

Background paper 006

Title: Green Belt

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1. Introduction

- 1.1 The Green Belt is an important strategic planning policy tool implemented to protect the rural surroundings of conurbations and prevent unmanaged ‘urban sprawl’. Within a localised context, the Oxford Green Belt offers protection to the historic setting of Oxford and to areas surrounding the city.
- 1.2 Green Belt should remain protected, with sites only released from this designated area after a thorough consideration of all other options. Areas in the Green Belt are protected in line with the [National Planning Policy Framework \(NPPF\)](#), last updated in December 2024.
- 1.3 Although the Government still attaches great importance to Green Belts and meaningful protections against development within it remain, significant changes were made in respect to Green Belt policy in the 2024 update to the NPPF. This included the introduction of ‘grey belt’ and how this should be identified. A second key change is set out in paragraph 146 of the NPPF which states that Green Belt boundaries should be reviewed by authorities who *"cannot meet their identified need for homes, commercial or other development through other means."* Further detail about how authorities should be undertaking reviews and identifying grey belt have been provided in an update to the Planning Practice Guidance (PPG), published in February 2025. These issues will be discussed further below, including how Oxford City Council has interpreted these changes and what the next steps will be.

2. National Planning Policy Framework (December 2024) and Planning Practice Guidance (updated February 2025)

- 2.1 The five purposes which Green Belt serves are unchanged in the latest [National Planning Policy framework \(NPPF\)](#) and are as follows:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.2 Paragraphs 144 and 145 of the NPPF express that the boundaries of established Green Belts across the country should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. When a Council is considering making changes to Green Belt boundaries, they must consider all other reasonable options for meeting its development needs, including:
- a) making as much use as possible of suitable brownfield sites and underutilised land;
 - b) optimising densities, including whether policies promote a significant uplift in minimum density standards in city and town centres, as well as other locations well served by public transport; and
 - c) liaising with neighbouring authorities about whether they could accommodate some of the identified development needs.
- 2.3 As previously referred to in paragraph 1.3 of this background paper, paragraph 146 of the NPPF states that in this context, one of those exceptional circumstances includes not being able to meet the identified need for homes. The Government's Standard Method has been used to calculate the housing need for Oxford. This is currently 1,087 per annum, equating to a housing need for the 20-year plan period 2022-2042 of 21,740 homes. It is highly unlikely that the capacity of the city will be sufficient to meet this housing need, even when maximising brownfield land and underutilised land, optimising densities of sites and liaising with our neighbouring authorities as referred to in the previous paragraph. It should be noted that the unmet housing need arising from the current Oxford Local Plan 2036 was largely met through all neighbouring authorities allocating sites in their respective most recently adopted local plans, with some authorities releasing land in the Green Belt to accommodate this. At the same time, Oxford City also released Green Belt land through its

Plan where it was identified to have the least harm, in order to ensure it was maximising its capacity. However, whilst this dealt with unmet need arising from the Oxford Local Plan 2036, the City Council is now undertaking a new Local Plan 2042, which is also highly likely to generate unmet housing need. As a consequence, Oxford City Council has commissioned Land Use Consultants (LUC) to undertake a review of the Green Belt in Oxford.

- 2.4 [Paragraph 001](#) (Reference ID: 64-001-20250225) of the National Planning Practice Guidance (PPG) related to Green Belt makes clear that there is an expectation for authorities to identify grey belt land in their review and where necessary, identify where land is grey belt for the purpose of determining planning applications. The PPG details that this should be done in accordance with paragraph 147 of the NPPF which is referred to in the previous paragraph in respect of maximising brownfield sites, optimising development density and liaising with neighbouring authorities, but also with paragraph 148. Paragraph 148 identifies that where release of Green Belt land is necessary, priority should be given to previously developed land, then to grey belt which is not previously developed and then other Green Belt locations. However, Paragraph 001 (of the PPG) also states that, *“where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt or for development proposals to be approved in all circumstances.”* Assessing the contribution that Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. The application of the relevant NPPF policies should also inform any decision.

