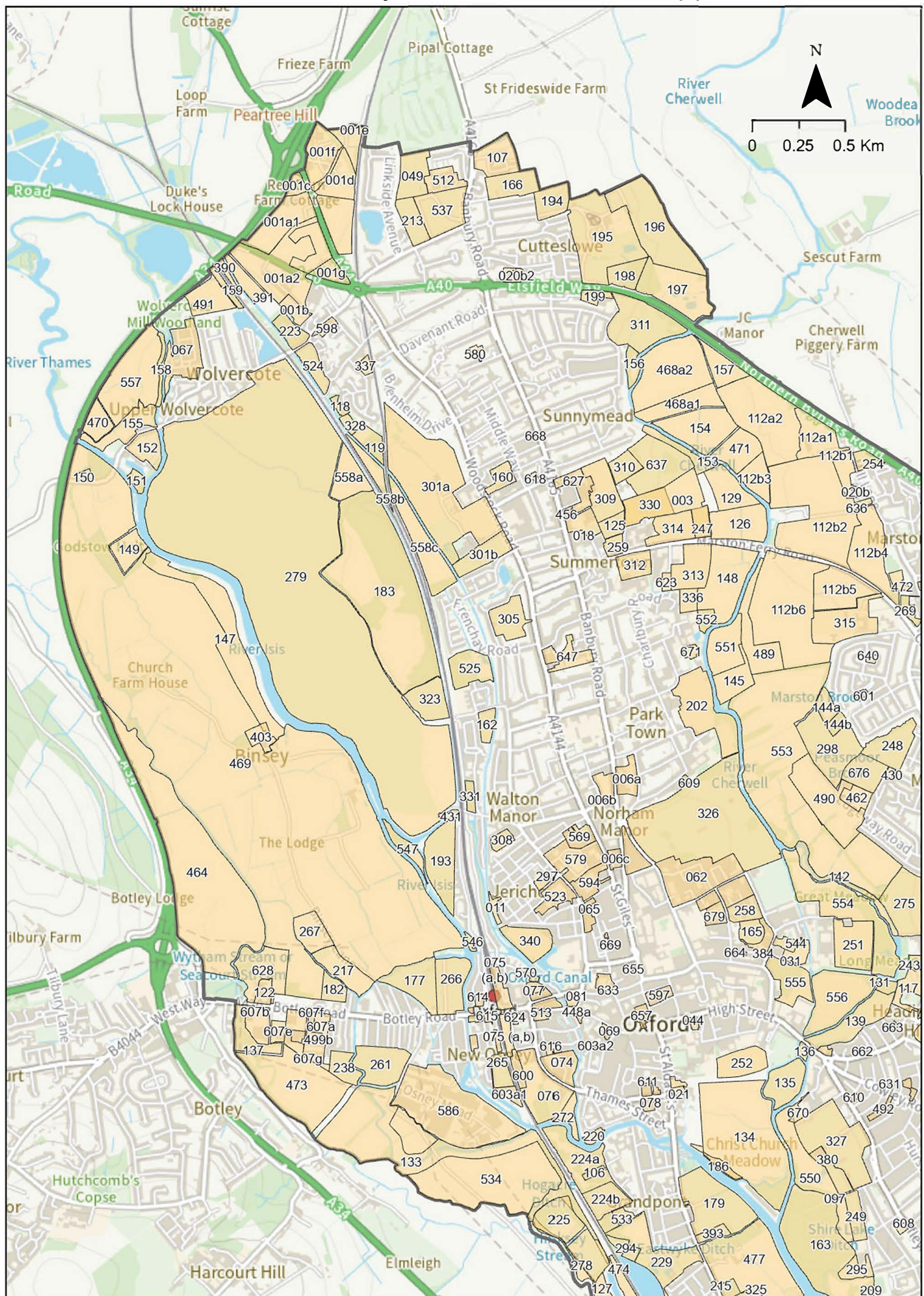
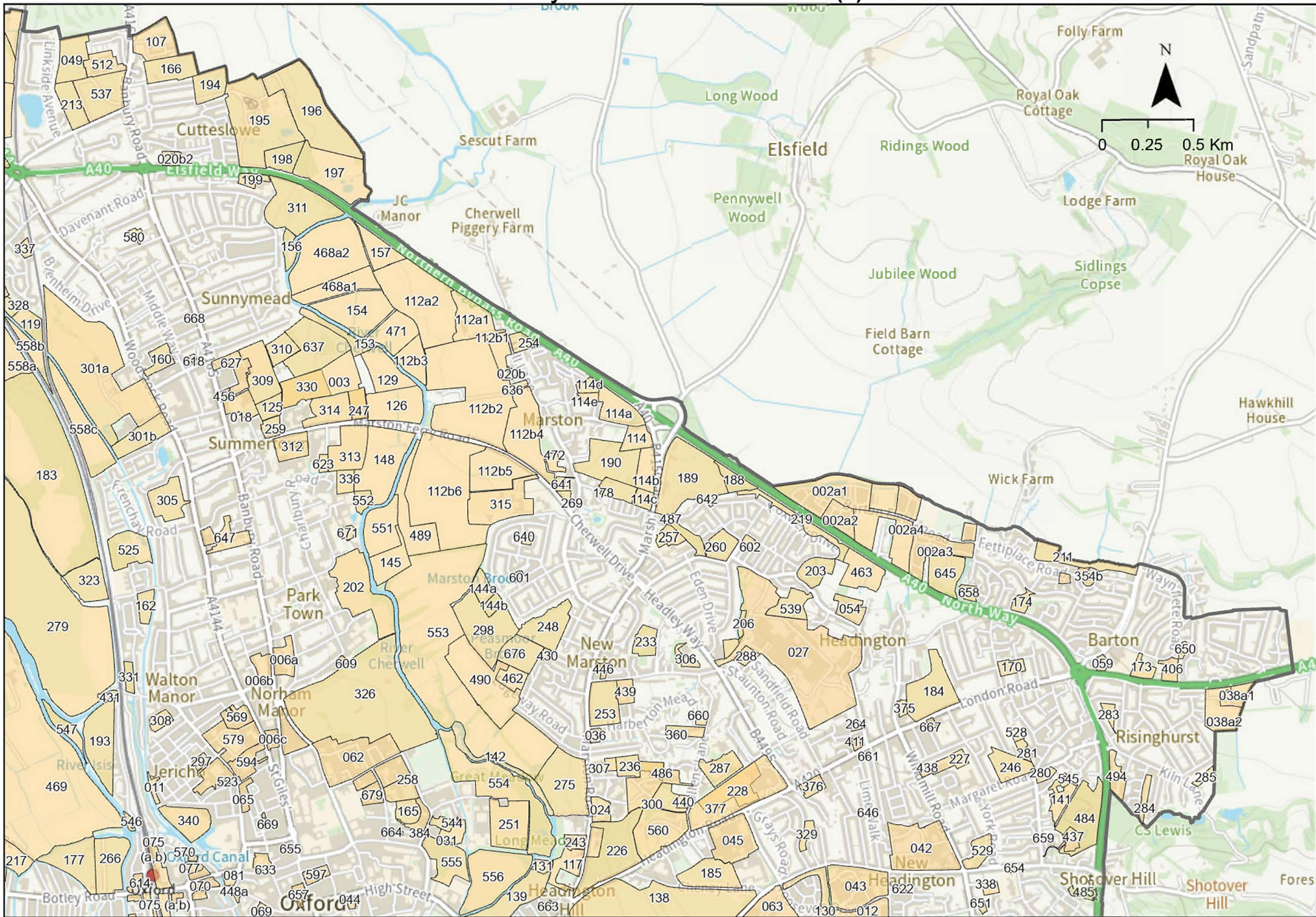


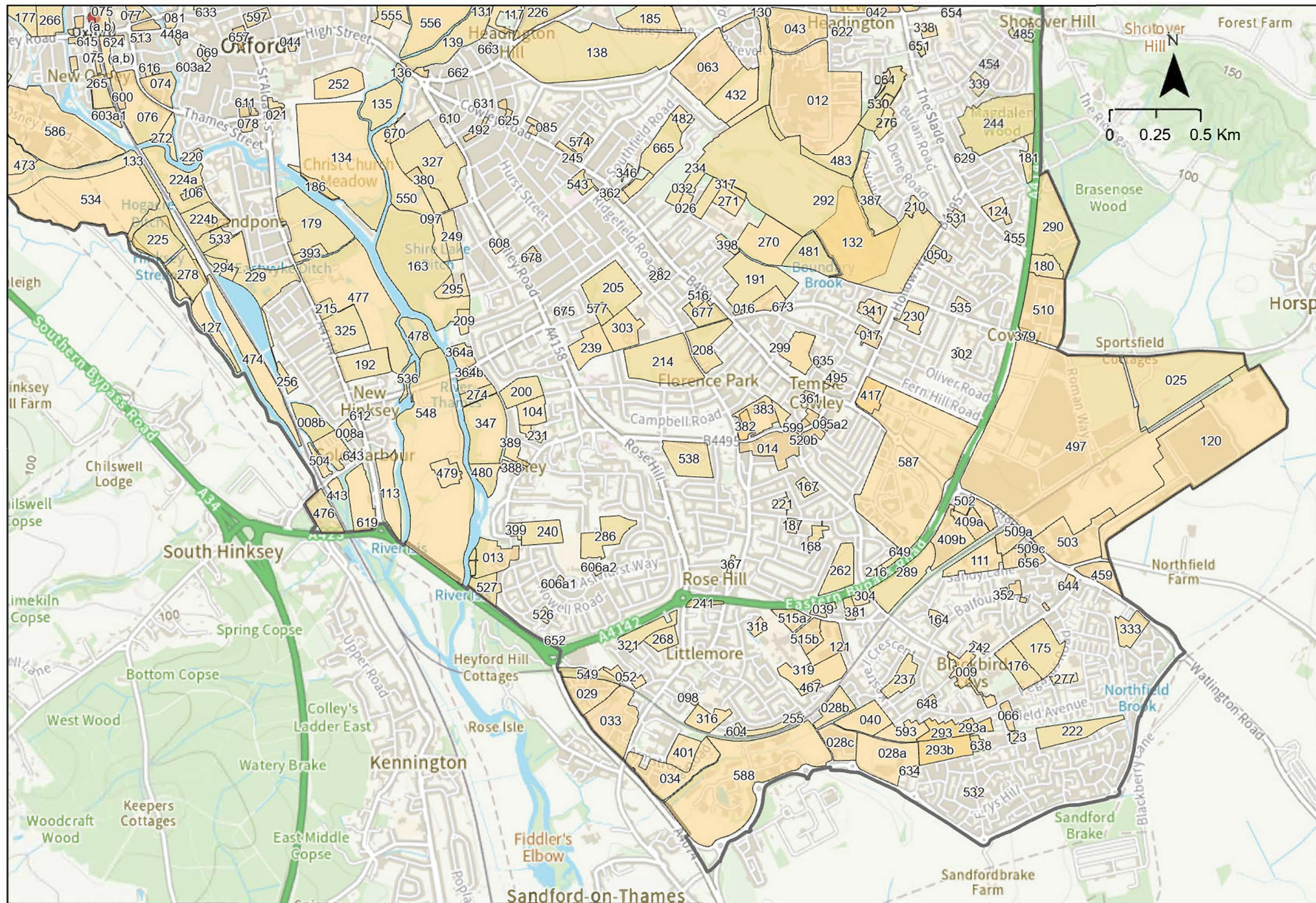
SHLAA January 2026: All Sites Assessed (1)



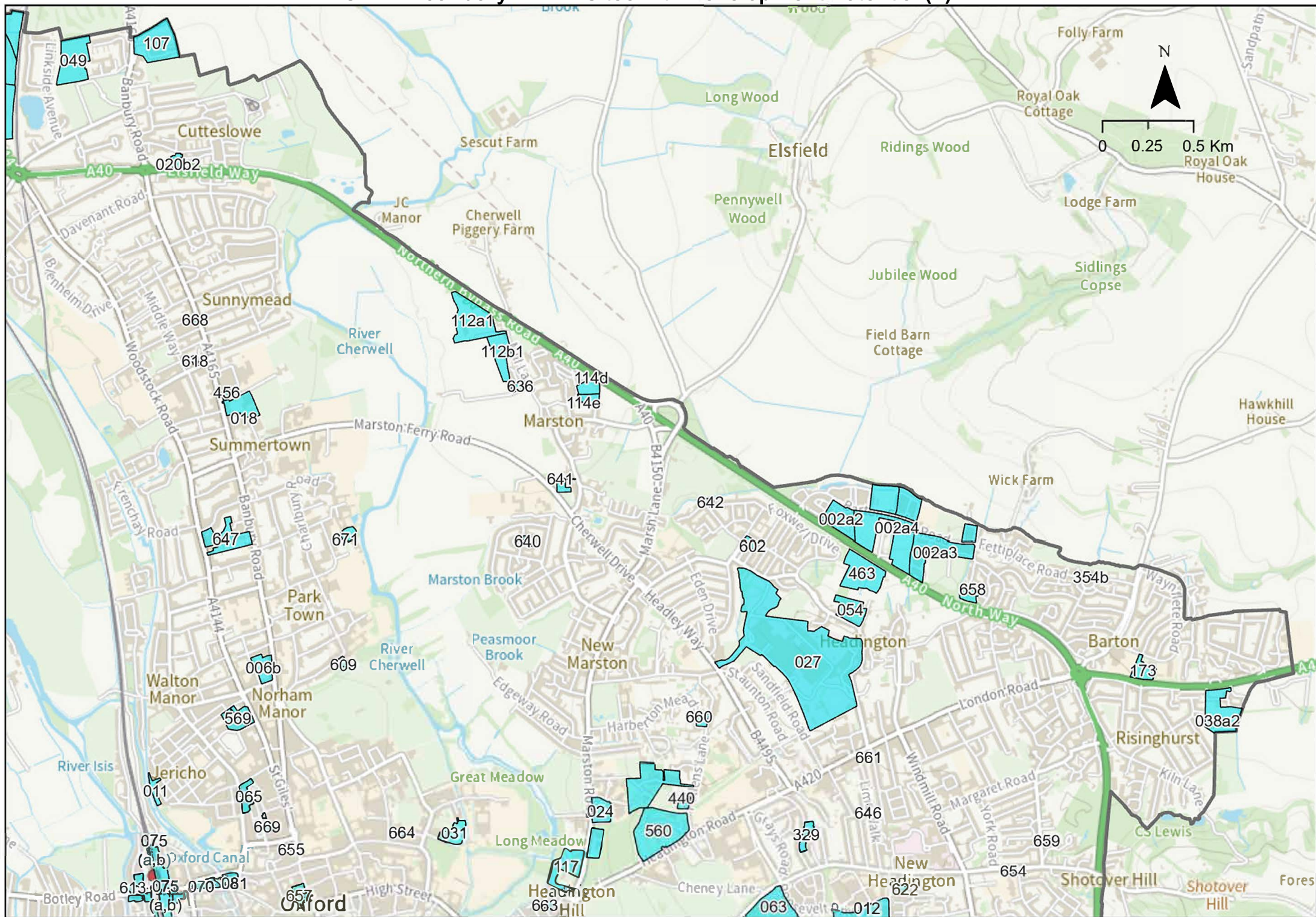
SHLAA January 2026: All Sites Assessed (2)



SHLAA January 2026: All Sites Assessed (3)



SHLAA January 2026: Sites with Development Potential (2)



SHLAA January 2026: Sites with Development Potential (3)

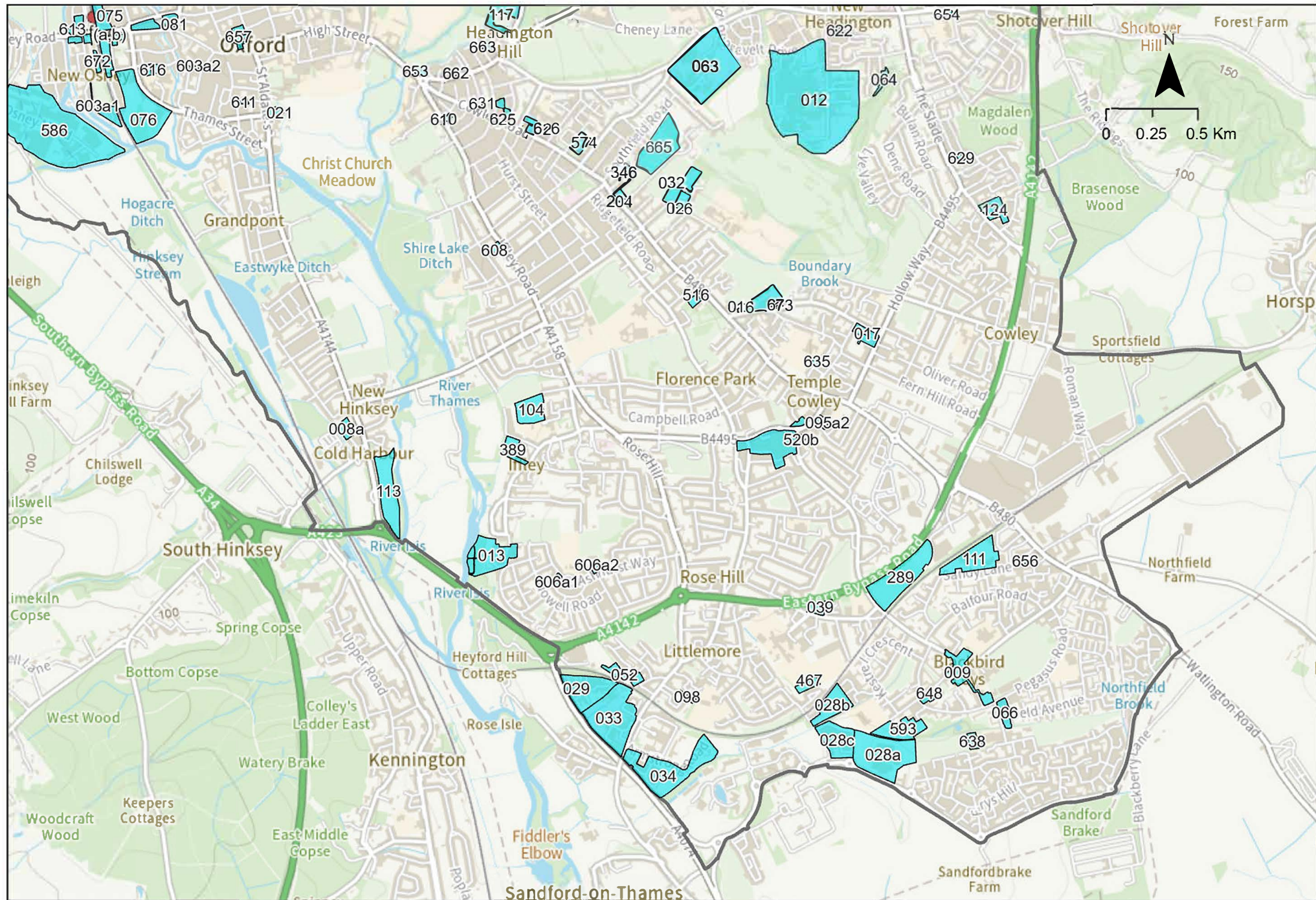


Table A - All Sites Assessed

SHLAA Ref	Potential for Housing Accept / Reject	Potential for Economic Uses Accept/ Reject	Site name	Total site area (ha)	How site identified	Policy considerations	Physical/ Environmental considerations	Suitability	Availability	Achievability (2025-2045)	Justification
1a1	A	A	Oxford North remaining phases	13.28	Development Plan Document (Northern Gateway Area Action Plan) Emerging OLP2045 SPN3	Key Employment Site	None identified	Northern Gateway AAP sets out policies for employment-led development and up to 500 new homes across the wider Northern Gateway area within which this site falls. Hybrid permission for Oxford North development: 18/02065/OUTFUL (for 480 homes and up to 87,300 m2 employment). Site is suitable for mixed use	Part of the Oxford North permission has been built (001a2). Remaining area within hybrid permission red line is identified for remaining residential and commercial. Landowner confirmed intention to develop. Site is available for mixed use	Development on adjoining parcel under construction. Site is viable	Site expected to be developed within the Local Plan time period.
1a2	A	R	Oxford North Phase 1A & Canalside Parcel	10.15	Development Plan Document (Northern Gateway Area Action Plan)	Adjacent to Local Wildlife Site (Canal Side Meadow/Oxford Canal Marsh and Meadow North of Goose Green)	None identified	Canalside is a phase of development within hybrid permission for Oxford North development under 22/00675/RES granted Nov 2022 (317 dwellings on Canalside Parcel) and 24/00411/VAR granted March 2025 (additional 2 dwellings) on this parcel, total 319. Commercial Phase 1A completed 2025. Site is suitable	Site is under construction Site is available	Development has commenced Site is viable	Development has commenced. Site expected to be developed within the Local Plan time period.
1b	A	R	Land North of Goose Green	1.29	Development Plan Document (Northern Gateway Area Action Plan)	Within Conservation Area (Wolvercote and Godstow)	Within 150m of SSSI and SAC (Port Meadow)	Planning permission for 24 dwellings approved September 2025 (24/00318/FUL). Not yet commenced. Site is suitable	Planning application indicates landowner intention to develop. Site is available	Site is viable typology Site is viable	Planning permission for residential. Site expected to be developed within the Local Plan time period.
1c	R	A	Red Barn Farm	0.96	Development Plan Document (Northern Gateway Area Action Plan) Emerging OLP2045 SPN6	None identified	None identified	Currently in community use. Northern Gateway AAP sets out policies for employment-led development and up to 500 new homes. This parcel is identified for employment use within the AAP subject to reprovision of community use. The small size of the site and dominance of the heavily trafficked roads and interchange means the site is not suitable for residential development. Site is suitable for employment	Landowner confirmed (2025) intention to develop for economic Site is available	Site is viable typology Site is viable	Site is suitable and confirmed intention to develop for employment within plan period

