

Appendix C - Sites with capacity less than 10 dwellings

HELAA Ref. No	Site Name	Total Site Area (ha)	How Site Identified	Policy Constraints	Physical/ Environmental Constraints	Suitability	Availability	Achievability	Justification
329	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 but uncertain whether there will be capacity for 10+ dwellings, 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	Site is suitable and available, however due to constraints and only part of the site being suitable, uncertain whether net gain would be greater than 10.
346	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) refused and uncertain whether site has capacity for 10+ units. Site is suitable for residential	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 but uncertain of capacity.
446	Carpenter's Yard, Jack Straws Lane	0.48	Planning application	View Cone	None identified	Site in residential area. Planning application 21/01405/FUL (withdrawn July 2023) for the site (residential care home). Planning permission 21/00216/FUL (commenced March 23) for part of the site indicates site is suitable for residential development (8 dwellings). Site is suitable	Recent planning permission on part of the site indicates owner intention to develop for residential. Site is available	Recent planning permission demonstrates site is viable Site is viable	Site suitable and development has commenced. Although the permission is only for 8 dwellings, there appears to be further capacity on the remaining parcels. If existing residential dwellings are demolished, net gain would need to be demonstrated.
456	242-254 Banbury Road	0.18	OLP2036 Evidence Base	None identified	None identified	3 storey building - ground floor occupied by retail, 1st and 2nd floors are now in residential use (from prior approval) having formally been used as offices.	Prior approval was granted in 2014 for 16 residential units on the 1st and 2nd floors therefore unlikely to be available. Only ground floor is available.	Site is viable	Ground floor may be suitable but falls below the HELAA threshold since the upper floors have been developed.
569	Green Templeton College	0.8	Planning application	Within CA (North Oxford Victorian Suburb and Walton Manor) Listed Buildings Within 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	Site is suitable and available, however net gain is only 21 student rooms (8 C3 equivalent)
598	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). There is limited capacity for any further development due to existing residential development. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission Site is viable	Planning permission for 4 units (infill). No further capacity due to existing development on site.
608	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, however no evidence that it could deliver a net gain of 10+ units (25+ student rooms) over and above the existing student accommodation.
610	Tamesis (45-53 Iffley Road)	0.14	Call for Sites 2021	Partly within St Clements and Iffley Road CA Within Historic Core Area Within High Buildings Area Within Historic Core Area Within High Buildings Area	None identified	Current use is residential (student accommodation) with the rooms available as short term accommodation during the summer holiday period. Site is suitable for residential but unclear whether it could achieve a net gain of 10+.	CFS 2021 indicates landowner intention to develop. Available for residential.	CFS indicates site is viable.	Site is suitable and available, however no evidence that it could deliver a net gain of 10+ units (25+ student rooms) over and above the existing student accommodation.
611	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 Cat 2 site. Surrounding uses are varied include student accommodation, employment and civic. Site is suitable for residential or economic but need to retain employment so any development would need to be net gain. Site is only 0.1ha so whilst there could be intensification it is unlikely to be able to achieve a net gain of 10+ in addition to retaining employment, so doesn't meet minimum threshold.	CFS 2021 indicates landowner intention to develop for student accommodation and employment uses. Consultation response to Preferred Options 2022 confirms site available for mixed use. Site is available	CFS indicates site is viable.	Site is promoted by landowner, however any development would need to retain employment so unlikely to be able to achieve a net gain of 10+ dwellings in addition to the employment as site is only 0.1ha.

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612	Former Petrol Station, Abingdon Road (remaining undeveloped part of #22)	0.065	Call for Sites 2021	None identified	Within 400m Iffley Meadows SSSI Entire site within Flood Zone 3b Potential for site contamination due to former use	Site is currently in use as a car wash and was previously a petrol station forecourt. Landowner has indicated that the site has potential for residential redevelopment however unclear whether there is capacity for a more than 9 units because of potential land contamination. Site is suitable but unlikely to meet minimum threshold of 10+ net gain.	CFS 2021 indicates landowner intention to develop. Available for residential.	CFS indicates site is viable.	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10+ units.
614	Sites to the South of Cripsey Place	0.31	Call for Sites 2022	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 however unclear whether there is capacity for a net gain of 10+. Site is suitable but unlikely to meet minimum threshold of 10+ net gain.	CFS 2022 indicates landowner intention to develop. Available for residential.	CFS indicates site is viable.	Site is suitable and available within the LP time period but unlikely to achieve net gain of 10+.
615	Westgate Hotel, Botley Road and 1-7 Mill Street (includes #433)	0.19	Call for Sites 2021	Historic Core Area High Buildings Area Archaeological Area	More than 50% within Flood Zone 2	Site is currently in use as a hotel and residential. Landowner has indicated that the site has potential for increased density, although the site is located within the Historic Core Area and any development should be sensitively designed. Site is suitable.	CFS 2021 indicates landowner intention to develop Site is available.	CFS indicates site is viable. Site is viable	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10+ units.
616	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/community uses. Osney Warehouse is currently occupied by OVADA - a visual arts company that includes studio, exhibition and education spaces/community uses. Community uses would need to be re-provided in any redevelopment which would limit capacity for net gain of resi. 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 but unlikely to be able to achieve net gain of 10+ in addition to re-providing community uses.	CFS 2021 indicates landowner intention to develop, and confirmed in Preferred Options response 2022 intention to develop for employment and possibly some resi. Site is available	CFS indicates site is viable and the site is a viable typology. Site is viable	Site is suitable and available but unlikely to achieve net gain of 10+.
618	3, 3A, 4, 5 and 6 South Parade	0.18	Call for Sites 2023	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. Site is suitable	CFS 2023 indicates landowner intention to redevelop for mixed use (Class E and student). Site is available.	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
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.
629	Wood Farm Health Centre	0.12	Call for Sites 2022	None identified	None identified	Site was formerly in use as a health centre and is now vacant. Site is suitable.	Landowner submission in 2022 Call for Sites confirms intention. Site is available	Landowner submission in 2022 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 however no evidence that the site can accommodate 10+ units
631	49 - 51 Jeune Street	0.05	Call for Sites 2023	Within East Oxford district centre Within view cone	None identified	Site was formerly in use as an MOT centre and car wash and is now vacant. Adjoins residential area and is in district centre. Site is suitable.	Landowner submission in 2023 Call for Sites confirms intention. Site is available	Landowner confirmed intention to develop, believes site is viable. Site is viable	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10+ units