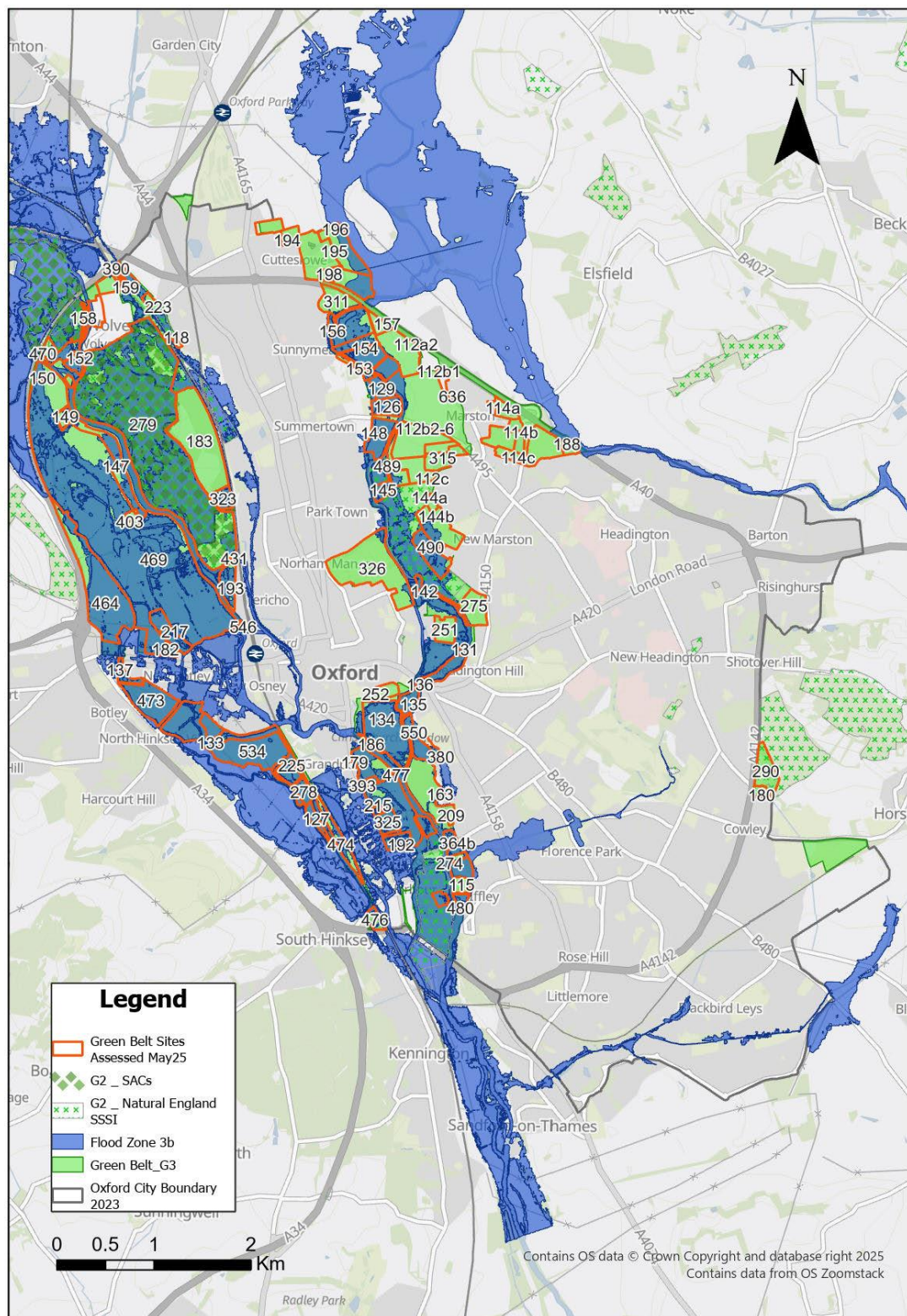
Grey belt

- 2.5 The glossary of the NPPF notes that not all the five purposes of the Green Belt should be used to identify grey belt, namely the three below:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - d) to preserve the setting and special character of historic towns
- 2.6 Whilst the comprehensive details of how grey belt should be identified were not provided in the NPPF, the glossary did note that ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of three purposes (a, b or d) listed above. The glossary also noted that *“grey belt excludes land where the application of the policies relating to the areas or assets of particular importance in [footnote 7](#) (other than Green Belt) would potentially provide a strong reason for refusing or restricting development”* of the assessment area. Assets in footnote 7 refer to designations such as Sites of Specific Scientific Interest (SSSI), Local Green Spaces, designated heritage assets and areas at risk of flooding.
- 2.7 [Paragraph 003](#) (Reference ID: 64-003-20250225) of the PPG notes that after grey belt land has been identified, local authorities need to identify if the release or development of the assessment areas would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.

- 2.8 After discussions with Land Use Consultants (LUC), it was determined that the Green Belt assessment would be split into two parts. The first of these would focus on identifying grey belt land within Oxford and the second part would identify if release or development of an assessment area would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt.

3. Methodology and summary of findings

- 3.1 The methodology undertaken reflects the latest changes to the NPPF and PPG which have been discussed in the previous chapter and builds upon previous Green Belt assessments undertaken by LUC in Oxford in both 2017 and 2023. These assessments were based on the older methodology which focused on the level of harm (or otherwise) to the Green Belt that may result from their potential release for development, whereas the latest methodology is based on assessing the strength of the contribution that each parcel makes to each of the purposes of the Green Belt.
- 3.2 The first stage of the most recent assessment required Oxford City Council to determine the location, scale and most appropriate parcel size as set out in the [Paragraph 003 \(Reference ID: 64-003-20250225\) of the PPG](#). All green sites including those in the Green Belt are already in the Council's Strategic Housing Land Availability Assessment (SHLAA), therefore it was considered that any SHLAA site which contained any Green Belt would be looked at in the first instance. This resulted in an initial 101 parcels to be assessed which can be found in Appendix 1 of this background paper.
- 3.3 A filter was then applied to exclude those sites that were either entirely or nearly all within greenfield Flood Zone 3b, a Site of Special Scientific Interest (SSSI) or a Special Area of Conservation (SAC) as these are constraints that are considered to be included under footnote 7 of the NPPF and insurmountable to overcome. Other constraints such as Registered Parks and Gardens, Flood Zones 2 and 3a and brownfield 3b, Local Wildlife Sites or anything else that could not definitely be assumed to be included under Footnote 7 of the NPPF have NOT been used to exclude areas.
- 3.4 Figure 3.1 displays all of the parcels that were considered in the assessment alongside those constraints considered to be insurmountable.



- 3.5 This exercise resulted in 24 new parcels to be further reviewed by LUC, with 18 from the previous assessments undertaken in 2017 and 2023 to be reviewed using the new methodology assessing the strength of the contribution to each of the five purposes of the Green Belt, rather than assessing the level of harm of releasing the parcel from the Green Belt.

Identification of grey belt

- 3.6 The first part of the assessment undertaken by LUC was to identify if any of the assessment parcels could be identified as grey belt. As referred to in paragraph 2.5 of this background paper, only the strength of contribution to three of the five purposes (a, b and d) can be considered when identifying grey belt. LUC have made clear in their assessment that none of the assessed parcels were identified as making any contribution to Purpose B (prevent merging of towns), therefore only the strength of contribution to purposes A (check unrestricted sprawl) and D (preserve the setting and special character of historic towns) have been further analysed.
- 3.7 Further detail of how strength of contribution has been assessed can be found in chapter 3 of the Oxford Local Plan Green Belt Assessment of Additional Sites (LUC, June 2025). Using that methodology, **12 of the 24 new parcels, and part of one other** (split into two for assessment purposes) have been identified as grey belt. After reviewing the 18 previously assessed parcels, **3** were identified as grey belt. The sites that have been identified can be found in Tables 4.1 and 4.2 of the 2025 Oxford Local Plan Green Belt Assessment referred to above.
- 3.8 [Paragraph 001](#) (Reference ID: 64-001-20250225) of the PPG supports the position that grey belt parcels are not all developable. They will be considered alongside other parts of the Green Belt, which are not grey belt, to see if any of them warrant further consideration.

Assessing fundamental impact

- 3.9 The second part of the assessment LUC undertook was to address paragraph 146 of the NPPF and to ascertain whether any alterations to Green Belt boundaries would *“fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan”*. [Paragraph 008](#) (Reference ID: 64-008-20250225) of the PPG states that this judgement should focus on evaluating the effect of release or development on *“the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way”*. LUC acknowledge that this can be most clearly judged when the Council has identified a set of preferred development options and the cumulative impact of their release can be considered. Nevertheless, any *potential* for development in a particular location to ‘fundamentally undermine the purposes’ can be assessed at this earlier stage of the process.
- 3.10 More detail on the interpretation of what is a fundamental and meaningful impact on each of the five purposes is discussed in paragraphs 3.83-3.87 of the Green Belt Assessment of

Additional Sites (LUC, June 2025). In the absence of specific proposals, LUC have determined that the Green Belt assessment will highlight the areas where Green Belt contribution is at its greatest. These areas of highest contribution have been reviewed in the round to judge where there is *potential* for development (this would be dependent on the exact nature of development which is unknown) to fundamentally and meaningfully undermine the purposes. This has been undertaken for each of the 24 new parcels and for those 18 previously reviewed.

- 3.11 Using that methodology, **21 of the 24 new parcels** have been identified as **not** having the *potential* to fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan. Of the previously reviewed sites, **13 of the 18 parcels, and part of two others** (split into smaller parcels for assessment purposes) have also been assessed as **not** having the *potential* to fundamentally undermine the five purposes of the remaining Green Belt within the plan area. The sites that have been identified can be found in Tables 4.1 and 4.2 of the Oxford Local Plan Green Belt Assessment of Additional Sites (LUC, 2025).