Table A - All Sites Assessed

1d	R	R	Peartree Park & Ride	3.39	Development Plan Document (Northern Gateway Area Action Plan)	None identified	None identified	In active use as a Park and Ride site. Northern Gateway AAP identifies that if the site were to become available it is suitable for residential. Site is suitable for residential.	Site is currently in active use as a park and ride, on a long lease. Landowner intends to develop at some point but timescales or proposed uses are unclear. Not confirmed as available for residential within plan period. Not available	Site is viable typology Site is viable	Site is suitable but not available for residential during plan period.
1e	A	R	Pear Tree Farm	2.54	Development Plan Document (Northern Gateway Area Action Plan) Emerging OLP2045 SPN5	None identified	None identified	Northern Gateway AAP sets out policies for employment-led development and up to 500 new homes. Site allocation SP28 establishes that site is suitable for residential development Site currently greenfield plus buildings of Pear Tree farm Site is suitable	Landowner confirmed (2025) intention to develop site for residential, along with wider parcel of land within same ownership within adjoining Cherwell district. Site is available	Site is viable typology as it is greenfield. Adopted site allocation. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.
1f	R	R	Peartree Services	4.15	Development Plan Document (Northern Gateway Area Action Plan)	None identified	None identified	Site in active use as service station area Site is suitable for economic	Site in active use. No landowner intention to develop (confirmed 2025) Site not available	Site is viable typology Site is viable	Site not available
1g	R	R	Wolvercote Services Area	2.13	Development Plan Document (Northern Gateway Area Action Plan)	None identified	None identified	Site in active use as car showroom, filling station. Site is suitable for economic	Site in active use. No landowner intention to develop (confirmed 2025) Site not available	Site is viable typology Site is viable	Site not available
2a1	R	R	Barton Park - Phase 1	35.82 in total Phase 1 = 7.31	Development Plan Document (Barton Area Action Plan)	Part of site is GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 3b	Recently developed as Phase 1 of 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	This phase of Barton Park has completed (2021) so unlikely to be redeveloped again within plan period. Site is not available	Development has recently completed for this phase. Site is viable	Development has completed for this phase (December 2021), this was before the start of plan period (April 2025). Unlikely to be redeveloped again within plan period, or even if it is then site is already high density so unlikely to be significant net gain. Site unlikely to be available during plan period.
2a2	A	R	Barton Park - Phase 2	35.82 in total Phase 2 = 2.29	Development Plan Document (Barton Area Action Plan)	Part of site is GI Network (Core)	None identified	Under construction as Phase 2 of 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.

Table A - All Sites Assessed

2a3	R	R	Barton Park - Phase 3	35.82 in total Phase 3 = 6.43 (approx)	Development Plan Document (Barton Area Action Plan)	Part of site is GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 3b	Phase 3 of 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). Phase completed Site is suitable	Site built out before plan period (completed 2024) Site is not likely to be available for redevelopment	Site recently built out Site is viable	Site developed before the Plan time period (completed 2024) so unlikely to be available for any further development within plan period
2a4	A	R	Barton Park - Phase 4	35.82 in total Phase 4 = 7.43	Development Plan Document (Barton Area Action Plan)	Part of site is GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 3b	Under construction as phase 4 of 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. Planning permission indicates Core GI can be addressed. 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.
003	R	R	Summertown Strategic Site Includes #247 Marston Ferry and Blackhall Allotments and #330 Wadham College Playing Field.	8.4	OLP2036 Evidence Base (rejected site)	GI Network (Supporting)	Flood Zone 3b 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, not able to confirm if site will be developed or how. 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 not available.
006a	R	R	Banbury Road University Sites - Parcel A (formerly part of 006 Banbury Road University Sites)	1.95	OLP2036 SP31	Site within North Oxford Victorian Suburb CA Contains listed buildings GI Network (Supporting)	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. Landowner update 2025, no aspirations to develop this site for residential. Site is not available	Allocation accepted by LP2036 Inspector Site is viable	Landowner no longer intending to develop this part of the site.
006b	A	A	Banbury Road University Sites - Parcel B	1.26	OLP2036 SP31 Emerging OLP2045 SPCW1 Planning Application	Site within North Oxford Victorian Suburb CA Part of site within High Buildings Area	None identified	Site allocation SP31 establishes site is suitable for academic uses, student accommodation and/or resi including employer-linked housing. Planning permission (22/02849/FUL) (Nov 24) for part of this parcel, 130 student rooms. Site is suitable	Planning application indicates landowner intention to develop. Site is available	Planning application indicates site is viable Site is viable	Extant planning permission, site expected to be developed within the Local Plan time period.

Table A - All Sites Assessed

006c	R	R	Banbury Road University Sites - Parcel C (formerly part of 006 Banbury Road University Sites)	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	A	R	Bertie Place Recreation Ground (formerly #8 Bertie Place Recreation Ground and Land Behind Wytham Street)	0.67	OLP2036 SP32 Emerging OLP2045 SPS3	GI network (Supporting)	Flood Zone 3b	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 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
008b	R	R	Land behind Wytham Street (formerly part of #8 Bertie Place Recreation Ground and Land behind Wytham Street)	2.6	OLP2036 SP32	GI Network (Core)	Flood Zone 3b 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 Flood Zone 3, and also Core GI. Site is not suitable for residential development	Landowner (2025) confirmed intention to develop Bertie Place Recreation Ground (008a) for residential plus re-provide play area & MUGA. 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	A	A	Blackbird Leys Central Area (includes #009 Evenlode Tower & #436 Windrush Tower)	2.21	OLP2036 SP4	GI network (Supporting) Oxford Stadium Conservation Area located approx. 450m from the site.	Approx. 130m from Northfield Brook	Hybrid planning application 23/00405/OUTFUL (Consent 2023) - Full consent for residential, retail and commercial. Outline permission community centre. Site includes Core GI network Site is suitable	Planning consent (23/00405/OUTFUL) & construction commenced, indicates landowner intent to develop. Site is available	Construction commenced confirms landowner believes site is viable. Site is viable	Adopted site allocation and development commenced. Site expected to be developed within the Local Plan time period.

Table A - All Sites Assessed

11	A	R	Canalside Land, Jericho	0.49	OLP2036 SP33 Emerging OLP2045 SPCW3	Entire site within Jericho CA High Buildings Area Adjacent to listed buildings Adjacent to OCWS (Oxford Canal)	Flood Zone 3b 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 Zone 2. 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	A	A	Churchill Hospital	22.74	OLP2036 SP19 Emerging OLP2045 SPE1	GI Network (Core) (small part in southeast corner which is OCWS). Oxford City Wildlife Site (OCWS) Churchill Hospital Field Adjacent to Oxford City Wildlife Site (OCWSs) Boundary Brook Corridor- Mileway Gardens and Local Wildlife Sites (LWS) (Lye Valley and Cowley Marsh) Key Employment Site	Flood Zone 2 Adjacent to SSSI (Lye Valley) Area with potential Peat Reserves in the north of site	Key employment 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, permission for further 32 units also completed (June 2022), further intensification on other parcels potentially. 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, outside of plan period), and 32 units complete. 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 completions on part of the site before the plan period. Further development expected within the Local Plan time period subject to operational uses of the hospital
13	R	R	Court Place Gardens, Iffley Village	3.89	OLP2036 SP34	Part of site lies within the GI Network (Core) Oxford City Wildlife Site (Rivermead Nature Park) Entire site within Iffley CA Contains listed buildings	Flood Zone 3b Adjacent to River Thames 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, issued March 2022) for demolition of 36 dwellings and erection of 71 dwellings, completed (31.03.24). Site is suitable	Site built out before plan period (31.03.24). Site is not available	Site recently redeveloped. Site is viable	Site has been developed prior to the Local Plan time period (completed 2024) and is therefore unlikely to be developed again within the Plan period.
14	A	A	Templars Square	3.88	OLP2036 SP3 Emerging OLP2045 SPS16	Adjacent to Beauchamp Lane CA Adjacent to listed buildings	None identified	Currently in mixed use including retail, parking, residential. Site allocation SP3 establishes site is suitable for retail-led mixed use development, also expired planning permission (issued November 2021) for a mixed use scheme comprising retail, 225 residential units and hotel (16/03006/FUL). Site is suitable	Landowner confirmed intention to develop (2025) for residential-led mixed uses that maintain the district centre status Site is available	Recent planning permission. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.

Table A - All Sites Assessed

16	A	R	Cowley Marsh Depot	1.71	OLP2036 SP35 Emerging OLP2045 SPS4	View Cone	Flood Zone 3b Adjacent to Boundary Brook	Site allocation SP35 establishes site is suitable for residential development. Site is suitable	Site currently in use as an Oxford City Council depot so an alternative site for a depot would need to be found for development to occur. Landowner (2025) 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	A	R	Crescent Hall	0.9	OLP2036 Evidence Base Emerging OLP2045 SPS5	Adjacent to Temple Cowley CA	None identified	Site is in existing use for student accommodation. Site is suitable.	Currently used as Oxford Brookes student accommodation. Landowner has expressed interest in developing site. Site is available	Site is viable typology. Site is viable.	The site is currently in use as student accommodation. The landowner has expressed interest in further development of the site for student accommodation within the Local Plan period.
18	A	A	Diamond Place and Ewert House	1.85	OLP2036 SP6 Emerging OLP2045 SPN1	Part of site located within Summertown District Centre Shopping Frontage 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 (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 (2025). 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	R	R	Elsfield Hall (formerly Elsfield Hall and Cumberlege Close (includes #363 Cumberlege House) #20)	0.36 (formerly 0.76)	OLP2036 Evidence Base	None identified	None identified	Planning permission 18/03384/FUL completed March 2022 (26 units). Site is suitable	Site completed March 2022 (before plan period), so unlikely to be redeveloped within plan period. Site not available	Development has completed. Site is viable	Residential development has completed before the plan period (completed March 2022) so not likely to be redeveloped again within plan period
20b	R	R	Cumberlege Close (formerly Elsfield Hall and Cumberlege Close (includes #363 Cumberlege House)# 20)	0.2	OLP2036 Evidence Base	None identified	None identified	Planning permission 18/03385/FUL completed November 2021 (9 units). Site is suitable	Site built out 2021 before the plan period, unlikely to be redeveloped again in plan period. Site not available	Development has completed. Site is viable	Site has been completed before plan period (November 2021)

Table A - All Sites Assessed

20b2	A	R	Elsfield Hall, Elsfield Way	0.39	Emerging OLP2045 SPN2	None identified	None identified	Remainder of site already built out (sites 20a and 20b) Site is suitable	Landowner (city council) confirmed (2025) intention to develop site for resi Site is available	Site is viable typology Site is viable	Site is suitable and available, expected to be developed within plan period
21	A	R	Faculty of Music	0.33	OLP2036 SP36 Emerging OLP2045 SPCW4	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	Flood Zone 2	Site allocation SP36 in OLP2036 establishes site is suitable for academic uses, residential development including employer linked affordable housing and student accommodation. Currently in academic use. Planning application submitted July 2025 for change of use to create a graduate centre including student accommodation (25/01872/FUL). Not yet determined. Site is suitable	Landowner (University of Oxford). Update 2025, Christchurch College have an option on the site and intend to develop within the plan period (planning application submitted). Christchurch intention to develop for student accommodation. Site is available for student accommodation	Planning application confirms site is viable.	Site is suitable and available
24	A	A	Government Buildings and Harcourt House	2.37	OLP2036 SP16 Emerging OLP2045 SPE3	Part of site located within Headington Hill CA Adjacent to St Clement's and Iffley Road CA Part of site located within View Cone	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.
25	R	R	Oxford Sports Park	15.87	OLP2036 Evidence Base	Majority of site within Green Belt GI Network (Supporting)	None identified	Site is in active use for outdoor sports (Oxford United Training Centre with community access to 3G training facilities). Suitability for residential untested as no landowner intention	Site recently built out for sports facility under application 16/03078/FUL, unlikely to be redeveloped again in plan period. Site not available	Development has completed. Site is viable	Site has been completed before plan period.
26	A	R	Jesus College Sports Area - Site B Herbert Close Tennis Courts	0.55	OLP2036 SP40 Emerging OLP2045 SPE4	GI Network (Supporting) 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 (2025) 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.

Table A - All Sites Assessed

27	A	A	John Radcliffe Hospital	27.75	OLP2036 SP41 Emerging OLP2045 SPE5	Part of site within Old Headington CA Contains Listed Buildings Key Employment Site	None identified	Key employment site. 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) is under construction. Site is suitable subject to not prejudicing operational use of hospital	Landowner interest in developing staff affordable housing, part of the site is under construction (2024) Various planning permissions indicate landowner intent to develop. Site is available	Allocation accepted by LP2036 Inspector. Development has commenced for staff housing. Site is viable	Adopted site allocation that has various planning permissions. Development has commenced for staff housing. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.
28a	A	A	Kassam Stadium	6.52	Part of OLP2036 SP14 (Plot A) Emerging OLP2045 SPS7	Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks) High potential for archaeological interest Adjacent to Oxford City Wildlife Site (OCWS) (Spindleberry Park)	Flood Zone 3b Adjacent to Littlemore Brook and Northfield Brook. Small part of site is former landfill Potential peat deposits	Site allocation SP14 establishes that part of site is suitable for residential-led development and public open space. Site also includes some existing commercial development. Stadium itself is registered as an Asset of Community Value. Site is suitable for mixed use (residential with commercial because some commercial already onsite)	Site currently in use as stadium and leisure complex. Lease on the stadium to OUFC is due to expire. Parts of site are either vacant or car parking which could be reconfigured. Planning permission for conversion of bingo hall to R&D (23/01198/FUL). Feb 2025 landowner undertaken community engagement for "Ozone Leisure Park Reimagined" for further office & lab on the Ozone parcel, as part of mixed use development. Site is available	Allocation accepted by LP2036 inspector Site is viable	Adopted site allocation and confirmed landowner intention to redevelop. Site expected to be developed within the Local Plan time period.
28b	A	R	Overflow carpark at Kassam Stadium site	2.29	Part of OLP2036 SP14 (Plot B) Emerging OLP2045 SPS11	Site adjacent to Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks)	Flood Zone 3b Potential peat deposits	Site allocation SP14 establishes that part of site is suitable for residential-led development and public open space. Parking to be reprovided but no increase in spaces. Site is suitable for residential	Currently used as overflow car park. Landowner confirmed (2025) site available 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.

Table A - All Sites Assessed

28c	R	A	Ozone Leisure Park & Minchery Farmhouse	3	Call for sites 2025 Planning Application Emerging OLP2045 SPS13	Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks) Minchery Farmhouse II* listed building within the site	Flood Zone 3b Potential peat deposits	Minchery Farmhouse heritage constraints. Planning application submitted June 2025 for phased redevelopment of the site for mixed use R&D laboratories (Class E(g)) with active ground floor uses (Class E), incl. community leisure building (sui generis) (25/01588/FUL). Yet to be determined. Site is suitable for residential and commercial.	Planning application confirms landowner intention to develop for commercial. Site is available for commercial	Site is viable typology. Site is viable	Confirmed landowner intention, site expected to be developed within local plan time period
29	R	R	Land North Littlemore Mental Health Centre	3.72	OLP2036 Evidence Base	None identified	Adjacent to SSSI (Littlemore Railway Cutting)	Planning permission (17/03050/FUL) establishes that site is suitable for 140 residential units. Site fully completed (January 2023) before the plan period. Site is suitable	Site built out before plan period. Site not available during plan period	Development has completed. Site is viable	Site has been completed before plan period (January 2023)
31	A	R	Manor Place	1.24	OLP2036 SP45 Emerging OLP2045 SPCW6	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))	Flood Zone 3a Adjacent to River Cherwell and Holywell Mill Stream Within 200m of geological SSSI (Magdalen Grove) - although no direct impacts expected if there is no direct land take	Site former tennis courts, allotments and orchard. 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 for residential	Landowner update (2025) 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 be developed within LP time period.
32	A	R	Lincoln College Sports Ground	0.8	OLP2036 SP43 Emerging OLP2045 SPE7	Adjacent Bartlemas CA View Cone GI Network (Supporting)	None identified	Currently in use as college (private) sports ground & pavilion. 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 (2025) intentions that the site will be available for residential development including graduate accommodation, during the plan period. Site is available	Site is viable typology Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period

