

Appendix A - All sites assessed

HELAA Ref number	Site name	Potential for Housing Accept/ Reject	Potential for Economic Uses Accept/ Reject	Total site area (ha)	How site identified	Policy constraints	Physical / environmental constraints	Suitability	Availability	Achievability	Justification
1	Northern Gateway	A	A	45.48	Development Plan Document (Northern Gateway Area Action Plan)	Adjacent to parts of Core GI network (Canal Side Meadow LWS and Linkside Lake OCWS) 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 Oxford North development: 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 Farm and Red Barn Farm parcels. Site is suitable	Site is under construction (2023) Site is available	Development has commenced on part site Site is viable	Adopted AAP. Planning permission and development has commenced. Site expected to be developed within the Local Plan time period.
2a1	Barton Park - Phase 1	A	R	35.82 in total Phase 1 = 7.31	Development Plan Document (Barton Area Action Plan)	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 2 (28%) Flood Zone 3b (23%)	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 Site is suitable	Planning permissions and completed phases indicate landowner intent to develop the wider site. Site is available	Development has completed for this phase. Site is viable	Development has completed for this phase, part within plan period and part pre-2020.
2a2	Barton Park - Phase 2	A	R	35.82 in total Phase 2 = 2.29	Development Plan Document (Barton Area Action Plan)		None identified	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, approved August 2022) 92 units. Site is suitable	Site is under construction (2023) Site is available	Development has commenced Site is viable	Outline and reserved matters planning permission, and development commenced. Site expected to be developed within the Local Plan time period.
2a3	Barton Park - Phase 3	A	R	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	Flood Zone 2 (7%) Flood Zone 3b (5%)	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). Site is suitable	Site is under construction (2023) Site is available	Development has commenced Site is viable	Outline and reserved matters planning permission, and development commenced. Site expected to be developed within the Local Plan time period.
2a4	Barton Park - Phase 4	A	R	35.82 in total Phase 4 = 7.43	Development Plan Document (Barton Area Action Plan)	Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 2 (2%) Flood Zone 3b (1%)	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, approved August 2022) 434 units. Site is suitable	Site is under construction (2023) Site is available	Development has commenced Site is viable	Outline and reserved matters planning permission, and development commenced. Site expected to be developed within the Local Plan time period.

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3	Summertown Strategic Site Includes #247 Marston Ferry and Blackhall Allotments and #330 Wadham College Playing Field.	R	R	8.4	OLP2036 Evidence Base (rejected site)	GI Network	Flood Zone 2 (24%) Flood Zone 3a (10%) Flood Zone 3b (1%)(greenfield) Limited existing access with potential access from Ferry Pool car park and/or Marston Ferry Road	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). Site includes playing fields and allotments which perform important GI function. 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.
006a	Banbury Road University Sites - Parcel A (formerly part of 006 Banbury Road University Sites)	R	R	1.95	OLP2036 SP31	Site within North Oxford Victorian Suburb CA Contains listed buildings	None identified	Site falls within allocation SP31 which establishes site is suitable for academic uses, student accommodation and/or resi including employer-linked housing. Site is suitable for residential and employment	The site is occupied and owned by the University of Oxford, but 2023 confirmed now only looking to develop part of the site, Parcel B - HELAA site #006b). Site is not available	Allocation accepted by LP2036 Inspector Site is viable	Landowner no longer intending to develop this part of the site.
006b	Banbury Road University Sites - Parcel B (formerly part of 006 Banbury Road University Sites)	A	A	0.52	OLP2036 SP31 Planning Application	Site within North Oxford Victorian Suburb CA Part of site within High Buildings Area Part of the site is a 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 2 employment. Planning application (22/02849/FUL) (resolution to grant permission May 2023) for part of this parcel - seeks permission for 130 student rooms (52 C3 equivalent). Site is suitable	Planning application indicates landowner 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 time period.
006c	Banbury Road University Sites - Parcel C (formerly part of 006 Banbury Road University Sites)	R	R	0.65	OLP2036 SP31	Site within North Oxford Victorian Suburb CA Archaeological area	None identified	Site falls within allocation SP31 which establishes site is suitable for academic uses, student accommodation and/or resi including employer-linked housing. Site is suitable for residential and employment	The site is occupied and owned by the University of Oxford, but now only looking to develop part of the site, Parcel B - HELAA site #006b). Site is not available	Allocation accepted by LP2036 Inspector Site is viable	Landowner no longer intending to develop this part of the site.
008a	Bertie Place Recreation Ground (formerly #8 Bertie Place Recreation Ground and Land Behind Wytham Street)	A	R	0.67	OLP2036 SP32	Part of Supporting GI network (Recreation Ground)	Flood Zone 2 (33%) Flood Zone 3a (8%) Flood Zone 3b (5%) (greenfield)	Site allocation SP32 establishes that the site is suitable for a new primary school (if required) and residential development. Planning application (23/00988/FUL) submitted May 2023, yet to be determined - seeks permission for 31 residential units. Part (B) is former landfill and only suitable for replacement recreation ground & school playing fields. Site is suitable	Planning application indicates landowner intention to develop for residential. Site is available	Planning applicable indicates site is viable development. 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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008b	Land behind Wytham Street (formerly part of #8 Bertie Place Recreation Ground and Land behind Wytham Street)	R	R	2.6	OLP2036 SP32	None identified	Flood Zone 2 (100%) Flood Zone 3a (88%) Flood Zone 3b (43%) (greenfield) Adjacent to Hinksey Stream	Site allocation SP32 establishes that this site is former landfill and only suitable for a replacement recreation ground and school playing fields (if a new primary school is required on #008a). Site is in close proximity to the proposed Oxford Flood Alleviation Scheme (OFAS), and a large proportion of the site is FZ3. Site is not suitable for residential development	Landowner (2023) confirmed intention to develop Bertie Place Recreation Ground (008a) for residential plus re-provide play area & MUGA all this site. Site B is not available. Site is not available	Site is greenfield and therefore likely it would be a viable development. Site is viable	Not suitable and no landowner intention to redevelop the site, site not expected to be developed within the Local Plan period.
9	Blackbird Leys Central Area (includes #009 Evenlode Tower & #436 Windrush Tower)	A	A	6.54	OLP2036 SP4	Oxford Stadium Conservation Area located approx. 450m from the site. Adjoins part of Core GI network (Blackbird Leys Park) Site includes churchyard of Church of the Holy Family, which is Core GI network	Approx. 130m from Northfield Brook Hybrid planning application 23/00405/OUTFUL (Resolution to grant permission August 2023) - Full permission sought for residential, retail and commercial. Outline permission sought for a community centre. Site includes Core GI network Site is suitable	Planning application submitted February 2023 (23/00405/OUTFUL) indicates landowner intent to develop. Most buildings still occupied and uses would need to be relocated during construction, which may impact timelines. Site is available	Allocation accepted by LP2036 Inspector. Recent application confirms landowner believes site is viable. Site is viable	Adopted site allocation and confirmed landowner intention with recent application submitted. Site expected to be developed within the Local Plan time period.	
11	Canalside Land, Jericho	A	R	0.49	OLP2036 SP33	Entire site within Jericho CA High Buildings Area Adjacent to listed buildings Adjacent to Core GI network (Oxford Canal OCWS)	Flood Zone 2 (74%) Flood Zone 3a (12%) Flood Zone 3b (10%) Adjacent to Oxford Canal.	Site allocation SP33 establishes site is suitable for mixed use, to include residential, and is supported by a site specific development brief SPD. Planning permission (granted on appeal February 2023) for mixed used development to include 18 dwellings. Significant part of site in Flood Zones 2/3. Site is suitable	Planning permission indicates intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation and planning consent. Site expected to be developed within the Local Plan time period
12	Churchill Hospital	A	A	22.74	OLP2036 SP19	Adjacent to Core GI network (Lye Valley SSSI and Oxford City Wildlife Site(s) (OCWS) including Lye Valley and Cowley Marsh, Churchill Hospital Field and Boundary Brook corridor - Mileway Gardens) Category 1 Employment Site	Adjacent to SSSI (Lye Valley) Area with potential Peat Reserves in the north of site	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) completed (2022) on part of site Site is suitable for residential subject to not prejudicing operational use of hospital	The site has underused areas. Planning permission for part of site (Ambulance Resource Centre only) is complete (January 2022). 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 completed on part of the site (Ambulance Resource Centre). Site is viable	Adopted site allocation and confirmed landowner intention, including part of the site being completed (Jan 2022) within plan period. Further development expected within the Local Plan time period subject to operational uses of the hospital

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13	Court Place Gardens, Iffley Village	A	R	3.89	OLP2036 SP34	Part of site lies within the Core GI Network - (Rivermead Nature Park OCWS) Entire site within Iffley CA Contains listed buildings	Adjacent to River Thames Flood Zone 2 (42%) Flood Zone 3a (16%) Flood Zone 3b (15%) (greenfield) Within 200m of SSSI (Iffley Meadows)	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, commenced. Site is suitable	Site is under construction (2023) 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.
14	Templars Square Shopping Centre (formerly Cowley Centre, Between Towns Road (includes Templars Square))	A	A	3.86	OLP2036 SP3	Adjacent to Beauchamp Lane CA Adjacent to listed buildings Category 2 Employment Site	Potential to affect Lye Valley SSSI	Site allocation SP3 establishes site is suitable for retail-led 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	New Landowner has confirmed intention to develop (2023) but is likely to submit a further planning application. Site is available	Planning permission. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
16	Cowley Marsh Depot, Marsh Road	A	R	1.71	OLP2036 SP35	View Cone Adjacent to Core GI network (Cowley Marsh Rec Ground)	Flood Zone 2 (less than 0.5%) Adjacent to Boundary Brook Potentially within catchment of Lye Valley SSSI	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 (2023) confirmed intention to develop within Local Plan period for residential. 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	Crescent Hall, Crescent Rd	A	R	0.96	OLP2036 Evidence Base	Adjacent to Temple Cowley CA	Potential to affect Lye Valley SSSI	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.
18	Diamond Place and Ewert House	A	A	1.73	OLP2036 SP6	Part of site located within Summertown District Centre Shopping Frontage Site is located adjacent to part of GI Network (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 of Oxford to progress development of the site. Confirmed intention to develop (2023). Likely to be delivered in latter part of Plan period as existing uses onsite (examination halls) need to relocate and find alternative site. 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	Eisfield Hall (formerly Eisfield Hall and Cumberlege Close (includes #363 Cumberlege House) #20)	A	R	0.76	OLP2036 Evidence Base	OLP2036 Evidence Base	None identified	Planning permission 18/03384/FUL completed March 2022 (26 units). Site is suitable	Planning permission and completed units Site available during plan period	Development has completed. Site is viable	Residential development has completed within the plan period (March 2022) so not available for economic

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20b	Cumberlege Close (formerly Elsfield Hall and Cumberlege Close (includes #363 Cumberlege House)# 20)	A	R	0.18	OLP2036 Evidence Base	None identified	None identified	Planning permission 18/03385/FUL completed November 2021 (9 units). Site is suitable	Planning permission and completed units Site available during plan period	Development has completed. Site is viable	Planning permission and site developed within the Local Plan time period (Completed November 2021)
21	Faculty of Music, St Aldate's	R	R	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 Adjacent to Green Belt and GI network (Wildlife Corridor at Christchurch Meadow)	Flood Zone 2 (less than 0.5%)	Site allocation SP36 establishes site is suitable for academic uses, residential development including employer-linked affordable housing and student accommodation. Site is suitable	Landowner (University of Oxford) update 2023 now looking to retain the site for redeveloped academic use. Site is not available	Site is viable	Site allocation in LP2036 although landowner reviewing options for the site and now likely to retain for academic use during the Local Plan time period.
24	Government Buildings (formerly #23) and Harcourt House	A	A	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 Part of site adjoins Core GI network (Headington Hill Park)	Approx. 150m from River Cherwell	Government Building site is currently a car park/ hardstanding. Harcourt House site is in office use (21/00284/CEU). Site allocation SP36 establishes site is suitable for residential, student accommodation and academic institutional uses. Site is suitable	Landowner interest in developing the site to provide a mixed use academic development to include residential accommodation for staff and students within the plan period. 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	Jesus College Sports Ground (Herbert Close)	A	R	0.55	OLP2036 SP40	Site includes and adjoins sports/playing fields (Jesus College Sports Ground and Lincoln College Sports Ground) Site partially within View Cone	None identified	Site allocation SP40 establishes site is suitable for residential development and new public open space. Site comprises 4 grass tennis courts, with existing graduate accommodation to the north. Site is suitable	Landowner (2023) confirmed intention to develop for postgrad accommodation. Primarily vacant of buildings. Private sports ground users would need to find alternative provision which may affect timelines. 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	John Radcliffe Hospital	A	A	27.75	OLP2036 SP41	Part of site within Old Headington CA Contains Listed Buildings Site located adjacent to Core GI (Eden Drive Allotments, Ingle Close Allotments & Headington Cemetery) and Supporting GI (Sandfield Road Park) 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). Planning permission (19/01038/FUL) in August 2020 for key worker housing on part of the site (Ivy Lane flats). Site is suitable subject to not prejudicing operational use of hospital	Landowner interest in developing employer-linked affordable housing Various planning permissions indicate landowner intent to develop. Part of the site is under construction (2023) Site is available	Allocation accepted by LP2036 Inspector. Development has commenced for key worker housing. Site is viable	Adopted site allocation that has various planning permissions. Development has commenced for key worker housing. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.