4. Conclusions and next steps

- 4.1 Not all parcels which do not fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan are developable. These parcels will be considered alongside the identified grey belt parcels, to see if any of them warrant further consideration and to assess against other aspects of the spatial strategy. Many parcels have strong reasons for protection, such as Registered Parks and Gardens, and the Core Green Infrastructure (GI) network, which includes important parks such as Cutteslowe and Sunnymead. Development on these areas would undermine the spatial strategy of the plan, so these are not taken forward for further consideration. Other sites, both grey belt and Green Belt, do merit further investigation for development potential. This will include checking issues such as access, biodiversity issues and landowner interest.

5. Appendix 1 – Green Belt sites development potential

Colour coding	Not grey belt	LUC previously assessed - OCC to consider further	Requires further assessment	LUC confirmed requires further assessment
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HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Any relevant permissions or allocations on part of site	Green Belt review done? Which yr and outcome?	Summary- reasons site is not suitable for development.	Additional information
67	Wolvercote Paper Mill	Site 4.94 but GB area only 5% of site (0.27ha)	Green Belt is only a small part of the site, most of which has been developed recently. The Green Belt part is greenfield.	Core GI (Green Belt part)	FZ3b (Green Belt part)	southern 'finger' of Green Belt in Wolvercote CA	n/a	n/a	Green Belt part of the site is GI Core Network and flood zone.	Site has been developed
112a2	Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112).	12.8	greenfield-agricultural land	GI supporting network	Flood Zone 3a (5%) Flood Zone 3b (4%) (greenfield)	n/a	n/a	2017 assessment-high impact	The reason it is not considered suitable for development is that it would have a high negative impact on Green Belt purposes.	Reviewed in the 2023 GB assessment, as part of the site assessed in 2017 has since been allocated in the 2036 LP (SP25 and SP26). However, the latest review concluded that this would not

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										alter the change to the 2017 assessment findings of this part of the site.
112b2- 6	Land at Old Marston (formerly #112b(5-6))	13.9	greenfield- agricultural land	GI supporting network	Flood Zone 2 (1%) Flood Zone 3b (less than 0.5%) (greenfield)	n/a	n/a	2017 assessment- high impact	GB high impact and also some parcels owned by OPT, who have stated they will not allow development, and the rest owned by Oxford City Council, who have stated no interest.	Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.

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112c	Brasenose Land (within Land at Old Marston site)	10.37	greenfield-agricultural land	GI supporting network	Flood Zone 2 (7%)	n/a	n/a	2017 assessment- two parcels: 112c-1 = Moderate-High impact (2.82ha) 112c-2 = High impact (7.89ha)	The reason it is not considered suitable for development is that it would have a high or moderate-high negative impact on Green Belt purposes.	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.
114	Field at Junction of Marsh Lane and Elsfeld Road	1.84	Greenfield- tree/hedge lined grass	GI supporting network.	n/a	n/a	n/a	2017 addendum. Moderate-high impact	The reason it is not considered suitable for development is that it would have a moderate-high negative impact on Green Belt purposes.	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.
114a	Land at Marston Brook (Northern part)	3.56	Greenfield- pastoral and heavily treed in east.	GI supporting network	n/a	n/a	n/a	2023 review of additional sites. Moderate-high impact	The reason it is not considered suitable for development is that it would have a moderate-high negative impact on Green Belt purposes.	2023 review (potential development site) concluded its development would have a moderate-high impact on GB purposes. Not to be included in review.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Any relevant permissions or allocations on part of site	Green Belt review done? Which yr and outcome?	Summary- reasons site is not suitable for development.	Additional information
114b	Showman's Field	2.18	Greenfield site with biodiversity value	GI Core Network. LWS	n/a	n/a	n/a	2017 addendum. Moderate-high impact	LWS, GI Core Network, Moderate-high GB impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.
114c	Marston Saints Sports Ground	0.98	greenfield- pitches drawn on.	GI supporting network.	n/a	n/a	n/a	No review as sports pitches.	GI supporting network. Pitches used by Marston Saints and no landowner interest or way put forward to replace function.	REQUIRES ASSESSING
115	Green Belt land west of Meadow Lane (forms part of larger site 347)	2.34	Greenfield - contains some trees along the eastern, southern and western perimeter	GI Core Network	n/a	n/a	n/a	2017 assessment - high impact	High GB impact, Core GI Network	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Any relevant permissions or allocations on part of site	Green Belt review done? Which yr and outcome?	Summary- reasons site is not suitable for development.	Additional information
118	Land rear of Meadow Court Flats (formerly Land to rear of Wolvercote Social Club)	0.52 (GB only tiny part- 0.07ha)	Greenfield- full tree cover.	GI supporting network.	Not within FZ3b (or FZ3a)	n/a	n/a	2023 assessment - low impact	2023 GB assessment rates the impact as low if the site were to be released from the GB, but the Green Belt part of the site is so tiny it is insignificant. Whole site GI supporting network and covered in trees.	2023 review (potential development site) concluded its development would have a low impact on GB purposes. Officers to decide if developable. N.B flooding not an issue here as less than 0.1% In FZ2
126	Wildlife Corridor at River Cherwell 8	5.29 (GB same)	Greenfield - tree/hedge lined around perimeter and centrally, in a vertical direction	Core GI network	Whole site lies within FZ3 (99% of this is FZ3b)	n/a	n/a	n/a	Core GI network, almost entirely (99%) within FZ3b	Not to be included in review - FZ3b
127	Wildlife Corridor North of South Hinksey	2.51 (GB same)	Greenfield - tree covered at southern end, maintained grass at northern end. Most of the site appears to be unmowed grassland with a few trees dotted within the site and along parts of the perimeter.	Core GI network	Whole site lies within FZ3b	n/a	n/a	n/a	Core GI network, entirely within FZ3b	Not to be included in review - FZ3b
129	Wildlife Corridor at River Cherwell 9	3.93 (GB same)	Greenfield - pastoral and tree/hedge lined around perimeter	Core GI network	Whole site lies within FZ3b	n/a	n/a	n/a	Core GI network, entirely within FZ3b	Not to be included in review - FZ3b

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131	Wildlife Corridor at River Cherwell 4	0.67	Greenfield - meadow and parkland, heavily treed along perimeter	Core GI network	Whole site lies within FZ3 (99% of this is FZ3b)	Site within Grade I listed Magdalen College Registered Park and Garden	n/a	n/a	Core GI network, Registered Park and Garden, almost entirely (99%) within FZ3b	Not to be included in review - FZ3b
133	Wildlife Corridor Adjacent North Hinksey Village	23.48	Greenfield.	GI Core Network. contains LWS	Whole site lies within FZ2, 99% is FZ3a, 98% FZ3b.	Very small part of site within Osney CA	n/a	n/a	GI Core Network, almost entirely (98%) within FZ3b, LWS.	Not to be included in review - FZ3b
134	Wildlife Corridor at Christ Church Meadow	23.2 (GB same)	Greenfield - meadow and park with trees dotted around perimeter	Core GI network	Nearly the whole site (94%) lies within FZ3b. The bits that lie outside lie alongside and close to the north western perimeter, and towards the western and south eastern corners of the site.	Within Grade I Christ Church Registered Park and Garden and majority within Central CA	n/a (a few applications associated with the College boat houses which lie on the southern corner of the site)	n/a	Core GI network, almost entirely (94%) within FZ3b	Not to be included in review. 94% of site within FZ3b. Site is fairly large but remaining parts in FZ2/ FZ3a, therefore flood risk present throughout whole site.
135	Wildlife Corridor at River Cherwell 1	3.95 (GB same)	Greenfield - school playing field with some pitches marked on	Supporting GI network	Whole site lies within FZ3b	Within Central CA	n/a	n/a	Whole site lies within FZ3b	Not to be included in review - FZ3b

