and employer-linked affordable housing. Listed building in the centre of the site needs to be taken into account. Site is suitable	Site occupied and owned by University of Oxford and currently in use as student accommodation but could be available in the longer term - no specific plans confirmed yet. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation, site expected to be delivered within the local plan period but not until longer term.
586	A	A	Osney Mead (whole site) (includes #407 Osney Mead)	17.4	OLP2036 SP2	This site is located adjacent to Osney Island CA Located within both a View Cone and the Historic Core Area Category 2 Employment Site	28% in Flood Zone 3b, approx 58% Flood Zone 3a (brownfield)	Site allocation SP2 establishes that site is suitable for mixed use development including employment, academic, student accommodation, employer-linked housing and market housing. The site will benefit from the proposed OFAS which will help overcome access/egress issues. Site is suitable	Site occupied by a range of employment uses. Various landowners including Oxford University. Site is available but delivery could be dependent on OFAS.	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.

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587	R	A	Oxford Business Park (whole site)	35.4	OLP2036 SP10	This site is located adjacent to Temple Cowley CA Listed building opposite Category 1 Employment Site	None identified	Site allocation SP10 establishes that site is suitable for B1 and B2 employment uses. The Business Park forms part of a key employment cluster, it is important that employment uses are retained and enhanced on this site to support the economy and economic growth. Site is unsuitable for residential.	Site in use as a Business Park. Whilst much of the site has been built out, there is potential for further development and intensification. Permission (12/04124/EXT) for an extension of time to the outline permission for the business park. Permission for erection of a detached office building for business use (Class B1), (16/01578/RES). Application approved July 2018 for change of use of 7000 Alec Issigonis Way (Former Royal Mail Building) to Mixed Use B1a/B1b and B8 (18/00813/FUL) Permission granted July 2018 for erection of a two storey extension to existing hotel to create 26 bedrooms. Permission (18/02887/FUL) for change of use from hire centre to office, warehouse and ancillary retail and café.	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period (employment use only).
588	R	A	Oxford Science Park (whole site)	26.51	OLP2036 SP9	Category 1 Employment Site	Approx 25% within Flood Zone 2 towards northern portion of site Adjacent to Oxford City Wildlife Site (OCWS) (Littlemore Brook) which also passes through site	Site allocation SP9 establishes that site is suitable for B1 employment uses. The Science Park forms part of a key employment cluster, it is important that employment uses are retained and enhanced on this site to support the economy and economic growth. Site is unsuitable for residential.	Site is available. Whilst much of the site has been built out, there is potential for further development and intensification. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period (employment use only).
589	R	R	John Allen Centre	3.46	OLP2036 Evidence base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	Not available but there is potential to densify use. Awaiting landowner update 2022 Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no evidence it would become available during plan period.
590	A	R	Pear Tree Farm	2.03	OLP2036 SP28	None identified	None identified	Site allocation SP28 establishes that site is suitable for residential development Site is suitable	Landowner update 2022 indicates that the site is expected to come forward for development in the next 5 years. Site is available	Site is viable typology as it is greenfield. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.
593	A	R	Knights Road	2.25	OLP2036 SP15	GI Network Adjacent Oxford City Wildlife Site (OCWS) (Spindleberry Park)	6% in Flood Zone 2 (0.14ha) Less than 1% in Flood Zone 3 Adjacent to Northfield & Littlemore Brooks	Site allocation SP15 establishes that site is suitable for residential development Site is suitable	Landowner update in March 2022 indicates that the site is intended to become available for development in the next 5 years. Site is available	Site is viable typology as it is greenfield. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.