Table A - All Sites Assessed

33	A	R	Littlemore Mental Health Centre, Sandford Road	6.6	OLP2036 Evidence Base Emerging OLP2045 SPS9	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 but confirmed (2025) also intending to develop some residential (employer-linked) subject to operational hospital uses, as part of wider estate reorganisation Site is available	Landowner confirmed intention to develop. Site is viable	Confirmed landowner intention, site is expected to be developed within plan period subject to operational uses for hospital
34	R	R	Littlemore Park, Armstrong Rd	6.24	OLP2036 SP44	Adjacent to Oxford City Wildlife Site (OCWS) (Littlemore Brook) Adjacent listed building (Littlemore Hospital)	Flood Zone 3b	Planning permission (18/02303/RES) establishes that site is suitable for 270 residential units. Site completed July 2023 before plan period). Site is suitable	Site built out Site not available during plan period	Development has completed. Site is viable	Site has completed before the Local Plan time period (July 2023)
35	R	R	Longland, Balfour Road	0.44	OLP2036 Evidence Base	None identified	None identified	Former Sites & Housing Plan allocation. Site is in use as care home, which would need to be relocated. No insurmountable constraints. Site is suitable	In operational use as care home (OSJCT, 2025) and no indication that it is surplus to requirements. Not available	Site is viable typology Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
36	R	R	Marston Court, Marston Road	0.42	OLP2036 Evidence Base	None identified	Within 400m of SSSI - New Marston Meadows	Former Sites & Housing Plan allocation. Site is in use as care home, which would need to be relocated. No insurmountable constraints. Site is suitable	In operational use as care home (OSJCT, 2025) and no indication that it is surplus to requirements. 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	R	R	Thornhill Park, formerly known as Nielsen House, London Road	1.46	OLP2036 SP47	None identified	None identified	Site allocation SP47 establishes site is suitable for residential-led mixed use development. Site is suitable	Part of the site (the former office building) has been converted to 134 residential flats under permitted development - application 17/02969/B56 (completed 22/6/2020). Further redevelopment on this parcel is unlikely within the plan period, only on the wider site (separate site) Site not available	Development has completed. Site is viable	Site completed before the Local Plan time period (June 2020)

Table A - All Sites Assessed

38a2	A	A	Thornhill Park (Phase 2)	3.39	OLP2036 SP47 Emerging OLP2045 SPE16	None identified	None identified	Site allocation SP47 establishes site is suitable for residential-led mixed use development, also planning permission (Sept 2024) 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 planning permission. Site expected to be developed within the Local Plan time period
39	A	R	Northfield Hostel, Sandy Lane West	0.7	OLP2036 SP12	None identified	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	Site under construction confirms landowner intention to develop (City Council 2025) for residential. Site is available	Site under construction confirms site is viable. Site is viable	Site under construction, expected to be developed within the Local Plan time period
40	R	R	Orion Academy	3.32	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) (Littlemore and Northfield Brooks) GI Network (Core & Supporting)	Flood Zone 3b	Access point to the site is currently via Knights Road to the far eastern corner. Adjoining uses include housing immediately to the northeast and beyond Littlemore Brook to the north. The Kassam Leisure Complex including cinema, bowling alley and restaurants and the Kassam Stadium lie to the south of the site beyond Northfield Brook. Flood Zone 3 is present within the site adjacent to both brooks, which would need to be taken into account of any potential site layout. Also Core GI. Site is suitable	Site in active use for school (Orion Academy, 2025). No indication that site is surplus to requirements. Not available	Site is viable	Site is unavailable. Currently in use as a school. Parts are also not suitable (Core GI and FZ3b greenfield)

Table A - All Sites Assessed

42	R	A	Nuffield Orthopaedic Centre (NOC)	8.38	OLP2036 SP20 Emerging OLP2045 SPE10	Key Employment Site	Within 200m of SSSI (Rock Edge)	Key employment site. 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	R	A	Old Road Campus	6.41	OLP2036 SP21	Key Employment Site Part of site is GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Boundary Brook Corridor/ Mileway Gardens)	Flood Zone 2	Key employment site. Site allocation SP21 establishes site is suitable for additional medical, teaching and research. Part of site provides important GI function which needs to be retained. Suitability for residential is untested as no landowner intention. Site is suitable.	Various planning permissions granted for medical research and teaching development. Landowner update 2025 confirmed intend to retain for employment/research, no plans to deliver residential. Available for economic	Allocation accepted by LP2036 Inspector Site is viable	Confirmed landowner intention for employment/research. Site expected to be developed within the Local Plan time period
44	R	R	Oriel College land at King Edward St and High St	0.27	OLP2036 SP49	Entire site within Central (University & City) CA Listed buildings within and adjacent to site High Buildings Area Within City Centre Archaeological Area	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) (2025) confirmed exploring development but no committed intentions to develop within plan period. 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.
45	R	R	Oxford Brookes University Gypsy Lane Campus	4.95	OLP2036 Evidence Base	Entire site within Headington Hill CA	None identified	Site in use as a higher education facility (Oxford Brookes University). Site is suitable	Significant development has already taken place and limited scope for any further development. landowner (Oxford Brookes) (2025) 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	A	R	Oxford University Press Sports Ground, Jordan Hill	3.66	OLP2036 SP52 Emerging OLP2045 SPN4	Within 125m of Oxford City Wildlife Site (Linkside Lake) GI Network (Supporting)	None identified	Site allocation SP52 establishes site is suitable for residential development and public open space. Site is suitable	Landowner (Oxford University) but managed by Oxford University Press. Landowner update 2025 indicates intention to develop. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period.

Table A - All Sites Assessed

50	R	R	Paul Kent Hall, James Wolfe Road	0.72	OLP2036 Evidence Base	None identified	Within 250m of SSSI (Lye Valley)	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 landowner confirmed (2025) no intention to develop for residential. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site within the Local Plan period
52	A	R	Railway Lane, Littlemore	0.97	OLP2036 Evidence base Planning application	Adjacent to Littlemore CA	Within 150m of SSSI	Planning permission for 90 homes (2023) establishes environmental issues can be satisfactorily overcome. Site is suitable	Planning application 21/01176/FUL (90 homes) and site under construction (November 2024). Site is available	Planning application indicates site is viable. Site is viable	Planning consent (2023), under construction and site expected to be developed within the Local Plan time period
54	A	R	Ruskin Campus	1.86	OLP2036 SP55 Emerging OLP2045 SPE13 Planning application	Entire site within Old Headington CA Contains listed buildings GI Network (Supporting)	Within 200m of peat deposits (Dunstan park)	Site allocation SP55 establishes site is suitable for academic institutional uses, student accommodation and residential development. Residential development could include employer-linked affordable housing. Development could include open space, sports facilities and allotments. Planning permission 22/00962/FUL (approved June 2023) for 90 student rooms (71 net gain). Not yet commenced (2025). Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation and planning consent (2023). Site expected to be developed within the Local Plan time period.
59	R	R	Townsend House, Bayswater Road	0.45	OLP2036 Evidence base	None identified	None identified	Site is in use as care home. Former Sites & Housing Plan allocation. No insurmountable constraints. Site is suitable	Occupied by care home with long lease. No landowner intention (County Council) to redevelop site, confirmed (2025) site needed for operational purposes Not available	Site is viable typology Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period.
61	A	R	Union Street Car Park	0.24	OLP2036 SP59 Emerging OLP2045 SPE17	View Cone District Centre	None identified	Site allocation SP59 establishes site is suitable for residential or student accommodation. Site is suitable	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 (2025) to develop remainder for residential. Site is available	Allocation accepted by LP2036 inspector and site part completed Site is viable	Adopted site allocation and confirmed landowner intention. Expected to be developed within the Local Plan time period

Table A - All Sites Assessed

62	R	A	University of Oxford Science Area & Keble Road Triangle	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>Key Employment Site</p> <p>A very tiny proportion of site is within Green Belt (already built on)</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) University Parks</p> <p>Adjacent to Local Wildlife Site (University Parks)</p>	Approx. 270m from New Marston SSSI	<p>Key employment site. 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 (2025) that site is a science campus area.</p> <p>Site is available for economic/ academic uses.</p>	<p>Allocation accepted by LP2036 inspector.</p> <p>Site is viable</p>	Site expected to be developed within the Local Plan time period for academic and research purposes.
63	A	A	Warneford Hospital	8.67	OLP2036 SP22 Emerging OLP2045 SPE18	<p>GI Network (Supporting)</p> <p>Adjacent to Headington Hill CA</p> <p>Contains listed buildings</p> <p>Key Employment Site</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Warneford Meadow and Orchard)</p>	Within 200m of peat reserves	<p>Key employment site. 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>Planning application 25/01859/OUTFUL (2025) confirms intention to develop surplus areas. Yet to be determined.</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.</p> <p>Planning application indicates landowner intention to develop.</p> <p>Site is part available (as a mixed use site)</p>	<p>Allocation accepted by LP2036 inspector.</p> <p>Site is viable</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 subject to operational use of site.
64	R	R	Warren Crescent	0.37	OLP2036 Evidence Base	<p>Adjacent to GI Network (Core) (Lye Valley)</p> <p>Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)</p>	Located within 200m of SSSI (Lye Valley)	<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>Site completed</p> <p>Site not available during plan period</p>	<p>Development has completed.</p> <p>Site is viable</p>	Site has been completed before the Local Plan time period (July 2023)

Table A - All Sites Assessed

65	A	R	West Wellington Square	0.88	OLP2036 SP62 OLP2045 SPCW12	Entire site within Central (City & University) Conservation Area Within High Buildings Area Adjacent to listed buildings including 4-15 Walton Street (Grade II)	None identified	Site allocation SP62 establishes that site is suitable for academic institutional, student accommodation and residential development including employer linked affordable housing. Uses appropriate to Policy V4 (including Class E) will also be suitable in the Local Centre. Planning application submitted (January 2026) for demolition and redevelopment of 25 Wellington Square for academic, office accommodation and flexible Class E use at ground floor and for refurbishment and change of use of 32-42 Wellington Square for student accommodation (25/03242/FUL). Not yet determined. Site is suitable	Currently in use for academic uses but planning application (2026) confirms landowner (University of Oxford) intention to develop within Plan period. Development is contingent upon development at ROQ so that current uses from this site can move across. Site is available	Planning application indicates site is viable. Site is viable	Site is suitable and likely to be developed within plan period.
66	A	R	Windale House	0.779	OLP2036 Evidence Base	Adjoins Blackbird Leys district centre	Flood Zone 3b	Site is already in use as residential (sheltered accommodation for over 60s) site is suitable	Site in existing use as residential sheltered accommodation. Landowner (City Council) confirmed intention (2025) to use the building as temporary accommodation while make plans to redevelop the sites for new council homes. Site likely to be developed within plan period but not likely to be any net additional homes (already 27 onsite). Site available	Site is viable	Site is suitable but is likely to be developed within plan period, but no evidence that it could deliver any net additional homes.
67	R	R	Wolvercote Paper Mill	4.94	OLP2036 Evidence Base Planning application	Partially within Green Belt (not developable area) Small part within Wolvercote CA Adjacent to listed buildings GI Network (Supporting)	Flood Zone 3a 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	Site completed Site not available during plan period	Development has completed. Site is viable	Site completed before the Local Plan period (January 2023)

Table A - All Sites Assessed

69	R	A	County Hall	0.33	Falls within OLP2036 AOC1 West End and Osney Mead	Entire site within Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area Site adjoins the Oxford Castle Scheduled Monument Contains listed buildings	None identified	Identified (but not allocated) in the West End and Osney Mead SPD for residential and other uses. Site is also within wider area identified for comprehensive regeneration. Site is suitable	Currently in use as County Council main offices. Confirmed (2025) intentions to relocate to Speedwell St offices then to lease County Hall for economic uses (employment or hotel). No intention to develop for residential uses. Site is already in employment use, not available for residential.	Site is viable typology. Site is viable	Landowner intention to retain or redevelop for economic uses
70	A	A	Island Site	0.65	OLP2036 SP1 OLP2045 SPCW7	Partially within Central (University & City) Area Conservation Area High Buildings Area Within City Centre Archaeological Area Adopted OHAR located within site	Flood Zone 3b 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. Part of the site is locally significant and identified on the OHAR. Site is suitable for residential / mixed use	Landowner intention (confirmed 2025) 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	R	R	Magistrates Court	0.3	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA High Buildings Area Within City Centre Archaeological Area	None identified	Identified (but not allocated) in the West End and Osney Mead SPD 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	R	R	City of Oxford College (formerly OCVC remainder)	2.43	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area	Flood Zone 3b	Identified (but not allocated) in the West End and Osney Mead SPD 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.
075 (a and b)	A	A	Oxford Railway Station and Becket Street Car Park	2.56	OLP2036 SP1 OLP2045 SPCW9	View Cone/High Buildings Area Within City Centre Archaeological Area Listed buildings opposite the site	Flood Zone 2 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. Landowner confirmed (2025) site is available for mixed use residential and economic uses. Site is available	Allocation accepted by LP2036 Inspector. Site is viable.	Adopted site allocation and confirmed landowner intention. Site expected to be delivered within plan period.

Table A - All Sites Assessed

76	A	A	Oxpens	6.3	OLP2036 SP1 OLP2045 SPCW10	High Buildings Area Within City Centre Archaeological Area Adjacent Osney Town CA Adjacent to GI network (Core) (Oxpens Recreation Ground comprising Oxpens Meadow) Key Employment Site	Flood Zone 3b Adjacent to River Thames to South and Castle Mill Stream to East, and Oxpens Rec Ground	Key employment site. Outline planning consent 22/02954/OUT (July 2025) for a mixed-use scheme comprising residential and student accommodation, commercial, business and service and Hotel. Parts Flood Zone 3b greenfield would need to be taken account of in layout. Site is suitable for both residential and economic uses.	Planning application (22/02954/OUT) approved July 2025 indicates landowner (Ox WED) intent to develop. Site is available	Recent application confirms landowner believes site is viable. Site is viable	Adopted site allocation and confirmed landowner intention with recent planning permission. Site expected to be developed within Local Plan time period.
77	R	R	Fire Station Rewley Road	0.47	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (University & City) CA View Cone/High Buildings Area Within City Centre Archaeological Area Adjacent to Scheduled Monuments	Flood Zone 3b	Identified (but not allocated) in the West End and Osney Mead SPD for residential and other uses. Site is also within wider area identified for comprehensive regeneration. Site is suitable	Currently in use as fire station, so fire station would need to be relocated. No intention from landowner (County Council) to redevelop the site for residential (2025), any development would be to upgrade existing facility and/or office/lab space. Not available	Site is viable typology. Site is viable	No landowner intention to redevelop the site, site not expected to be developed within the Local Plan period
78	R	R	Telephone Exchange (Speedwell Street)	0.4	Falls within OLP2036 AOC1 West End and Osney Mead	Adjacent to Central (City & University) CA View Cone/High Buildings Area Within City Centre Archaeological Area.	None identified	Identified (but not allocated) in the West End and Osney Mead SPD for residential and other uses. Site is also within wider area identified for comprehensive regeneration. 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	A	A	Worcester Street Car Park and Public House	0.51	OLP2036 SP1 OLP2045 SPCW7	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 3a 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 residential / mixed use	Landowner intention (confirmed 2025) 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.

Table A - All Sites Assessed

85	R	R	Hooper House	0.04	Planning Application	View Cone/High Buildings Area	None identified	Prior approval permissions granted for change of use from office to residential (13/02480/B56 and 17/02557/B56, completed March 2022) - indicate that site is suitable for residential. Site is suitable	Planning permission and completed units (March 2022) Site unlikely to available during plan period due to recent development Not available	Development has completed. Site is viable	Site has recently redeveloped and is not available within the Local Plan time period.
95a2	A	A	Between Towns Road (incl. 17, 17b and Cowley Conservative Club)	0.32	OLP2036 Evidence Base Planning application	None identified	None identified	Planning permissions 21/00300/FUL (March 2022), 23/00348/VAR (May 2023), 23/00810/VAR (June 2023), & 24/02892/VAR (March 2025) for 189 student study rooms. Site is suitable	Site under construction (2025) indicates landowner intention to develop. Site is available	Site under construction Site is viable	Adopted site allocation, and site under construction (2025). Site expected to be developed within the Local Plan time period.
97	R	R	Scrap Yard, Jackdaw Lane	1.54	OLP2036 Evidence Base	View Cone Adjacent to GI Network (Core) (Meadow Lane Park, Aston's Eyot & The Kidneys, SS Mary and John Primary School Playing Field)	Flood Zone 3b	Site currently in use as a scrapyard. Possible contamination issues. Suitability for residential is untested as no landowner intention. 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	R	R	Workshops Lanham Way	0.24	Planning application	Adjacent to Littlemore CA	None identified	Site redeveloped 21/03114/CT3 for 10 dwellings. Site is suitable	Site recently redeveloped for residential (completed 2024) Site is not likely to be available during plan period Not available.	Planning permission. Site is viable	Site completed before plan period.
104	A	R	Former Iffley Mead Playing Field	2.04	OLP2036 SP38 Emerging OLP2045 SPS6	Adjacent to Iffley CA	North of site approx. 100m from Boundary Brook Within 200m of SSSI	Outline planning application submitted July 25 for up to 90 homes (25/00813/OUT). Yet to be determined. Site is suitable	Planning application confirms landowner (Oxfordshire County Council) intention to develop for residential. Site is available	Planning application confirms landowner thinks site is viable Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
106	R	R	Grandpont Car Park	0.44	OLP2036 SP39 Call for Sites 2021	High Buildings Area	Flood Zone 2	Site allocation SP39 establishes that site is suitable for residential development. Site is suitable	Landowner (County Council) update (2025) confirms site is no longer available. Site is not available	Allocation accepted by LP2036 Inspector. Site is viable	Landowner has confirmed no longer intending to develop the site.
107	A	R	St Frideswide Farm (Formerly Green Belt land, St Frideswide Farm, (land east of Banbury Rd))	3.95	OLP2036 SP24	None identified	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.

Table A - All Sites Assessed

110	R	A	Speedwell House (west part)	0.15	LP2036 Evidence base	Entire site within Central (University & City) CA High Buildings Area Within City Centre Archaeological Area 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 as no landowner intention. Site is suitable for economic	Landowner, Oxfordshire County Council, confirmed (2025) intend to retain for County Council offices and invest in upgrading for offices. No intention to develop for residential uses. Site is already in employment use, not available for residential.	Site is viable typology	Landowner intention to intensify employment use within plan period.
111	R	R	Oxford Stadium (Greyhound stadium)	3.37	OLP2036 SP51	Whole site is the Oxford Stadium Conservation Area Adopted OHAR	Cowley Branch line immediately abuts the north western edge of the site	Site allocation SP51 established 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 and the stadium is functioning again with its original uses. 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 locally significant and identified on the OHAR. Site is not suitable	Since May 2022 site is operating as a stadium again (greyhound racing/speedway), and is still in active use. 2025 landowner confirmed site available for residential (which could only be delivered as part of a whole-site redevelopment, losing other uses). Site is available	Allocation accepted by LP2036 Inspector. Site is viable	Site is available but would mean current community uses would need to cease operations if the site were to be redeveloped.
112a1	A	R	Hill View Farm	4.25 (formerly 3.52)	OLP2036 SP25	Part of site within Green Belt	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	Site under construction (Aug 2025) indicates landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and site under construction (2025). Site expected to be developed within the Local Plan time period. No employment use proposed.

Table A - All Sites Assessed

112a2	R	R	Green Belt land at Old Marston	12.8	Call for sites 2025	Entire site within Green Belt GI Network (Supporting) Adjacent to Local Wildlife Site (LWS) (Almonds Farm and Burnt Mill)	Flood Zone 3b	New access would be needed from either Mill Lane or A40. Highways Authority confirmed no acceptable access solutions. Not suitable due to access constraints.	Call for sites 2025 indicates land is available. Site is available	Site is viable typology Site is viable	Site not suitable due to access constraints.
112b1	A	R	Land West of Mill Lane (formerly known as Green Belt land at Cherwell Valley/Old Marston, northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1)	1.99	OLP2036 SP26	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.
112b2	R	R	Green Belt land at Old Marston - previously Marston Gap	20.3	OLP2036 Evidence Base	Entire site within Green Belt Part of the site is a Local Wildlife Site (Almonds Farm and Burnt Mill) Adjacent to Oxford City Wildlife Site (Victoria Arms Spinney) GI Network (Core and Supporting)	Flood Zone 3b	Site provides important GI network (core) which would need to be retained. Suitability for residential untested as no landowner intention. Not suitable	Landowner confirmed (2025) intention to retain as GI /agricultural land Not available	Site is viable typology Site is viable	No landowner intention, not available or suitable (Core GI).
112b3	R	R	Green Belt land at Old Marston	2.7	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core) Part of the site is a Local Wildlife Site (Almonds Farm and Burnt Mill)	Flood Zone 3b	Significant part of site in Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function (Core) which needs to be retained Not suitable	No landowner intention to develop. Not available	Site is viable typology Site is viable	The site performs an important GI function and is almost entirely within Flood Zone 3b. Not suitable or available.
112b4	R	R	Green Belt land at Old Marston	7.4	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting)	None identified	Suitability for residential untested as no landowner intention Not suitable	Owned by the Oxford Preservation Trust who have expressed a clear objection to development of this land.	Site is viable typology Site is viable	No landowner intention, not available.
112b5	R	R	Green Belt land at Old Marston	5.7	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting)	None identified	Suitability for residential untested as no landowner intention Not suitable	No landowner intention to develop. Not available	Site is viable typology Site is viable	No landowner intention, not available.
112b6	R	R	Green Belt land at Old Marston - previously #112b2-6	13.9	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting)	Flood Zone 3b	Suitability for residential untested as no landowner intention Not suitable	No landowner intention to develop. Not available	Site is viable typology Site is viable	No landowner intention, not available.