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136	Wildlife Corridor at River Cherwell 2	0.44 (GB same)	Greenfield - amenity open space/ sports pitches to the east and a play area within scattered mature trees to the west	n/a	Just over a third (39%) of this site lies within FZ3b - forms a 'v' shape along the western and south eastern boundaries.	Within Central CA	n/a	2023 assessment - high impact	Not in GI network and just over a third of the site within FZ3b. However, it was assessed recently in the 2023 GB review to have a high impact on the Green Belt if it were to be developed.	2023 review (potential development site) concluded its development would have a high impact on GB purposes. Not to be included in review.
137	Wildlife Corridor at Seacourt	2.53 (GB area is 2.51)	Greenfield - heavily covered in trees except south eastern corner which appears to be maintained grass.	Core GI network	Nearly the whole site (92%) lies within FZ3b. The bits that lie outside lie alongside and close to the north eastern perimeter.	n/a	Various applications from 1987-1991 for B1 development and/or retail which were either refused or dismissed on appeal. (85/08420/NHI; 87/08420/NHI)	n/a	Core GI network, almost entirely (92%) within FZ3b	Not to be included in review. More than 90% of site within FZ3b, with remaining parts in FZ2/ FZ3a. Flood risk therefore present throughout whole site.
139	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound Meadow #161)	5.28 (GB same)	Greenfield - meadows with a heavily treed perimeter and a row of trees separating the two meadows	Core GI network	Whole site lies within FZ3b	Within Central CA	n/a	n/a	Core GI network, entirely within FZ3b	Not to be included in review - FZ3b

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142	Wildlife Corridor at River Cherwell 5	2.53	Wildlife corridor on banks of watercourse and including watercourse.	Adjacent to New Marston Meadows SSSI.	Entirely in FZ3b	Within Central CA	n/a	n/a	Entirely in FZ3b	Not to be included in review - FZ3b
144a	Wildlife Corridor at Marston Brook (northern part)	1.39	Greenfield, meadow adjacent to watercourse with perimeter made up of mature trees; accessible green space	Local Wildlife Site (Marston Brook Meadow), Core GI network	Entire site is in FZ2	n/a	n/a	2023 assessment - moderate-high impact	Part of Core GI network, and assessed in the 2023 Green Belt assessment as moderate-high impact.	2023 review (potential development site) concluded its development would have a moderate-high impact on GB purposes. Not to be included in review.
144b	Wildlife Corridor at Marston Brook (southern part)	0.84	Greenfield, dense mature tree cover all over site, appears to be accessible to public	Adjacent to LWS, part of core GI network	Almost entirely in FZ2	n/a	n/a	2023 assessment - high impact	Part of Core GI network, not in FZ3 but performs important biodiversity functions	2023 review (potential development site) concluded its development would have a high impact on GB purposes. Not to be included in review.
145	Wildlife Corridor at River Cherwell 6	3.22	Greenfield, bordered by mature trees and hedgerows, private open space	Core GI Network. Adjacent to New Marston Meadows SSSI	Almost entire site (99%) in FZ3b	n/a	n/a	n/a	Part of Core GI network, almost entirely (99%) within FZ3b	Not to be included in review - FZ3b

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147	Wildlife Corridor North of Binsey	11.77	Greenfield, meadow adjacent to watercourse with perimeter made up of hedgerows, accessible green space	Core GI Network. Adjacent to watercourse, in proximity to Port Meadow SAC and Wolvercote SSSI	Two-thirds of site in FZ3b with nearly 80% in FZ3a and almost all of the site (98%) in FZ2	Small part within Binsey CA	n/a	n/a	Part of Core GI network. Most of the site within a flood zone, with nearly 80% in FZ3.	This site, although nearly 12ha in size is awkwardly shaped and is fairly narrow in parts, following the shape of the adjacent watercourse. The patches of the site which lie outside FZ3 are surrounded by FZ3, and are therefore not suitable for development. Not to be included in review.
148	Wildlife Corridor at River Cherwell 7	8.34	Greenfield, meadow (pasture?) adjacent to watercourse with perimeter made up of hedgerows, accessible green space	Core GI Network. Adjacent to watercourse, in proximity of New Marston Meadows SSSI	Almost entire site (99%) in FZ3b	n/a	n/a	n/a	Part of Core GI network, almost entirely (99%) within FZ3b	Not to be included in review - FZ3b

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149	Wildlife Corridor at Godstow Holt	2.53	Greenfield, adjacent to watercourse and bordered by a number of designated sites; perimeter made up of hedgerows and mature trees	Core GI Network. Adjacent to watercourse, in proximity of New Marston Meadows SSSI, part of Core GI network	Around a third of the site (34%) in FZ3b, 56% in FZ3a and 80% in FZ2	n/a	n/a	n/a	Part of Core GI network, adjoins watercourse with over half of site in FZ3, Significant access constraints	FZ3b (and FZ3a) lie within the eastern part of the site, with a significant part of the western side not within a flood zone. However, access is poor and most of the area surrounding the site lies within FZ3b apart from the northern perimeter, although this largely lies within FZ2. Not to be included in review.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk-contains FZ3b?	Statutory Heritage Designation	Any relevant permissions or allocations on part of site	Green Belt review done? Which yr and outcome?	Summary- reasons site is not suitable for development.	Additional information
150	Wildlife Corridor at West Godstow Road	0.42 (GB same)	Greenfield - unmaintained grassland with trees and shrubs along the perimeter	Core GI network	A large part of the site lies within FZ3b (76%) with 93% in FZ3a. The bits that lie outside are close to the perimeter of the site, particularly towards the eastern and southern boundaries.	n/a	n/a	n/a	Core GI network, largely in FZ3b (76%) and nearly all in FZ3a (93%).	Small site, most (93%) of which lies within FZ3 with the remainder in FZ2, therefore flood risk present throughout whole site. Not to be included in review.
151	Wildlife Corridor at St Edward's Boat Yard	0.76 (GB same)	Greenfield - dense mature tree cover across the entire site	Core GI network	A third of the site lies within FZ3b. This occurs adjacent to the perimeter of the site, more prominently within the south eastern area.	n/a	n/a	2023 assessment - high impact	Core GI network, with a third of the site in FZ3b. A 2023 GB assessment of this site was undertaken which assessed the impact of releasing it as high.	2023 review (potential development site) concluded its development would have a high impact on GB purposes. Not to be included in review.