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594	A	R	Somerville College	2.02	Planning application	The entire site is located within the Central (University & City) CA Several Grade II Listed Buildings within the site and Grade II and II* (The University Printing House (The Clarendon Press)) immediately adjacent Historic Core Area High Buildings Area Part of the site lies within the Archaeological Area Category 2 Employment Site (28-31 Little Clarendon Street) lies within the site Part of the site lies within the Little Clarendon Local Centre	None identified	Planning permission (16/03062/FUL and 18/00183/VAR) approved March 2017 and March 2018 respectively, commenced March 2018 establishes that the site is suitable for student accommodation. Site is suitable	Planning permission indicates landowner intention to develop. Work has completed (Dec 21) on Phase 1, (Undergraduate -48 rooms) but Phase 2 (Postgraduate) yet to commence. Landowner confirmed in April 2021 that college are currently reviewing whether Phase 2 works will commence. Site is available	Development has commenced on site, Site is viable	Development commenced. Site expected to deliver within the Local Plan time period.
597	A	R	Northgate House, 13 – 20 Cornmarket Street	0.96	Planning application	Several Grade I and Grade II Listed Buildings within and adjacent to the site Entirely located within Central (University & City) CA Historic Core Area High Buildings Area Archaeological Area	None identified	Planning permission (18/00258/FUL) approved August 2018, commenced March 2019 establishes that the site is suitable for a mixed use development including student accommodation. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Development has commenced on site, Site is viable	Development commenced. Site expected to deliver within the Local Plan time period.
598	A	R	Site of Millway Close	0.64	Planning application	Adjacent to Green Belt Grade II Listed Building (Manor Farm) located in close proximity to the site Adjacent to Wolvercote with Godstow CA	Within 400m of Port Meadow with Wolvercote Common & Green SSSI Within 400m of Oxford Meadows SAC	Planning permission (18/02644/FUL) establishes that site is suitable for residential development (4 infill flats). Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission Site is viable	Planning permission. Site expected to be developed within LP time period.
599	A	R	Former Murco Garage, Between Towns Road	0.26	Planning Application	Entirely within Cowley Centre District Centre	None identified	Planning permission (18/02644/FUL) approved May 2019, commenced April 2021 establishes that the site is suitable for residential development (38 units) Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Development has commenced on site, Site is viable	Development commenced. Site expected to deliver within the Local Plan time period.
600	A	R	Student Castle	0.91	OLP2036 SP1	Site in close proximity to Osney Island CA Located within the Historic Core Area High Buildings Areas Archaeological Area	None identified	Site allocation SP1 establishes that site is suitable for mixed use developments including residential and/or student accommodation. Planning permission granted for redevelopment of the site for purpose built student accommodation and small A1, A3, A4 and B1 units, with associated landscaping (16/02945/FUL). Development completed in Summer 2020. Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period.