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28a	Kassam Stadium and Ozone Leisure Complex (formerly known as Kassam Stadium and surrounding area #28)	A	A	8.48	Part of OLP2036 SP14 (Plot A)	Site adjacent to Core GI network (Littlemore and Northfield Brook OCWS's) High potential for archaeological interest	Flood Zone 2 (6%) Flood Zone 3b (1%) Adjacent to Littlemore Brook and Northfield Brook. Small part of site is former landfill	Site allocation SP14 establishes that part of site is suitable for residential development and public open space. Site also includes some existing commercial development. Stadium itself is registered as an Asset of Community Value. Site is suitable	Site currently in use as stadium and leisure complex. Lease on the stadium to OUF is due to expire in next few years. Landowner (2023) confirmed intention to develop site during plan period. 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	Overflow carpark at Kassam Stadium site (formerly within #28)	A	R	2.29	Part of OLP2036 SP14 (Plot B)	Site adjacent to Core GI network (Littlemore and Northfield Brook OCWS's)	Flood Zone 2 (6%) Flood Zone 3b (4%) Adjacent to Littlemore Brook and Northfield Brook	Site allocation SP14 establishes that part of site is suitable for residential development and public open space. Parking to be reprovided but no increase in spaces. Site is suitable	Currently used as overflow car park. 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	Land North Littlemore Mental Health Centre	A	R	3.72	OLP2036 Evidence Base	Adjacent to GI 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 completed January 2023. Site is suitable	Planning permission and completed units Site available during plan period	Development has completed. Site is viable	Site has been developed within the Local Plan time period (January 2023)
31	Manor Place	A	R	1.24	OLP2036 SP45	Adjacent to parts of Core GI network (Magdalen College Grade I registered park and garden, St Cross Cemetery (OCWS)) Entire site within Central (University & City) CA Historic Core Area City Centre Archaeological Area High Buildings Area Adjacent to Listed Buildings (Holywell Ford (Grade II), St Catherine's College Music Room (Grade I), St Catherine's College, brick retaining wall (Grade I) and landscape at St Catherine's College (Grade I))	Adjacent to River Cherwell and Holywell Mill Stream Flood Zone 2 (12%) Flood Zone 3b (3%) (greenfield) Within 200m of geological SSSI (Magdalen Grove) - although no direct impacts expected if there is no direct land take	Site allocation SP45 establishes that site is suitable for student accommodation or car free residential development or a mix of both uses. Site is suitable	Landowner update (2022) confirms intention to develop for residential use, including student accommodation and possibly also life sciences or other commercial uses. Site is available	Allocation accepted by LP2036 inspector Site is viable	Adopted LP allocation for residential. Site is expected to deliver within LP time period.
32	Lincoln College Sports Ground	A	R	2.34	OLP2036 SP43 Call for Sites 2021	Adjacent Bartlemas CA View Cone GI Network	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 period

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33	Littlemore Mental Health Centre, Sandford Road	R	R	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 and retain for health uses. 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	Littlemore Park, Armstrong Rd	A	R	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)	Flood Zone 2 (31%) Flood Zone 3b (22%) (greenfield)	Planning permission (18/02303/RES) establishes that site is suitable for 270 residential units. Site completed July 2023. Site is suitable	Planning permission and completed units Site available during plan period	Development has completed. Site is viable	Site has been developed within the Local Plan time period (July 2023)
35	Longland, Balfour Road	R	R	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	Marston Court, Marston Road	R	R	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	Thornhill Park, formerly known as Nielsen House, London Road	A	R	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/B56 (completed 22/6/2020). Site available during plan period	Development has completed. Site is viable	Part of the site has been developed within the Local Plan time period (June 2020)
38a2	Thornhill Park (wider site) (formerly known as Nielsen House, London Road	A	A	3.39	OLP2036 SP47	None identified	None identified	Site allocation SP47 establishes site is suitable for residential-led mixed use development, also planning application (submitted November 2021 and resolution to grant Dec 2022) for a mixed use scheme including 402 apartments and a 133 bed hotel, employment provision in the form of an Innovation Centre (2,200 sqm), with additional mixed use accommodation to include office space, gym, café and restaurant (all within Class E). (21/01695/FUL) Site is suitable	Planning application indicates landowner intent to develop remainder of site. Site is available	Allocation accepted by LP2036 Inspector, site partly complete (former office building) and planning application 2021 confirm site is viable. Site is viable	Adopted site allocation and resolution to grant planning permission. Site expected to be developed within the Local Plan time period

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39	Northfield Hostel, Sandy Lane West	A	R	0.7	OLP2036 SP12	GI Network	None identified	Site allocation SP12 establishes site is suitable for residential development, contingent upon the site being no longer needed for school or hostel. Hybrid permission March 2022 (21/03328/OUTFUL) for 51 dwellings (Full Consent), up to 10 dwellings (Outline Consent) Site is suitable	Planning permission, and landowner confirmation (City Council 2023) indicates landowner intention to develop for residential. Site is available	Allocation accepted by LP2036 Inspector, and hybrid consent confirm site is viable. Site is viable	Adopted site allocation and planning consent. Site expected to be developed within the Local Plan time period
40	Orion Academy	R	R	3.32	OLP2036 Evidence Base	Adjacent to Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks) GI Network	Flood Zone 2 (35%) Flood Zone 3b (10%) (greenfield)	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. No landowner intention to redevelop (2023). Not available	Site is non-viable typology (15/16). Site is not viable	Site is unavailable. Currently in use as a school.
42	Nuffield Orthopaedic Centre	R	A	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 subject to not prejudicing operational use of hospital	Site is occupied by the Nuffield Orthopaedic Centre with scope for intensification of site. Landowner has indicated that their focus is on the JR site and at present they do not have any plans for development of the NOC within the plan period. Site is not available for residential.	Allocation accepted by LP2036 Inspector Site is viable	Some scope for intensification of site but landowner focus is on other sites within the Trust so this site is not likely to be available during the plan period for residential development but could be some intensification of hospital uses.
43	Old Road Campus	R	A	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. Suitability for residential is untested. Site is suitable.	Various planning permissions granted for medical research and teaching development. Landowner update 2023 confirmed intend to retain for employment/research, no plans to deliver residential. Available for economic	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	Oriel College land at King Edward St and High St	R	R	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, however as it is only upper floors then no evidence that the site could accommodate 10+ net gain. Site is suitable	Landowner (Oriel College) (2023) has no intention to develop for student accommodation within the plan period or if at all. Site is not available	Allocation accepted by LP2036 Inspector Site is viable	No confirmed intention from landowner to deliver site within the plan period, or that it will deliver 10+ net gain.

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45	Oxford Brookes University Gypsy Lane Campus	R	R	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	Significant development has already taken place and limited scope for any further development. landowner (Oxford Brookes) (2023) update no intention to develop residential onsite within plan period. 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	Oxford University Press Sports Ground, Jordan Hill	A	R	3.66	OLP2036 SP52	Within 125m of 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 (Oxford University Press) update in June 2023 indicates willingness 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 time period.
50	Paul Kent Hall, James Wolfe Road	R	R	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 confirmed (2023) no intention to develop for resi. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site within the Local Plan period
52	Railway Lane, Littlemore	R	R	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 21/01176/FUL (91 homes) indicates landowner intention 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
54	Ruskin College Campus	A	R	1.86	OLP2036 SP55 Call for sites 2022 Planning application	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. Planning permission 22/00962/FUL (approved June 2023) for 90 student rooms (71 net gain). Site is suitable	Planning permission and CFS (2022) indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation and planning consent (2022). Site expected to be developed within the Local Plan time period.
59	Townsend House, Bayswater Road	R	R	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	Union Street Car Park and 159 –161 Cowley Road (formerly Union Street Car Park)	A	R	0.47	OLP2036 SP59 (Union Street Car Park)	View Cone District Centre	None identified	Site allocation SP59 (part site) and planning permission (part site) (19/01821/FUL granted 2019, completed 2022) establishes site is suitable for residential or student accommodation. Site is suitable	Part of the site is in existing use as a car park. Parking would need to be re provided on site with temporary parking during construction. Landowner (City Council) confirmed intention 2023 to develop for residential. Part of the site has recently been redeveloped for commercial at ground floor level and residential (student accommodation) above. Site is part available	Allocation accepted by LP2036 Inspector and planning permission. Site is viable	Adopted site allocation and confirmed landowner intention. Part of the site is completed within the plan period and the remainder is expected to be developed within the Local Plan time period

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62	University of Oxford Science Area & Keble Road Triangle	R	A	12.43	OLP2036 SP60	<p>Adjacent to and part within Central (University & City) CA</p> <p>Within High Buildings Area</p> <p>Contains Listed Buildings</p> <p>Adjacent to Grade II listed Registered Park and Garden (University Parks)</p> <p>Category 1 Employment Site</p> <p>Part of site adjacent to Gi network (Oxford City Wildlife Sites and Local Wildlife Sites and Outdoor Sports (University Parks).</p>	Approx. 270m from New Marston SSSI	<p>Site allocation SP60 establishes site is suitable for residential development, academic institutional uses and associated research.</p> <p>Site is suitable</p>	<p>Landowner, University of Oxford, confirmed intention (2023) to develop for academic and research uses only. No intention to develop for residential development.</p> <p>Site is available for economic uses, not available for residential use</p>	<p>Allocation accepted by LP2036 inspector.</p> <p>Site is viable</p>	<p>Site expected to be developed within the Local Plan time period for academic and research purposes, not landowner intention to develop for residential.</p>
63	Warneford Hospital	A	A	8.78	OLP2036 SP22	<p>Adjacent to part of Core Gi network (Warneford Meadow and Orchard OCWS)</p> <p>Adjacent to Headington Hill CA</p> <p>Contains listed buildings</p> <p>Category 1 Employment Site</p>	None identified	<p>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.</p> <p>Site is suitable subject to not prejudicing operational use of hospital</p>	<p>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).</p> <p>Site is part available (as a mixed use site)</p>	<p>Allocation accepted by LP2036 inspector.</p> <p>Site is viable</p>	<p>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</p>
64	Warren Crescent	A	R	0.37	OLP2036 Evidence Base	<p>Adjacent to Gi Network (Boundary Brook Oxford City Wildlife Site (OCWS))</p> <p>Adjacent to Lye Valley and Cowley Marsh Local Wildlife Site</p>	Located within 200m of SSSI	<p>Planning permission (13/01555/CT3 and 20/00676/VAR) establishes that site is suitable for 10 residential units. Site completed July 2023.</p> <p>Site is suitable</p>	<p>Planning permission and completed units</p> <p>Site available during plan period</p>	<p>Development has completed.</p> <p>Site is viable</p>	<p>Site has been developed within the Local Plan time period (July 2023)</p>
65	West Wellington Square	A	R	0.88	OLP2036 SP62	<p>Entire site within Central (City & University) Conservation Area</p> <p>Within High Buildings Area</p> <p>Adjacent to listed buildings including 4-15 Walton Street (Grade II)</p> <p>Adjacent to Gi Network (Wellington Square)</p>	None identified	<p>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.</p> <p>Site is suitable</p>	<p>Currently in use for academic uses but landowner (University of Oxford) (2023) confirmed 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.</p> <p>Site is available</p>	<p>Allocation accepted by LP2036 inspector.</p> <p>Site is viable</p>	<p>Site is suitable and likely to be developed within plan period.</p>
66	Windale House	R	R	0.779	OLP2036 Evidence Base	Adjoins Blackbird Leys district centre	<p>Flood Zone 2 (27%)</p> <p>Flood Zone 3b (3%) (greenfield)</p>	<p>Site is suitable</p>	<p>Not available and would be no net additional homes.</p> <p>Not available</p>	<p>Site is viable</p>	<p>Site is suitable but not available and no evidence that it could deliver any net additional homes.</p>

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67	Wolvercote Paper Mill	A	A	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	Flood Zone 2 (44%) Flood Zone 3b (36%) 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. Planning permission for 3 additional units (20/02303/FUL). Site completed 2023 Site is suitable	Planning permission and completed units Site available during plan period	Development has completed. Site is viable	Site has been developed in the Local Plan period (January 2023)
69	County Hall	R	R	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. Landowner intention (2023) to retain for employment uses only. 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	Island Site (Park End Street/Hythe Bridge Street)	A	A	0.63	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	Flood Zone 2 (23%) Flood Zone 3a (6%) Flood Zone 3b (3%) (brownfield) Both boundaries adjacent to Wareham Stream and eastern boundary adjacent to Castle Mill Stream	Site allocation SP1 establishes that site is suitable for mixed use developments including residential and/or student accommodation. West End and Osney Mead SPD (2022) adds more detail. Site is suitable	Landowner intention (2023) to facilitate a general improvement to the area including mixed uses, likely to be developed in conjunction with Worcester Street Car Park. Some units are currently in use and occupied so would need to be vacated prior to development taking place. 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.
71	Magistrates Court	R	R	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	Currently in use as Magistrates Court. Existing occupants would need to be relocated. No landowner intention to redevelop. Not available	Site is viable typology. Site is viable	Site in use and no evidence of availability over the plan period.
74	City of Oxford College (formerly OCVC remainder)	R	R	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	Flood Zone 2 (48%) Flood Zone 3a (23%) Flood Zone 3b (5%) (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	Currently in education use. Existing occupants would need to relocate. No landowner intention to redevelop. Not available	Site is viable typology. Site is viable	Site in use and no landowner intention to develop.