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113	A	R	Redbridge Paddock	3.64	OLP2036 SP29 Emerging OLP2045 SPS14	GI Network (Supporting)	Flood Zone 3a 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 and GI (supporting). Site is suitable	Currently meadow land used for grazing. Landowner (2025) 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	R	R	Field at Junction of Marsh Lane and Elsfield Road	1.84	OLP2036 Evidence Base	Entire site within Green Belt Within Old Marston CA View Cone GI Network (Supporting) Adjacent to Local Wildlife Site (LWS) (Showmans Field)	Flood Zone 3b	Suitability for residential untested as no landowner intention Not suitable	Landowner intends to retain as open space / agricultural land Not available	Site is viable typology (greenfield) Site is viable	No landowner intention, not available.
114a	R	R	Land at Marston Brook	3.26	OLP2036 Evidence Base	Entire site within Green Belt Majority of site within Old Marston CA GI Network (Supporting)	Flood Zone 3b	Suitability for residential untested as no landowner intention Not suitable	No landowner intention to develop. Landowner pursuing other sites in the city. Not available	Site is viable typology (greenfield) Site is viable	No landowner intention, not available.
114b	R	R	Showmans Field	2.18	OLP2036 Evidence Base	Entire site within Green Belt Local Wildlife Site (LWS) (Showmans Field) GI Network (Core) Within Old Marston CA View Cone	None identified	Site provides important GI function (Core) which needs to be retained. Suitability for residential untested as no landowner intention Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	Not suitable or available
114c	R	R	Marston Saints Sports Ground	0.98	OLP2036 Evidence Base	Entire site within Green Belt Within Old Marston CA GI Network (Supporting) View Cone Adjacent to Local Wildlife Site (LWS) (Showmans Field)	Flood Zone 2	Site in use as sports grounds, and important GI function. 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
114d	A	R	Marston Paddock (Fishers Vale)	0.83	OLP2036 SP23	Site adjacent to Old Marston CA	None identified	Planning permission 21/02580/FUL (July 2022) for 40 dwellings. Site is suitable	Site under construction (Nov 2023) confirms landowner intention to develop. Site is available	Planning permission. Site is viable	Adopted site allocation, and site under construction, some completions in 2025. Site expected to be developed within the Local Plan time period. No employment use proposed.

Table A - All Sites Assessed

114e	A	R	Marston Paddock Extension	0.51	CFS 2025 Emerging OLP2045 SPE9	Part of site within Green Belt Site in Old Marston CA GI Network (Supporting)	None identified	Site adjoins residential and other side is under construction for residential. Site is suitable	Landowner confirmed (2025) intention to develop for residential as extension of Marston Paddock #114d Site is available	Site is viable typology. Site is viable	Site suitable and available. Adjoining site Marston Paddock with the same landowner is already under construction. Site expected to be delivered within plan period.
117	A	R	Land surrounding St Clement's Church	2.31	OLP2036 SP18 Emerging OLP2045 SPE6	Entire site within St Clement's and Iffley Rd CA and adjacent to Central Area (University & City) CA and Headington Hill CA A very tiny proportion of site is within Green Belt GI network (Supporting) but adjacent to GI Network (Core) (St Clement's Church & Magdalen College Fellows Garden) 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 3a Adjacent to River Cherwell	Site allocation SP18 establishes that site is suitable for residential development. Heritage and biodiversity constraints. Site is suitable	Landowner update 2025 (Magdalen College) confirmed intention to develop for residential. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan period.
118	R	R	Land rear of Meadow Court Flats (formerly Land to rear of Wolvercote Social Club)	0.52	OLP2036 Evidence Base	Part of site within Green Belt Adjacent to Wolvercote CA GI Network (Supporting)	Flood Zone 2 Within 75m of a SSSI and SAC (Port Meadow with Wolvercote Common and Green)	The site is greenfield and is covered entirely in trees. Site provides important GI function which needs to be retained. 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 available or suitable
119	R	R	Land south of Ulfgar Road	1.84	Map survey 2014	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network (Core)	Flood Zone 3b Within 70m of SAC and SSSI No access. Would need to access via the allotments which are in use	Site provides important GI function (Core) which needs to be retained. The site is greenfield and is predominantly covered in trees. Development would result in significant loss of trees so biodiversity assessments would be required. A large proportion of the site is Flood Zone 3. The site is also located adjacent to a local nature designation, and within 70m of SSSI and SAC areas. There is no vehicular access to the site, this would need resolving before site could be developed. 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, is Core GI, and biodiversity concerns.

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120	R	A	Unipart site	30.63	OLP2036 SP7 Emerging OLP2045 SPS17	Key Employment Site	Potential contamination from historic uses (oil, metal)	<p>Site currently in use as B2/B8 including open storage with associated E(g)(i) and (iii) (Key Employment Site). Southeast corner currently undeveloped. Also Unipart House onsite.</p> <p>Site allocation SP7 establishes site is suitable for employment uses. Suitability for residential is untested as no landowner intention. Potential access issues because site can only currently be accessed via security gate along Transport Way (from Garsington Road).</p> <p>Adjoins proposed strategic site allocation AS4 Land at Northfield in South Oxfordshire, in South & Vale Joint Local Plan 2041.</p> <p>Site is suitable</p>	<p>Scope for intensification of economic uses onsite (lots of surface parking), but no intention to develop residential. Confirmed landowner intention (2025) to develop for Commercial/employment uses including E(g)(ii) R&D, E(g)(iii) industrial, B2 and B8.</p> <p>Site is available (economic)</p>	<p>Allocation accepted by LP2036 Inspector,</p> <p>Site is viable</p>	<p>Adopted site allocation (employment use). Site expected to be developed within the Local Plan time period for intensified employment uses.</p>
121	R	R	Oxford Trade City and Network Oxford	2.83	OLP2036 Evidence Base	Key Employment Site	None identified	<p>Site currently in employment use (key employment site). Suitability for residential untested as no landowner intention.</p> <p>Suitable for employment.</p>	<p>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.</p> <p>Unlikely to be available for residential in light of recent investments.</p> <p>Not available</p>	<p>Site is non-viable typology but recent modernisation/ investment in the site indicates site is viable for economic uses.</p> <p>Site is viable</p>	<p>Recent modernisation on the site, and no additional employment land available</p>
122	R	A	New Barclay House, 234 Botley Road	1.04	Planning application	Key Employment Site	Flood Zone 3b	<p>Site currently in use as commercial/offices (key employment site). Application for R&D and ancillary commercial use (24/02361/FUL October 2024) (not yet determined).</p> <p>A large part of the site is within Flood Zone 3b (brownfield) and the rest in Flood Zone 3a. Suitability for residential untested as no landowner intention.</p> <p>Site is suitable for economic use</p>	<p>Planning application confirms intention to develop for R&D. No intention to develop for residential.</p> <p>Site is available for commercial/economic.</p>	<p>Planning application indicates site is viable</p>	<p>Site is suitable and available for economic.</p>
123	R	R	Pathway Workshop	0.32	OLP2036 Evidence Base	None identified	Flood Zone 3b	<p>Site is located within a residential area and is currently in economic use. Part of the site is within Flood Zone 3b, remaining part likely to be too small for 10+ net gain.</p> <p>Part of site suitable</p>	<p>No evidence of intention to redevelop.</p> <p>Not available</p>	<p>Site is viable</p>	<p>Site not available</p>

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124	A	R	Slade House	1.31	OLP2036 SP57 Emerging OLP2045 SPE15 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 NHS Trust) confirmed (2025) 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	R	R	Summer Fields School athletics site	1.38	OLP2036 SP5	GI Network (Supporting)	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	Site in use by school and 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	R	R	Wildlife Corridor at River Cherwell 8	5.29	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
127	R	R	Wildlife Corridor North of South Hinksey	2.51	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools)	Flood Zone 3b	The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
129	R	R	Wildlife Corridor at River Cherwell 9	3.93	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
130	R	R	Wildlife Corridor at Warneford Meadow	4.54	OLP2036 Evidence Base	Part of site is within Warneford Meadow Town Green Part of site is GI Network (Core) Oxford City Wildlife Sites (OCWSs) (Warneford Meadow and Orchard, Boundary Brook Corridor/Mileway Gardens) Adjacent to Local Wildlife Site (Lye Valley and Cowley Marsh)	Flood Zone 3b Footpaths cross the site Potential peat deposits onsite	Site provides important GI function which needs to be retained. 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 (Town Green and Core GI).

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131	R	R	Wildlife Corridor at River Cherwell 4	0.67	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Entire site within Central (University & City) CA</p> <p>GI Network (Core GI)</p> <p>This site is located within the Grade I listed Magdalen College Registered Park and Garden</p>	Flood Zone 3b	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. Site is also located within a Grade I listed park and garden.</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 (FZ3b greenfield and within Registered Park & Garden).</p>
132	R	R	Wildlife Corridor at centre of Southfield Golf Course	12.62	Wildlife Corridor designation	<p>GI Network (Core)</p> <p>Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)</p>	<p>Flood Zone 3b</p> <p>Located within 200m of an SSSI (Lye Valley)</p> <p>Peat deposits likely on site</p>	<p>Site provides important GI function which needs to be retained in situ.</p> <p>Not suitable</p>	<p>Site is within site 292 - No landowner intention to develop (confirmed in 2025 update).</p> <p>Not available</p>	<p>Site is viable as it is greenfield</p> <p>Site is viable</p>	<p>The site is not suitable (Core GI) or available. This site is within #292. Both included for completeness as this site is a Wildlife Corridor.</p>
133	R	R	Wildlife Corridor Adjacent North Hinksey Village	23.48	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Very small part within Osney Town CA</p> <p>View Cone/High Buildings Area</p> <p>Local Wildlife Site (LWS) (Willow Walk Meadow)</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools)</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained.</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 (FZ3b greenfield). Site covers a small part of sites #225 and #278.</p>
134	R	R	Wildlife Corridor at Christ Church Meadow	23.2	OLP2036 Evidence Base	<p>Within Grade I Christ Church Registered Historic Park and Garden</p> <p>Entire site within Green Belt</p> <p>Majority within Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. Site is also located within a Grade I Registered Park and Garden.</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 (FZ3b greenfield and within Registered Park & Garden).</p> <p>This site includes site #186.</p>
135	R	R	Wildlife Corridor at River Cherwell 1	3.95	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Entire site within Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent LBS</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained.</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 (FZ3b greenfield).</p>

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136	R	R	Wildlife Corridor at River Cherwell 2	0.44	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Entire site within Central (University & City) CA</p> <p>Within High Buildings Area</p> <p>Within City Centre Archaeological Area</p> <p>This site is located adjacent to the Grade I listed Oxford Botanic Garden Registered Park and Garden.</p>	Flood Zone 3b	<p>Site is in use as school playing field (Magdalen College School).</p> <p>Not suitable</p>	<p>In use by school and no evidence that it is surplus to requirements.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	No landowner intention, not available, in use by school.
137	R	R	Wildlife Corridor at Seacourt	2.53	OLP2036 Evidence Base	<p>Part of site within Green Belt</p> <p>GI Network (Core)</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Field North of Osney Mead)</p> <p>Adjacent to Local Wildlife Site (Osney Mead)</p>	<p>Flood Zone 3b</p> <p>Footpath crosses site</p>	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield).
138	R	R	Wildlife Corridor at South Park	23.25	Wildlife Corridor designation	<p>Entire site within Headington Hill CA</p> <p>View Cone/High Buildings Area</p> <p>Contains LBs</p> <p>GI Network (Core)</p>	None identified	<p>Site also provides important GI function, within the wider South Park, which needs to be retained in situ.</p> <p>Would also not be suitable to develop this strip through the middle of South Park #291.</p> <p>Not suitable</p>	<p>No evidence of landowner intention to develop. Covenant specifically restricts development.</p> <p>Not available</p>	<p>Site is viable as it is greenfield.</p> <p>Site is viable</p>	The site is not available or suitable (restrictive covenant and Core GI through middle of South Park #291).
139	R	R	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound Meadow #161)	5.28	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Entire site within Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>GI Network (Core)</p> <p>This site is located adjacent to the Grade I listed Magdalen Registered Park and Garden.</p> <p>Adjacent to listed building</p>	Flood Zone 3b	<p>The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield).

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141	R	R	Wildlife Corridor at Headington Quarry Glebe	1.74	OLP2036 Evidence Base	Entire site within Headington Quarry CA Adjacent listed building GI Network (Core)	None identified	Site provides important GI function which needs to be retained. Significant established trees and other vegetation. Sensitive location within a Conservation Area and adjoining Listed Building with no evidence of how constraints could be overcome to deliver development in such a sensitive 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 (important GI function and heritage constraints).
142	R	R	Wildlife Corridor at River Cherwell 5	2.53	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent LBs GI Network (Core) Oxford City Wildlife Site (OCWS) University Parks Local Wildlife Site (University Parks)	Flood Zone 3b Adjacent to SSSI (New Marston Meadows)	A small part of the site lies within Flood Zone 3b. Site also provides important GI function which needs to be retained. 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 (Core GI).
144a	R	R	Wildlife Corridor at Marston Brook (northern part)	1.39	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area Local Wildlife Site (LWS) (Marston Brook Meadow) GI Network (Core)	Flood Zone 3b Adjacent to SSSI (New Marston Meadows)	A large part of the site is in Flood Zone 3b. Site also provides important GI function which needs to be retained. 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 (FZ3b and Core GI)
144b	R	R	Wildlife Corridor at Marston Brook (southern part)	0.84	Wildlife Corridor designation	Entire site within Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site (LWS) (Marston Brook Meadow) GI Network (Supporting)	Flood Zone 3a Within 125m of SSSI (New Marston Meadows)	The site is almost entirely within Flood Zone 2. Site also provides important GI function which needs to be retained. 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
145	R	R	Wildlife Corridor at River Cherwell 6	3.22	Call for sites 2016	Entire site within Green Belt GI Network (Core)	Flood Zone 3b Adjacent to SSSI (New Marston Meadows)	The site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).

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147	R	R	Wildlife Corridor North of Binsey	11.77	OLP2036 Evidence Base	Entire site within Green Belt Small part within Binsey CA Adjacent to Oxford City Wildlife Site (OCWS) (Godstow Holt) GI Network (Core)	Flood Zone 3b Within 200m of SSSI and a SAC (Port Meadow with Wolvercote Common) Not suitable	Large part of the site is Flood Zone 3b (greenfield) so not suitable for residential, and nearly all in Flood Zone 2. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
148	R	R	Wildlife Corridor at River Cherwell 7	8.34	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b Within 30m of SSSI (New Marston Meadows) Not suitable	The site is nearly all in Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
149	R	R	Wildlife Corridor at Godstow Holt	2.53	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Wolvercote with Godstow CA GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Godstow Holt and Godstow Abbey Meadow)	Flood Zone 3b Within 200m of SSSI and SAC (Port Meadow with Wolvercote Common) No road access Not suitable	Part of the site is within Flood Zone 3b, and is surrounded on all sides by water course or nature designations so access constraints. Site also provides important GI function which needs to be retained in situ. 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. No road access as is surrounded on all sides by water course or nature designations and Core GI.
150	R	R	Wildlife Corridor at West Godstow Road	0.42	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Godstow Bridge Meadow)	Flood Zone 3b Within 200m of SSSI and SAC Not suitable	Large part of the site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
151	R	R	Wildlife Corridor at St Edward's Boat Yard	0.76	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Wolvercote with Godstow CA GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI and SAC Not suitable	Part of the site is Flood Zone 3b (greenfield) so not suitable for residential would need to be discounted, remainder is Flood Zone 2. Site also provides important GI function. Within these constraints, unlikely to be suitable land. Not suitable	No evidence of any intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Not available or suitable
152	R	R	Wildlife Corridor at Lower Wolvercote South of Godstow Road	2.57	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Wolvercote with Godstow CA GI Network (Core)	Flood Zone 3b Fronts onto the river Within 200m of SSSI and SAC No road access Not suitable	Large part of the site is Flood Zone 3b (greenfield) so not suitable for residential, and nearly all within Flood Zone 3a. Site also provides important GI function which needs to be retained. No road access would need to be resolved. 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 (FZ3b greenfield).

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153	R	R	Wildlife Corridor at River Cherwell 10	1.96	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI	Part of the site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI 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
154	R	R	Wildlife Corridor at River Cherwell 11	6.8	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b Adjacent to SSSI	Most of the site is Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained. 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 (FZ3b greenfield).
155	R	R	Wildlife Corridor at Lower Wolvercote North of Godstow Road	3.66	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Wolvercote with Godstow CA Adjacent Listed Buildings GI Network (Core)	Flood Zone 3b 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 in Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained, and is adjacent to a 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 (FZ3b greenfield).
156	R	R	Wildlife Corridor at River Cherwell 12	1.22	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	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 (FZ3b greenfield and Core GI).
157	R	R	Wildlife Corridor at Hill Farm (site boundary updated)	2.78	Wildlife Corridor designation	Entire site within Green Belt GI Network (Supporting)	Flood Zone 3b	Site performs important biodiversity/green infrastructure function. Site boundary updated to align with adjoining site. Not suitable.	Landowner intends to retain as open space / agricultural Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
158	R	R	Wildlife Corridor South of Pixey Mead	0.93	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Wolvercote with Godstow CA GI Network (Core)	Flood Zone 3b Adjacent to SSSI and SAC (Pixey Mead)	A large part of the site is within Flood Zone 3b (greenfield) so not suitable for residential. Site also provides important GI function which needs to be retained, and is adjacent to a 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 (FZ3b greenfield).
159	R	R	Wildlife Corridor Adjacent to Duke's Meadow	0.85	OLP2036 Evidence Base	Entire site within Green Belt	Flood Zone 3b	The site is within Flood Zone 3b (greenfield) so not suitable for residential. 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 (FZ3b greenfield) or available.
160	R	R	Alexandra Courts Recreation Ground (Alexander Park, Woodstock Road)	1.55		GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ, and is in use for recreation. Not suitable	City Council landowner (2025), 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 (Core GI).