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601	A	R	Former Jack Russell pub, 21 Salford Road	0.18	Planning Application	Within View Cone	Within 400m of New Marston Meadows SSSI	Planning permission (16/03128/RES) approved March 2017, commenced September 2017 establishes that the site is suitable for residential development (16 flats) Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Development has commenced on site, Site is viable	Development commenced. Site expected to deliver within the Local Plan time period.
602	A	R	Halliday Hill/ Westlands Drive	0.34	OLP2036 Evidence Base	G5 - Open Space	None identified	Site is currently greenfield land, open space/amenity site. Site is suitable subject to replacement/ re provision of open space/amenity and biodiversity/trees.	Landowner update 2022 indicates looking to develop a small part of the site in the next 5 years. Site is available	Site is viable typology as it is greenfield. Site is viable	Landowner has expressed intention to develop the site. Site expected to be developed within the Local Plan time period.
603a1	A	R	Gibbs Crescent (formerly Gibbs Crescent and Simon House, site #603)	0.87	Planning application	Entirely within Osney Island CA and on the site of Osney Abbey Historic Core Area High Buildings Area Archaeological Area	Less than 1% of the site is located in Flood Zone 2 Osney Cemetery lies immediately to the north of the site with the railway line abutting the eastern side	Planning permissions (18/03369/FUL) approved July 2020 establish that the site is suitable for residential development. Site is suitable	Planning permissions indicate landowner intent to develop. Site is available	Planning permission. Site is viable	Planning permission. Site expected to be developed within the Local Plan time period.
603a2	A	R	Simon House (formerly Gibbs Crescent and Simon House, site #603)	0.09	Planning application	Several listed buildings in close proximity including Grade II listed No.29A Castle Street immediately adjacent Entirely within Central (City & University) CA Historic Core Area High Buildings Area Archaeological Area	None identified	Planning permissions (18/03370/FUL) approved July 2020 establish that the site is suitable for residential development. Site is suitable	Planning permissions indicate landowner intent to develop. Site is available	Development has commenced. Site is viable	Planning permission and development has commenced on site. Site expected to be developed within the Local Plan time period.
604	A	R	The Royal British Legion, Lakefield Road	0.35	2021 Call for Sites	None identified	Railway line abuts the rear of the site	Site adjoins residential and in primarily residential area. Abuts railway line so may be noise issues to address. Site is suitable	Long term lease to Royal British Legion, can't be sold until vacant possession. Likely to be latter part of plan period. Site available	Site is viable typology	Landowner has expressed intention to develop the site once lease has expired. Site expected to be developed within the Local Plan time period.
606a1	A	R	Former Rose Hill Community Centre (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	0.19	Planning application	None identified	None identified	Planning permission (18/02817/FUL) establishes that the sites is suitable for residential development. Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Planning permission. Site is viable	Planning permission site has been completed within the Local Plan time period (2021). No employment development proposed.
606a2	A	R	Former Rose Hill Scout Hut (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	0.19	Planning application	Part of the site lies within Rose Hill Spencer Crescent Park (Open Air Sports)	None identified	Planning permission (18/02818/FUL) establishes that the site is suitable for residential development. Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Planning permission. Site is viable	Planning permission site has been completed within the Local Plan time period (2021). No employment development proposed.
607a	R	A	Units 1 & 2, 135-137 Botley Road	1.11	Call for Sites 2021	None identified	Entire site lies within Flood Zone 3a with 33% in Flood Zone 3b	Much of site and surrounding area is within Flood Zone 3 including 33% in FZ3b (brownfield), safe access and egress will be essential. Site is suitable for economic	Call for sites 2021 indicates landowner intention to develop for R&D economic use. No intention to develop for residential. Site is available for economic.	Site is viable typology	Site is suitable and available for economic use (R&D).

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607b	R	A	Botley Road Retail Units	7.76	Oxplan 2050 Call for Ideas	Adjacent to Green Belt Adjacent to Local Wildlife Site (Osney Mead) Adjacent to Oxford City Wildlife Site (OCWS) (Field North of Osney Mead) Small portion of the site designated as a Category 2 Employment Site (Rear of 165-167 Botley Road)	Approximately 13% of site lies in Flood Zone 3b, 37% in Flood Zone 3a and 78% in Flood Zone 2 Surrounding land adjoining entire site boundary lies within Flood Zone 3, with a large proportion in Flood Zone 3b Rear boundary adjoins wildlife sites	Much of site and surrounding area is within Flood Zone 3 including 33% in FZ3b (brownfield), safe access and egress will be essential. Planning permission on part of site confirms site suitable for economic	Site is made up of several plots and complex landownerships. Permission granted on one plot for R & D use (21/02053/FUL). Internal work ongoing on development brief for entire site. No indication from other landowners on site availability.	Site is viable typology	Site is suitable and part available for economic use (R&D).
608	A	R	220-226 Iffley Road	0.23	Call for Sites 2021	Located within St Clements and Iffley Road CA	None identified	Current use is residential (student accommodation). Previously residential C3 large villas. Site is suitable for residential	CFS 2021 indicates landowner intention to develop only for student accommodation & academic uses. Available for residential (student accommodation).	CFS indicates site is viable.	Site is suitable and available
609	A	R	St Stephens House (17 Norham Gardens)	0.25	Call for Sites 2021	Adjacent to Green Belt Adjacent to University Parks (GI Network and Local Wildlife Site) Adjacent to Grade II Listed Building (No.19 Norham Gardens) Located within North Oxford Victorian Suburb CA	Within 400m of New Marston Meadows SSSI University Parks abuts rear of site	Current use is residential (student accommodation). Site is suitable for residential	CFS 2021 indicates landowner intention to develop only for student accommodation & academic uses. Available for residential (student accommodation).	CFS indicates site is viable.	Site is suitable and available
611	A	A	1-3 Cambridge Terrace	0.104	Call for Sites 2021	Part of site is designated as a Category 2 Employment Site Adjacent to Listed Buildings (Campion Hall and Clarks House) Entirely within Central (University & City) Conservation Area Historic Core Area High Buildings Area Archaeological Area	None identified	City centre location, currently in employment (office) use. Surrounding uses are varied include student accommodation, employment and civic. Site is suitable for residential or economic	CFS 2021 indicates landowner intention to develop for student accommodation and employment uses. Site is available	CFS indicates site is viable.	Site is suitable and available, likely to be developed within plan period.