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152	Wildlife Corridor at Lower Wolvercote South of Godstow Road	2.57	Greenfield, meadow or pasture with paddock; adjacent to watercourse	Core GI network	Most of site in FZ3	n/a	n/a	n/a	Part of Core GI network, almost entirely within FZ3a (93%).	Whole site in FZ2, whilst 93% in FZ3a and 74% in FZ3b. Patches of site not within FZ3 are scattered within northeastern half of site and most of the area immediately surrounding the site (except the northern perimeter) is in FZ3b. Due to its size and flooding risk do not include in review.

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153	Wildlife Corridor at River Cherwell 10	1.96	Woodland and pasture adjacent to watercourse	Core GI network In proximity of SSSI	Over half of site within FZ3 (56% 3a, 51% 3b), mostly in woodland portion of site	n/a	n/a	2023 assessment - where pasture and woodland parcels of site were considered separately (using refs 153a, 153b respectively). Moderate high impact.	Part of Core GI network No clear road access 2023 GB assessment of site assessed the impact of release of pasture (NW) portion of site as moderate, and woodland (SE) portion of site as moderate-high.	2023 review (potential development site) - the site was assessed as two parcels. Concluded the development of the smaller parcel to the NW (pasture) would have a moderate impact on GB purposes, whilst the development of the larger (woodland) parcel to the SE would have a moderate-high impact. Not to be included in review.
154	Wildlife Corridor at River Cherwell 11	6.8	Greenfield, comprises 2 parcels of meadow land that adjoin a watercourse. Perimeter is made of hedgerows and trees. A hedgerow also runs through the site separating the 2 parcels.	Directly adjoins watercourse, Core GI network	Entire site within FZ3b	n/a	n/a	n/a	Core GI network, entirely in FZ3b	Not to be included in review - FZ3b

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155	Wildlife Corridor at Lower Wolvercote North of Godstow Road	3.66	Greenfield, comprises of a number of parcels (pasture, and a small area of woodland)	Core GI network, adjacent to allotments, Wolvercote Meadows SSSI, Oxford Meadows SAC and in proximity to other designated sites	Over 80% in FZ3b	Within Wolvercote with Godstow CA	n/a	n/a	Part of Core GI network, 81% in FZ3b	Over 80% of the site is within FZ3b with 93% in FZ2. The patches that don't lie within FZ3 are spread across the site and are largely immediately surrounded by FZ3b, making access unsuitable for any potential development. Not to be included in review.
156	Wildlife Corridor at River Cherwell 12	1.22	Greenfield, local public park - Sunnymead Meadow, adjacent to watercourse and LWS	Core GI network	Entire site is FZ3b	n/a	n/a	n/a	Part of Core GI network, entire site is in FZ3b	Not to be included in review - FZ3b
157	Wildlife Corridor at Hill Farm (site boundary updated)	2.78	Greenfield, pasture bordered on NE by A40 and with hedgerows on remaining perimeter	Supporting GI network	40% of site in FZ2, very low area in FZ3	n/a	n/a (nearest development scheme 20/03034/FUL)	2023 assessment - high impact	Part of supporting GI network 2023 GB assessment of this site assessed the impact of releasing it as high.	2023 review (potential development site) concluded its development would have a high impact on GB purposes. Not to be included in review.

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158	Wildlife Corridor South of Pixey Mead	0.93 (GB same)	Greenfield - entire site is covered in trees	Core GI network Immediately adjacent to two SSSI	Nearly the whole site (90%) lies within FZ3b. The bits that are outside of this lie in patches along the centre of the site and are either in FZ2 or FZ3a.	Within Wolvercote with Godstow CA	n/a	n/a	Core GI network, almost entirely (90%) within FZ3b	90% of site in FZ3b and entirely within FZ2. The small patches not within FZ3b are immediately surrounded by FZ3b and are not suitable for development. Not to be included in review.
159	Wildlife Corridor Adjacent to Duke's Meadow	0.85	Greenfield, scrub and woodland - adjoining railway line and canal	In Green Belt but not currently identified as part of Core or Supporting GI network, directly adjoins Duke's Meadow OCWS	Most of site in FZ2, 44% in FZ3	n/a	n/a	2023 assessment - moderate impact	No intrinsic reason for protection. The site was assessed in the 2023 GB assessment. The impact of releasing it was assessed as moderate (not low). However, the site is a narrow strip of land adjacent to the railway and wholly detached from other development or any means of access, so it is not suitable for development.	Flooding risk limited to western side of site, however narrow strip of land with railway line adjacent to the eastern side so limited opportunity and access for development. 2023 review (potential development site) concluded its development would have a moderate impact on GB purposes.

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163	Astons Eyot (#163a) and The Kidneys (#163b)	17.52	Green field, public park and nature reserve with diverse ecology including woodland, scrubland and meadows. Adjacent to watercourse	Designated wildlife site (OCWS), high level of biodiversity part of Core GI network	Some areas within FZ3, mainly confined to banks along the watercourse	Designated heritage asset	n/a	n/a	Core GI network and OCWS	Ask LUC to determine if review required as Core GI Network and OCWS
166	Banbury Road North Sports Club	3.48 (2.22 ha in GB - car park not included)	MUGA with pitches for football, hockey, tennis	Supporting GI network	n/a	n/a	n/a	n/a	Supporting GI Network, sports pitches in current use	REQUIRES ASSESSING
178	Boults Lane Recreation Ground	1.8	Greenfield, comprises of football pitches (senior and junior)	Supporting GI network	n/a	Within Old Marston CA, Elsfeld VC	n/a	n/a	Supporting GI Network, sports pitches in current use	REQUIRES ASSESSING
179	Brasenose College and Queens College Sports Ground	9.13	Greenfield, comprises of playing pitches - including formal and informal spaces	Most of site in Core GI network, although Queens College SG (33% of site) is designated as Supporting GI network	Most of site (98%) in FZ3a, 73% in FZ3b	n/a	n/a	n/a	Core and Supporting GI network, entirety of site is in FZ3a, with 73% in FZ3b	Nearly the entire site (98%) lies within FZ3, therefore not suitable for development and not to be included in review.