Table A - All Sites Assessed

162	R	R	Aristotle Lane	1.31	OLP2036 Evidence Base	<p>Adjacent to North Oxford Victorian Suburb CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Oxford Canal)</p> <p>GI Network (Core)</p>	<p>Flood Zone 3b</p> <p>Within 200m of SSSI and a SAC (Port Meadow with Wolvercote Common and Green)</p>	<p>The site is largely Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site also provides important GI function which needs to be retained.</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 (FZ3b greenfield and Core GI).</p>
163	R	R	Astons Eyot (#163a) and The Kidneys (#163b)	17.52	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>View Cone/High Buildings Area</p> <p>Designated Heritage Asset</p> <p>Adopted OHAR</p> <p>GI Network (Core)</p> <p>Oxford City Wildlife Site (Astons Eyot and The Kidneys)</p> <p>Adjacent to Local Wildlife Sites (LWSs) (Long Meadow)</p>	<p>Flood Zone 3b</p> <p>Adjacent SSSI</p> <p>No vehicle access</p>	<p>A small part of the site is Flood Zone 3b (greenfield).</p> <p>Site also provides important GI function which needs to be retained in situ, as well as local wildlife site, and adjoins SSSI. Site is locally significant and identified on the OHAR.</p> <p>Access constraints would need to be overcome (no road access).</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>Site not available or suitable (Core GI and biodiversity constraints).</p>
164	R	R	Balfour Park	0.57	OLP2036 Evidence Base	<p>GI Network (Supporting)</p>	<p>Flood Zone 3b</p>	<p>Site performs important green infrastructure function, and is in active use for recreation.</p> <p>Not suitable</p>	<p>Currently in use as a park/recreation ground. No evidence of landowner intention to develop or that it is surplus to requirements.</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>
165	R	R	Master's Field (formerly Balliol College Sports Ground)	1.55	OLP2036 Evidence Base	<p>Entire site within Central CA</p> <p>View Cone/High Buildings Area</p> <p>Within City Centre Archaeological Area</p> <p>GI Network (Supporting)</p>	<p>Within 200m of SSSI</p>	<p>Site performs important green infrastructure function, and is in use for recreation.</p> <p>Not suitable</p>	<p>Site is currently occupied for recreational use. 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.</p>
166	R	R	Banbury Road North Sports Club	3.48	OLP2036 Evidence Base	<p>Part of site within Green Belt</p> <p>GI Network (Supporting)</p>	<p>None identified</p>	<p>In use as MUGA with pitches for football, hockey, tennis.</p> <p>Site performs important green infrastructure function.</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 available or suitable.</p>
167	R	R	Barns Court Allotments	0.72	OLP2036 Evidence Base	<p>GI Network (Core)</p>	<p>None identified</p>	<p>Site provides important GI function which needs to be retained in situ</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>Site is not available or suitable (Core GI)</p>

Table A - All Sites Assessed

168	R	R	Bartholomew Road and Van Diemens Lane Allotments	0.78	OLP2036 Evidence Base	GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ 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	Site is not available or suitable (Core GI)
169	R	R	Bartlemas Close Allotments	0.87	OLP2036 Evidence Base	Entire site within Bartlemas CA View Cone/High Buildings Area GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ Not suitable	Landowner (Oriol College) confirmed (2025) no intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI)
170	R	R	Barton Road Recreation Ground/play ground	1.06	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use as a playground. 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 or suitable.
173	R	R	Bayards Hill Primary School Part Playing Fields	1.07	OLP2036 SP63	GI Network (Supporting)	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	Site currently in use by school. No landowner (County Council) intention to develop. Leaseholder (RLT) interest in site but not able to demonstrate that the playing fields are surplus and developable within plan period. Not available within plan period	Site is viable as it is greenfield. Site is viable	Site suitable but landowner cannot demonstrate playing fields are surplus or that there is a reasonable prospect of being delivered during plan period.
174	R	R	Bernwood Park	0.88	OLP2036 Evidence Base	GI Network (Supporting)	None identified	The site performs important green infrastructure function and in use for recreation. 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.
175	R	R	Blackbird Leys Park East	5.28	OLP2036 Evidence Base	GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ Also in active use for recreation Not suitable	Site currently occupied for recreational use. No evidence the site is surplus to requirements, or of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI)
176	R	R	Blackbird Leys Park West	2.95	OLP2036 Evidence Base	GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ Also in active use for recreation Not suitable	Site currently occupied for recreational use. No evidence the site is surplus to requirements, or of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI)

Table A - All Sites Assessed

177	R	R	Botley Road Recreation Ground	5.09	OLP2036 Evidence Base	<p>Adjacent to Osney Town CA</p> <p>View Cone/High Buildings Area</p> <p>Oxford City Wildlife Site (OCWS) (Bullstake Stream)</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>Most of the site is Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site also provides important GI function which needs to be retained.</p> <p>Not suitable</p>	<p>Site currently occupied for recreational use. No evidence the site is surplus to requirements, or 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>	The site is not available or suitable (FZ3b greenfield).
178	R	R	Boults Lane Recreation Ground	1.8	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Entire site within Old Marston CA</p> <p>View Cone</p> <p>GI Network (Supporting)</p>	Flood Zone 3a	<p>In use as recreation ground with pitches and playground.</p> <p>Site performs important green infrastructure function.</p> <p>Not suitable</p>	<p>No evidence of landowner intention to develop</p> <p>Not available</p>	<p>Site is viable typology</p> <p>Site is viable</p>	The site is not available, or suitable.
179	R	R	Brasenose College and Queens College Sports Ground	9.13	OLP2036 Evidence Base	<p>Nearly entire site within Green Belt</p> <p>Adjacent to Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>GI Network (Core and Supporting)</p>	Flood Zone 3b	<p>The site is largely Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site also provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield and some Core GI).
180	R	R	Brasenose Farm Allotments	1.91	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>GI Network (Core)</p>	Adjacent SSSI (Brasenose Wood and Shotover Hill)	<p>Site also provides important GI function which needs to be retained in situ, also adjoins SSSI.</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>	The site is not available or suitable (Core GI)
181	R	R	Broad Oak Nature Park	1.22	OLP2036 Evidence Base	<p>GI Network (Supporting)</p> <p>Adjacent to Local Wildlife Site (LWS) (Open Magdalen)</p>	<p>Access challenging</p> <p>Within 50m of an SSSI</p>	<p>Site performs important green infrastructure function and in use for recreation.</p> <p>Not suitable</p>	<p>Site is currently occupied for recreational use. 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>	The site is not available or suitable.
182	R	R	Bullstake Close Allotments	1.61	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield).
183	R	R	Burgess Field (edge of Port Meadow)	35.52	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>View Cone/High Buildings Area</p> <p>Adjoins Port Meadow Scheduled Ancient Monument</p> <p>GI Network (Core)</p> <p>Oxford City Wildlife Site (OCWS) (Burgess Field Nature Reserve)</p>	<p>Flood Zone 3b</p> <p>Within 200m of SSSI and a SAC (Port Meadow)</p> <p>Reclaimed landfill, possible contamination</p> <p>Footpaths cross the site</p>	<p>Site provides important GI function which needs to be retained.</p> <p>Currently in use for recreational/public open space.</p> <p>Sensitive location near to SSSI and SAC and SAM.</p> <p>Possible contamination.</p> <p>Not suitable</p>	<p>In use for recreation/public open space. 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>	The site is not available or suitable (Core GI)

Table A - All Sites Assessed

184	R	R	Bury Knowle Park	6.07	OLP2036 Evidence Base	Entire site within Old Headington CA Contains Listed Building (Bury Knowle House) GI Network (Core)	None identified	Site provides important GI function which needs to be retained. Site in use for recreation/public open space. Activities include tennis, basketball, climbing rocks, children's play areas, picnicking, and health walks. Entire site is within conservation area and Listed Building on site so sensitive design needed. Not suitable	Site is currently occupied for recreational use and not surplus to requirements. No landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI and intensively used public open space/recreation)
185	R	R	Cheney School Playing Fields	4.08	OLP2036 Evidence Base	Entire site within Headington Hill CA GI Network (Supporting)	None identified	Site performs important green infrastructure function, and use by school. Not suitable	Site is in use as school playing fields. No evidence it is surplus or 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 active use by the school.
186	R	R	Christ Church Meadow – South	0.87	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Central (University & City) CA View Cone/High Buildings Area GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield and Core GI). This site falls within the larger site #134.
187	R	R	Church Cowley St James Primary School Playing Field	0.43	OLP2036 Evidence Base	GI Network (Supporting)	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, in active use by the school.
188	R	R	Court Place Farm – East	1.52	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting)	Flood Zone 2	Site performs important green infrastructure function. In use as greenfield/nature park. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
189	R	R	Court Place Farm – West	9.98	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area GI Network (Supporting)	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 available or suitable.

Table A - All Sites Assessed

190	R	R	Court Place Farm Allotments	5.91	OLP2036 Evidence Base	Entire site within Green Belt Entire site within Old Marston CA View Cone/High Buildings Area GI Network (Core) Adjacent to Local Wildlife Site (LWS) (Showmans Field)	Flood Zone 3b	Site provides important GI function which needs to be retained in situ. 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	Site is not available or suitable (Core GI)
191	R	R	Cowley Marsh playground/ sports field	6.77	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS)(Barracks Lane Meadow) Adjacent to Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)	Flood Zone 3b	Site provides important GI function which needs to be retained. In active use for public open space/recreation. Uses include children's play area, football, basketball, and fitness trail. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. No landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI and public open space/recreation)
192	R	R	Cowmead Allotments	3.49	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield).
193	R	R	Cripley Meadow Allotments	6.02	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Cripley Island and Fiddler's Island)	Flood Zone 3b Within 200m of SSSI and a SAC (Port Meadow)	A large part of the site is within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained in situ. 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 available or suitable (FZ3b greenfield and Core GI).
194	R	R	Cutteslowe Park 1	2.79	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	None identified	Site provides important GI function which needs to be retained. In active use as cricket pitches Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. No landowner intention to develop, retain for sports use (City Council). Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI and public open space/recreation)

Table A - All Sites Assessed

195	R	R	Cutteslowe Park 2	13.51	OLP2036 Evidence Base	Nearly entire site within Green Belt GI Network (Core)	None identified	Site provides important GI function which needs to be retained. In active use for public open space/recreation. Uses include children's play areas, football, basketball, miniature golf, skate park, paddling pool, and nature area. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. No landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI and public open space/recreation)
196	R	R	Cutteslowe Park 3	11.5	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	None identified	Site provides important GI function which needs to be retained. In active use for football pitches and nature area. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. No landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site is not available or suitable (Core GI and public open space/recreation)
197	R	R	Cutteslowe Park 4	7.95	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained. In active use as woodland/nature area. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. No landowner intention to develop. Not available	Site is viable as it is greenfield. Site is viable	Site is not available or suitable (Core GI and public open space/recreation)
198	R	R	Cutteslowe Park Allotments	2.38	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
199	R	R	Cutteslowe Primary School Playing Fields	0.91	OLP2036 Evidence Base	GI Network (Supporting)	None identified	The site performs important green infrastructure function and is in use by the school. 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, in use by the school.
200	R	R	Donnington Sports Ground (Donnington recreation ground)	2.69	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Supporting)	Flood Zone 3b	A small part of the site is within Flood Zone 3b. Site performs important green infrastructure function, and the FZ3b greenfield parts would not be suitable for residential. 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
202	R	R	Dragon School & Lady Margaret Hall Playing Fields	8.25	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA GI Network (Supporting) Adjacent to Oxford City Wildlife Site (OCWS) University Parks Adjacent to Local Wildlife Site (University Parks)	Flood Zone 3b Within 25m of SSSI (New Marston Meadows)	A small part of the site is located within Flood Zone 3b (greenfield). Site performs important green infrastructure function, and close to SSSI. 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 they are surplus to requirements or 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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203	R	R	Dunstan Park	2.27	OLP2036 Evidence Base	Entire site within Old Headington CA GI Network (Core) Oxford City Wildlife Site (OCWS) (Dunstan Park)	None identified	Site provides important GI function which needs to be retained in situ. The Old Headington Conservation Area Appraisal identifies that Dunstan Park contributes to the buffer of green open space, which separates the village from the surrounding urban development, so is important to the setting of the CA. <u>Site is not suitable</u>	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 (Core GI & heritage).
204	A	R	East Oxford Bowls Club	0.3	OLP2036 Evidence Base Call for Sites 2023 Emerging OLP2045 SPE2	Entire site within Bartlemas CA View Cone/High Buildings Area	None identified	Site was formerly in use as a bowling green and tennis court. 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. No insurmountable constraints. Site is suitable	Landowner (Oriel College) confirmed intention (2025) to develop for residential. Site is available	Site is viable typology as it is greenfield. Site is viable.	Site is suitable and available
205	R	R	East Ward Allotments	5.53	OLP2036 Evidence Base	Adopted OHAR GI Network (Core)	Flood Zone 2	Site provides important GI function which needs to be retained in situ. 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 or suitable (Core GI). All allotment plots in use.
206	R	R	Eden Drive Allotments	1.05	OLP2036 Evidence Base	GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
207	R	R	Elder Stubbs Charity Allotments – North	1.67	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained in situ. Part of the site is located within Flood Zone 3b. 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 (Core GI). All allotment plots in use.
208	R	R	Elder Stubbs Charity Allotments – South	3.63	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site performs important green infrastructure function. Part of site is within Flood Zone 3b (greenfield) and would not be suitable for residential Not suitable	All allotment plots in use and no evidence surplus to requirements or 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 (Core GI). All allotment plots in use.
209	R	R	Fairacres Road Allotments	0.79	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area GI Network (Core)	Flood Zone 3b Within 100m of SSSI (Iffley Meadows)	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.

Table A - All Sites Assessed

210	R	R	Fairview Allotments	0.69	OLP2036 Evidence Base	GI Network (Core) Adjacent to Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)	Within 200m of SSSI (Lye Valley)	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
211	R	R	Fettiplace Recreation Ground	2.83	OLP2036 Evidence Base	GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Bayswater Brook)	Flood Zone 3b	Site provides important GI function which needs to be retained, and is also in use as recreation ground. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. 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 (Core GI).
213	R	R	Five Mile Drive Recreation Ground	2.7	OLP2036 Evidence Base	GI Network (Supporting)	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	R	R	Florence Park	8.41	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site performs important green infrastructure function. Includes City Council parks depot (1.8ha) which can only be accessed via track across the park, and recreational uses. Part of the site lies within Flood Zone 3b 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 (Core GI).
215	R	R	Former Abingdon Road Allotments	0.86	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area. GI Network (Core)	Flood Zone 3b	The site is largely within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained in situ. Not suitable	Allotment plots in use. No evidence of availability. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable (FZ3b greenfield and Core GI).
216	R	R	Former Barns Road East Allotments	0.26	OLP2036 SP37	GI Network (Supporting)	No vehicular access.	SP37 establishes part of 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 (2025) now not actively pursuing the site. Site is not available	Site is viable typology as it is greenfield. Site is viable	Site not available, and significant access issues.
217	R	R	Former Binsey Lane Allotments	3.78	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained in situ. 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 (FZ3b greenfield and Core GI).

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219	R	R	Foxwell Drive	2.33	OLP2036 Evidence Base	Adjacent to Old Headington CA Part GI Network (Supporting) Adjacent to Oxford City Wildlife Site (OCWS) (Dunstan Park)	Flood Zone 2	Site has important GI function and is in use as playspace. Site is 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
220	R	R	Friars Wharf Open Space	0.57	OLP2036 Evidence Base	View Cone/High Buildings Area Within City Centre Archaeological Area Part of an adopted OHAR (Former Gas Works Rail Bridge) is located within this site. GI Network (Core)	Flood Zone 3a	The site is partly within Flood Zone 3a. Site provides important GI function which needs to be retained in situ. Site is locally significant and identified on the OHAR. 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 (Core GI).
221	R	R	Gaisford Road Recreation Ground	0.55	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function. Not suitable	Site is currently occupied for recreational use. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
222	R	R	Gillians Park	3.84	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained in situ. 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 (Core GI).
223	R	R	Goose Green (South-West of Goose Green Close)	1.95	OLP2036 Evidence Base	Designated Common Land Entire site within Green Belt Entire site within Wolvercote with Godstow CA Adjacent Listed Building GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI and SAC (Port Meadow) Possible contamination onsite	A small part of the site is within Flood Zone 3b (greenfield). Site provides important GI function which needs to be retained, and is 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.
224a	R	R	Grandpont Park	6.62	OLP2036 Evidence Base	Adjacent to Adopted OHAR GI Network (Core)	Flood Zone 3a	A small part of the site is within Flood Zone 3a. Site provides important GI function which needs to be retained in situ. Site in use for recreation. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. 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 (Core GI).

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224b	R	R	Grandpont Playing Pitch	3.02	OLP2036 Evidence Base	GI Network (Supporting)	Flood Zone 2	Site performs important GI function and in use for sports. Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. 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 (GI)
225	R	R	Grandpont Sports Ground	4.27	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools) GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained in situ. Not suitable	Site currently occupied for recreational use and no evidence it is surplus to requirements. 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 (FZ3b greenfield and Core GI).
226	R	R	Headington Hill Park	7.98	OLP2036 Evidence Base	Entire site within Headington Hill CA View Cone/High Buildings Area Adjacent Listed Building GI Network (Core)	None identified	Site performs important GI function which needs to be retained. Entire site is within a conservation area and adjoins listed buildings, any development would need to consider sensitive design. Not suitable	Site currently occupied for recreational use and no evidence it is surplus to requirements. 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 (Core GI)
227	R	R	Windmill Primary School playing field	0.63	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and is in use by the school. 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	R	R	Headington School Playing Fields	4.22	OLP2036 Evidence Base	Entire site within Headington Hill CA GI Network (Supporting)	None identified	Site performs important green infrastructure function and is in use by the school 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
229	R	R	Hinksey Park	7.54	OLP2036 Evidence Base	View Cone/High Buildings Area Adjacent Listed Building GI Network (Core & Supporting)	Flood Zone 3b	The site is partly within Flood Zone 3b with a large part in Flood Zone 3a. Site provides important GI function which needs to be retained. 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 (Core GI).
230	R	R	Horspath Road Recreation Ground	1.82	OLP2036 Evidence Base	GI Network (Supporting)	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, as it is currently occupied for recreational use.