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613	A	A	Sites adjacent to the east of Osney Bridge, to the north and south of Botley Road (includes #414 River Hotel & 1-3 Botley Road & #458 4 to 8 Botley Road)	0.34	Call for Sites 2021	Southern portion of site contains the River Hotel - identified on the Oxford Heritage Asset Register (OHAR). The River Thames and Towpath, also identified on the OHAR, lies adjacent to the northern portion of the site. Adjacent to Osney Island CA Within Historic Core Area Within High Buildings Area Within Archaeological Area	Approx 2% of northern portion lies within Flood Zone 3b, 71% within Flood Zone 3a and 92% within Flood Zone 2 Approx 5% of southern portion lies within Flood Zone 3b, 7% within Flood Zone 3a and 63% within Flood Zone 2	Site is currently in use as a hotel, residential and retail. Landowner has indicated that the site has potential for increased density. Site is located within the Historic Core Area and the hotel is listed on OHAR and adjoins Conservation Area. Any development would need to take into account the various heritage constraints. Flood risk mitigation would also need to be addressed. Site is suitable	CFS 2021 indicates landowner intention to develop for mix of uses including residential. Site is available	CFS indicates site is viable. Site is viable	Site is suitable and available within the Local Plan time period.
614	A	R	Site to the South of Cripsey Place	0.31	Call for Sites 2021	Historic Core Area High Buildings Area Archaeological Area Site adjacent to No.2 Botley Road - identified on the Oxford Heritage Asset Register (OHAR)	Whole site within Flood Zone 2 Approx 12% within Flood Zone 3a	Site currently in residential use. Landowner has indicated that the site has potential for increased density. Site is suitable	CFS 2021 indicates landowner intention to develop. Available for residential.	CFS indicates site is viable.	Site is suitable and available within the LP time period.
616	A	A	Osney Warehouse (former #73) and St Thomas School House (former #72)	0.41	Call for Sites 2021	Falls within Policy AOC1 West End and Osney Mead Partly within Central (University & City) Conservation Area Historic Core Area High Buildings Area Archaeological Area	Approximately 90% within Flood Zone 2 Pedestrian access to City of Oxford College separates the two sites	St Thomas School House is currently occupied by multiple social enterprises. Osney Warehouse is currently occupied by OVADA - a visual arts company that includes studio, exhibition and education spaces. Surrounding uses include housing, employment and education. The sites were identified (but not allocated) in the former West End Area Action Plan for residential use and open space. No insurmountable constraints identified. Site is suitable	CFS 2021 indicates landowner intention to develop. Site is available	CFS indicates site is viable and the site is a viable typology. Site is viable	Site is suitable and available within the Local Plan time period.
619	R	R	Redbridge Park & Ride	4	Oxplan 2050 Call for Ideas submission	None identified	Less than 1% of the site within Flood Zone 3b Less than 1% of the site within Flood Zone 2 Within 400m of SSSI (Ifley Meadows)	Currently in use as P&R site and has an important function in promoting modal shift for Journeys into Oxford city centre. There could be scope to reconfigure the surface parking to release more land for development without compromising parking provision. No indication at current time that the site is surplus to requirements. May be contamination issues due to previous use as landfill. Site is not suitable	City Council has recently invested in significant Eco Hub facility, unlikely to redevelop whole site after this investment. Not available	Site is viable typology Site is viable	Site currently in use as a park and ride facility and no indication that it would become available during plan period.
623	A	R	Wychwood Tennis Courts, Charlbury Road	0.47	Call for Sites 2021	Adjacent to Cherwell School Playing Fields - East Adjacent to North Oxford Victorian Suburb CA	Approximately 97% of the site is in Flood Zone 2	Site is currently in use for open air sports, any redevelopment of the site would need to demonstrate that either the sports provision is surplus to requirements or is being re provided. An FRA would also be required as the site is almost entirely within flood zone 2. Site is suitable.	Landowner submission in 2021 Call for Sites confirms intention. Site is available	Landowner submission in 2021 Call for Sites confirms landowner believes site is viable. Site is viable	Site is suitable subject to the loss of the sports facility being justified and landowner has indicated intent to redevelop for residential within the Local Plan time period.