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075 (a and b)	Oxford Railway Station and Becket Street Car Park	R	A	2.56	OLP2036 SP1	View Cone/High Buildings Area Within City Centre Archaeological Area Listed buildings opposite the site	Flood Zone 2 (1%) (75a and 75b combined) Approx. 200m from River Thames and approx. 200m from Rewley Abbey Stream.	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.	Ongoing work on the masterplan indicates landowner intention to develop for economic uses only in order to deliver the Station redevelopment. Available for economic, not for resi	Allocation accepted by LP2036 Inspector. Site is viable.	Masterplan work indicates landowner intention is to prioritise delivery of the station redevelopment, no intention to deliver resi. Site expected to be delivered within plan period.
76	Oxpens	A	A	6.3	OLP2036 SP1	High Buildings Area Within City Centre Archaeological Area Adjacent Osney Town CA Adjacent to parts of Core GI network (Grandpont Nature Park, Oxpens Recreation Ground comprising Oxpens Meadow)	Flood Zone 2 (31%) Flood Zone 3a (19%) Flood Zone 3b (18%) (greenfield) Adjacent to River Thames to South and Castle Mill Stream to East, and Oxpens Rec Ground	Outline planning application 22/02954/OUT (yet to be determined) for a mixed-use scheme comprising residential and student accommodation, commercial, business and service and Hotel. Site is suitable for both residential and economic uses.	Planning application submitted January 2023 (22/02954/OUT) indicates landowner (Ox WED) intent to develop. Site is available	Allocation accepted by LP2036 Inspector. Recent application confirms landowner believes site is viable. Site is viable	Adopted site allocation and confirmed landowner intention with recent planning application submitted. Site expected to be developed within Local Plan time period.
77	Fire Station Rewley Road	R	R	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	Flood Zone 2 (2%) Flood Zone 3b (1%)	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 (2023). 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	Telephone Exchange (Speedwell Street)	R	R	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 (City Council) to redevelop the site within plan period. 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	Worcester Street Car Park	A	A	0.52	OLP2036 SP1	View Cone/High Buildings Area Entire site within Central (University & City) CA Within City Centre Archaeological Area Opposite listed building Adjacent to Grade II* Registered Park and Garden (Worcester College).	Flood Zone 3b (12%) Adjacent to Castle Mill Stream	Site allocation SP1 establishes that site is suitable for mixed use development including residential and/or student accommodation. West End and Osney Mead SPD (2022) adds more detail. Site is suitable for both residential and economic uses.	Landowner intention (2022) to facilitate a general improvement to the area including mixed uses, likely to be developed in conjunction with Island Site. 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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85	Hooper House	A	R	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 and completed units Site available during plan period	Development has completed. Site is viable	Site has completed within the Local Plan time period (March 2022).
95a2	Between Towns Road (incl. 17, 17b and Cowley Conservative Club)	A	A	0.32	OLP2036 Evidence Base Planning application	None identified	Potential to affect Lye Valley SSSI	Planning permission 21/00300/FUL (approved March 2022) for 189 student study rooms. Proximity to Lye Valley SSSI may need further investigation Site is suitable subject to no unacceptable impacts on SSSI	Planning permission indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and planning consent (2022). Site expected to be developed within the Local Plan time period.
97	Scrap Yard, Jackdaw Lane	R	R	1.54	OLP2036 Evidence Base	View Cone Adjacent to GI network (Meadow Lane Recreational Ground, Aston's Eyot & Kidneys OCWS)	Flood Zone 2 (45%) Flood Zone 3a (16%) Flood Zone 3b (14%) (brownfield)	Site currently in use as a scrapyard. Possible contamination issues. Suitability for residential is untested. Site is suitable for economic	Site currently in use as a Scrapyard, no landowner intention to develop. Not available	Site is viable typology. Site is viable	Site in use and no evidence of availability over the plan period.
98	Workshops Lanham Way	A	R	0.24	Planning application	Adjacent to Littlemore CA	None identified	Planning permission 21/03114/CT3 (March 2023) for 10 dwellings. 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 Local Plan time period.
104	Former Iffley Mead Playing Field	A	R	2.04	OLP2036 SP38 Call for Sites 2021	Adjacent to Iffley CA GI Network	North of site approx. 100m from Boundary Brook Within 200m of SSSI	Site allocation SP38 establishes that site is suitable for residential development. Site is suitable	Landowner update 2023 (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	Grandpont Car Park	R	R	0.44	OLP2036 SP39 Call for Sites 2021	High Buildings Area Site is adjacent to GI Network (Grandpont Park)	Flood Zone 2 (91%)	Site allocation SP39 establishes that site is suitable for residential development. Site is suitable	Landowner (County Council) update Aug 2023 confirms site is no longer available. Site is not available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Landowner has confirmed site is no longer available for development during the plan period.
107	St Frideswide Farm (Formerly Green Belt land, St Frideswide Farm, (land east of Banbury Rd))	A	R	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	None identified	Site allocation SP24 establishes site is suitable for residential development. Planning permission 21/01449/FUL (August 2022) for 134 dwellings. Site is suitable	Site is under construction (2023) Site is available	Planning permission. Site is viable	Adopted site allocation, and site is under construction (2023) Site expected to be developed within the Local Plan time period. No employment use proposed.
110	Speedwell House (west part)	R	R	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. The site is in the Central Conservation Area and includes some large trees. The site is within the high buildings area. Suitability for residential is untested. Site is suitable for economic	Landowner, Oxfordshire County Council, confirmed (2023) no intention to develop the site for residential uses. Site is not available	Site is viable typology	Site is not available, no landowner intention to develop within plan period.

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111	Oxford Stadium (former Greyhound stadium)	R	R	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	None identified	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. Since SP51 was adopted the stadium has re-opened for racing/speedway uses, indicating that any potential viability issues have been overcome. If the site were to be redeveloped, capacity is likely to be constrained due to heritage issues. Planning application (13/00302/FUL) for 220 dwellings was refused for various reasons including retention of community facilities, and the subsequent appeal was withdrawn, however this all pre-dates SP51 and the re-opening of the stadium. Site is suitable	Since May 2022 site is operating as a stadium again (greyhound racing/speedway). Site is not available	Allocation accepted by LP2036 Inspector. Site is viable	Site is in operation as a stadium and no landowner intention to develop within Plan period.
112	Marston Gap	R	R	29.3	Oxplan 2050 Call for Ideas submission	Green Belt land GI Network	Contains Local Wildlife Site - Almonds Farm and Burnt Mill Fields and OCWS - Victoria Arms Spinney; Flood Zone 2 (3%) Flood Zone 3a (2%) Flood Zone 3b (2%) (greenfield)	Entire site in GB, comprises parcels 112b2 (high impact) and 112b4 (moderate impact). Majority of the site is high impact so not suitable. Site also has important GI function. 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 and GI function.
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)	A	R	3.52	OLP2036 SP25	None identified	None identified	Site allocation SP25 establishes site is suitable for residential development. Planning permission 20/03034/FUL (March 2022) for 159 dwellings. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and planning consent (2022). Site expected to be developed within the Local Plan time period. No employment use proposed.
112a2	Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112),	R	R	12.8	Call for sites 2021	Entire site within Green Belt - mainly high impact with small parcel moderate Adjacent to Local Wildlife Site	Flood Zone 2 (8%) Flood Zone 3a (5%) Flood Zone 3b (4%) (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 unacceptable impact on the integrity of the Green Belt.
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)	A	R	1.99	OLP2036 SP26	Located approx. 150m from Old Marston CA.	None identified	Site allocation SP26 establishes site is suitable for residential development. Planning permission 21/01217/FUL (March 2022) for 80 dwellings. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and planning consent (2022). Site expected to be developed within the Local Plan time period. No employment use proposed.

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112b2-6	Land at Old Marston (formerly #112b(5-6))	R	R	13.9	OLP2036 Evidence Base	Entire site within Green Belt - High impact	Flood Zone 2 (1%) Flood Zone 3b (less than 0.5%) (greenfield)	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.
112c	Brasenose Land (within Land at Old Marston site)	R	R	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 part of GI Network (The Harlow Centre Playing Fields)	Flood Zone 2 (7%)	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. Site also has important GI function. 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 and GI function.
113	Redbridge Paddock (Land east of Redbridge Park and Ride). (Formerly Green Belt land east of Redbridge Park and Ride)	A	R	3.64	OLP2036 SP29	Policy requirements set out in SP29 eg to provide moorings, and protection of the nearby SSSI	Flood Zone 2 (3%) Flood Zone 3a and 3b (1%) Directly adjacent to Wiers Mill Stream. Within 50m of SSSI (Iffley Meadows),	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 (2023) confirmed intention to develop (Ox Place). 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	Field at Junction of Marsh Lane and Eisfield Road	R	R	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	Land at Marston Brook (Northern part)	R	R	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
114b	Showman's Field	R	R	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 (addendum) 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	Marston Saints Sports Ground	R	R	0.98	OLP2036 Evidence Base	Green Belt GI Network View Cone	None identified	Site in use as sports grounds, and important GI function. Wholly within the Green Belt. Not suitable	Site currently in use for outdoor sports. Invested in new pavilion (2017) indicates intention to retain for sports. Not available	Site is viable typology. Site is viable	Site in use for open air sports, not suitable or available

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114d	Marston Paddock	A	R	0.83	OLP2036 SP23	Site adjacent to Marston CA (former Green Belt)	None identified	Planning permission 21/02580/FUL (July 2022) for 40 dwellings. Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and planning consent (2022). Site expected to be developed within the Local Plan time period. No employment use proposed.
115	Green Belt land west of Meadow Lane (forms part of larger site 347)	R	R	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	Landowner (2022) expressed intention to develop Site is 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	Land surrounding St Clement's Church	A	R	2.31	OLP2036 SP18	Entire site within St Clement's and Iffley Rd CA and adjacent to Central Area (University & City) CA and Headington Hill CA Site adjoins Green Belt and parts of Core GI network (St Clement's churchyard, Bat Willow meadow) The site is close to two view cones and the high buildings area and adjacent to a listed building (St Clement's Church)	Flood Zone 2 (7%) Flood Zone 3b (5%) (greenfield) Adjacent to River Cherwell	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	Land rear of Meadow Court Flats (formerly Land to rear of Wolvercote Social Club)	R	R	0.52	OLP2036 Evidence Base	Site is partially within Green Belt Adjacent to Wolvercote CA GI Network	Within 75m of a SSSI and SAC (Port Meadow with Wolvercote Common and Green) Flood Zone 2 (less than 0.1%)	The site is greenfield and is covered entirely in trees, performs an important biodiversity/GI function. Any development would result in significant loss of trees and biodiversity network so further biodiversity assessments would be required. The site is located partially within the Green Belt, and within 75m of SSSI and SAC areas. Not suitable	Adjoining site (former Wolvercote Social Club) has been redeveloped into housing but no landowner intention to develop this parcel. Not available	Site is viable typology (greenfield) Site is viable	Not suitable or available. The site performs an important GI/ biodiversity function.

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119	Land south of Ulfgar Road	R	R	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 Flood Zone 2 (80%) Flood Zone 3a (67%) Flood Zone 3b (58%) (greenfield) Within 70m of SAC and SSSI	This site has a number of physical and environmental constraints. A large proportion of the site is flood zone 3 (greenfield) and flood zone 2. 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 70m of SSSI and SAC areas. Not suitable	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, flood risk issues, and biodiversity concerns if the tree coverage were to be reduced.
120	Unipart	R	A	30.83	OLP2036 SP7	Category 1 Employment Site (Unipart)	None identified	Site allocation SP7 establishes site is suitable for employment uses. Suitability for residential is untested. Potential access issues because site can only currently be accessed via security gate along Transport Way. Site is suitable	Scope for intensification of economic uses onsite (lots of surface parking), but no intention to develop residential 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.
121	Former DHL site, Sandy Lane West	R	R	2.83	OLP2036 Evidence Base	Category 2 Employment Site (Former Pickfords Site)	None identified	Cat 2 employment site. Suitability for residential untested. 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	New Barclay House	R	R	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. Suitability for residential untested. Site is suitable for economic use	Currently in use as commercial/offices. Landowner 2022 update, confirmed intention to retain for employment. Not available	Site is viable	No evidence of intention to redevelop. Site not expected to be developed within plan period.
123	Pathway Workshop	R	R	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. Suitability for residential untested. 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.

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124	Slade House	A	R		1.3 OLP2036 SP57 Call for Sites 2022	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 2023 interest in redeveloping site if it is declared surplus to requirements as part of wider estate reorganisation. 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	Summer Fields School athletics site	R	R		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 update 2023, no intention to develop within Plan period. Needed for school operational purposes for foreseeable future. Site is not available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation but landowner has confirmed site is needed for school operation for the foreseeable future. Site not available.
126	Wildlife Corridor at River Cherwell 8	R	R		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	Wildlife Corridor North of South Hinksey	R	R		2.51 OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network	Flood Zone 3b (100%)(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	Wildlife Corridor at River Cherwell 9	R	R		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	Wildlife Corridor at Warneford Meadow	R	R		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 part of the GI network and performs important biodiversity functions. Partly Town Green.
131	Wildlife Corridor at River Cherwell 4	R	R		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, is a registered historic park and garden and performs important biodiversity functions.

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132	Wildlife Corridor at centre of Southfield Golf Course	R	R	12.62	Wildlife Corridor designation	GI Network	2% in Flood Zone 3b (greenfield) Located within 200m of an SSSI (Lye Valley) Reserve of peat deposits likely on site	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	Wildlife Corridor Adjacent North Hinksey Village	R	R	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	Wildlife Corridor at Christ Church Meadow	R	R	23.2	OLP2036 Evidence Base	Within Grade I Christ Church Registered Historic Park and Garden 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 performs important biodiversity functions is part of the GI Network, as well as within Registered historic park & garden. This site includes site #186.	
135	Wildlife Corridor at River Cherwell 1	R	R	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 performs important biodiversity function as part of the GI network.	

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136	Wildlife Corridor at River Cherwell 2	R	R	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. Heritage constraints. 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	Wildlife Corridor at Seacourt	R	R	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	Wildlife Corridor at South Park	R	R	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	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound Meadow #161)	R	R	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.

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141	Wildlife Corridor at Headington Quarry Glebe	R	R	1.74	OLP2036 Evidence Base	Entire site within Headington Quarry CA Adjacent listed building GI Network	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.
142	Wildlife Corridor at River Cherwell 5	R	R	2.63	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	Wildlife Corridor at Marston Brook (northern part)	R	R	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	Wildlife Corridor at Marston Brook (southern part)	R	R	0.84	Wildlife Corridor designation	Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site GI Network	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	Wildlife Corridor at River Cherwell 6	R	R	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	Wildlife Corridor North of Binsey	R	R	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	Wildlife Corridor at River Cherwell 7	R	R	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.