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231	R	R	Iffley Academy School Playing Field	0.67	OLP2036 Evidence Base Call for sites 2014	GI Network (Supporting) Small part within Iffley CA	None identified	Site performs important green infrastructure function and in use by the school. Not suitable	Site in use as a school playing field. No evidence of landowner intention to develop or that it is surplus to requirements. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available, in use by the school
233	R	R	Jack Straws Lane Park	1.79	OLP2036 Evidence Base	Entire site within Headington Hill CA View Cone/High Buildings Area GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation Not suitable	Site is currently occupied for recreational use and no evidence it is surplus to requirements. 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 currently occupied for recreational use.
234	A	R	Jesus College Sports Area - Site A Playing Field	0.8 (formerly 2.53)	OLP2036 Evidence Base Emerging OLP2045 SPE4	GI Network (Supporting)	None identified	Site performs important green infrastructure function. Suitable subject to sports being reprovided and GI	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, expected to come forward during plan period.
235	R	R	John Allen Recreation Ground	0.74	OLP2036 Evidence Base	GI Network (Supporting)	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 not suitable or available.
236	R	R	John Garne Way Allotments	1.39	OLP2036 Evidence Base	Adjacent to Headington Hill CA View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (Headington Hill Viewpoint)	None identified	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
237	R	R	Kestral Crescent Allotments	2.18	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	A large part of the site is within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield and Core GI). All allotment plots in use.
238	R	R	King Georges Field	2.11	OLP2036 Evidence Base	GI Network (Core) Adjacent to Local Wildlife Site (LWS) (Osney Mead)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield). 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 (FZ3b greenfield and Core GI)

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239	R	R	Larkrise Primary School Playing Field	3.21	OLP2036 Evidence Base	GI Network (Supporting)	Flood Zone 3b	Part of the site is within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. In use as school playing fields. Not suitable	Currently in use as school playing fields and no evidence its surplus to requirements. 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
240	R	R	Lenthall Road Allotments	2.7	OLP2036 Evidence Base	Adjacent to Iffley CA View Cone/High Buildings Area GI Network (Core)	None identified	Site provides important GI function which needs to be retained. 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 (Core GI). All allotment plots in use.
241	R	R	Little Park	0.58	OLP2036 Evidence Base	GI Network (Supporting) Adjacent to Littlemore CA Adjacent Listed Building	Existing access unlikely to be acceptable for any intensification of use.	Site performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
242	R	R	Mabel Pritchard School Playing Field	0.28	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and is in use by school. Not suitable	Currently in use as school playing fields. No evidence of landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.
243	R	R	Magdalen College Sports Ground – South	0.89	OLP2036 Evidence Base	Entire site in St Clements and Iffley Road CA GI Network (Supporting) 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 landowner intention to develop (confirmed 2025). Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. Site is an important part of GI Network and has significant heritage constraints.
244	R	R	Magdalen Wood	9.85	OLP2036 Evidence Base	GI Network (Core) Local Wildlife Site (LWS) (Open Magdalen)	Site covered by well-established trees and other vegetation	Site provides important GI function which needs to be retained in situ. Any development likely to be significantly constrained 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 available or suitable (Core GI).
245	R	R	Manzil Way Gardens	0.48	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use as community space. 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
246	R	R	Margaret Road Recreation Ground	2.71	OLP2036 Evidence Base	Adjacent to Headington Quarry CA GI Network (Supporting)	Within 75m of SSSI (Magdalen Quarry)	Site performs important green infrastructure function and in use for recreation. 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

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247	R	R	Marston Ferry and Blackhall Allotments	1.41	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
248	R	R	Marston Recreation Ground	4.33	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI	Site performs important green infrastructure function and in use for recreation. 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.
249	R	R	Meadow Lane Recreation Ground	2.02	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. In use for recreation 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 (FZ3b greenfield and Core GI).
250	R	R	Memorial Garden	0.34	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone/High Buildings Area Adjacent Listed Building Within City Centre Archaeological Area GI Network (Core) The site is located within the Grade I listed Christ Church Registered Park and Garden	Flood Zone 2	Site provides important GI function which needs to be retained. Significant heritage constraints - Site is located within a Grade I listed park and garden, and a conservation area, and adjoins Listed Building. 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 (Core GI and heritage).
251	R	R	Merton College Sports Ground	5.29	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Supporting) Entire site within Central CA View Cone/High Buildings Area Adjacent to the Grade II St Catherine's College Registered Park and Garden	Flood Zone 3b Within 200m of SSSI (New Marston Meadows)	Site performs important green infrastructure function. Significant heritage constraints. Not suitable	Landowner confirmed intention (2025) to retain for open air sports. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable.

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252	R	R	Merton Field	3.5	OLP2036 Evidence Base	<p>Entire site within 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 (Core)</p> <p>The site is located within the Grade I listed Christ Church Registered Park and Garden.</p>	Flood Zone 2	<p>Site provides important GI function which needs to be retained.</p> <p>Significant heritage constraints - Site is located within a Grade I listed park and garden, and a conservation area, and adjoins Listed Building.</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>	The site is not available or suitable (Core GI and heritage).
253	R	R	Milham Ford Playing Field, Headington	3.74	OLP2036 Evidence Base	<p>View Cone/High Buildings Area</p> <p>GI Network (Core)</p> <p>Local Wildlife Site (LWS) (Milham Ford Field and Quod)</p>	None identified	<p>Site provides important GI function which needs to be retained.</p> <p>Not suitable</p>	<p>Owned by City Council, no evidence it is surplus to requirements, intend to retain the site for open air sports facilities/green spaces.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	The site is not available or suitable. The site is currently occupied for recreational use.
254	R	R	Mill Lane Allotments	1.12	OLP2036 Evidence Base	GI Network (Core)	None identified	<p>Site provides important GI function which needs to be retained.</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>	The site is not available or suitable (Core GI). All allotment plots in use.
255	R	R	Minchery Farm Allotments (west)	1.03	OLP2036 Evidence Base	GI Network (Core)	None identified	<p>Site provides important GI function which needs to be retained.</p> <p>Not suitable</p>	<p>Most allotment plots in use, significant investment in the allotments by landowner (City Council) in 2024, no intention to redevelop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	The site is not available or suitable (Core GI).
256	R	R	New Hinksey Bowling Green	0.74	OLP2036 Evidence Base	<p>View Cone/High Buildings Area</p> <p>Adjacent to Local Wildlife Site</p> <p>GI Network (Core)</p>	Flood Zone 3b	<p>The site is entirely within Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield).
257	R	R	New Marston Primary School Playing Fields	1.17	OLP2036 Evidence Base	<p>GI Network (Supporting)</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Peasmoor Piece)</p>	Flood Zone 3b	<p>Site provides important GI function which needs to be retained.</p> <p>In use for school sports</p> <p>Not suitable</p>	<p>Currently in use as school playing fields. No evidence it is surplus to requirements or 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>	The site is not available or suitable

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258	R	R	New University Club Sports Ground	1.91	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone/High Buildings Area Partial GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
259	R	R	North Oxford Bowls Club	0.98	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
260	R	R	Northway Playing Field	2.01	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
261	R	R	Oatlands Recreation Ground	5.12	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield).
262	R	R	Orchard Way Recreation Ground	3.25	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
264	R	R	Osler Road Bowling Green	0.25	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
265	R	R	Osney Cemetery	1.65	OLP2036 Evidence Base	Entire site within Osney Town CA View Cone/High Buildings Area Within City Centre Archaeological Area GI Network (Core)	Flood Zone 2	Site provides important GI function which needs to be retained in situ. In 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 (Core GI and in use as cemetery)
266	R	R	Osney St. Thomas Allotments	4.81	OLP2036 Evidence Base	Adjacent to Osney Town CA View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Bullstake Stream)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield).

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267	R	R	Oxford Golf Centre	3.15	OLP2036 Evidence Base	Adjacent to Adopted OHAR Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield).
268	R	R	Oxford Road (Littlemore) Park	1.64	OLP2036 Evidence Base	Adjacent to Littlemore CA GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
269	R	R	Oxford Road (Marston) Recreation Ground	0.45	OLP2036 Evidence Base	Entire site within Old Marston CA View Cone/High Buildings Area GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use for recreation. 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.
270	R	R	Oxford Spire Academy Playing Field - East	6.08	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Supporting)	Flood Zone 3a	Site performs important green infrastructure function and in use by school. 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, in use by the school.
271	R	R	Oxford Spire Academy Playing Field – West	1.53	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use by school. 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, in use by the school.
272	R	R	Oxpens Recreation Ground	1.29	OLP2036 Evidence Base	View Cone/High Buildings Area Entire site within Central (University & City) CA Adopted OHAR Within City Centre Archaeological Area GI Network (Core)	Flood Zone 3b	Part of the site is within Flood Zone 3b (greenfield) so those parts not suitable for residential. Site provides important GI function which needs to be retained. Not suitable	In use as recreation ground. No evidence it is surplus to requirements or 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 (Core GI)
274	R	R	Park Adjacent Rowing Clubs	1.21	OLP2036 Evidence Base	Nearly entire site within Green Belt View Cone/High Buildings Area GI Network (Supporting)	Flood Zone 3b Within 50m of SSSI (Ifley Meadows)	A small part of the site is within Flood Zone 3b (greenfield) so those parts not suitable for residential. Site provides important GI function which needs to be retained. 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

Table A - All Sites Assessed

275	R	R	Part Trinity and Magdalen Sports Grounds – North	7.76	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Small part within St Clement's and Iffley Road CA; Adjacent to Central (University & City) CA</p> <p>View Cone/High Buildings Area</p> <p>Contains Listed Building</p> <p>GI Network (Supporting)</p>	<p>Flood Zone 3a</p> <p>Within 200m of SSSI</p>	<p>Site performs important green infrastructure function and in use for recreation.</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>	The site is not available or suitable.
276	R	R	Peat Moors Recreation Ground	1.21	OLP2036 Evidence Base	GI Network (Supporting)	<p>Within 200m of SSSI</p> <p>Potential peat deposit adjacent to site</p>	<p>Site is currently occupied for recreational use and performs important green infrastructure function.</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>	The site is not available or suitable.
277	R	R	Pegasus Primary School Playing Field	0.66	OLP2036 Evidence Base	GI Network (Supporting)	Flood Zone 2	<p>Site provides important GI function which needs to be retained.</p> <p>In use as school playing field.</p> <p>Not suitable</p>	<p>Currently in use as school playing fields.</p> <p>No evidence it is surplus to requirements or 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>	The site is not available or suitable (GI and in use by school)
278	R	R	Pembroke College Sports Ground	3.43	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>View Cone/High Buildings Area</p> <p>GI Network (Core)</p> <p>Adjacent to Oxford City Wildlife Site (Hinksey Pools)</p>	Flood Zone 3b	<p>The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential.</p> <p>Site provides important GI function which needs to be retained.</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>	The site is not available or suitable (FZ3b greenfield). This site includes a small part of #133.
279	R	R	Port Meadow	165.93	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>Adjacent to Wolvercote with Godstow CA</p> <p>View Cone/High Buildings Area</p> <p>Adjacent Listed Building</p> <p>Two Scheduled Monuments located within site</p> <p>GI Network (Core)</p> <p>Site is Designated Common Land</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Burgess Field Nature Reserve)</p>	<p>Flood Zone 3b</p> <p>Site is a SAC and SSSI</p>	<p>The site is designated SSSI and SAC and provides important GI function which needs to be retained.</p> <p>Site is largely within Flood Zone 3b (greenfield) so those parts not suitable for residential.</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>	The site is not available or suitable (SSSI, SAC and FZ3b greenfield).

Table A - All Sites Assessed

280	R	R	Quarry Hollow Play Area	0.56	OLP2036 Evidence Base	Entire site within Headington Quarry CA GI Network (Supporting)	Within 200m of SSSI (Magdalen Quarry)	Site performs important green infrastructure function. 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.
281	R	R	Ramsay Road Allotments	0.55	OLP2036 Evidence Base	Entire site within Headington Quarry CA GI Network (Core)	Adjacent SSSI (Magdalen Quarry)	Site provides important GI function which needs to be retained in situ. Not suitable	All allotment plots in use and no evidence surplus to requirements or of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable (Core GI). All allotment plots in use.
282	R	R	Ridgefield Road Recreation Ground	0.32	OLP2036 Evidence Base	None identified	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.
283	R	R	Ridgeway Road Recreation Ground	0.61	OLP2036 Evidence Base	GI Network (Supporting)	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.
284	R	R	Risinghurst Allotments	0.86	OLP2036 Evidence Base	GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ. 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 (Core GI). All allotment plots in use.
285	R	R	Risinghurst Recreation Ground	0.47	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site is currently occupied for recreational use. 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.
286	R	R	Rose Hill Spencer Crescent Park	3.8	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site is currently occupied for recreational use. 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.
287	R	R	Rye St Anthony School Playing Fields	2.53	OLP2036 Evidence Base	Entire site within Headington Hill CA GI network (Supporting)	None identified	Site performs important green infrastructure function and is in use by the school 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 available or suitable GI and in use by school)
288	R	R	Sandfield Road	0.82	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site is currently occupied for recreational use. 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.

Table A - All Sites Assessed

289	A	R	Sandy Lane Recreation Ground	5.15	OLP2036 SP11 Emerging OLP2045 SPS15	GI Network (Supporting)	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 (2025) subject to resolving issues regarding re-providing sports and and safeguarding land. Site is available	Site is viable typology as it is greenfield. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be delivered within the Local Plan period.
290	R	R	Shotover Country Park	8.01	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Site is a SSSI Well-established trees and vegetation onsite Majority of land at high level	Site performs important green infrastructure function (Core GI) and is a 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.
292	R	R	Southfield Golf Course	50.45	OLP2036 Evidence Base	GI Network (Core + Supporting (Dene Road Play Area)) Local Wildlife Site (Lye Valley and Cowley Marsh) Adjacent to Oxford City Wildlife Sites (OCWSs) (Warneford Meadow and Orchard, Boundary Brook Corridor/ Mileway Gardens)	Flood Zone 3b Adjacent to SSSI (Lye Valley). Potential peat deposits within parts of site	Site provides important GI function (Core GI) which needs to be retained. Not suitable	No landowner intention to develop (confirmed in 2025). 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 (Core).
293	R	R	Spindleberry Nature Park & Fry's Hill Park	6.47	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained. Not suitable	Site in use for recreation. No evidence it is surplus to requirements or 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 (Core GI).
293a	R	R	Spindleberry Nature Park	3.05	OLP2036 Evidence Base	GI Network (Core) Oxford City Wildlife Site (OCWS) (Spindleberry Park)	Flood Zone 3b	Site is currently protected for its importance in local nature conservation. Site performs an important green infrastructure function, and in use for recreation. 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 (Core GI)
293b	R	R	Fry's Hill Park	3.45	OLP2036 Evidence Base	GI Network (Core)	Flood Zone 3b	Site performs an important green infrastructure function and in use for recreation. 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 (Core GI)
294	R	R	Spragglesea Mead and Deans Ham Allotments	1.14	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. 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 (FZ3b greenfield)

Table A - All Sites Assessed

295	R	R	SS Mary and John Primary School Playing Field	1.51	OLP2036 Evidence Base	View Cone/High Buildings Area Adopted OHAR GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained. In use as school field. Not suitable	Currently in use as school playing fields. No evidence it is surplus to requirements or 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 (Core GI).
297	R	R	St Barnabus Primary School Playing Fields	0.5	OLP2036 Evidence Base	Entire site within Jericho CA View Cone/High Buildings Area GI Network (Supporting)	None identified	Site performs important green infrastructure function and is in use by the school 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, in use by the school.
298	R	R	St Catherine's and Exeter Colleges Sports Grounds	7.56	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area Adjacent to Local Wildlife Site (Marston Brook Meadow) GI Network (Supporting)	Flood Zone 3b Adjacent SSSI	Part of site within Flood Zone 3, including Flood Zone 3b greenfield. Site performs important green infrastructure function and adjoins the SSSI. In use for recreation. 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
299	R	R	St Christopher's School Playing Fields	2.88	OLP2036 Evidence Base	Adjacent to Temple Cowley CA Adjacent Listed Building GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use by the school. 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.
300	R	R	St Clements Pullens Lane Allotments	1.79	2021 Call for sites	Entire site within Headington Hill CA GI network (Core) Allotments in use	Limited vehicular access via Pullens Lane, potential access via John Garner Way	Site provides important GI function which needs to be retained, and in use for allotments. There are also access constraints. Not suitable	Landowner (2025, Reg 18) indicates 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 (Core GI).
301a	R	R	St Edwards School Playing Fields	22.93	OLP2036 Evidence Base Call for sites 2016	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network (Supporting)	Flood Zone 3b	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.
301b	R	R	Keble College Sports Ground	3.37	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) GI Network (Supporting)	Flood Zone 3b	A very tiny part of the site is within Flood Zone 3b. Site performs important green infrastructure function. Site used for recreation. 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.

Table A - All Sites Assessed

302	R	R	St Francis Primary School Playing Field	0.31	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function. In use as school playing field. Not suitable	Currently used as school playing fields. No evidence it is surplus to requirements or 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.
303	R	R	Greyfriars Catholic School Playing Field	3.35	OLP2036 Evidence Base	GI Network (Supporting)	Flood Zone 3b	A small part of the site is within Flood Zone 3b (greenfield) so those parts not suitable for residential. Site provides important GI function which needs to be retained. In use as school playing fields. Not suitable	Currently used as school playing fields. No evidence it is surplus to requirements or 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
304	R	R	St John Fisher School Playing Field	0.54	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and is in use by school. 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 in use by school
305	R	R	St Johns College Sports Ground	3.44	OLP2036 Evidence Base	Partly within North Oxford Victorian Suburb CA. GI Network (Supporting)	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.
306	R	R	St Joseph's Primary School Playing Field	0.81	OLP2036 Evidence Base	Adjacent to Headington Hill CA GI Network (Supporting)	None identified	Site performs important green infrastructure function, and is in use by school. 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
307	R	R	St Michaels Primary School Playing Field	0.73	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function, and is in use by school. 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
308	R	R	St Sepulchre's Cemetery	0.94	OLP2036 Evidence Base	Entire site within Jericho CA View Cone/High Buildings Area GI Network (Core) Site is the Registered Historic Park and Garden of St Sepulchre's Cemetery	Flood Zone 2	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. Site provides important GI function which needs to be retained. Not suitable	Site in use as burial 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, due to current use and Core GI
309	R	R	Summer Fields School Playing Field – West	4.49	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use by the school. 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

Table A - All Sites Assessed

310	R	R	Summer Fields School Playing Field – East	1.92	Oxplan 2050 Call for Ideas submission	GI Network (Supporting)	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, but no indication from landowners, confirmed they intend to retain playfield for school use. Not available	Site is viable typology Site is viable	Site not available
311	R	R	Sunnymead Park	7.87	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	Site provides important GI function which needs to be retained. In use as recreation ground. Not suitable	Currently occupied for recreational use. No evidence it is surplus to requirements or 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 (Core GI).
312	R	R	Oxford High School Playing Fields	2.37	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site performs important green infrastructure function and in use by the school. 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 the school.
313	R	R	The Cherwell School Playing Fields – East	4.33	OLP2036 Evidence Base	Adjacent to North Oxford Victorian Suburb CA GI Network (Supporting)	Flood Zone 3b	Site performs important green infrastructure function and in use by the school. 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 the school.
314	R	R	The Cherwell School Playing Fields – North	3.42	OLP2036 Evidence Base	GI Network (Supporting)	Flood Zone 2	Site performs important green infrastructure function and in use by the school. 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 the school.
315	R	R	The Swan School and Meadowbrook College (formerly Harlow Centre Playing Fields)	6.08	OLP2036 Evidence Base	Part of site within Green Belt GI Network (Supporting)	Flood Zone 3a Within 200m of SSSI (New Marston Meadows)	Site provides important GI function which needs to be retained. In use as The Swan Secondary School and Meadowbrook specialist education facility (permitted under 18/01173/FUL). Site now includes #405 (former Harlow Centre). Not suitable	Currently in use as education facility. No indication 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. Development would result in the loss of an education site.
316	R	R	The John Henry Newman Academy Playing Fields	2.18	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site provides important GI function which needs to be retained. In use as school playing fields. Not suitable	Site is currently in use as school playing fields. No evidence its surplus to requirements or 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 (GI).