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180	Brasenose Farm Allotments	1.91	Mainly greenfield- allotments in active use, some historic barns in corner converted to kitchen architect business.	GI Core Network (except barns). Adjacent to Brasenose Wood and Shotover Hill SSSI	n/a	n/a	n/a	n/a	Core GI Network and allotments in active use, with historic barns at edge.	Allotment site adjoins SSSI - LUC to determine if included in review.
182	Bullstake Close Allotments	1.61	Greenfield, allotments in active use	GI Core Network, allotments	98% FZ3b	n/a	n/a	n/a	Core GI Network and allotments in active use, also FZ3b	Not to be included in review - FZ3b
183	Burgess Field (edge of Port Meadow)	35.52	Greenfield- scrub, grass, paths	GI Core Network, OCWS	1% FZ3b	n/a	n/a	n/a	GI Core Network, OCWS	GI Core Network and OCWS - LUC to determine if included in review.
186	Christ Church Meadow – South	0.87	Greenfield- treed riverside adjacent to meadow	GI Core network.	100% FZ3b	Within Central CA	n/a	n/a	Core GI Network, FZ3b	Not to be included in review - FZ3b
188	Court Place Farm – East	1.52	Greenfield- nature park	GI supporting network	5% FZ3b	n/a	n/a	n/a	Site is not in Core GI Network, but it is a heavily-treed nature park adjacent to the ring road and between the OxRad sports centre, the ring road and Northway.	REQUIRES ASSESSING

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189	Court Place Farm – West	9.98	Mix of brownfield and greenfield of the OXRAS integrated sport and leisure facility.	GI supporting network (outside of buildings)	Less than 1% FZ3b	n/a	n/a	n/a	Site is not in Core GI Network, but is a well-used sport and leisure facility that has not been put forward for development and which is not considered further for development.	REQUIRES ASSESSING
190	Court Place Farm Allotments	5.91	Greenfield- large allotments site, around half the site in active use.	GI Core Network	n/a	Within Old Marston CA	n/a	2017 Assessment divided into parcels 190-1 and 190-2 and both assessed to have a moderate- high impact	GI Core Network, allotments, moderate-high Green Belt impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings. This assessment split this parcel into two separate parcels to be assessed (190-1 and 190-2) and it was concluded that the release of either parcel would result in a moderate-

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										high harm to GB purposes.
192	Cowmead Allotments	3.49	Greenfield- allotments in active use.	GI Core Network, allotments	96% FZ3b	n/a	n/a	n/a	GI Core Network, allotments, FZ3b	Entire site within FZ3a, with majority in FZ3b (96%). Not to be included in review.

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193	Cripley Meadow Allotments	6.02	Greenfield- allotments	GI Core Network	72% FZ3b	n/a	n/a	n/a	GI Core Network, active allotment use, 72% FZ3b	Most of site (98%) lies within FZ2, with 86% in FZ3a and 74% in FZ3b. The patches of site not within FZ3 are scattered across the site and therefore not appropriate to consider for development as flood risk across the site is high. Not to be included in review.
194	Cutteslowe Park 1	2.79	Greenfield- cricket field	GI Core Network	n/a	n/a	n/a	n/a	Core GI Network- active grass cricket pitch within large park.	Ask LUC to determine if review required as active cricket pitch.
195	Cutteslowe Park 2	13.51	Greenfield and brownfield. Traditional large park with formal planting, duck pond, play areas, aviary, miniature railway, community centre and collection of buildings including nursery greenhouses, depots and a cabin used as an office.	GI Core network.	n/a	n/a		n/a	GI Core Network. Well-used 'destination' park.	Ask LUC to determine if review required as well used 'destination park'.

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196	Cutteslowe Park 3	11.5	Greenfield- grass playing pitches within Cutteslowe Park	GI Core Network, playing pitches	53% FZ3b	n/a	n/a	n/a	GI Core Network, playing pitches.	Ask LUC to determine if review required as Core G and playing pitches used within park. More than half the site lies within FZ3b.
197	Cutteslowe Park 4	7.95	Greenfield- grassland area of large Cutteslowe Park	GI Core Network	63% FZ3b	n/a	n/a	n/a	GI Core Network- part of large park and majority FZ3b.	Ask LUC to determine if review required as Core GI and part of large park. Nearly two thirds of the site lie within FZ3b.
198	Cutteslowe Park Allotments	2.38	Greenfield- western half allotments, eastern half woodland.	GI Core Network, half allotments	n/a	n/a	n/a	n/a	GI Core Network and site contains allotments.	Ask LUC to determine if review required as Core GI and part of site is allotments.
209	Fairacres Road Allotments	0.79	Greenfield- allotments	GI Core Network	Less than 1% FZ3b	n/a	n/a	n/a	Core GI Network and allotments in active use.	Ask LUC to determine if review required as Core GI and part of site is allotments. Lower section of site in FZ2 (33%).

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215	Former Abingdon Road Allotments	0.86	Greenfield- former allotments completely overgrown with thick scrub and trees	GI Core Network	73% FZ3b (lower risk areas in patches across site).	n/a	n/a	n/a	GI Core network, mainly FZ3b	Nearly three quarters of a relatively small site lies within FZ3b, with the entire site in FZ2. Not appropriate to consider for development as flood risk across the site is high. Not to be included in review.
217	Former Binsey Lane Allotments	3.78	greenfield- grassed- over former allotments	GI Core Network	97% FZ3b	n/a	n/a	n/a	GI Core Network, nearly all FZ3b	Not to be included in review - FZ3b
223	Goose Green (South-West of Goose Green Close)	1.95	greenfield- grass and tree common land	GI Core Network, designated Common Land,	16% FZ3b (west and north edges)	Within Wolvercote with Godstow CA	n/a	n/a	GI Core Network and designated Common Land.	Not to be included in review - designated Common Land
225	Grandpont Sports Ground	4.27	Greenfield (Hogacre Common Eco Park)	GI Core Network,	100% FZ3b	n/a	n/a	n/a	GI Core Network, entirely within FZ3b.	Not to be included in review - FZ3b
251	Merton College Sports Ground	5.29	Greenfield- mown college sports/recreation ground with cricket and football pitches and tennis courts	GI Supporting Network	2% FZ3b	Within Central CA	n/a	n/a	GI supporting network but university sports pitches in active use, not put forward for development and without obvious means of replacement.	Ask LUC to determine if review required as university sports pitches in active use.

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252	Merton Field	3.5	Greenfield- grass university playing fields- cricket pitches	GI Core network	n/a	Within Central CA	n/a	n/a	GI Core Network and used playing pitches.	Ask LUC to determine if review required as Core GI and university sports pitches in active use.
274	Park Adjacent Rowing Clubs	1.21	Greenfield- heavily treed area	GI Core Network	55% FZ3b- all around edges, leaving patch of low flood risk in the middle.	n/a	n/a	n/a	GI Core Network, 55% FZ3b	Fairly large patch in the centre of the site which does not lie within a flood zone, however it is immediately completely surrounded by land in FZ3b (from within site and outside of it). Therefore not suitable for development and not to be included in review.
275	Part Trinity and Magdalen Sports Grounds – North	7.76	Greenfield- grass college playing fields including cricket pitches and tennis courts	GI Supporting Network	4% FZ3b	Small part within St Clement's and Iffley Road CA, contains listed building	n/a	n/a	GI Supporting Network only and 4% FZ3b. The site is used playing pitches without landowner interest or any evidence they could be re-provided elsewhere.	REQUIRES ASSESSING