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149	Wildlife Corridor at Godstow Holt	R	R	2.53	OLP2036 Evidence Base	Green Belt Entire site within Wolvercote with Godstow CA GI Network	42% in Flood Zone 3a, 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 so access constraints. 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. Significant part of site within Flood Zone 3b and is part of the GI network. No road access as is surrounded on all sides by water course or nature designations.
150	Wildlife Corridor at West Godstow Road	R	R	0.42	OLP2036 Evidence Base	Adjacent to local nature designation Green Belt GI Network	64% in Flood Zone 3b (greenfield)	The site is largely 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	Wildlife Corridor at St Edward's Boat Yard	R	R	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, in the Green Belt and is part of the GI Network.
152	Wildlife Corridor at Lower Wolvercote South of Godstow Road	R	R	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.
153	Wildlife Corridor at River Cherwell 10	R	R	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. Significant part of site within Flood Zone 3b and is part of GI Network.
154	Wildlife Corridor at River Cherwell 11	R	R	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	Wildlife Corridor at Lower Wolvercote North of Godstow Road	R	R	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	Wildlife Corridor at River Cherwell 12	R	R	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.

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157	Wildlife Corridor at Hill Farm (site boundary updated)	R	R	2.78	Wildlife Corridor designation	Entirely within Green Belt GI Network	None identified	Site performs important biodiversity/green infrastructure function. Site boundary updated to align with adjoining 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.
158	Wildlife Corridor South of Pixey Mead	R	R	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	Wildlife Corridor Adjacent to Duke's Meadow	R	R	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	Alexandra Courts Recreation Ground (Alexander Park, Woodstock Road)	R	R	1.55		GI Network	None identified	The site performs important green infrastructure function, and is in use for recreation. Not suitable	City Council landowner (2023), no indication that site is surplus to requirements or intention to develop. 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	Aristotle Lane	R	R	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.
163	Astons Eyot (#163a) and The Kidneys (#163b)	R	R	17.52	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Designated Heritage Asset Adopted OHAR GI Network Oxford City Wildlife Site	7% in Flood Zone 3b (greenfield) Adjacent SSSI No vehicle access	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	Balfour Park	R	R	0.57	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function. Not suitable	Currently in use as a park/recreation ground. 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.

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165	Balliol College Sports Ground	R	R	1.55	OLP2036 Evidence Base	Entire site within Central CA View Cone/High Buildings Area Within City Centre Archaeological Area GI Network	Within 200m of SSSI	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	Banbury Road North Sports Club	R	R	3.48	OLP2036 Evidence Base	Majority in Green Belt GI Network	None identified	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 performs important green infrastructure function.
167	Barns Court Allotments	R	R	0.72	OLP2036 Evidence Base	GI Network	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	Bartholomew Road and Van Diemens Lane Allotments	R	R	0.78	OLP2036 Evidence Base	GI Network	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	Bartlemas Close Allotments	R	R	0.87	OLP2036 Evidence Base	Entire site within Bartlemas CA View Cone/High Buildings Area GI Network	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	Oriel College is landowner (2023) no intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable and performs important green infrastructure function.
170	Barton Road Recreation Ground/play ground	R	R	1.06	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function. Not suitable	City Council landowner, currently in use as playground/recreation. 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	Bayards Hill Primary School Part Playing Fields	A	R	1.96	OLP2036 SP63	GI Network	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	Landowner confirmation 2023, intention to develop employer linked housing on part of the site. Available	Site is viable as it is greenfield. Site is viable	Site is suitable and likely to come forward for development during the plan period.
174	Bernwood Park	R	R	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	Blackbird Leys Park East	R	R	5.28	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.
176	Blackbird Leys Park West	R	R	2.95	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.

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177	Botley Road Recreation Ground	R	R	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	88% in Flood Zone 3b (greenfield)	The site is located almost entirely within Flood Zone 3b (greenfield). 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	Boults Lane Recreation Ground	R	R	1.8	OLP2036 Evidence Base	Green Belt Entire site within Old Marston CA View Cone GI Network	None identified	Green Belt. 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	Brasenose College and Queens College Sports Ground	R	R	9.13	OLP2036 Evidence Base	Green Belt Adjacent to Central (University & City) CA View Cone/High Buildings Area GI Network	66% in Flood Zone 3b (greenfield).	The site is located largely 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 an important part of GI Network.
180	Brasenose Farm Allotments	R	R	1.91	OLP2036 Evidence Base	Green Belt GI Network	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	Broad Oak Nature Park	R	R	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	Bullstake Close Allotments	R	R	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 (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 being almost entirely within Flood Zone 3b.
183	Burgess Field (edge of Port Meadow)	R	R	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 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	Bury Knowle Park	R	R	6.07	OLP2036 Evidence Base	Entire site within Old Headington CA Contains Listed Building (Bury Knowle House) GI Network	None identified	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 landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available, and is part of the GI network.

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185	Cheney School Playing Fields	R	R	4.08	OLP2036 Evidence Base	Entire site within Headington Hill CA GI Network	None identified	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 GI network and in use for open air sports by the school
186	Christ Church Meadow – South	R	R	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	Church Cowley Primary School Playing Field	R	R	0.43	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function, and is in use by school. Not suitable	Site is in use as school playing fields and recently invested in new play area 22/00241/CPU. 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	Court Place Farm – East	R	R	1.52	OLP2036 Evidence Base	Green Belt GI Network	Flood Zone 2 within site, 0.29ha approx 19%	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	Court Place Farm – West	R	R	9.98	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network	None identified	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	Court Place Farm Allotments	R	R	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 GI Network	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	Cowley Marsh playground/ sports field	R	R	6.77	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	None identified	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	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 and in use for recreation
192	Cowmead Allotments	R	R	3.49	OLP2036 Evidence Base	Green Belt GI Network	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	Cripley Meadow Allotments	R	R	6.02	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) GI Network	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. Allotments currently in use Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. A portion of the site is within Flood Zone 3b and the entire site is part of the GI Network.

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194	Cotteslowe Park 1	R	R	2.79	OLP2036 Evidence Base	Green Belt GI Network	None identified	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.
195	Cotteslowe Park 2	R	R	13.51	OLP2036 Evidence Base	Green Belt GI Network	None identified	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	Cotteslowe Park 3	R	R	11.5	OLP2036 Evidence Base	Green Belt GI Network	Flood Zone 2 within site: 6.62 ha approx 57%	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	Cotteslowe Park 4	R	R	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	Cotteslowe Park Allotments	R	R	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	Cotteslowe Primary School Playing Fields	R	R	0.91	OLP2036 Evidence Base	GI Network	None identified	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	Donnington Sports Ground (Donnington recreation ground)	R	R	2.69	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	37% in Flood Zone 3b (greenfield)	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	Dragon School & Lady Margaret Hall Playing Fields	R	R	8.25	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA GI Network	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. 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.

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203	Dunstan Park	R	R	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	East Oxford Bowls Club	R	R		OLP2036 Evidence Base Call for Sites 2023	Entire site within Bartlemas CA View Cone/High Buildings Area GI Network	None identified	Site was formerly in use as a bowling green and tennis court and performs important GI function. Entire site is also within a conservation area. Any redevelopment proposals would need to demonstrate that the sports use is either surplus or could be replaced and would also need to consider sensitive design which may constrain capacity. Not suitable	Landowner (Oriel College) expressed intention to develop at PO Response and Call for Sites 2022. Site is available	Site is viable typology as it is greenfield. Site is viable.	The site is not suitable and is part of the GI network.
205	East Ward Allotments	R	R	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	Eden Drive Allotments	R	R	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	Elder Stubbs Charity Allotments – North	R	R	1.67	OLP2036 Evidence Base	GI Network	31% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Part of the site is located within Flood Zone 3. 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	Elder Stubbs Charity Allotments – South	R	R	3.63	OLP2036 Evidence Base	GI Network	46% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Almost half of the site is located within Flood Zone 3. 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.
209	Fairacres Road Allotments	R	R	0.79	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network	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	Fairview Allotments	R	R	0.69	OLP2036 Evidence Base	GI Network	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.

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211	Fettiplace Recreation Ground	R	R	2.83	OLP2036 Evidence Base	GI Network Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 2 within site: 0.8 ha approx 28%	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	Five Mile Drive Recreation Ground	R	R	2.7	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 or suitable.
214	Florence Park	R	R	8.41	OLP2036 Evidence Base	GI Network	30% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. Includes City Council parks depot (1.8ha) which can only be accessed via track across the park 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	Former Abingdon Road Allotments	R	R	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	Former Barns Road East Allotments	R	R	0.5	OLP2036 SP37	GI Network	No vehicular access.	SP37 establishes site is suitable for residential development, however need to resolve access issues (no vehicle access). Site performs important green infrastructure function. Site is suitable	Logistical issues with access and reorganising site, landowner (2023) now not actively pursuing the site. Site is not available	Site is viable typology as it is greenfield. Site is viable	Logistical delivery issues, site unlikely to be delivered within plan period.
217	Former Binsey Lane Allotments	R	R	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	Foxwell Drive	R	R	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	Friars Wharf Open Space	R	R	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	Gaisford Road Recreation Ground	R	R	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	Gillians Park	R	R	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	Goose Green (South-West of Goose Green Close)	R	R	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	Grandpont Park	R	R	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	Grandpont Park	R	R	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	Grandpont Playing Pitch	R	R	3.02	OLP2036 Evidence Base	GI Network	14% Flood Zone 2 (greenfield)	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	Grandpont Sports Ground	R	R	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	Headington Hill Park	R	R	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	Windmill Primary School playing field	R	R	0.63	OLP2036 Evidence Base	GI Network	None identified	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 in use by school
228	Headington School Playing Fields	R	R	4.22	OLP2036 Evidence Base	Entire site within Headington Hill CA GI Network	None identified	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 in use by school

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229	Hinksey Park	R	R	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	Horspath Road Recreation Ground	R	R	1.82	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 as it is currently occupied for recreational use.
231	Iffley Academy School Playing Field	R	R	0.67	OLP2036 Evidence Base Call for sites 2014	GI Network 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	Jack Straws Lane Park	R	R	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	Jesus College Playing Field – North	A	R	2.53	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function. Not suitable	Landowner intention to develop for graduate accommodation only. Available for graduate accommodation	Site is viable typology as it is greenfield. Site is viable	The site is available and suitable subject to sports being reprovided
235	John Allen Recreation Ground	R	R	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	John Garne Way Allotments	R	R	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	Kestral Crescent Allotments	R	R	2.18	OLP2036 Evidence Base	GI Network Protected Allotments	78% in Flood Zone 3 (greenfield)	Site performs important green infrastructure function. A significant part of the site is located within Flood Zone 3b. 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	King Georges Field	R	R	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	Larkrise Primary School Playing Field	R	R	3.21	OLP2036 Evidence Base	GI Network	68% in Flood Zone 3b (greenfield)	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, in use by school

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240	Lenthall Road Allotments	R	R	2.7	OLP2036 Evidence Base	Adjacent to Ifley 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	Little Park	R	R	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	Mabel Pritchard School Playing Field	R	R	0.28	OLP2036 Evidence Base	GI Network	None identified	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	Magdalen College Sports Ground – South	R	R	0.89	OLP2036 Evidence Base	Entire site in St Clements and Ifley Road CA GI Network This site is located adjacent to the Grade I listed Magdalen Registered Park and Garden	None identified.	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	Magdalen Wood	R	R	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.
245	Manzil Way Gardens	R	R	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	Margaret Road Recreation Ground	R	R	2.71	OLP2036 Evidence Base	Adjacent to Headington Quarry CA GI Network	Within 75m of SSSI (Magdalen Quarry)	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	Marston Ferry and Blackhall Allotments	R	R	1.41	OLP2036 Evidence Base	GI Network	59% in Flood Zone 3a, 90% in Flood Zone 2. (greenfield)	Significant part of 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 or suitable
248	Marston Recreation Ground	R	R	4.33	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	Within 200m of SSSI	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	Meadow Lane Recreation Ground	R	R	2.02	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	90% in Flood Zone 3b (greenfield)	The site is almost entirely within Flood Zone 3b (greenfield). 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.

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250	Memorial Garden	R	R	0.34	OLP2036 Evidence Base	<p>Entire site within Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent Listed Building</p> <p>Within City Centre Archaeological Area</p> <p>GI Network</p> <p>The site is located within the Grade I listed Christ Church Registered Park and Garden</p>	None identified	<p>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.</p> <p>Not suitable</p>	<p>No evidence of landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>The site is not suitable or available. The site is within a sensitive location and is an important part of GI Network.</p>
251	Merton College Sports Ground	R	R	5.29	OLP2036 Evidence Base	<p>Green Belt</p> <p>GI Network</p> <p>Entire site within Central CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent to the Grade II St Catherine's College Registered Park and Garden</p>	<p>3% in Flood Zone 3b, 9% in Flood Zone 2 (greenfield)</p> <p>Within 200m of SSSI (New Marston Meadows)</p>	<p>Site performs important green infrastructure function. The entire site is located within a conservation area meaning any development would have to be sensitively designed.</p> <p>Not suitable</p>	<p>No evidence of any intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>The site is not available or suitable.</p>
252	Merton Field	R	R	3.5	OLP2036 Evidence Base	<p>Green Belt</p> <p>Entire site within Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent Listed Building</p> <p>Within in City Centre Archaeological Area</p> <p>GI Network</p> <p>The site is located within the Grade I listed Christ Church Registered Park and Garden.</p>	None identified	<p>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.</p> <p>Not suitable</p>	<p>No evidence of landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>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.</p>
253	Milham Ford Playing Field, Headington	R	R	3.74	OLP2036 Evidence Base	<p>View Cone/High Buildings Area</p> <p>GI Network</p>	None identified	<p>Site performs important green infrastructure function.</p> <p>Not suitable</p>	<p>Owned by City Council with intention to retain the site for open air sports facilities/green spaces.</p> <p>No evidence of landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>The site is not available or suitable. The site is currently occupied for recreational use.</p>
254	Mill Lane Allotments	R	R	1.12	OLP2036 Evidence Base	GI Network	None identified	<p>Site performs important green infrastructure function.</p> <p>Not suitable</p>	<p>All allotment plots in use and no evidence of intention to redevelop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>The site is not available or suitable. All allotment plots in use.</p>

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255	Minchery Farm Allotments (west)	R	R	1.03	OLP2036 Evidence Base	GI Network	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	New Hinksey Bowling Green	R	R	0.74	OLP2036 Evidence Base	View Cone/High Buildings Area Adjacent to Local Wildlife Site 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 available or suitable as it is located fully within Flood Zone 3b.
257	New Marston Primary School Playing Fields	R	R	1.17	OLP2036 Evidence Base	GI Network	None identified	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	New University Club Sports Ground	R	R	1.91	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone/High Buildings Area GI Network	None identified	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	North Oxford Bowls Club	R	R	0.98	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 or suitable. Site is currently in use and is part of GI Network.
260	Northway Playing Field	R	R	2.01	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 or suitable. Site is currently in use and is part of GI Network.
261	Oatlands Recreation Ground	R	R	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.
262	Orchard Way Recreation Ground	R	R	3.25	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 suitable or available. Site is currently in use and is part of GI Network.
263	Oriel College Sports Ground	R	R	1.34	OLP2036 Evidence Base	Adjacent to Bartlemas CA Oxford City Wildlife Site (OCWS) within site (Oriel Wood) GI Network	None identified	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	Osler Road Bowling Green	R	R	0.25	OLP2036 Evidence Base	GI Network	None identified	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.