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624	R	R	Land at 18 to 24 Park End Street and 1 to 5 Becket Street	0.26	Oxplan 2050 Call for Ideas submission	Falls within OLP2036 AOC1 West End and Osney Mead Frontage contains the Former Castle Hotel which is listed on the Oxford Heritage Asset Register (OHAR). There are several Grade II listed buildings immediately adjacent to the site including Cooper's Marmalade Factory and St Thomas Vicarage. Within Central (University & City) CA Within Historic Core Area Within High Buildings Area Within Archaeological Area City Centre Secondary shopping frontage	Entire site within Flood Zone 2	Site is currently in use for residential & retail uses (ground floor), however any redevelopment would need to take into account the heritage constraints. Site is suitable for economic or residential.	No indication of landowner intention. Awaiting 2022 landowner update. Not available	Site is viable typology Site is viable	Site currently in retail and residential use and no indication that it would become available during plan period.
625	A	R	East Oxford Community Centre	0.19	Planning Application 2022	Within East Oxford district centre Within View Cone	None identified	Planning permission (20/00994/CT3) establishes that site is suitable for 12 residential units. Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Planning permission indicates site is viable. Site is viable	Planning permission. Site expected to be developed within the Local Plan time period.
626	A	R	East Oxford Games Hall	0.05	Planning Application 2022	Within East Oxford district centre Within View Cone	None identified	Planning permission (20/01298/CT3 & 22/01129/VAR) establishes that site is suitable for 14 residential units. Site is suitable	Planning permission indicates landowner intent to develop. Site is available	Planning permission indicates site is viable. Site is viable	Planning permission. Site expected to be developed within the Local Plan time period.
627	R	R	Summer Fields School Buildings	1.84	Oxplan 2050 Call for Ideas submission	None identified	None identified	Premises are currently in use as a day and boarding school and no indication that it is surplus to requirements. Not suitable	Forms part of land area identified in Oxplan 2050 call for ideas exercise, no other indication from landowners. Not available	Site is viable typology Site is viable	Site currently in use as school buildings, and no indication that it would become available during plan period.
628	R	R	Seacourt Park & Ride	5.929	Officer identified	Part of the site falls within the GB. Adjacent to Seacourt Stream (GI Network and Wildlife site)	Almost entirely within Flood Zone 3b	Currently in use as P&R site and has an important function in promoting modal shift for journeys into Oxford city centre. There could be scope to reconfigure the surface parking to release more land for development without compromising parking provision. No indication at the current time that the site is surplus to requirements. Part of the site falls within the Green Belt and almost entirely within floodzone 3b brownfield. The site is also almost surrounded by floodzone 3b and green belt. Safe access and egress may therefore be difficult to achieve. Any redevelopment would need to demonstrate both safe access and egress and that there is not unacceptable impact on the Green Belt. Site is not suitable.	City Council has recently invested in a new waiting area and passenger facility plus significant expansion of parking (permission 16/02745/CT3), unlikely to redevelop whole site after this investment. Not available	Site is viable typology Site is viable	Site currently in use as a park and ride facility and no indication that it would become available during plan period. There are also significant environmental constraints which would need to be dealt with in order for the site to be suitable.