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278	Pembroke College Sports Ground	3.43	Greenfield- tree-lined grass college playing fields withing green floodplain corridor.	GI Core network	100% FZ3b	n/a	n/a	n/a	GI Core Network and 100% FZ3b	Not to be included in review - FZ3b
279	Port Meadow	165.93	Greenfield- ancient meadow floodplain with cattle grazing.	GI Core Network, SAC/SSSI	86% FZ3b	Two Scheduled Monuments located within site	n/a	n/a	GI Core Network, FZ3b, SAC/SSSI, two Scheduled Monuments within site.	Not to be included in review - is a SSSI with a significant amount (86%) within FZ3b.
290	Shotover Country Park	8.01	Greenfield- well- established woodland and grass- country park	GI Core Network, SSSI	n/a	n/a	n/a	n/a	GI Core Network, SSSI.	Not to be included in review - SSSI
298	St Catherine's, Exeter, and Hertford Colleges Sports Grounds	10.86	Greenfield- grass college playing fields (including two cricket pitches)	GI Supporting Network	23% FZ3b (none in eastern or southern parts of the site)	n/a	n/a	n/a	GI Supporting Network and 23% FZ3b. The site is used playing pitches without landowner interest or any evidence they could be re- provided elsewhere.	Ask LUC to determine if review required as although supporting GI and less than half of the site is within FZ3, the majority of the site (89%) lies within FZ2 - still a higher flood risk.
311	Sunnymead Park	7.87	Heavily treed park with mown grass areas and paths.	GI Core Network.	8% FZ3b	n/a	n/a	n/a	GI Core Network (well used park)	Ask LUC to determine if review required as Core GI and well used 'destination park'.

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315	The Harlow Centre Playing Fields	5.96	Site includes most of the Swan School and Swan School playing fields.	Playing fields are GI Supporting Network	n/a	n/a	n/a	n/a	The site is a new secondary school and its playing fields	Not to be included in review - new secondary school and associated playing fields
323	Trap Grounds Allotments	3.71	Greenfield- allotments	GI Core Network. Allotments	81% FZ3b	n/a	n/a	n/a	GI Core Network, allotments, FZ3b	81% in FZ3b, remainder in FZ2 and southern and south western boundaries lies adjacent to Oxford Meadows SAC - not to be included in review.
325	University College Sports Ground	4.26	Greenfield- mown, tree-lined pitch	GI Core Network	99% FZ3b	n/a	n/a	n/a	GI Core Network and almost entirely within FZ3b	Not to be included in review - FZ3b
326	University Parks	33.02	Greenfield well-used open space with areas of pitches, mature trees, areas of semi- natural grassland and riverside vegetation.	GI Core Network, LWS/OCWS	7%FZ3b	Within Central CA	n/a	n/a	Intrinsic GI value- GI Core Network LWS/OCWS	Ask LUC to determine if review required as Core GI and well used 'destination park'.

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347	Liffley Meadow	7.15	Greenfield- meadow	GI Core Network	52% FZ3b (Northern half of site).	n/a	n/a	n/a	Half FZ3b, all GI Core Network. This site contains #115 which has been assessed separately. Excluding that area, the remainder of this site predominantly lies within FZ3b.	Flood zone 3a and 3b are almost identical. Site 115 is incorporated into this site and forms the part of the site not within a flood zone. Is this the part of the site that should be assessed and as such should we include 115 in this list and take out 347? N.B. 115 was assessed in the 2017 GB Study and reviewed in the 2023 assessment - concluded high impact to GB purposes

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364	Donnington Bridge Road Riversports Centre and City of Oxford Rowing Club	3.221	Site is split into two parcels; to the north and south of Donnington Bridge Road. Both are predominantly brownfield containing various buildings related to more than one rowing club as well as the Sea Cadets and Sea Scout Group.	n/a	71% FZ3b - the southern parcel nearly lies completely within FZ3 (apart from a narrow horizontal strip at the top of the site).	n/a	19/00410/FUL permission to demolish and rebuild the boathouse of Falcon Rowing Club.	n/a	Southern parcel is nearly entirely within FZ3. The southern half of the northern parcel lies outside of FZ3, but is mainly within FZ2 and is currently in active use by the Falcon Rowing and Canoeing Club.	Not to be included in review - FZ3 (southern parcel) and current active uses on both parcels of the site.
380	Iffley Road Sports Centre (west)	1.984	Northern part of site is not Green Belt and has sports buildings. Southern part in GB is artificial pitch.	GI Supporting Network	62% (including most of Green Belt part of site) FZ3b	n/a	not in GB part of site.	n/a	FZ3b, GI Supporting Network, part of well-used University of Oxford sports centre.	Only the south eastern half of the site lies within the GB and this is largely within FZ3b (and all within FZ2). Not to be included in review.
390	Land at Wolvercote Viaduct (west of canal)	0.487	Greenfield grass floodplain	GI Core Network	92% FZ3b	n/a	n/a	n/a	GI Core Network and mostly FZ3b	Narrow strip of land almost entirely (92%) within FZ3b - not to be included in review.

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391	Land at Wolvercote Viaduct (east of canal)	1.887	Greenfield- marsh habitat	GI Core Network, LWS (Oxford Canal Marsh)	85% FZ3b	n/a	n/a	n/a	GI Core Network, mainly FZ3b, LWS.	85% in FZ3b (with 85% in FZ3a and 92% in FZ2). The small patches which lie outside FZ3, are spread out mainly along the north eastern perimeter of the site. Therefore not suitable for development and not to be included in review.
393	Land east of Abingdon Road (south)	0.923	Greenfield- mown college sports/recreation ground	GI Core network	99% FZ3b	n/a	n/a	n/a	Greenfield FZ3b and GI Core Network.	Not to be included in review - FZ3b
403	Manor Farm, Binsey	1.496	Greenfield, farm buildings and treed area, listed building within site.	n/a	45% FZ3a, 7% FZ3b	Listed building within site. Within Binsey CA.	n/a	n/a	Site is a farm with no landowner intent. Sole access is along Binsey Lane, leading from Botley Road. Part of the Binsey Conservation Area- which is a small agricultural settlement in the flood plain. For those reasons, site is not	This site lies wholly within FZ2, with nearly half in FZ3a and a small amount in FZ3b (7%). The site is almost immediately surrounded or then in close proximity to large areas of land within FZ3b, making access only

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									suitable for any significant development.	possible through areas of very high flood risk. Not to be included in review.
431	Walton Well Road Car Park	0.318	Parking area surrounded by trees and drainage ditches	n/a	19%FZ3b (southern and eastern edges)	n/a	n/a		The site includes 19% FZ3b and drainage ditches that make the developable area very small. In addition, it is currently in use as the main public car park for visitors to the south of Port Meadow. The site is also in a highly sensitive area adjacent to the SAC and SSSI. Not considered suitable for development.	FZ3a is same as FZ3b, with 72% in FZ2. Lies adjacent to SAC and SSSI. LUC to review as to whether include.