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265	Osney Cemetery	R	R	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	Osney St. Thomas Allotments	R	R	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	Oxford Golf Centre	R	R	3.15	OLP2036 Evidence Base	Adjacent to Adopted OHAR 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	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	Oxford Road (Littlemore) Park	R	R	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	Oxford Road (Marston) Recreation Ground	R	R	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	Oxford Spire Academy Playing Field - East	R	R	6.08	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	None identified	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	Oxford Spire Academy Playing Field – West	R	R	1.53	OLP2036 Evidence Base	GI Network	None identified	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.
272	Oxpens Recreation Ground	R	R	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.

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274	Park Adjacent Rowing Clubs	R	R	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	Part Trinity and Magdalen Sports Grounds – North	R	R	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	Within 200m of SSSI	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	Peat Moors Recreation Ground	R	R	1.21	OLP2036 Evidence Base	GI Network	Within 200m of SSSI Potential peat deposit adjacent to site	Site is currently occupied for recreational use and 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	Pegasus Primary School Playing Field	R	R	0.66	OLP2036 Evidence Base	GI Network	Flood Zone 2 within site: 0.07 ha, approx 12%	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	Pembroke College Sports Ground	R	R	3.43	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area GI Network	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	Port Meadow	R	R	165.93	OLP2036 Evidence Base	Green Belt Adjacent to Wolvercote with Godstow CA 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.
280	Quarry Hollow Play Area	R	R	0.66	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.

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281	Ramsay Road Allotments	R	R	0.55	OLP2036 Evidence Base	Entire site within Headington Quarry CA GI Network	Adjacent SSSI (Magdalen Quarry)	The entire site is located within a conservation area therefore any development would need to consider sensitive design. 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	Ridgefield Road Recreation Ground	R	R	0.32	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.
283	Ridgeway Road Recreation Ground	R	R	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	Risinghurst Allotments	R	R	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	Risinghurst Recreation Ground	R	R	0.47	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 suitable or available. Site is currently occupied.
286	Rose Hill Spencer Crescent Park	R	R	6.02	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 suitable or available. Site is currently occupied.
287	Rye St Anthony School Playing Fields	R	R	2.53	OLP2036 Evidence Base	Entire site within Headington Hill CA GI network	None identified	Site is located entirely within a conservation area therefore any 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. Site is currently occupied by school and is part of GI Network.
288	Sandfield Road	R	R	0.82	OLP2036 Evidence Base	GI Network	None identified	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	Sandy Lane Recreation Ground (now includes former site 397 - Land Rear of Oxford Retail Park, Former Rover Car Park)	A	R	5.15	OLP2036 SP11	GI Network 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 (Ox Place) intention (2023) subject to resolving issues regarding re-providing 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	Shotover Country Park	R	R	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.

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292	Southfield Golf Course	R	R	50.45	OLP2036 Evidence Base	GI Network	Less than 1% in Flood Zone 3b (greenfield) Site is likely to be within catchment of Lye Valley SSSI Potential peat deposits in parts of site	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. Development may also impact water flows to peat deposits. 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 in use as golf course. This site includes site #132 (Wildlife Corridor) and is part of GI Network.
293	Spindleberry Nature Park & Fry's Hill Park	R	R	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	Spindleberry Nature Park	R	R	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	Fry's Hill Park	R	R	3.45	OLP2036 Evidence Base	GI Network	Flood Zone 2 within site: 2.7ha approx 78%	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. The site performs an important green infrastructure function.
294	Spraglesea Mead and Deans Ham Allotments	R	R	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 available as all allotment plots in use. Site is entirely within Flood Zone 3b.
295	SS Mary and John Primary School Playing Field	R	R	1.51	OLP2036 Evidence Base	View Cone/High Buildings Area Adopted OHAR GI Network	15% in Flood Zone 3b (greenfield)	Site performs important green infrastructure function. 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 available or suitable
297	St Barnabus Primary School Playing Fields	R	R	0.5	OLP2036 Evidence Base	Entire site within Jericho CA View Cone/High Buildings Area GI Network	None identified	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 by school and has important GI function.
298	St Catherine's, Exeter, and Hertford Colleges Sports Grounds	R	R	10.86	OLP2036 Evidence Base	Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site GI Network	10% in Flood Zone 3b, 40% in Flood Zone 3a (greenfield) Adjacent SSSI	Half the site is within Flood Zone 3. 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 and half within Flood Zone 3.
299	St Christopher's School Playing Fields	R	R	2.88	OLP2036 Evidence Base	Adjacent to Temple Cowley CA Adjacent Listed Building GI Network	None identified	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.

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300	St Clements Pullens Lane Allotments	R	R	1.79	2021 Call for sites	Entire site within Headington Hill CA GI network Allotments currently in use	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. There are also access constraints. Not suitable	Landowner 2022 update (PO response) that the plots are not fully utilised and could be made available. Available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable and the entire site is part of the GI Network.
301	St Edwards School Playing Fields & Keble College Sports Ground	R	R	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. 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 by school and is part of GI Network.
301a	St Edwards School Playing Fields	R	R	22.93	OLP2036 Evidence Base Call for sites 2016	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	30% in Flood Zone 3b (greenfield)	The site is located partly within Flood Zone 3b. 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 by school and is part of GI Network.
301b	Keble College Sports Ground	R	R	3.37	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network	1% in Flood Zone 3b	A very small portion of the site is located within Flood Zone 3b. 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 in use as a playing field, and is part of GI Network.
302	St Francis Primary School Playing Field	R	R	0.31	OLP2036 Evidence Base	GI Network	None identified	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 in use as a school playing field, and is part of GI Network.
303	St Gregory the Great Playing Field	R	R	3.35	OLP2036 Evidence Base	GI Network	72% in Flood Zone 3b (mixed)	Site performs important green infrastructure function, and is largely in FZ3b. 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 in use as a school playing field, and is part of GI Network.
304	St John Fisher School Playing Field	R	R	0.54	OLP2036 Evidence Base	GI Network	None identified	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 in use as school playing field, and is part of GI Network.
305	St Johns College Sports Ground	R	R	3.44	OLP2036 Evidence Base	Partly within North Oxford Victorian Suburb CA. GI Network	None identified	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	St Joseph's Primary School Playing Field	R	R	0.81	OLP2036 Evidence Base	Adjacent to Headington Hill CA GI Network	None identified	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 by school and is part of GI Network.
307	St Michaels Primary School Playing Field	R	R	0.73	OLP2036 Evidence Base	GI Network	None identified	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 by school and is part of GI Network.

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308	St Sepulchre's Cemetery	R	R	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	Summer Fields School Playing Field – West	R	R	5.87	OLP2036 Evidence Base	GI Network	None identified	Site performs important green infrastructure function. 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 by school
310	Summer Fields School Playing Field – East	R	R	1.92	Oxplan 2050 Call for Ideas submission	GI Network	Potential access issues	The site is part of GI Network and no indication that it is surplus to playing/sports field 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	Sunnymead Park	R	R	7.87	OLP2036 Evidence Base	Green Belt Located adjacent to Local Wildlife Site GI Network	3% in Flood Zone 3b (greenfield)	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. The site is part of the GI Network.
312	The Cherwell School Playing Fields – Central	R	R	2.37	OLP2036 Evidence Base	GI Network	None identified	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, and occupied by school.
313	The Cherwell School Playing Fields – East	R	R	4.33	OLP2036 Evidence Base	Adjacent to North Oxford Victorian Suburb CA GI Network	7% in Flood Zone 3b (greenfield)	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 and occupied by school.
314	The Cherwell School Playing Fields – North	R	R	3.42	OLP2036 Evidence Base	GI Network	None identified.	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 and used by school.
315	The Harlow Centre Playing Fields	R	R	5.96	OLP2036 Evidence Base	Green Belt GI Network	Within 200m of SSSI	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	The John Henry Newman Academy Playing Fields	R	R	2.18	OLP2036 Evidence Base	GI Network	None identified	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 by school and is part of GI Network.
317	The Links Barracks Lane Allotments	R	R	2.05	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network	None identified	Site performs important green infrastructure function as allotments 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.

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318	The Oxford Academy Playing Field – North	R	R	0.58	OLP2036 Evidence Base	GI Network	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 by school and is part of GI Network.
319	The Oxford Academy Playing Field – South	R	R	3.96	OLP2036 Evidence Base	GI Network	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 by school and is part of GI Network.
321	Thomson Terrace Allotments	R	R	2.27	OLP2036 Evidence Base	Adjacent to Littlemore CA GI Network	None identified	Site performs important green infrastructure function as allotments. 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	Trap Grounds Allotments	R	R	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 suitable or available, and located largely within Flood Zone 3b. All allotment plots in use.
325	University College Sports Ground	R	R	4.26	OLP2036 Evidence Base	Green Belt 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. Located fully within Flood Zone 3b and part of GI Network.
326	University Parks	R	R	33.02	OLP2036 Evidence Base	Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent Listed Building GI Network 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	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 2023) 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 suitable or available.
327	University Sports Centre	R	R	10.31	OLP2036 Evidence Base	Part within St Clements and Iffley Road CA View Cone/High Buildings Area Adopted OHAR GI Network	8% in Flood Zone 3b (greenfield)	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	Upper Wolvercote Allotments	R	R	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 and is protected allotments. 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.

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329	Valentia Road	A	R	0.76	OLP2036 SP61	GI Network	Approx. 100m from Boundary Brook 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	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.
330	Wadham College Playing Field	R	R	3.56	OLP2036 Evidence Base	GI Network	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	Walton Well Road Open Space – North	R	R	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, and is also only 50m from Port Meadow 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 suitable or available. Site is part of GI Network.
333	Watlington Road Allotments	R	R	2.21	OLP2036 Evidence Base	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 suitable available. All allotment plots are in use.
336	Wolfson College Playing Field	R	R	1.19	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA GI network	15% Flood Zone 3b, 57% in Flood Zone 3a (greenfield) Within 200m of SSSI (New Marston Meadows)	Significant part of site 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 available or suitable. It is in use as an Outdoor Sports Facility, located within Flood Zone 3 and is part of GI Network.
337	Wolvercote Primary School Playing Field	R	R	0.55	OLP2036 Evidence Base	Adjacent to Wolvercote with Godstow CA GI Network	Located within 200m of SSSI (Port Meadow)	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 by school and is an important part of GI Network.
338	Wood Farm Primary School Playing Field	R	R	0.56	OLP2036 Evidence Base	GI network	Within 200m of SSSI (Rock Edge Nature Reserve)	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 in use by school and is an important part of GI Network.
339	Wood Farm Recreation Ground (between Nuffield Road and Wood Farm Road)	R	R	0.79	OLP2036 Evidence Base	GI Network	None identified	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.
340	Worcester College Cricket Ground	R	R	3.5	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone and High Buildings Area GI Network	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. 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. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not suitable or available, important GI and sports functions

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341	William Morris Close Sports Ground (part of site #335)	A	R	1.24	OLP2036 SP64	Open Air Sports Protection	None identified	Site allocation SP64 establishes site is suitable for residential uses. Planning permission for residential, completed March 2022. Site is suitable	Development built out. Site available during plan period.	Development has completed. Site is viable	Planning permission. Site has completed within the Local Plan time period (March 2022).
346	Former Bartlemas Nursery School, 269 Cowley Road	A	R	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 so as yet untested so uncertain whether site has capacity for 10+ units. Site is suitable for residential but capacity tbc	Planning application 2018 (refused) (18/02989/FUL) indicates landowner intention (Oriol College) 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 but the constraints mean may not have capacity for 10+ units.
347	Iffley Meadow (includes site #115)	R	R	6.42	OLP2036 Evidence Base	GI Network Site includes LWS (Oriol Meadow) Green Belt Adjacent to Iffley Conservation Area View Cone/High Buildings Area	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 (2022) Site is 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	Old Power Station	R	R	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. 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 landowner intention to use site for education uses (not employment-generating as its short stay accommodation for academics). Site is not available	Planning permission indicates site is viable Site is viable	Site under construction within plan period for alternative uses, not available for economic or residential
352	Balfour Road	R	R	0.343	OLP2036 Evidence Base	None identified	None identified	Site comprises 3 entirely separate plots that are currently in residential use (bedsits). If sites were to be redeveloped there is limited capacity for any net gain. Site is suitable	All plots are in residential use and there is no landowner intent to redevelop. Site is not available	Site is viable	Site is already in residential use and no landowner intention to develop.
354	Barton Community Centre and Underhill Circus shops	R	R	0.606	OLP2036 Evidence Base	Within 30m of Oxford City Wildlife Site (Bayswater Brook)	Approx. 30m from Bayswater Brook	Most of the site has already been developed for Community Centre use. The City Council has explored 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.