Appendix B

	A	B	C	D	E	F	G	H	I	J	K	L	M
25	29	Land North Littlemore Mental Health Centre	3.72	Suburban	26	114	housing		114	96	0	0	0
26	31	Land off Manor Place	1.24	Conservation Area	0	80	housing (student)		0	0	80	0	0
27	32	Lincoln College Sports Ground	2.35	Suburban	0	90	housing		0	0	90	0	0
28	34	Littlemore Park, Armstrong Rd	5.17 (includes 5% reduction for flood zone)	Suburban	0	270	housing		270	88	0	0	0
29	38a1	Thornhill Park (formerly known as Nielsen House, London Road site #38)	1.46	Gateway	0	134	housing		134	134	0	0	0
30	38a2	Thornhill Park (wider site) (formerly known as Nielsen House, London Road site #38)	3.39	Gateway	0	402	both	TBC	0	0	402	0	0
31	39	Northfield Hostel, Sandy Lane West	0.7	Suburban	0	61	housing		51	0	10	0	0
32	42	Nuffield Orthopaedic Centre	8.38	Suburban	0	25	both	8000	0	0	25	0	0
33	43	Old Road Campus	6.41	Suburban	0	N.A	economic	3300	N.A.	N.A.	N.A.	N.A.	N.A.
34	44	Oriel College land at King Edward St and High St	0.27	Conservation Area	0	7	housing (student)		TBC	TBC	TBC	TBC	TBC
35	49	Oxford University Press Sports Ground, Jordan Hill	3.66	Suburban	0	130	housing		0	0	130	0	0
36	54	Ruskin College Campus, Dunstan Rd	1.86	Conservation Area	0	28	housing		0	0	0	28	0
37	61	Union Street Car Park	0.26	District Centre	0	20	housing		0	0	20	0	0
38	62	University of Oxford Science Area & Keble Road Triangle	12.43	Conservation Area	0	20	both	TBC	0	0	20	0	0
39	63	Warneford Hospital	6.76 (developable land)	Conservation Area	0	70	both	27500	0	0	0	70	0
40	64	Warren Crescent		Suburban	0	10	housing		10	0	0	0	0
41	65	West Wellington Square	0.88	Conservation Area	0	18	housing (student)		0	0	18	0	0
42	67	Wolvercote Paper Mill			17	180	housing		180	150	0	0	0
43	70	Island Site (Park End Street/Hythe Bridge Street)	0.61 (includes 11% reduction for flood risk)	District Centre	0	40	both	7500	0	0	20	20	0
44	075 (a and b)	Oxford Railway Station and Becket Street Car Park	2.4 (includes 0.6% reduction for flood risk)	District Centre	0	20	both	36000	0	0	10	10	0
45	76	Oxpens	6.3(includes reduction for flood risk)	District Centre	0	500	both	94500	50	0	450	0	0
46	81	Worcester Street Car Park	0.52	Centre (also is conservation area)	0	18	housing		0	0	9	9	0
47	85	Hooper House	0.04		0	14	housing		14	14	0	0	0
48	95a2	Between Towns Road (including 17, 17b and Cowley Cons Club)	0.32	District	0	76	housing		76	0	0	0	0
49	98	Workshops Latham Way			0	10	housing		TBC	TBC	TBC	TBC	TBC
50	104	Former Itfley Mead Playing Field	2.04	Suburban	0	89	housing		0	0	89	0	0
51	106	Grandpont Car Park	0.44	Suburban	0	22	housing		0	0	0	22	0
52	107	St Frideswide Farm (formerly Green Belt land, St Frideswide Farm, (land east of Banbury Rd))	3.95	Suburban	0	134	housing		10	0	124	0	0
53	111	Oxford Stadium (former Greyhound stadium)	3.37	Suburban	0	100	housing		0	0	100	0	0
54	112a1	Hill View Farm (formerly known as Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm) Green Belt Parcel 1		Suburban	0	159	housing		50	0	109	0	0
55	112b1	Land west of Mill Lane (formerly known as Green Belt Land at Cherwell Valley/Old Marston, (northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1		Suburban	0	80	housing		80	0	0	0	0