Table A - All Sites Assessed

317	R	R	The Links Barracks Lane Allotments	2.05	OLP2036 Evidence Base	View Cone/High Buildings Area GI Network (Core)	None identified	Site provides important GI function which needs to be retained in situ. Not suitable	All allotment plots in use and no evidence surplus to requirements or of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable (Core GI). All allotment plots in use.
318	R	R	The Oxford Academy Playing Field – North	0.58	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site provides important GI function which needs to be retained. In use as school playing fields. Not suitable	Site is currently in use as school playing fields. No evidence its surplus to requirements or 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 (GI).
319	R	R	The Oxford Academy Playing Field – South	3.96	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site provides important GI function which needs to be retained. In use as school playing fields. Not suitable	Site is currently in use as school playing fields. No evidence its surplus to requirements or 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 (GI).
321	R	R	Thomson Terrace Allotments	2.27	OLP2036 Evidence Base	Adjacent to Littlemore CA GI Network (Core)	None identified	Site provides important GI function which needs to be retained. Not suitable	All allotment plots in use and no evidence surplus to requirements or of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable (Core GI). All allotment plots in use.
323	R	R	Trap Grounds Allotments	3.71	OLP2036 Evidence Base	Entire site within Green Belt View Cone/High Buildings Area GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Burgess Field Nature Reserve)	Flood Zone 3b Adjacent to SSSI (Port Meadow with Wolvercote Common and Green) and SAC	Site is largely within Flood Zone 3b (greenfield) so those parts not suitable for residential. Site provides important GI function which needs to be retained. Not suitable	All allotment plots in use and no evidence surplus to requirements or of intention to redevelop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable (FZ3b greenfield and Core GI)
325	R	R	University College Sports Ground	4.26	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is nearly all within Flood Zone 3b (greenfield) so not suitable for residential. Site provides important GI function which needs to be retained. Not suitable	No evidence surplus to requirements or 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 (FZ3b greenfield and Core GI)

Table A - All Sites Assessed

326	R	R	University Parks	28.93	OLP2036 Evidence Base	<p>Entire site within 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>GI Network (Core)</p> <p>Within Grade II listed University Parks Registered Historic Park and Garden</p> <p>Oxford City Wildlife Site (OCWS) University Parks</p> <p>Local Wildlife Site (University Parks)</p>	<p>Flood Zone 3b</p> <p>River adjoins the site</p> <p>Within 200m of SSSI</p>	<p>Site provides important GI function which needs to be retained.</p> <p>The site is also within a listed Historic Park & Garden.</p> <p>Not suitable</p>	<p>No landowner (University of Oxford 2025) intention to develop other than for park or sports uses (including café). No residential intention.</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 (Core GI & Heritage).</p>
327	R	R	University Sports Centre	10.31	OLP2036 Evidence Base	<p>Part within St Clements and Iffley Road CA</p> <p>View Cone/High Buildings Area</p> <p>OHAR (Roger Bannister Running Track)</p> <p>GI Network (Supporting)</p>	Flood Zone 3b	<p>Site performs important green infrastructure function. Site is locally significant and identified on the OHAR.</p> <p>Not suitable</p>	<p>Landowner is Oxford University. Recent planning permission for redevelopment of sports facilities and landowner confirmed (2025) intention to continue use of site for sports so not available for other uses.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	<p>Site is not suitable or available, recent landowner intentions to retain for sports use.</p>
328	R	R	Upper Wolvercote Allotments	0.7	OLP2036 Evidence Base	<p>Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal)</p> <p>GI Network (Core)</p>	<p>Flood Zone 3b</p> <p>Within 200m of SSSI</p>	<p>Site is partly within Flood Zone 3b (greenfield) so those parts not suitable for residential.</p> <p>Site provides important GI function which needs to be retained.</p> <p>Not suitable</p>	<p>All allotment plots in use and no evidence surplus to requirements or 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 (Core GI)</p>

Table A - All Sites Assessed

329	R	R	Valentia Road	0.76	OLP2036 SP61	GI Network (Core)	Flood Zone 3b Approx. 100m from Boundary Brook Close to Lye Valley SSSI	Site allocation SP61 establishes part of site is suitable for residential development, subject to improvements to the remaining recreation ground, and no unacceptable impacts on Lye Valley SSSI. Constraints mean site is unlikely to achieve net gain of 10+. Subsequent more recent assessments for LP2045 conclude a higher flood risk (Flood Zone 3b greenfield) than previously, and a higher GI score (Core GI), and for these reasons the whole site is now assessed as not suitable for residential. Site is not suitable	Confirmed landowner (City Council) open to releasing part of site if interest from community land trust. Site is available	Site is viable	The site is not suitable (FZ3b greenfield and Core GI)
330	R	R	Wadham College Playing Field	3.56	OLP2036 Evidence Base	GI Network (Supporting)	None identified	Site provides important GI function which needs to be retained. Not suitable	Landowner has no timelines or parameters for development, so cannot demonstrate delivery within plan period. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available. This site falls within the larger site #003. It is referred to as a separate site for completeness as is a Protected Outdoor Sports Facility.
331	R	R	Walton Well Road Open Space – North	0.79	OLP2036 Evidence Base	Adjacent to Jericho CA View Cone/High Buildings Area GI Network (Supporting) Site is Designated Common Land	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.
333	R	R	Watlington Road Allotments	2.21	OLP2036 Evidence Base	GI Network (Core)	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 (Core GI) or available, all plots in use.
336	R	R	Wolfson College Playing Field	1.19	OLP2036 Evidence Base	Entire site within North Oxford Victorian Suburb CA GI network (Supporting)	Flood Zone 3b Within 200m of SSSI (New Marston Meadows)	Part of the site is within Flood Zone 3b so those parts not suitable for residential. 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.
337	R	R	Wolvercote Primary School Playing Field	0.55	OLP2036 Evidence Base	Adjacent to Wolvercote with Godstow CA GI Network (Supporting)	Located within 200m of SSSI (Port Meadow)	Site performs important green infrastructure function and in use by school. 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, in use by school.
338	R	R	Wood Farm Primary School Playing Field	0.56	OLP2036 Evidence Base	GI network (Supporting)	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, in use by school.

Table A - All Sites Assessed

339	R	R	Wood Farm Recreation Ground (between Nuffield Road and Wood Farm Road)	0.79	OLP2036 Evidence Base	GI Network (Supporting)	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.
340	R	R	Worcester College Cricket Ground	3.5	OLP2036 Evidence Base	Entire site within Central (University & City) CA View Cone and High Buildings Area GI Network (Core)	Flood Zone 3b Adjoins Rewley Abbey Scheduled Ancient Monument.	The site is nearly all within Flood Zone 2, plus a very small part 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	Site is not suitable or available, due to current use and Core GI
341	R	R	William Morris Close Sports Ground	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 (March 2022). Site not available during plan period.	Development has completed. Site is viable	Site has completed (March 2022). Not available in Plan period.
346	A	R	Former Bartlemas Nursery School, 269 Cowley Road	0.24	OLP2036 Evidence Base	Entire site within Bartlemas CA View Cone/High Buildings Area	None identified	Entire site is within a conservation area therefore any development would need to consider sensitive design. Planning application (18/02989/FUL) refused so as yet untested so uncertain whether site has capacity for 10+ units within the heritage constraints. Site is suitable for residential	Planning application 2018 (refused) (18/02989/FUL) for student/graduate uses not general housing. Landowner (Oriol College) update (2025) confirmed available for student/graduate or residential. Site is available	Site is viable typology and planning application indicates site is viable. Site is viable	Site is suitable for residential and available but the constraints mean may not have capacity for 10+ units.
347	R	R	Iffley Meadow	6.42	OLP2036 Evidence Base	GI Network (Supporting) Site includes Local Wildlife Site (Oriol Meadow) Entire site within Green Belt Adjacent to Iffley Conservation Area View Cone/High Buildings Area	Flood Zone 3b Within 50m of a SSSI (Iffley Meadows) Constrained access for vehicles	Site has important GI function which needs to be protected, and latest flood maps (2025) indicate small part is Flood Zone 3b (greenfield). Previous flood maps indicated a large part of the site was FZ3b (greenfield) and Core GI, therefore potential heritage and biodiversity impacts not tested in detail. Likely wildlife corridor function, and biodiversity constraints (Local Wildlife Site) would need further testing. Not suitable	Landowner expressed intention to develop (2025) Site is available	Site is viable typology (greenfield) Site is viable	Site is not suitable.

Table A - All Sites Assessed

349	R	R	Old Power Station	0.32	OLP2036 Evidence Base	Adjacent to Osney Town CA View Cone/High Buildings Area Within City Centre Archaeological Area.	Flood Zone 3b	Planning permission for the conversion, redevelopment and extension of Osney Power Station to a Centre of Executive Education. A very tiny part of the site is located within Flood Zone 3b (brownfield). 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	R	R	Balfour Road	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.
354a	R	R	Barton Community Centre and Underhill Circus shops	0.606	OLP2036 Evidence Base	Within 30m of Oxford City Wildlife Site (Bayswater Brook) A small part is GI Network (Core) (to the north of the Community Centre)	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. Remainder of site unlikely to deliver 10+ net again. Some Core GI which needs protecting. 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 due to funding. Not available	Regeneration scheme is not considered to be viable Not viable	Not available. Most of the site has already been developed and no landowner intention to develop residential on remainder. Core GI would need to be protected.
354b	A	R	Underhill Circus Garages	0.06	Officer identified	None identified	None identified	Adjoining community centre already been redeveloped, garages is remaining parcel. Site size means unlikely to achieve 10+ Site is suitable	Landowner (City council) confirmed (2025) intention to develop for residential Site is available	Site is viable	Site is suitable and available but unlikely to achieve 10+
356	R	A	276 Banbury Road	0.351	OLP2036 Evidence Base	None identified	None identified	Planning permission (17/02832/FUL) approved December 2018 and commenced on site establishes that the site is suitable for a mixed use scheme. Site is suitable	Planning permission indicates landowner intent to develop for economic uses only Site is available	Development has completed (2022). Site is viable	Development (hotel) completed within Local Plan period.
357	R	R	Brome Place	0.329	OLP2036 Evidence Base	None identified	None identified	Site in residential use and there is unlikely to be any net gain even if the site is redeveloped. Site is suitable	Site currently in residential use and there is no indication from the landowner of intention to redevelop, Not available	Site is viable	Existing use as residential accommodation and no evidence of availability over the plan period.

Table A - All Sites Assessed

360	R	R	Cotuit Hall	1.127	OLP2036 Evidence Base	Site within Headington Hill CA	None identified	Existing use as student accommodation. Suitable for residential, but there is unlikely to be any net gain due to the scale of development that the site can accommodate without having an adverse impact on Conservation Area. Site is suitable	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	R	R	Cowley Police Station	0.29	OLP2036 Evidence Base	Adjacent to Temple Cowley CA	None identified	No insurmountable constraints other than site is in use and would need to be relocated. Close to district centre. Site is suitable location for residential or economic use	Currently used by Thames Valley Police, use would need to be relocated, no intention to relocate. Not available	Site is viable	TVP has no intention of moving sites so there is no evidence of availability over the plan period.
362	R	R	Former Cowley Road Bingo Hall	0.256	OLP2036 Evidence Base	Adjacent to Bartlemas CA View Cone	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.
364a	R	R	Riverside Centre and Falcon Boat Club	1.44	OLP2036 Evidence Base	Entire site within Green Belt View Cone Within 200m of local nature designation (Longbridges Nature Park Fen)	Flood Zone 3b Within 200m of SSSI (Iffley Meadows)	Development would lead to the loss of a sports facility. Around half of the site lies within Flood Zone 3b so those parts not suitable for residential. 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 site is in use as a sports facility with no evidence of availability.
364b	R	R	City of Oxford Rowing Club	0.6	OLP2036 Evidence Base	Entire site within Green Belt View Cone Within 200m of local nature designation (Longbridges Nature Park Fen)	Flood Zone 3b Within 200m of SSSI (Iffley Meadows)	Development would lead to the loss of a sports facility. A small part of the site lies within Flood Zone 3b. 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 site is in use as a sports facility with no evidence of availability.
364c	R	R	Salter's Brothers Ltd	1.27	OLP2036 Evidence Base	Entire site within Green Belt View Cone Part GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI (Iffley Meadows)	The site is in use as a boating slipway workshop and offices. Most of the site lies within Flood Zone 3b so those parts not suitable for residential. Not suitable.	The site is currently in economic use with no indication from landowner of intention to redevelop. Not available	Site is viable	The site is not available or suitable
367	R	R	Eastern House	0.23	OLP2036 Evidence Base Planning application	None identified	None identified	Site currently in residential use so unlikely to be net gain. Suitable for residential use.	Landowner (City Council) looking to modernise/redevelop but already in residential use so unlikely to be net gain. Available	Expired planning permission indicates site is viable. Site is viable	Site is suitable and available but unlikely to be net gain.

Table A - All Sites Assessed

375	R	R	Headington Car Park	0.368	OLP2036 Evidence Base	Site is partly located within the Old Headington CA (access road) Adjacent Listed Building	None identified	Potential to develop above the parking but adding height to the site would impact on the Conservation Area that it falls within, and adjoining listed building. Not suitable	The site is in use as car park and no indication that it is surplus to requirements. Not available	Site is viable	Site not available or suitable due to heritage constraints
376	R	R	Headington Preparatory School	1.035	OLP2036 Evidence Base	None identified GI Network (Supporting)	None identified	Site is in use as school, and has important GI function. Not suitable	School is in use and no indication that the land is surplus to requirements. Not available	Site is viable	Site not suitable or available, in use by school
377	R	R	Headington School	9.536	OLP2036 Evidence Base	Site within Headington Hill CA GI Network (Supporting)	None identified	Site is in use as school, and has important GI function. Not suitable	School is in use and no indication that the land is surplus to requirements. Not available	Site is viable	Site not suitable or available, in use by school
379	R	R	Horspath Road Offices and Depot	0.308	OLP2036 Evidence Base Planning application	None identified	None identified	Suitability for residential is untested as no landowner intention. Suitable for economic use	The site is currently in use as a depot by City Council, limited capacity to add any further floorspace. Landowner intention to retain for employment/ part develop for training/education of related industries (Planning application June 2025 (25/01336/FUL, approved July 2025)). Not available	Site is viable	In use for employment, not available for residential development
380	R	R	Iffley Road Sports Centre (west)	1.984	OLP2036 Evidence Base	GI Network (Supporting) Part of site within Green Belt View Cone/High Buildings Area Site is adjacent to Local Wildlife Site (LWS) (Long Meadow)	Flood Zone 3b	A large part of the site is within Flood Zone 3b. It performs important biodiversity/green infrastructure function. The area not in Flood Zone 3b is in use as 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. FZ3b and in use for sport.
381	R	R	Indoor Bowling Centre, Sandy West Lane	0.665	OLP2036 Evidence Base	Community Facility and Infrastructure Policy	None identified	Currently in use as an indoor bowling centre. Could be suitable for residential subject to replacement community facilities being provided. Site is suitable	Site is in active community use by Oxford and District Indoor Bowls Association, who also own the site, and have recently invested in extending the facility (24/00286/FUL retrospective application). No intention to relocate or develop. Not available	Site is viable	Not available due to existing community facility use.

Table A - All Sites Assessed

382	R	R	John Allen Centre unit 1	0.948	OLP2036 Evidence Base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	No indication of landowner intention to redevelop Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no evidence it would become available during plan period.
383	R	R	John Allen Centre units 3&4	0.259	OLP2036 Evidence Base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	No indication of landowner intention to redevelop Not available	Site is viable typology. Site is viable	Site currently in use as retail park within Cowley District Centre, and no evidence it would become available during plan period.
384	R	R	Jowett walk (east)	1.09	OLP2036 Evidence Base	Within Central (University & City) CA Within 200m of a local nature designation Adjacent Listed Building High Buildings Area	Within 200m of SSSI	Planning permission (16/03056/FUL & 18/00021/VAR) confirms the site is suitable for residential development (replacement student accommodation). Development completed (2021) Site is suitable	Development built out (March 2021). Site not available during plan period.	Development has completed. Site is viable	Site has completed (March 2021). Not available in Plan period.
387	R	R	Land Adjacent to Lye Valley	3.946	OLP2036 Evidence Base	Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh) GI Network (Core)	Flood Zone 3b Located within Lye Valley SSSI Peat deposits on site	The site was considered through the Sites and Housing Plan but was rejected due to potential impact on Lye Valley SSSI. Not suitable	No landowner intention to develop. Not available	Site is viable typology as it is greenfield. Site is viable	Not suitable due to likely significant impact on SSSI.
388	R	R	Land at Church Way	0.577	OLP2036 Evidence Base	Iffley CA View Cone GI Network (Supporting)	Flood Zone 3b	A small part of the site is within Flood Zone 3b and also has important GI function. Not suitable	No evidence of intention from landowner to develop. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available
389	A	R	Land at Meadow Lane	0.99	OLP2036 SP42 Emerging OLP2045 SPS8	Entire site within Iffley CA Within View Cone GI Network (Supporting)	Flood Zone 3b Within 200m of SSSI	Adopted site allocation OLP2036 SP42 establishes that site is suitable for residential uses. Site is suitable	Planning application 22/03078/FUL (yet to be determined) 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.

Table A - All Sites Assessed

390	R	R	Land at Wolvercote Viaduct (west of canal)	0.487	OLP2036 Evidence Base PO 2017 Landowner Update 2018	Entire site within Green Belt GI Network (Core)	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. Mainly Flood Zone 3b (greenfield) which would not be suitable for residential. Not suitable	No indication of landowner intention to develop. Not available	Site is viable typology	The site is not suitable or available (FZ3b greenfield and Core GI).
391	R	R	Land at Wolvercote Viaduct (east of canal)	1.887	OLP2036 Evidence Base	Adjacent to Wolvercote with Godstow CA Local Wildlife Site (LWS) (Canalside Meadow/Oxford Canal Marsh) Adjacent to listed building Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site performs an important GI/biodiversity function and is largely Flood Zone 3b (greenfield) which would not be suitable for residential. Not suitable	No evidence of intention from landowner to develop. Not available	Site is viable	The site is not suitable or available (FZ3b greenfield and Core GI).
393	R	R	Land east of Abingdon Road (south)	0.923	OLP2036 Evidence Base	Entire site within Green Belt High Buildings Area GI Network (Core)	Flood Zone 3b	The site is partly within Flood Zone 3b (greenfield) and nearly all within Flood Zone 3a. 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. (Core GI)
398	R	R	Land rear of Reliance Way	0.637	OLP2036 Evidence Base	View Cone Oxford City Wildlife Site (OCWS) (Barracks Lane Meadow) GI Network (Core)	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 (Core GI).
399	R	R	Land to the rear and North of Church Cottage, Church Way	0.543	OLP2036 Evidence Base	Within Iffley CA Adjacent listed buildings GI Network (Supporting)	None identified	Entire site is within a conservation area, and also adjoins listed buildings, so any development would need to consider sensitive design. Also has important GI function. Not suitable	Landowner (OPT) has specific intention to not develop. Not available	Site is viable typology as it is greenfield. Site is viable	Site not available or suitable
401	R	A	Littlemore House (formerly Littlemore Park (SAE Institute))	2.453	OLP2036 Evidence Base	Within 200m of local nature designation Within setting of listed building (Littlemore Hospital)	Flood Zone 2	Currently in use as mixed B1 and D1. Planning permission (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.