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356	276 Banbury Road	R	A	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 completed (2022). Site is viable	Development (hotel) completed within Local Plan period.
357	Brome Place	R	R	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	Cotuit Hall	R	R	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	Site in use as student accommodation and no indication from the landowner of intention to redevelop. Previous applications (12/01106/FUL and 17/00584/FUL) for development were withdrawn and no interest from landowner since then. Not available	Site is viable	Existing use as student accommodation, not available and little scope for any net gain.
361	Cowley Police Station	R	R	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	Former Cowley Road Bingo Hall	R	R	0.256	OLP2036 Evidence Base	Adjacent to Bartemas 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	Donnington Bridge Road Riversports Centre and City of Oxford Rowing Club	R	R	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 (Iffley 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	Eastern House	R	R	0.23	OLP2036 Evidence Base Planning application	None identified	None identified	Site currently in residential use. Suitable for residential use.	Expired planning permission (13/01553/CT3) and no further applications. Not available	Expired planning permission indicates site is viable. Site is viable	Site is not available.
375	Headington Car Park	R	R	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	Headington Preparatory School	R	R	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.

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377	Headington School	R	R	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	Horspath Road Offices and Depot	R	R	0.308	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment Site. Suitability for residential is untested. 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	In use for employment, not available for development
380	Iffley Road Sports Centre (west)	R	R	1.984	OLP2036 Evidence Base	GI Network Green Belt View Cone/High Buildings Area	Site is adjacent to LWS (Long Meadow) 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. 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	Indoor Bowling Centre, Sandy West Lane	R	R	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	John Allen Centre unit 1	R	R	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.
383	John Allen Centre units 3&4	R	R	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	Jowett walk (east)	A	R	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 (16/03056/FUL & 18/00021/NVAR) confirms the site is suitable for residential development (replacement student accommodation). Development completed (2021) Site is suitable	Development has completed. Site available during plan period.	Development has completed. Site is viable	Planning permission. Site has completed within the Local Plan time period (March 2021).

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387	Land Adjacent to Lye Valley	R	R	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	No landowner intention to develop. 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	Land at church way	R	R	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	Land at Meadow Lane	A	R	1.57	OLP2036 SP42	Entire site within Iffley CA Within View Cone Site is part of supporting GI network and adjacent to part of Core GI network (Oriel Meadow)	Flood Zone 2 (13%) Flood Zone 3a (4%) Flood Zone 3b (3%) (greenfield) Within 200m of SSSI	Planning application 22/03078/FUL (yet to be determined) establishes that site is suitable for residential uses. Site is suitable	Planning application (December 2022) indicates landowner intent to develop. Site is available	Planning proposal. Site is viable	Planning application and confirmed landowner interest with recent application submitted. Site expected to be developed within Local Plan time period but capacity TBC because of existing residential on site.
390	Land at Wolvercote Viaduct (west of canal)	R	R	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	Land at Wolvercote Viaduct (east of canal)	R	R	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). Not suitable	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	Land east of Abingdon Road (south)	R	R	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.

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398	Land rear of Reliance Way	R	R	0.637	OLP2036 Evidence Base	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	No landowner intention 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.
399	Land to the rear and North of Church Cottage, Church Way	R	R	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, and also adjoins listed buildings, so 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	Littlemore House (formerly Littlemore Park (SAE Institute))	R	A	2.453	OLP2036 Evidence Base	Within 200m of local nature designation Within setting of listed building (Littlemore Hospital)	Flood Zone 2 (less than 0.5%)	Currently in use as mixed B1 and D1. Planning permission (mixed 2021) for additional R&D 20/02672/FUL, plus further application 22/02969/FUL for R&D with ancillary accommodation, clinic, educational floorspace and restaurant. Suitable for economic	In current use by the SAE as their world headquarters, recent planning permission and further application indicates intention to intensify employment uses onsite. Available for economic	Recent planning permission indicates site is viable. Site is viable	Site is suitable for intensified economic uses, as confirmed by recent planning permission for additional floorspace, and likely to be developed within plan period.
403	Manor Farm, Binsey	R	R	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	The Swan School, formally Meadowbrook College (Harlow Centre)	R	R	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	Endeavour Academy, MacIntyre Academies (former Ormerod School)	R	R	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	Oxford Retail Park, Ambassador Avenue	R	R	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	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

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411	Petrol Filling Station and Telephone Exchange, London Road	R	R	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 could affect viability. Site is viable	Site is not available
413	Redbridge Recycling Centre	R	R	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	Royal mail building, forms part of #587	R	R	2.064	OLP2036 Evidence Base	Adjacent to Temple Cowley CA Category 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 Alec Issigonis Way (Former Royal Mail Building) to Mixed Use B1a/B1b and B8 (18/00813/FUL). Suitability for residential is untested. 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	Snooker club, Cowley workers social club & New Testament Church of God, Between Towns Road (formerly #421a and #421b)	R	R	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. Not available	Site is viable typology Site is viable	Site not available
428	Rectory Centre	A	R	0.21	Call for Sites 2022	Within View Cone Within East Oxford - Cowley Road District Centre	None identified	Site is currently in use for healthcare. Adjoins residential area and is in district centre. Site is suitable.	Landowner (2023) confirmed intention to redevelop for residential uses subject to consolidating onto alternative sites. 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 for residential within the Local Plan time period.
430	Wadham Park	R	R	0.274	OLP2036 Evidence Base	GI Network 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	Walton Well Road Car Park	R	R	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.

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432	Warneford Meadow	R	R	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	Wood Centre for Innovation (formerly Science Oxford Centre & Stansfield Outdoor Study Centre)	R	R	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. No landowner intention for any further development Not available	Site is viable typology Site is viable	The site is recently redeveloped, no further development expected during the Plan Period.
438	Blanchford's Building Merchants/Builders yard	R	R	1.01	OLP2036 Evidence Base	Adjacent to part of GI Network (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	Oxford Brookes University Marston Road Campus (formerly Milham Ford school)	R	A	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	Landowner (Oxford Brookes University) update 2023 - confirmed intention to retain for use for academic and research. Site is not available for residential.	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation. Site is suitable but confirmed landowner intention to retain for use for academic and research.
440	1 Pullens Lane	A	R	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. Landowner (Oxford Brookes University) update 2023 confirmed 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. Site expected to be developed within the Local Plan time period. No employment development proposed.

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446	Carpenter's Yard, Jack Straws Lane	A	R	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.
448	Macclesfield House (Oxford Centre for Innovation) and Registry Office, Tidmarsh Lane	R	R	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)	Approx. 40m from Castle Mill Stream.	In use as a Category 1 employment site, currently occupied by the Oxford Centre for Innovation offices. Suitability for residential is untested. Site is suitable for employment use	Landowner update 2023, confirmed intention to retain for employment use. Site is not available	Site is viable typology Site is viable	Site in employment use and no landowner intention to develop within plan period.
454	Land opposite Foresters Tower between Wood Farm Road and Nuffield Road	R	R	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	Amenity land between Nether Durnford Close and Horspath Driftway	R	R	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 94/00006/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.
456	242-254 Banbury Road	A	R	0.18	OLP2036 Evidence Base	None identified	None identified	Site contains a 3 storey building - ground floor occupied by retail, 1st and 2nd floors are now in residential use (from prior approval, completed 2017) having formally been used as offices. Site is suitable	Prior approval was granted in 2014 for 16 residential units on the 1st and 2nd floors (completed 2017) therefore unlikely to be available. Only ground floor is available. Part available (ground floor)	Site is viable	Ground floor may be suitable but falls below the HELAA threshold since the upper floors have been developed. Unlikely to get 10+ dwellings in remainder of site.

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459	Buildbase Watlington Road (within #503)	R	R	2.32	OLP2036 Evidence base	Within Cat 2 site - County Trading Estate Watlington Road	None identified	Currently in use for employment, within wider Cat 2 site. Opposite housing but separated by busy B480 road. Suitability for residential untested. Suitable for economic	Currently in use as a builders merchant. No recent indication of landowner intention to develop Site is not available	Non-viable typology	Not suitable or available.
462	Park Farm, Marston	R	R	1.56	OLP2036 SP27	View Cone	26% in Flood Zone 3a Approx. 15m from Peasmoor Brook 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	Landowner (University of Oxford) (2023) confirmed no intention to develop for residential now, circumstances have changed. Site is not available	Allocation accepted by LP2036 Inspector, Site is viable	Landowner circumstances has changed, no intention to develop within plan period.
463	Ruskin Field	A	R	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.
464	Land adjacent Seacourt P&R	R	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) previously expressed intention to develop (2016 CFS) but put on hold due to flood risk. Site is not 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	Edge of Playing fields, Oxford Academy	A	R	0.58	OLP2036 SP13	GI Network	None identified	Site allocation SP13 establishes site is suitable for residential development. Site is suitable	Landowner confirmation 2023, intention to develop employer linked housing. Available	Allocation accepted by LP2036 Inspector, Site is viable	Adopted site allocation and site is expected to be developed within the Local Plan time period.
468a1	Sunnymead	R	R	4.19	OLP2036 Evidence Base	Green Belt GI Network	Approx 84% 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	Land South of A40, Old Marston	R	R	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

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469	North of Botley Road/ around Binsey/ Cripsey Meadow	R	R	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	North of Godstow Bridge	R	R	2.18	OLP2036 Evidence Base	Green Belt 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	North of Marston Ferry	R	R	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 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 suitable or available. The site is fully within Flood Zone 3b.
472	Extension to Colthorn farm	R	R	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.
473	SLINC west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	R	R	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 suitable or available. The site is almost entirely within Flood Zone 3b.

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474	Extension to site #127	R	R	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	Section of site within Flood Zone 3b Adjoins rail line	Part of the site is located 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	Land at Cold Harbour campsite and behind Go Outdoors	R	R	2.33	Officer identified	GI Network	5% in Flood Zone 3b, 76% in Flood Zone 3a (greenfield)	A small part of 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	Land between HWRS and Kennington Road	R	R	2.76	Officer identified	Green Belt GI Network	13% in Flood Zone 3b. (greenfield) Adjoins railway line	Part of the site is located 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 part of GI Network.
477	Principal Oxford Spires Hotel (formerly Four Pillars) including surrounding land (former #477a & #477b).	R	R	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	OCWS to North of Wiers Lane (Long Bridge Nature Park)	R	R	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 located 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	Isis Farmhouse Pub and surrounding OCWS area	R	R	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 fully located 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	Meadow Lane / opposite Isis boat house	R	R	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.

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481	North of Barracks Lane OCWS	R	R	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.
482	Woodland area to NE of Oriel College Sports Ground (Site 263)	R	R	1.84	Officer identified Landowner update 2017	GI Network Oxford City Wildlife Site (OCWS) (Oriel Wood)	None identified	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. Not suitable	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	Boundary Brook OCWS	R	R	5.99	OLP2036 Evidence Base	GI Network Oxford City Wildlife Site (OCWS) (Lye Valley Scrub)	Stream/brook runs through the site (but not within a flood zone)	Site is protected for its importance in local nature conservation, is GI network, 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	Extension of Stansfeld study centre (#437)	R	R	6.56	OLP2036 Evidence Base	Adjoins CA, may impact on setting Oxford City Wildlife Site (Stansfeld Field) GI Network	None identified	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	Site is not suitable or available. Site is locally designated and is an important part of GI Network.
485	Dorchester Close OCWS	R	R	0.61	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) (Old Road Land) GI Network	Adjoins Eastern By-Pass 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	Fielden Grove OCWS	R	R	0.73	OLP2036 Evidence Base	GI Network Within View Cone Within Headington Hill CA Oxford City Wildlife Site (OCWS) (Headington Hill View Point)	None identified	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	Peasmoor Piece, Northway OCWS	R	R	1.26	OLP2036 Evidence Base	GI Network Adjoins a view cone Oxford City Wildlife Site (OCWS) (Peasmoor Piece)	Footpath/ cycleway crosses site	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	Marston – gap between SSSI	R	R	5.13	Officer identified; Call for sites 2016	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 half within Flood Zone 3 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.

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490	Park Farm and adjoining OCWS	R	R	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	East of Wolvercote Paper Mill site (Nixey's Field)	R	R	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.
492	Former Blackwells Publishing, Marston Street	R	R	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. Suitability for residential untested. 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	Warehouses off Kiln Lane	R	R	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

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495	Bocardo Court, Temple Road	R	R	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	In economic use no additional floor area available. Site not available
496	Blackwells, Beaver House, Hythe Bridge Street	R	R	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. Suitable for economic but no additional capacity likely. Suitability for residential untested. Suitable for economic	Currently occupied by financial departments of Oxford University, and confirmed (2023) no intention to develop any residential during plan period. Not available	Site is viable typology	Site in economic use and no landowner intention for further development
497	MINI Plant Oxford (Includes former #53 Rover Sports and Social Club, Roman Way)	R	A	69.9	OLP2036 SP8	Category 1 Employment Site	None identified	Site is Category 1 employment site. Site allocation SP8 establishes site is suitable for B1, B2 and B8 uses. Suitability for residential is untested. Site is suitable for economic uses.	Occupied by Mini Plant, although additional employment land could be made available with reorganisation of existing uses. Landowner confirmed intention to retain employment uses on full site. Available for intensification of economic use.	Allocation accepted by LP2036 Inspector. Site is viable.	Adopted site allocation for intensification of economic use. Expected to be delivered within Plan period.
499	Builders Yard, Lamarsh Road	R	R	0.7	OLP2036 Evidence Base	Adjacent to Oxford City Wildlife Site (Field North of Osney Mead)	4% in Flood Zone 3b, 61% in Flood Zone 2	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	Chiltern Business Centre, Garsington Road	R	R	0.85	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment site. Part of site (Grehan House, a former office block at front of the site fronting onto Garsington road) converted from B1 to residential under prior approval application 13/03426/B56. Remainder behind this is still in use as storage/workshop/warehousing. Suitability for residential untested. Suitable for economic.	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.
503	County Trading Estate Watlington Road (Includes #459)	R	R	9.7	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Category 2 Employment site. Suitability for residential untested.	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.
504	Dairy Depot, Old Abingdon Road	R	R	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 FZ3b (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.