Appendix B

	A	B	C	D	E	F	G	H	I	J	K	L	M
56	113	Redbridge Paddock (land east of Redbridge Park and Ride) (formerly Green Belt land east of Redbridge Park and Ride)	3.64	Suburban	0	189	housing		0	0	189	0	0
57	114d	Marston Paddock	0.78	Suburban	0	40	housing		40	0	0	0	0
58	117	Land surrounding St Clement's Church Unipart Group	1.61	Conservation Area	0	50	housing		0	0	50	0	0
59	120			Suburban	0	N.A.	economic	28000	N.A.	N.A.	N.A.	N.A.	N.A.
60	124	Slade House	1.68	Suburban	0	50	housing		0	0	50	0	0
61	125	Summer Fields School athletics site	1.38	District Centre	0	120	housing		0	0	0	60	60
62	216	Former Barns Road East Allotments	0.5	Suburban	0	25	housing		0	0	0	0	25
63	289	Sandy Lane Recreation Ground (now includes former site 397 - Land Rear of Oxford Retail Park)	4.6 (developable land)	Suburban	0	340	housing		0	0	340	0	0
64	329	Valentia Road	0.43 (developable land)	Suburban	0	12	housing		0	0	12	0	0
65	341	William Morris Close Sports Ground	1.24	Suburban	0	86	Housing		86	86	0	0	0
66	346	Former Bartlemas Nursery School, 269 Cowley Road	0.245		0	16	Housing		TBC	TBC	TBC	TBC	TBC
67	349	Old Power Station	0.32		0	N.A.	economic	TBC	N.A.	N.A.	N.A.	N.A.	N.A.
68	356	276 Banbury Road	0.351	District Centre	0	N.A.	Economic (hotel)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
69	367	Eastern House	0.23	Suburban	0	11	Housing		TBC	TBC	TBC	TBC	TBC
70	384	Jowett walk (east)	1.09	Conservation Area	17	27	Housing (student)		27	27	0	0	0
71	389	Land at Meadow Lane	1.57	Conservation Area	0	30	Housing		0	0	30	0	0
72	401	Littlemore House (formerly Littlemore Park (SAE Institute))	2.453	Suburban	0	N.A.	Economic	TBC	N.A.	N.A.	N.A.	N.A.	N.A.
73	428	Rectory Road Centre, Rectory Road	0.21	District Centre	0	21	Housing		TBC	TBC	TBC	TBC	TBC
74	437	Wood Centre for Innovation (formerly Science Oxford Centre & Stansfield Outdoor Study Centre)	0.414		0	N.A.	Economic	TBC	N.A.	N.A.	N.A.	N.A.	N.A.
75	439	Oxford Brookes Marston Road Campus	1.18	Suburban	0	59	Housing		0	0	40	19	0
76	440	1 Pullens Lane	0.423	Conservation Area	0	11	Housing		0	0	0	0	11
77	446	Carpenter's Yard and surrounding land fronting Jack Straws Lane and Marston Road(OCC2)			0	44	Housing		0	0	44	0	0
78	448	Macclesfield House (Oxford Centre for Innovation) and Registry Office, Tidmarsh Lane	0.25		0	N.A.	Economic	TBC	N.A.	N.A.	N.A.	N.A.	N.A.
79	462	Park Farm, Marston	1.15 (includes 26% reduction for flood risk)	Suburban	0	60	Housing		0	0	0	0	60
80	463	Ruskin Field	1.19	Conservation Area	0	40	Housing		0	0	0	20	20
81	497	MINI Plant Oxford		Suburban	0	N.A.	Economic	62000	N.A.	N.A.	N.A.	N.A.	N.A.
82	516	(Former) Powell's Timber Yard, 474 Cowley Road	0.34	Suburban	0	36	Housing		0	0	36	0	0
83	560	Headington Hill Site and Clive Booth Student Village	7.16 (although not all land is to be developed)	Conservation Area	0	229	Both	TBC	229	0	0	0	0
84	569	Green Templeton College	0.6 (developable area)	Conservation Area	0	8	housing		0	0	8	0	0
85	574	Manzil Way Resource Centre	0.75	District Centre	0	10	housing		0	0	0	10	0
86	579	ROQ Site	4.29	Conservation Area	0	N.A.	Economic	TBC	0	0	0	0	0
87	580	Summertown House, Apsley Road	0.29	Suburban	0	20	housing (student)		0	0	20	0	0
88	586	Osney Mead (whole site)	17.4 (minus area of FZ 3b)	Suburban	0	247	both	TBC	0	0	215	32	0
89	587	Oxford Business Park (whole site)	4.2 ha (remaining land to be developed)	N.A.	0	N.A.	Economic	24800	N.A.	N.A.	N.A.	N.A.	N.A.
90	588	Oxford Science Park (whole site)	26.5	N.A.	0	N.A.	Economic	24930	N.A.	N.A.	N.A.	N.A.	N.A.
91	590	Pear Tree Farm	2.03	Gateway Site	0	122	Housing		0	0	0	122	0
92	593	Knights Road	2.21 (includes 5% reduction for flood risk)	Suburban	0	84	housing		84	0	0	0	0