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464	Land adjacent Seacourt P&R	37.2	Greenfield- agricultural	GI Core Network, Scheduled Monument northern part of site.	82% FZ3b	Scheduled Monument in northern part of the site.	n/a	2017 Assessment- high impact	GI Core Network and mostly FZ3b, also includes Scheduled Monument.	<p>Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings, which concluded that its development would result in high harm to GB purposes.</p> <p>The 2023 assessment also concluded that there are no allocations in the Vale of White Horse DC Local Plan 2031 which would affect the 2017 assessment and that much of this area to the west of the A34 remains designated as SSSI and</p>

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										Ancient Woodland.
468a1	Sunnymead	4.19	greenfield- grass floodplain	GI Core Network	87% FZ3b	n/a	n/a	n/a	GI Core Network and mostly FZ3b	92% in FZ3a and wholly within FZ2 - not to be included in review.
468a2	Land South of A40, Old Marston	11.38	Greenfield- grass floodplain	GI Core Network	84%FZ3b	n/a	n/a	n/a	GI Core Network and mostly FZ3b	90% in FZ3a and wholly within FZ2 - not to be

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										included in review.
469	North of Botley Road/ around Binsey/ Cripsey Meadow	212	greenfield- meadows	GI Core Network, small part OCWS, small part LWS.	90%FZ3b	n/a	n/a	n/a	GI Core Network, part LWS, part OCWS, 90% FZ3b	Most of the site lies within FZ3b (90%), with nearly all of the remainder in FZ2. Not to be included in review.
470	North of Godstow Bridge	2.18	Greenfield, tree-lined hay meadow (West Cowleys Meadow).	GI Core Network, LWS.	44% FZ3b (southern portion of site)	n/a	n/a	n/a	GI core network, LWS, nearly half FZ3b	Nearly half of the site in FZ3b with 83% in FZ2 . Given location of flood risk and proximity of SSSI and SAC, do not include in review.
471	North of Marston Ferry	3.84 (GB same)	Greenfield - pastoral and tree/hedge lined around perimeter	Core GI network	Whole site lies within FZ3b	n/a	n/a	n/a	Core GI network, entirely within FZ3b	Not to be included in review - FZ3b
473	SLINC west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	17.56	Greenfield- meadows	GI Core Network, mainly LWS, remaining part OCWS	Whole site lies within FZ3b	n/a	n/a	n/a	Core GI network, LWS, OCWS, entirely within FZ3b	Not to be included in review - FZ3b

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474	Extension to site #127	6.62	Greenfield, heavily treed, watercourses, alongside railway.	GI Core Network.	52% FZ3b (present throughout site but predominantly in the central region)	n/a	n/a	n/a	GI core network, 52% FZ3b	Around half of the site within FZ3b, with 78% in FZ3a and 88% in FZ2. The lower area of flood risk is spread in patches across the site and most of the site is immediately surrounded by FZ3b, therefore do not include in review.
476	Land between HWRS and Kennington Road	2.76	greenfield, significant tree cover, large pylons.	Supporting GI network.	47% FZ3b (largely towards the north western and north eastern perimeter)	n/a	n/a	n/a	Nearly half of the site is FZ3b and this area includes the only possible access road and in addition crosses the middle of the whole site and, interspersed with the FZ3a, leaves awkward patches of low flood risk. In addition the site is detached from other areas of development by the southern bypass and railway line and is covered by	Nearly the whole site (98%) lies within FZ2, with 63% in FZ3a and nearly half (47%) in FZ3b. Given location of flood risk and only possible access road located in area of higher flood risk, do not include in review.

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									pylons, so this is not considered a suitable site for development.	
477	Principal Oxford Spires Hotel (formerly Four Pillars) including surrounding land (former #477a & #477b).	18.2	mainly greenfield with a hotel- trees, horse- grazed and grass pitches	Core GI network (except hotel). University pitch.	90%FZ3b (all greenfield part is 3b, only hotel area is not 3b).	n/a	n/a	n/a	Core GI and greenfield FZ3b.	Whole site lies within FZ3b apart from the existing hotel - do not include in review.
478	OCWS to North of Weirs Lane (Long Bridge Nature Park)	2.53	greenfield- heavily treed area between watercourses	GI Core Network, half LWS, other half OCWS	100% FZ3b	n/a	n/a	n/a	Entirely within FZ3b, Core GI Network and mix of LWS and OCWS.	Not to be included in review - FZ3b
479	Isis Farmhouse Pub and surrounding OCWS area	1.75	Isis farmhouse pub complex (very limited parking/hardstanding) and greenfield	middle of site is LWS, all Core GI network	100% FZ3b	n/a	in relation to the pub.	n/a	Entirely within FZ3b and core GI network and part LWS.	Not to be included in review - FZ3b

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480	Meadow Lane / opposite Isis boat house	1.84	Greenfield, footpath crosses site.	GI Core Network on northern half of site.	99% FZ3b	n/a	n/a	n/a	Almost entirely within FZ3b (99%) and Core GI network.	Not to be included in review - FZ3b
489	Marston – gap between SSSI	5.13	Greenfield.	GI Core Network	28% in Flood Zone 3b, 56% in Flood Zone 3a and site fronts onto river. (greenfield)	n/a	No evidence of landowner intention to develop. Majority of site owned by OPT who brought the land expressly to protect it from development.	n/a	Core GI network, 28% FZ3b, 56% FZ3a.	Ask LUC to determine if review required as Core GI, plus high proportion of site within FZ2 (90%) and more than half in FZ3a although access not ruled out by flood risk. Adjacent to SSSI
490	Park Farm and adjoining OCWS	9.13	Brook runs through the site (Greenfield).	OCWS (Park Farm Meadows). Adjacent to SSSI.	85% FZ3b	n/a	n/a	2017 assessment - Moderate	Mostly FZ3b, core GI network	Nearly the whole site (99%) lies within FZ2, with 88% in FZ3a and 85% in FZ3b. Given location of flood risk, which is spread across site and mainly within FZ2, do not include in review.

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491	East of Wolvercote Paper Mill site (Nixey's Field)	3.43	Greenfield	GI Core Network	small section FZ3b (5%), FZ3a (15%) FZ2 (91%)	n/a	n/a	n/a	Core GI network	Ask LUC to review as Core GI
534	Land north and west of Hogacre Common Eco Park.	19.5	Greenfield grass and trees (informal) publicly accessible natural green space.	G1 Core Network	100% FZ3b	n/a	n/a	n/a	100% FZ3b, Core GI network	Not to be included in review - FZ3b
546	Sidling Island	0.31	Greenfield	Core GI network	100% FZ3b	n/a	n/a	n/a	100% FZ3b, Core GI network	Not to be included in review - FZ3b
550	Green Belt Land west of Iffley Road (rear of Iffley Road Sports Ground)	5.86	Greenfield- unmown grass, treelined, adjacent to Cherwell	Core GI network. Over half site LWS	100% FZ3b	n/a	n/a	n/a	100% FZ3b, Core GI network, LWS, OCWS	Not to be included in review - FZ3b
636	Land off Mill Lane	0.33	Greenfield- grass with goal post and trees at edge.	GI Supporting Network	n/a	n/a	n/a	n/a	GI Supporting Network- in use as informal open space, including goal posts. No indication of landowner intent to develop.	REQUIRES ASSESSING