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506	Fenchurch Court, Bobby Fryer Close	R	R	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, such as warehousing, storage. Suitable for economic use. Suitability for residential untested.	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.
509	Harrow Road Industrial Estate, Watlington Road	R	R	4	OLP2036 Evidence Base	Category 2 Employment Site Adjacent Oxford Stadium CA	None identified	Site in Category 2 employment use, adjoining uses include car repairs and machinery hire. Suitable for economic use. Suitability for residential untested.	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 and no indication of intention to redevelop.
510	Horspath Industrial Estate, Peterley Rd / Pony Road	R	R	8.03	OLP2036 Evidence Base	Category 2 Employment Site Adjacent Green Belt land	None identified	Site in Category 2 employment use, adjoining uses such as warehousing and storage. Suitable for economic use. Suitability for residential untested.	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 and no indication of intention to redevelop.
512	Jordan Hill Business Park, Banbury Road	R	R	2.19	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Site in Category 2 employment use business park, adjoining uses mostly offices. Suitable for economic use. Suitability for residential untested.	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 and no indication of intention to redevelop.
513	King Charles House, Park End Street	R	R	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 although unclear how much additional net capacity there would be. Suitability for residential untested. Within West End and Osney Mead SPD area	Currently in use for employment and no indication of landowner intention to redevelop site. Site not available.	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
515	Nuffield Industrial Estate, Sandy Lane West	R	R	3.47	OLP2036 Evidence Base	Category 2 Employment Site	None identified	Site in Category 2 employment use. Suitable for economic use. Suitability for residential untested.	Currently in use for economic. Planning permission for part of site (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 or indication of capacity for net gain in floorspace. Not available.	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
516	474 Cowley Road (Former Powell's Timber Yard)	A	R	0.34	OLP2036 Evidence Base Planning Application	Adjacent to Core GI network (Elder Stubbs Allotment)	Flood Zone 2 (100%) Potential to affect Lye Valley SSSI	Planning permissions (17/01463/FUL and 20/00040/VAR) for a care home (now expired) establish that the site is suitable for residential development. Site is suitable	Landowner has confirmed continued intent to develop for residential (care home). Site is available	Planning permission indicates site is viable. Site is viable	Site expected to deliver during local plan period.

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520	Knights Court and surrounding buildings (former Telephone Exchange and offices, St. Luke's Road / Between Towns Road	R	R		0.6 OLP2036 Evidence Base	Category 2 Employment Site Within Cowley district centre	None identified	Site in Category 2 employment use as offices mainly. Suitable for economic use. Suitability for residential is untested.	Site in use for employment with no additional floor area available, and landowner intention (2023) to retain for employment (Oxfordshire County Council). Site is not available	Site is viable typology as it is brownfield. Site is viable	Site in use for economic with no landowner intention to redevelop.
523	University Press, Walton Street	R	R		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 linked to the University/knowledge economy. Suitability for residential is untested. Suitable for economic use.	Site currently in use by OUP for employment, confirmed (2023) to retain in employment use. Not available.	Site is viable typology	Site in use for economic and no indication of intention to redevelop and no additional floor area available.
524	Wolvercote Green	R	R		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	Traps Grounds Nature Area	R	R		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. Site is partly within Flood Zone 3b and performs important GI function.
526	Thames View Road	R	R		0.31 OLP2036 Evidence Base	GI Network	None identified	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	Rivermead Nature Reserve	R	R		1.84 OLP2036 Evidence Base	GI Network Oxford City Wildlife Site (OCWS) (Rivermead Nature Park)	7% in Flood Zone 3b (greenfield) Within 200m of SSSI (Ifley 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	Magdalen Quarry Nature Reserve	R	R		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. Site performs important GI function.
529	Rock Edge Nature Reserve	R	R		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.

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530	Lye Valley	R	R	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	Hundred Acre Park	R	R	0.85	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 as it is currently used for recreation and forms an important part of the GI network.
532	Mistletoe Green Park	R	R	0.33	OLP2036 Evidence Base	GI Network	None identified	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 is currently used for recreation and forms an important part of the GI network.
533	South Oxford Adventure Playground, located off Whitehouse Rd.	R	R	0.72	OLP2036 Evidence Base	Historic Core Area GI Network	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. 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 is currently used for recreation. It performs an important GI function as it is partly within Flood Zone 3b.
534	Land north and west of Hogacre Common Eco Park.	R	R	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. 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.
535	Ridley Road Recreation Ground	R	R	0.34	OLP2036 Evidence Base	GI Network	None identified	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	Island Site north of Wiers Lane	R	R	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 (Iffley 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	Wolvercote Cemetery	R	R	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	Rose Hill Cemetery	R	R	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	Headington Cemetery	R	R	2.42	OLP2036 Evidence Base	GI Network Adjacent to Ingle Close Allotments	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.
543	SS Mary and John Churchyard	R	R	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.

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544	Holywell Churchyard	R	R	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	Holy Trinity Churchyard	R	R	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	Sidling Island	R	R	0.31	OLP2036 Evidence Base	The site is adjacent to the Central (University & City) CA Historic Core Area Green Belt GI Network	Flood Zone 3b (100%) (greenfield)	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	Fiddler's Island	R	R	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 performs important biodiversity functions as part of GI network.
548	Iffley Meadows – off Donnington Bridge Road	R	R	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	Scrub by Heyford Hill Roundabout	R	R	1.61	OLP2036 Evidence Base	Located within both the Historic Core Area and a View Cone	Located adjacent to SSSI and Oxford City Wildlife Site (OCWS) (Littlemore Railway Cutting) GI Network	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

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550	Green Belt Land west of Iffley Road (rear of Iffley Road Sports Ground)	R	R	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	Land East of Wolfson College Boathouse	R	R	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	Land East of Wolfson College	R	R	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	Green Belt Land East of University Parks	R	R	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	Long Meadow	R	R	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.
555	Magdalen Grove	R	R	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.

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556	The Water Meadow	R	R	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	Pixey Mead SSSI	R	R	10.7	OLP2036 Evidence Base The majority of this site is located within the Wolvercote with Godstow 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	Hook Meadow and the Trap Grounds (West)	R	R	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	Hook Meadow and the Trap Grounds (Central)	R	R	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	Hook Meadow and the Trap Grounds (South)	R	R	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.

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560	Headington Hill Hall and Clive Booth Student Village	A	A	10.05	OLP2036 SP17	<p>This site is located entirely within the Headington Hill CA with listed buildings onsite (Headington Hill Hall and Lodge House)</p> <p>Site partially located within a view cone</p> <p>Within setting of a Grade II Registered Park and Garden.</p> <p>Site includes part of Core GI network (Fielden Grove (OCWS))</p> <p>Headington Hill View Point</p>	None identified	<p>Site allocation SP17 establishes that site is suitable for student accommodation and residential development, including employer-linked affordable housing.</p> <p>Planning permission (21/01185/FUL) approved February 2022, commenced April 2022 confirms that the site is suitable for student accommodation.</p> <p>Site is suitable</p>	<p>Site is under construction (2023)</p> <p>Site is available</p>	<p>Development has commenced on site.</p> <p>Site is viable</p>	<p>Development commenced. Site expected to deliver within Local Plan time period.</p>
569	Green Templeton College	A	R	1.6	OLP2036 Evidence Base Planning application	<p>This site is located mostly within the North Oxford Victorian Suburb CA, with the northern part within the Walton Manor CA</p> <p>Listed buildings are within the site</p> <p>Historic Core Area</p>	None identified	<p>Site already in residential use. Development would need to be net gain.</p> <p>Planning application 22/00409/FUL (yet to be determined) for student accommodation (March 2022).</p> <p>Site is suitable</p>	<p>Planning application 22/00409/FUL (yet to be determined) for student accommodation (March 2022) indicates landowner intent to develop.</p> <p>Site is available</p>	<p>Planning application indicates site viable.</p> <p>Site is viable</p>	<p>Planning application, Site expected to be developed within Local Plan time period but unclear if there is capacity for net gain.</p>
570	Rewley Abbey Court	R	R	0.3	OLP2036 Evidence Base	<p>This site is located adjacent to the Central (University & City) CA</p> <p>Historic Core Area</p> <p>Within City Centre Archaeological Area</p> <p>Listed buildings are located within the site</p>	Approx 10% within Flood Zone 3a,b	<p>Site is use as student accommodation</p> <p>Site is suitable</p>	<p>Landowner update 2021 confirming no longer any intention to further develop this site.</p> <p>Site is not available</p>	<p>Site is viable typology</p> <p>Site is viable</p>	<p>Site is not available.</p>
574	Manzil Way Resource Centre	A	A	0.75	OLP2036 SP46 Call for Sites 2021	<p>Located within a View Cone</p> <p>Within East Oxford District Centre</p>	None identified	<p>Site allocation SP46 establishes that site is suitable for improved health-care facilities, associated administration and/or residential development, including employer-linked affordable housing.</p> <p>Site is suitable</p>	<p>Site currently in administrative use. Landowner (Oxford Health NHS Foundation Trust) has indicated (2023) that site remains undeveloped and could be available for a broad range of alternative uses if it were to be declared surplus to requirements. Not currently available but likely to be within the plan period subject to wider estate reorganisation.</p> <p>Site available</p>	<p>Allocation accepted by LP2036 Inspector.</p> <p>Site is viable</p>	<p>Adopted site allocation. Site currently still in use for health facilities so likely to be latter part of plan period.</p>
577	Boundary Brook Nature Reserve	R	R	0.78	OLP2036 Evidence Base	<p>Oxford City Wildlife Site (OCWS) (Boundary Brook Nature Park)</p> <p>GI Network</p>	Flood Zone 2 approx 69%	<p>Site performs important green infrastructure function.</p> <p>Site is not suitable</p>	<p>No evidence of landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>Site is not available or suitable as it performs an important GI function.</p>

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579	Radcliffe Observatory Quarter (ROQ) Site	R	A	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 intention (2023) for academic/research/university-related uses on the remaining plots (not residential). 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	Summertown House, Apsley Road	R	R	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, but unclear how much net gain the site could deliver. 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 (2023), currently in use as student accommodation and no intention to develop within the plan period. Site is not available	Allocation accepted by LP2036 Inspector. Site is viable	Adopted LP2036 site allocation, but no landowner intention to develop within plan period.
586	Osney Mead (whole site) (Includes #407 Osney Mead)	A	A	17.8	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 Adjacent to part of Core GI network (Willow Walk Meadow)	Flood Zone 2 (86%) Flood Zone 3a (57%) Flood Zone 3b (35%) (brownfield) Adjacent to River Thames, Bulstake Stream, Osney Stream and part of Core GI network (Willow Walk Meadow)	Site allocation SP2 establishes that site is suitable for mixed use development including employment, academic, student accommodation, employer-linked housing and market housing. West End and Osney Mead SPD (2022) adds more detail. Site is in close proximity to the proposed Oxford Flood Alleviation Scheme (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	ARC Oxford (formerly Oxford Business Park)	R	A	35.4	OLP2036 SP10	This site is located adjacent to Temple Cowley CA Listed building opposite (Nuffield Press, East Wing and attached former school house) Category 1 Employment Site	None identified	Site allocation SP10 establishes that site is suitable for B1 and B2 employment uses. ARC 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. Suitability for residential is untested. Suitable for economic	Site in use as a business park. Whilst much of the site has been built out, there is potential for further development and intensification. No indication of landowner intention to develop residential. 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 2016 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. Site is available for economic.	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period
588	Oxford Science Park (whole site)	R	A	26.51	OLP2036 SP9	Category 1 Employment Site Includes part of Core GI network (Littlemore Brook OCWS) Potential for Peat deposits on site (R6)	Flood Zone 2 (22%) Flood Zone 3a and 3b (7%)	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. Suitability for residential is untested. Suitable for economic	Whilst much of the site has been built out, there is potential for further development and intensification. No indication of landowner intention to develop residential. Site is available for economic	Allocation accepted by LP2036 Inspector. Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period
589	John Allen Centre	R	R	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	Currently in use as retail park and no landowner intention to redevelop within plan period. Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no landowner intention to develop during plan period.
590	Pear Tree Farm	A	R	2.03	OLP2036 SP28	None identified	None identified	Site allocation SP28 establishes that site is suitable for residential development Site is suitable	Landowner update 2023 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.

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593	Knights Road	A	R	2.25	OLP2036 SP15	Adjacent to part of Core GI network (Spindleberry Park OCWS)	Flood Zone 2 (7%) Flood Zone 3b (less than 0.05%) Adjacent to Northfield & Littlemore Brooks Potential to affect Lye Valley SSSI	Resolution to grant for hybrid planning application 23/00405/OUTFUL (August 2023). Site allocation SP15 and resolution to grant establishes that the site is suitable for residential accommodation. Site is suitable	Planning application (23/00405/OUTFUL, March 2023) indicates landowner intent to develop. Site is available	Planning proposal. Site is viable	Adopted site allocation and resolution to grant planning permission (August 2023). Site expected to be developed within the Local Plan time period.
594	Somerville College	R	R	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 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 2023 that college are unlikely to implement Phase 2 due to funding. No further development anticipated. Site not available	Development has built phase 1. Site is viable	Phase 1 is built out. Phase 2 not expected to be implemented so not anticipated any further delivery on this site within plan period.
597	Northgate House, 13 – 20 Commarket Street	A	R	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 and completed March 2022. Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission. Site has completed within the Local Plan time period (March 2022).