Appendix C

	A	B	C	D	E
1	HELAA No.	Site Name	Date of Completion	What site delivered	Completions before 1/4/20 (not counted in HELAA supply)
2	10	BT Site, Hollow Way/ James Wolfe Road	31/08/19	887 student rooms (355 C3 equivalent)	355
3	25	Horspath Site (Land south of Oxford Road)	01/03/19	Sports facilities	n/a
4	58	Temple Cowley Pools	31/10/19	48 residential units	48
5	95a1	Between Towns Road (Land at Swan Motor Centre & no.15)	31/08/19	144 student rooms (58 C3 equivalent)	58
6	457	Site of 138 Hollow Way and land rear of 144/146 Hollow Way	02/08/19	9 residential units	9
7	498	Broadfield House, 4 Between Towns Road	23/02/15		58
8	562	St Catherine's College	27/02/20	78 student bedrooms (31 C3 equivalent)	31
9	605	Land adjacent to 2 Rymers Lane	19/08/19	37 supported units (21 C3 equivalent)	21

Appendix D

	A	B	C	D	E
	HELAA No.	Site Name	Date of Completion	What site delivered	Completions within Plan period
1	2a1	Barton Park Phase 1	31/12/21	95 residential dwellings	95
2	20a	Elsfield Hall (formerly Elsfield Hall and Cumberlege Close (includes #363 Cumberlege House) #20).	31/3/22	25 residential	25
3	20b	Cumberlege Close (formerly Elsfield Hall and Cumberlege Close (includes #363 Cumberlege House) #20).	1/6/21	9 residential	9
4	38a1	Thornhill Park (formerly known as Nielsen House, London Road site #38)	26/6/20	House conversion - 134 flats	134
5	85	Hooper House	31/3/22	20 resi units	20
6	341	William Morris Close Sports Ground	31/3/22	86 residential dwellings	86
7	384	Jowett walk (east)	31/3/21	110 student rooms (44 C3 equivalent, 17 completed pre 1.4.20, 27 after)	27
8	597	Northgate House, 13 – 20 Cornmarket Street	31/3/22	68 postgrad rooms (27 C3 equivalent) and 4 fellows rooms	31
9	600	Student Castle	31/8/20	514 student rooms (206 C3 equivalent)	206
10	606a1	Former Rose Hill Community Centre (formerly Scout Hut and Former Rose Hill Community Centre #606)	31/3/21	25 residential dwellings	25
11	606a2	Scout Hut (formerly Scout Hut and Former Rose Hill Community Centre #606)	31/3/21	18 residential dwellings	18
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Appendix E

	A	B	C	D	E	F	G	H	I	J
8	618	3, 3A, 4, 5 and 6 South Parade	0.18	Call for Sites 2021	Falls within Policy AOC5 Summertown District Centre No.4 and Nos. 5-6 South Parade are identified on the Oxford Heritage Asset Register (OHAR)	None identified	Site is partly vacant retail but also in use as offices. Any redevelopment would need to take into account the heritage constraints.	Landowner submission in 2021 Call for Sites confirms intention to redevelop for mixed use (Class E and student).	Site is viable typology Site is viable	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10 + units
9	622	Coolidge Close	0.115	Call for Sites 2021	None identified	None identified	Site is currently in residential use (garden land). Site is suitable.	Landowner submission in 2021 Call for Sites confirms intention. Site is available	Landowner submission in 2021 Call for Sites confirms landowner believes site is viable. Site is viable	Site already in residential use and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10 + units without unacceptable impacts on existing residential properties which are all two storey.