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598	Site of Millway Close	A	R	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 and 21/01837/VAR) 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	Former Murco Garage, Between Towns Road	A	R	0.26	Planning Application	Entirely within Cowley Centre District Centre	None identified	Planning permission (18/02644/FUL) approved May 2019, establishes that the site is suitable for residential development (38 units). Development completed (2022) Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission. Site has been completed within the Local Plan time period (2022).
600	Student Castle	A	R	0.91	OLP2036 SP1	Site in close proximity to Osney Island CA Located within the Historic Core Area High Buildings Areas Archaeological Area	Flood Zone 2 (less than 0.5%)	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	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission. Site has been completed within the Local Plan time period (August 2020).
601	Former Jack Russell pub, 21 Salford Road	A	R	0.18	Planning Application	Within View Cone	Within 400m of New Marston Meadows SSSI	Planning permission (16/03128/RES) establishes that the site is suitable for residential development (16 flats). Site completed 2022. Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission. Site has been completed within the Local Plan time period (2022).
602	Halliday Hill/ Westlands Drive	A	R	0.34	OLP2036 Evidence Base	GI Network	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. Planning application 22/01554/FUL (full resolution to grant permission June 2023) for 15 dwellings. Site is suitable	Landowner update 2022 and planning application 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	Resolution to grant planning permission (June 2023). Site expected to be developed within the Local Plan period.
603a1	Gibbs Crescent (formerly Gibbs Crescent and Simon House, site #603)	A	R	0.87	Planning application	Entirely within Osney Island CA and on the site of Osney Abbey Historic Core Area High Buildings Area Archaeological Area	Flood Zone 2 (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 and commenced August 2022 establish that the site is suitable for residential development. Site is suitable	Site is under construction (2023) 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.

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603a2	Simon House (formerly Gibbs Crescent and Simon House, site #603)	A	R	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, commenced August 2020 and completed July 2023. Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission. Site has been completed within the Local Plan time period (2023).
604	The Royal British Legion, Lakefield Road	R	R	0.35	2021 Call for Sites	None identified	Railway line abuts the rear of the site Approx. 100m from Littlemore Brook	Site adjoins residential and is primarily within a residential area. Abuts railway line, so there may be noise issues to address. Site is suitable	Long term landowner intention to develop but complex leasing issues to be resolved requiring vacant possession. Significant uncertainty. Unlikely to be resolved during plan period. Site not available	Site is viable typology	Complex land ownership issues, site not expected to be developed within plan period.
606a1	Former Rose Hill Community Centre (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	A	R	0.19	Planning application	None identified	None identified	Planning permission (18/02817/FUL) establishes that the sites is suitable for residential development. Site completed (2021) Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission site has been completed within the Local Plan time period (2021). No employment development proposed.
606a2	Former Rose Hill Scout Hut (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	A	R	0.19	Planning application	Part of the site lies within GI Network (Rose Hill Spencer Crescent Park)	None identified	Planning permission (18/02818/FUL) establishes that the site is suitable for residential development. Site completed (2021) Site is suitable	Development has completed. Site available during plan period	Development has completed. Site is viable	Planning permission site has been completed within the Local Plan time period (2021). No employment development proposed.
607a	135-137 Botley Road	R	A	1.11	Planning application Call for Sites 2021	None identified	Flood Zone 3a (100%) Flood Zone 3b (34%) (brownfield) Over 100m from Bulstake Stream	Whole site is within Flood Zone 3 and much of the surrounding area, safe access and egress will be essential. Site is suitable for economic	Planning application 22/03076/FUL (yet to be determined) Dec 22 for R&D economic use. No intention to develop for residential. Site is available for economic.	Site is viable typology	Planning application submitted for economic use (R&D). No landowner intention for residential on the site.

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607b	Botley Road Retail Units	R	A	7.76	Oxplan 2050 Call for Ideas	<p>Adjacent to Green Belt</p> <p>Adjacent to parts of Core GI network (Osney Mead LWS, Field North of Osney Mead OCWS)</p> <p>Small portion of the site designated as a Category 2 Employment Site (Rear of 165-167 Botley Road)</p>	<p>Flood Zone 2 (82%)</p> <p>Flood Zone 3a (36%)</p> <p>Flood Zone 3b (19%) (brownfield)</p> <p>(Large proportion of land adjoining the site boundary is in Flood Zone 3b)</p> <p>NW corner approximately 20m from Seacourt Stream/Wytham Stream.</p> <p>Rear boundary adjoins wildlife sites</p>	<p>Much of site and surrounding area is within Flood Zone 3 including 33% in FZ3b (brownfield), safe access and egress will be essential. Suitability for residential is untested.</p> <p>Planning permission on part of site (Unit 1 and 2, former Oak Furniture Land) confirms site suitable for economic.</p> <p>Development brief for entire site adds more detail.</p> <p>Site is in close proximity to the proposed OFAS.</p>	<p>Site is made up of several plots and complex landownerships.</p> <p>Permission granted on one plot for R & D use (21/02053/FUL). No intention from other landowners to redevelop.</p>	<p>Site is viable typology</p>	<p>Site is suitable and part available for commercial/economic use</p>
608	220-226 Iffley Road	A	R	0.23	Call for Sites 2021	<p>Located within St Clements and Iffley Road CA</p>	<p>None identified</p>	<p>Current use is residential (student accommodation). Previously residential C3 large villas.</p> <p>Site is suitable for residential but unlikely the net gain would exceed 10 units.</p>	<p>CFS 2021 indicates landowner intention to develop only for student accommodation & academic uses.</p> <p>Available for residential (student accommodation).</p>	<p>CFS indicates site is viable.</p>	<p>Site is suitable and available but unlikely the net gain on the site would exceed 10 units.</p>
609	St Stephen's House (17 Norham Gardens)	A	R	0.25	Call for Sites 2021	<p>Adjacent to Green Belt</p> <p>Adjacent to University Parks (Grade II) Registered Park and Garden.</p> <p>University Parks GI Network and Local Wildlife Site.</p> <p>Adjacent to Grade II Listed Building (No.19 Norham Gardens)</p> <p>Located within North Oxford Victorian Suburb CA</p>	<p>Within 400m of New Marston Meadows SSSI</p> <p>University Parks abuts rear of site</p>	<p>Current use is residential (student accommodation) and planning permission 22/01842/FUL (February 2023) for additional accommodation.</p> <p>Site is suitable for residential</p>	<p>CFS 2021 and recent planning permission indicates landowner intention to develop only for student accommodation & academic uses.</p> <p>Available for residential (student accommodation).</p>	<p>Recent planning permission.</p> <p>Site is viable.</p>	<p>Planning permission. Site expected to be developed within Local Plan time period.</p>
610	Tamesis (45-53 Iffley Road)	A	R	0.14	Call for Sites 2021	<p>Partly within St Clements and Iffley Road CA</p> <p>Within Historic Core Area</p> <p>Within High Buildings Area</p> <p>Within Historic Core Area</p> <p>Within High Buildings Area</p>	<p>None identified</p>	<p>Current use is residential (student accommodation) with the rooms available as short term accommodation during the summer holiday period.</p> <p>Site is suitable for residential but unclear whether it could achieve a net gain of 10+.</p>	<p>CFS 2021 indicates landowner intention to develop.</p> <p>Available for residential.</p>	<p>CFS indicates site is viable.</p>	<p>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.</p>

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611	1-3 Cambridge Terrace	A	A	0.104	Call for Sites 2021	<p>Part of site is designated as a Category 2 Employment Site</p> <p>Adjacent to Listed Buildings (Campion Hall and Clarks House)</p> <p>Entirely within Central (University & City) Conservation Area</p> <p>Historic Core Area</p> <p>High Buildings Area</p> <p>Archaeological Area</p>	None identified	<p>City centre location, currently in employment (office) use Cat 2 site. Surrounding uses are varied include student accommodation, employment and civic.</p> <p>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.</p> <p>Site is suitable</p>	<p>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.</p> <p>Site is available</p>	CFS indicates site is viable.	Site is promoted by landowner, however any development would be unlikely to be able to achieve a net gain of 10+ dwellings as site is only 0.1ha.
612	Former Petrol Station, Abingdon Road (remaining undeveloped part of #22)	A	R	0.065	Call for Sites 2021	None identified	<p>Within 400m Iffley Meadows SSSI</p> <p>Flood Zone 3a (0.5%)</p> <p>Flood Zone 3b (99.5%) (brownfield)</p> <p>Potential for site contamination due to former use</p>	<p>Site is almost entirely FZ3b (brownfield) so need to address flood risk. 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 more than 9 units because of potential land contamination.</p> <p>Site is suitable but unlikely to meet minimum threshold of 10+ net gain.</p>	<p>CFS 2021 indicates landowner intention to develop.</p> <p>Available for residential.</p>	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.
613	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)	A	R	0.34	Call for Sites 2021	<p>Southern portion of site contains the River Hotel identified on the Oxford Heritage Asset Register (OHAR).</p> <p>The River Thames and Towpath, also identified on the OHAR, lies adjacent to the northern portion of the site.</p> <p>Adjacent to Osney Island CA</p> <p>Within Historic Core Area</p> <p>Within High Buildings Area</p> <p>Within Archaeological Area</p> <p>West End SPD</p>	<p>Adjacent to River Thames</p> <p>Flood Zone 2 (71%)</p> <p>Flood Zone 3a (21%)</p> <p>Flood Zone 3b (3%)</p>	<p>Site is currently in use as a hotel (less than 10 rooms), residential and retail, so any residential development would need to be net gain. Landowner has indicated that the site has potential for increased density.</p> <p>Significant heritage constraints would limit capacity. 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, with large proportion of the site in FZ2 or 3.</p> <p>Site is suitable</p>	<p>CFS 2021 indicates landowner intention to develop for mix of uses including residential. Confirmed in Preferred Options response 2022 intention to develop.</p> <p>Site is available</p>	CFS indicates site is viable. Site is viable	Site is suitable and available within the local plan time period.

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614	Site to the South of Cripsey Place	A	R	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) Site adjacent to Osney Island CA	Approx. 50m from River Thames Flood Zone 2 (100%) Flood Zone 3a (13%)	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 have capacity for 10+ net gain.	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 but unlikely to achieve net gain of 10+.
615	Westgate Hotel, Botley Road and 1-7 Mill Street (includes #433)	A	R	0.19	Call for Sites 2021	Historic Core Area High Buildings Area Archaeological Area	Flood Zone 2 (63%)	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)	A	A	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	Approx. 60m from Wareham Stream Flood Zone 2 (93%) 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	A	A	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

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619	Redbridge Park & Ride	R	R		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.
622	Coolidge Close	A	R	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.
623	Wychwood Tennis Courts, Charlbury Road	R	R	0.47	Call for Sites 2021	Adjacent to Cherwell School Playing Fields - East Adjacent to North Oxford Victorian Suburb CA	Flood Zone 2 (98%)	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 reprovided. No evidence that either of these can be demonstrated. Almost entire site in FZ2. Site is not 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	No evidence that sports use can be reprovided or is surplus, not suitable
624	Land south of Frideswide Square	A	A	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	Flood Zone 2 (100%)	Site is currently in use for residential & retail uses (ground floor). Any redevelopment would need to take into account the heritage constraints and would need to demonstrate a net gain for residential. Entire site in FZ2. Site is suitable for economic or residential.	Landowner intention to facilitate a general improvement to the area, including this site (2023) Site is available	Site is viable typology Site is viable	Site suitable and available

Appendix A - All sites assessed

625	East Oxford Community Centre	A	R	0.19	Planning Application 2022	Within East Oxford district centre Within View Cone	None identified	Planning permission 20/00994/CT3 (January 2022) for 12 residential dwellings. Site is suitable	Site is under construction (2023) Site is available	Planning permission. Site is viable	Planning consent. Site expected to be developed within the Local Plan time period.
626	East Oxford Games Hall	A	R	0.05	Planning Application 2022	Within East Oxford district centre Within View Cone	None identified	Planning permission 20/01298/CT3 & 22/01129/VAR (January 2022) for 14 residential dwellings. Site is suitable	Site is under construction (2023) Site is available	Planning permission. Site is viable	Planning consent. Site expected to be developed within the Local Plan time period.
627	Summer Fields School Buildings	R	R	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	Seacourt Park & Ride	R	R	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.
629	Wood Farm Health Centre	A	R	0.12	CFS 2022	None identified	None identified	Site was formerly in use as a health centre and is now vacant, however no evidence that it could deliver 10+ units due to size. Site is suitable.	Landowner submission in 2022 Call for Sites confirms intention. Site is available	Site is viable typology Site is viable	Site is suitable and landowner has indicated intent to redevelop for residential within the Local Plan time period, but unlikely to deliver 10+ units.
630	Gloucester Green Square	R	R	0.71	OLP2040 Evidence Base	Within Central (University and City) Area CA Within High Buildings Area Listed building adjacent to the site (The Old School)	None identified	Site provides valuable community and public open space that is used on a regular basis for events including open markets. The site is also used for retail with residential above. Site is not suitable due to loss of community facility.	No landowner intention to develop the site (City Council 2023), intend to retain for public space/community use. Retail and residential elements on long leases. Not available	Site is viable typology Site is viable	Site currently in mixed use and no indication that it would become available during plan period.
631	49 - 51 Jeune Street	A	A	0.05	CFS 2022	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 (Oriel College) submission in 2023 Call for Sites confirms intention, potential uses could be student accommodation, residential and maybe also commercial. 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

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632	Former Odeon Cinema, Magdalen Street	R	R	0.1	OLP2040 Evidence Base	Within Central(University and City) Area CA Within High Buildings Area Grade II Listed Building	None identified	Site was formerly in use as a cinema which has now closed. Site is suitable for commercial use, suitability for residential is untested. Site is suitable.	No indication from landowner that the site is available. Not available	Site is viable typology Site is viable	Site is not available.
633	Odeon Cinema, George Street	R	R	0.11	OLP2040 Evidence Base	Within Central(University and City) Area CA Within High Buildings Area Opposite (forms part of the setting of) Grade II listed structure	None identified	Site is currently in use as a cinema and is suitable for commercial use, suitability for residential is untested. Site is suitable.	Landowner intention to redevelop the site for community uses and short stay accommodation (City Council 2023). No intention to develop for residential or employment uses. Site is not available	Landowner confirmed intention to develop, believes site is viable. Site is viable	Landowner has indicated intention to develop during the plan period but this would not be for residential or employment uses.