Table A - All Sites Assessed

403	R	R	Manor Farm, Binsey	1.496	OLP2036 Evidence Base	Within Binsey CA Part of site within local nature designation Entire site within Green Belt Listed Building within site Adopted OHAR	Flood Zone 3b Within 200m of SSSI and SAC (Port Meadow)	A small part of the site is within Flood Zone 3b. It performs important biodiversity/green infrastructure function. Site is locally significant and identified on the OHAR. 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.
406	R	R	Endeavour Academy, MacIntyre Academies (former Ormerod School)	1.016	OLP2036 Evidence Base	None identified GI Network (Supporting)	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. Also has important GI function. 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	Not suitable, development would result in the loss of an education site, not available.
409a	R	R	Oxford Retail Park, Ambassador Avenue	1.68	OLP2036 Evidence Base	None identified	None identified	Site is currently in use as a retail park. 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 viable	The site is currently in use as a retail park and is fully occupied, with no intention to redevelop during plan period
409b	R	R	Tesco Superstore and Filling Station	4.01	OLP2036 Evidence Base	None identified	Includes petrol station, likely to be land contamination	Site is currently in use as a superstore and fuel station. If site were redeveloped likely to be contamination issues due to fuel station on site. Potential to add residential or employment on upper floors. Suitable"	The site is occupied. No intention from landowner to redevelop. Not available	Site is viable	The site is currently in use as a superstore and filling station with no intention to redevelop during plan period
411	R	R	Petrol Filling Station and Telephone Exchange, London Road	0.286 but developable area only 0.08 due to petrol filling station	OLP2036 Evidence Base	District shopping frontage	Contaminated land from current use as petrol filling station	Site is currently in use as a petrol filling station. Potentially suitable for residential as part of a mixed use development that maintains the district shopping frontage. Site is suitable	The site is partially occupied and there has been recent investment indicating longer term commitment of landowner to the present filling station use at the front. No indication from landowner to develop remainder of site. Not available	Site is viable. Any development would need to address contaminated land issues which could affect viability. Site is viable	Site is not available
413	R	R	Redbridge Recycling Centre	0.634	OLP2036 Evidence Base	Within 200m of Oxford City Wildlife Site (Hinksey Pools)	Flood Zone 3b Likely contamination due to waste uses	Site in active use as waste facility and not surplus to requirements. Unlikely to be suitable for residential. Likely contaminated land issues. Not suitable	Site forms part of the County Council Minerals and Waste Local Plan. Currently in use. No intention from leaseholder (County Council) or landowner (City) to develop, confirmed 2025. Not available	Site typology is viable. However contamination remediation may affect this. Site is viable	Site is not suitable or available.

Table A - All Sites Assessed

417	R	R	Royal mail building, forms part of #587	2.064	OLP2036 Evidence Base	Adjacent to Temple Cowley CA 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 as no landowner intention. Suitable for employment	Recent redevelopment for change of use, no evidence of any intention for further redevelopment Not available	Recent planning application confirms viable. Site is viable	Site is suitable for employment but not available due to very recent change of use redevelopment.
421	R	R	Snooker club, Cowley workers social club & New Testament Church of God, Between Towns Road (formerly #421a and #421b)	0.395	OLP2036 Evidence Base	District shopping frontage	None identified	Site is potentially suitable for residential as part of a mixed use development which includes re-provision of community facilities. Site is suitable	No evidence of any landowner intention to develop. Not available	Site is viable typology Site is viable	Site not available
428	A	R	Rectory Centre	0.21	Call for Sites 2022 Emerging OLP2045 SPE12	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 (Oxford Health NHS Trust) (2025) confirmed intention to redevelop for residential uses subject to consolidating onto alternative sites as part of wider estate reorganisation. 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	R	R	Wadham Park	0.274	OLP2036 Evidence Base	GI Network (Supporting) 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 also has important GI function. Site is not suitable	No evidence of availability or landowner intention to develop. Site is not available	Site is a viable typology Site is viable	Site not available or suitable, protected public open space and access constraints to be resolved.
431	R	R	Walton Well Road Car Park	0.318	OLP2036 Evidence Base	Entire site within Green Belt View Cone	Flood Zone 3b Adjacent to SSSI and SAC	The developable area is reduced by presence of drainage ditches making the site too small. A small part 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.

Table A - All Sites Assessed

432	R	R	Warneford Meadow	5.175	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) (Warneford Meadow and Orchard) Archaeological Area GI Network (Core) 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 Core GI.
437	R	A	Wood Centre for Innovation (formerly Science Oxford Centre & Stansfield Outdoor Study Centre)	1.01	OLP2036 Evidence Base	Key Employment Site GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Stansfield Park Study Centre)	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 & 24/01434/FUL) (key employment site). Core GI on the site so any development should only be within existing footprint and no loss of Core GI. Site is suitable for economic use.	The site has recently been redeveloped, and further planning permission for intensification of use on site. Site available for economic	Site is viable typology Site is viable	Site is suitable for intensified economic uses, as confirmed by recent planning permission, and likely to be developed further within plan period.
438	R	A	Former Blanchford's Building Merchants/Builders yard	1.01	OLP2036 Evidence Base	None identified	Current access to the site is limited - via Windmill Road only as site is enclosed by housing and the playing field	Site was formerly in use as a builder's merchant. Surrounding uses are predominantly residential, therefore the site would be suitable for residential use. Site is suitable	Previously in use as a builder's merchant. No indication of landowner intention to change use or redevelop for residential. Site is available for employment	Site is viable typology Site is viable	No landowner intention to redevelop during the Plan period.
439	A	A	Oxford Brookes Marston Road Campus	1.18	OLP2036 SP50 Emerging OLP2045 SPE11	Adjacent to Headington Hill CA Local wildlife site (LWS) (Milham Ford Field and Quad) OHAR (Former Milham Ford School)	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 locally significant and identified on the OHAR. Site is suitable	Landowner (Oxford Brookes University) update 2025 - confirmed currently in use for academic, some redevelopment likely in latter part of plan period. Site available for residential during plan period	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation and landowner intention, site likely to be developed within plan period.

Table A - All Sites Assessed

440	A	R	1 Pullens Lane	0.423	OLP2036 SP53	Within Headington Hill Conservation Area	Limited vehicular access via Pullens Lane and no vehicular access via nearby Cuckoo Lane	<p>Site allocation SP53 establishes site is suitable for residential development.</p> <p>In November 2018, permission was refused (reference 18/00870/FUL) for a 55 bed care home for a number of reasons 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. Constraints indicate that achieving 10+ net gain is unlikely.</p> <p>Site is suitable but unlikely to deliver 10+</p>	<p>Adopted site allocation. Landowner (Oxford Brookes University) update 2025 confirmed site is expected to be developed within the Local Plan time period.</p> <p>Site is available</p>	<p>Allocation accepted by LP2036 Inspector</p> <p>Site is viable</p>	Adopted site allocation. Site expected to be developed within the Local Plan time period but unlikely to deliver 10+
446	R	R	Carpenter's Yard, Jack Straws Lane	0.48	Planning application	View Cone	None identified	<p>Site in residential area. Planning permission 21/00216/FUL & 23/00387/VAR (completed March 2024) for part of the site. Indicates site is suitable for residential development (8 dwellings).</p> <p>Site is suitable</p>	<p>Recent planning permission, now complete on part of the site. No landowner intention to develop the rest of the site.</p> <p>Remainder of the site is not available</p>	<p>Recent planning permission demonstrates site is viable</p> <p>Site is viable</p>	Site is part built out, no landowner intention to develop the remainder.
448a	R	R	Registry Office, Tidmarsh Lane	0.05	Falls within OLP2036 AOC1 West End and Osney Mead	<p>Entire site lies within Central (University & City) CA</p> <p>Historic Core Area</p> <p>City Centre Archaeological Area</p> <p>High Buildings Area</p> <p>Adjacent to historical assets including Oxford Castle Scheduled Monument and numerous listed buildings including Oxford Castle (Grade I) and Nuffield College (Grade II)</p>	Approx. 40m from Castle Mill Stream	Site in active use as Registry office.	<p>Landowner (County Council) confirmed (2025) no intention to develop</p> <p>Site not available</p>	<p>Site is viable typology</p> <p>Site is viable</p>	Site in active use and no landowner intention to develop within plan period.

Table A - All Sites Assessed

448b	R	A	Macclesfield House	0.2	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)	Approx. 40m from Castle Mill Stream	Site was previously occupied by the Oxford Centre for Innovation and in use as offices. Suitability for residential is untested as no landowner intention. Site is suitable for employment use	The site is under new ownership (2025). New landowner intention (Oxford Business College) to retain as science training. Site is not available for residential.	Site is viable typology Site is viable	Site in economic/ training use and no indication of intention to develop for residential.
454	R	R	Land opposite Foresters Tower between Wood Farm Road and Nuffield Road	0.3	OLP2036 Evidence Base	None identified	None identified	Site is small and at the base of tall residential block so would be challenging to develop. Any redevelopment would need to retain open space around the base of the tower blocks (for amenity but also for future proofing incase any works needed on the blocks). More likely to be brought forward as part of wider estate regeneration. Site is suitable for residential.	Part of the site is amenity land and part of it is formally marked out for parking which serves the adjacent tower block, neither of which are identified as surplus. Site is not available	Site is a viable typology as a significant proportion is greenfield, but unlikely to be redeveloped in isolation, more likely as part of wider estate regeneration. Site is viable	Currently around half of the site is in use as parking serving the nearby Foresters Tower so not available. Site is also likely to be unachievable unless part of wider estate regeneration.
455	R	R	Amenity land between Nether Durnford Close and Horspath Driftway	0.28	OLP2036 Evidence Base	GI Network (Supporting)	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 also has important GI function. Site is not suitable	Site is owned by the City Council. Site is not available	Site is a viable typology (greenfield) Site is viable	Site not suitable or available
456	A	R	242-254 Banbury Road	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	R	R	Huw Grays (formerly Buildbase) Watlington Road (within #503)	2.32	OLP2036 Evidence base	Key Employment Site	None identified	Currently in use for employment (key employment site). Suitability for residential untested as no landowner intention. Suitable for economic	Currently in trade related use (occupants include builders merchant, electrical products wholesaler, kitchen/bathroom retailer and plant and machinery hire). No recent indication of landowner intention to develop Site is not available	Site is viable	Site in active use and no landowner intention, not available.
462	R	R	Park Farm, Marston	1.56	OLP2036 SP27	View Cone GI Network (Supporting) Adjacent to Oxford City Wildlife Site (Park Farm Meadows)	Flood Zone 3b Approx. 15m from Peasmoor Brook Within 165m of an SSSI (New Marston Meadows)	Site allocation SP27 establishes site is suitable for residential development, however access is difficult and latest flood risk assessment indicates risks have increased since the allocation (mainly Flood Zones 3a and 2). Site is suitable but significant physical constraints to overcome.	Landowner (University of Oxford) update 2025 confirmed no intention to develop for residential now, circumstances have changed. Site is not available	Allocation accepted by LP2036 Inspector Site is viable	Site not available
463	A	R	Ruskin Field	3.51	OLP2036 SP56 (southern part of site) Emerging OLP2045 SPE14 Call for Sites 2025	Entire site within Old Headington CA GI Network (Supporting)	Potential surface water flood risk on parts of site Within 200m of peat deposits (Dunstan park)	Site currently greenfield vacant undeveloped land with GI function so any loss would need re-providing. Site allocation SP56 establishes southern part of the site is suitable for residential development. Proximity to peat reserves would need further investigation. Site is suitable	Landowner (University of West London) intention to develop for residential confirmed (2025). Adopted site allocation covers part of the site but landowner intention now to develop more of the site. Site expected to be developed within the Local Plan time period. Site is available	Allocation accepted by LP2036 Inspector, Site is viable	Site is suitable and available
464	R	R	Land adjacent Seacourt P&R	37.2		Entire site within Green Belt GI Network (Core) Scheduled Ancient Monument in northern part of site Oxford City Wildlife Site (OCWS) (Seacourt and Wytham Streams).	Flood Zone 3b Adjacent to SSSI - Wytham Woods Access is a key constraint - only southern part has potential road access options	Majority of site is within Flood Zone 3b (greenfield) so not suitable for residential, and also Core GI. Not suitable	Landowner (University of Oxford) update 2025 confirmed no intention to develop. Site is not available	Site is viable as it is greenfield. Site is viable	The site is not suitable or available. (FZ3b greenfield and Core GI).

Table A - All Sites Assessed

467	R	R	Edge of Playing fields, Oxford Academy	0.58	OLP2036 SP13	GI Network (Supporting)	None identified	Site allocation SP13 establishes site is suitable for residential development subject to demonstrating that the playing fields are surplus to requirements. Site also has important GI function. Site is suitable	Site currently in use by school. No landowner (County Council) intention to develop. Leaseholder (RLT) interest in site but not able to demonstrate that the playing fields are surplus and developable within plan period. Not available within plan period	Allocation accepted by LP2036 Inspector, Site is viable	Site suitable but landowner cannot demonstrate playing fields are surplus or that there is a reasonable prospect of being delivered during plan period
468a1	R	R	Sunnymead	4.19	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core)	Flood Zone 3b Access likely to be difficult	Majority of site is within 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	The site is not suitable or available. (FZ3b greenfield and Core GI).
468a2	R	R	Land South of A40, Old Marston	11.38	Call for Sites 2025	Entire site within Green Belt GI network (Core)	Flood Zone 3b Poorly defined access to site	Majority of site is within Flood Zone 3b (greenfield.) GI network. Access issues Not suitable	Call for Sites 2025 indicates site is available Site available	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available. (FZ3b greenfield and Core GI).
469	R	R	North of Botley Road/ around Binsey/ Cripsey Meadow	212	Officer Identified	Entire site within Green Belt GI Network (Core) Multiple Oxford City Wildlife Sites (OCWS) within (Godstow Abbey Meadow, Godstow Bridge Meadow, Godstow Holt, Seacourt and Wytham Streams, Medley Manor Wood and Bullstake Stream). Local Wildlife Site (LWS) (Binsey Green, Pasture by A34 Thames Bridge/Godstow Bridge Meadow)	Flood Zone 3b Limited road access (farm access roads) Two Scheduled Monuments located within the site Located within 200m of SSSI and SAC (Port Meadow)	Majority of site is within Flood Zone 3b (greenfield) so not suitable for residential. The site also performs important biodiversity/green infrastructure function (Core GI) and includes multiple wildlife sites. 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. (FZ3b greenfield and Core GI).
470	R	R	North of Godstow Bridge	2.18	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core) Local Wildlife Site (LWS) (West Cowleys)	Flood Zone 3b Unclear if any road access Adjacent to SSSI (Wolvercote Meadows) and adjacent to SAC (Oxford Meadows)	Part of the site is within Flood Zone 3b (greenfield) so those parts not suitable for residential. The site performs important biodiversity/green infrastructure function (Core GI). 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. (Core GI).
471	R	R	North of Marston Ferry	3.84	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core) Adjacent to Local Wildlife Site (LWS) (Almonds Farm and Burnt Mill)	Flood Zone 3b Footpaths cross the site	The site is nearly all within Flood Zone 3b (greenfield). The site performs important biodiversity/green infrastructure function (Core GI). 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. (FZ3b greenfield and Core GI).

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472	R	R	Extension to Colthorn farm	0.8	Officer identified	Entire site within Old Marston CA Borders a view cone	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	R	R	SLINC west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	17.56	OLP2036 Evidence Base	Entire site within Green Belt Oxford City Wildlife Site (OCWS) (Field North of Osney Mead) Local Wildlife Site (LWS) (Osney Mead) GI Network (Core)	Flood Zone 3b Footpath across site	The site is nearly all within Flood Zone 3b (greenfield). The site performs important biodiversity/green infrastructure function (Core GI), as well as local wildlife designations. 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. (FZ3b greenfield and Core GI).
474	R	R	Extension to site #127	6.62	Officer identified	Entire site within Green Belt Within View Cone GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Hinksey Pools)	Flood Zone 3b Adjoins rail line	More than half of the site is within Flood Zone 3b (greenfield). Site performs important biodiversity/green infrastructure function (Core GI). 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 (FZ3b greenfield and Core GI).
475	R	R	Land at Cold Harbour campsite and behind Go Outdoors	2.33	Officer identified	GI Network (Supporting)	Flood Zone 3b	Part of the site is within Flood Zone 3b (partly greenfield). It performs important biodiversity/green infrastructure function. Not suitable	Site was formerly in use as car park / tent display area for Go Outdoors and camping site. Since the closure of Go Outdoors the site has been vacant. Site is on a long lease, landowner exploring options of developing for an energy centre. Not available for residential	Site is viable typology as it is greenfield. Site is viable	The site is not suitable or available
476	R	R	Land between HWRS and Kennington Road	2.76	Officer identified	Entire site within Green Belt GI Network (Supporting)	Flood Zone 3b Adjoins railway line	Part of the site is within Flood Zone 3b (greenfield) so those parts not suitable for residential. The site performs important biodiversity/green infrastructure function. Site is also bounded between the HWRS and main road, so likely amenity issues. 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.
477	R	R	Principal Oxford Spire Hotel (formerly Four Pillars) including surrounding land (former #477a & #477b).	18.2	Officer identified	Partly within View Cone Entire site within Green Belt GI Network (Core)	Flood Zone 3b Only accessible via hotel, no road access	The site is almost entirely within Flood Zone 3b (greenfield) so not suitable for residential. It performs important biodiversity/green infrastructure function (Core GI). 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 (FZ3b greenfield and Core GI)

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478	R	R	OCWS to North of Wiers Lane (Long Bridge Nature Park)	2.53	OLP2036 Evidence Base	Oxford City Wildlife Site (Longbridges Nature Park) Local Wildlife Site (LWS) (Longbridges Nature Park Fen) Entire site within Green Belt Within View Cone GI Network (Core)	Flood Zone 3b Adjacent to SSSI (Iffley Meadows)	A significant part of the site is within Flood Zone 3b (greenfield). It performs important biodiversity/green infrastructure function (Core GI) and several wildlife designations. 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 (FZ3b greenfield and Core GI).
479	R	R	Isis Farmhouse Pub and surrounding OCWS area	1.75	OLP2036 Evidence Base	Entire site within Green Belt Local Wildlife Site (LWS) (Meadow next to Iffley Meadows) GI Network (Core)	Flood Zone 3b Potential access issues Adjacent to SSSI (Iffley Meadows)	The entire site is within Flood Zone 3b (partially greenfield) so not suitable for residential. It performs important biodiversity/green infrastructure function (Core GI). No road access. 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 (FZ3b greenfield and Core GI)
480	R	R	Meadow Lane / opposite Isis boat house	1.84	OLP2036 Evidence Base	Local nature designation View Cone Entire site within Green Belt GI Network (Core)	Flood Zone 3b Footpath crosses site Located within 200m of an SSSI	The site is almost entirely within Flood Zone 3b (greenfield) so not suitable for residential. Also local wildlife designation and Core GI. 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 (FZ3b greenfield and Core GI)
481	R	R	North of Barracks Lane OCWS	3.9	OLP2036 Evidence Base	GI Network (Core) Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)	Flood Zone 3b	Site is protected for its importance in local nature conservation. Site performs important green infrastructure function (Core GI). 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 Core GI
482	R	R	Rear gardens to NE of Sports Ground (Site 263)	0.97	Landowner update 2025	None identified	None identified	The site is in active use as residential gardens. Suitable	No landowner intention to develop. Not available	Site is viable typology. Site is viable	Site is not available.
483	R	R	Boundary Brook OCWS	5.99	OLP2036 Evidence Base	GI Network (Core) Oxford City Wildlife Site (OCWSs) Churchill Hospital Field, Local Wildlife Sites (LWS) (Lye Valley and Cowley Marsh) Adjacent to Oxford City Wildlife Site (OCWSs) Boundary Brook Corridor- Mileway Gardens	Flood Zone 3b Adjacent to SSSI (Lye Valley) Stream/brook runs through the site (but not within a flood zone) Peat deposits on site	Site is protected for its importance in local nature conservation, is GI network (Core), 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 Core GI.

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484	R	R	Stansfield Park	5.97	OLP2036 Evidence Base	Adjoins CA, may impact on setting Oxford City Wildlife Site (OCWS) (Stansfield Field Study Centre) GI Network (Core)	None identified	Site is currently protected for its importance in local nature conservation. Site performs important green infrastructure function (Core GI). Not suitable	The Wood Centre for Innovation (key employment site) falls within this wider site and has recently been redeveloped but no evidence of landowner intention to develop this wider site further. 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 Core GI.
485	R	R	Old Road Land OCWS	0.61	OLP2036 Evidence Base	Oxford City Wildlife Site (OCWS) (Old Road Land) GI Network (Core)	Adjoins Eastern By-Pass Road	Site is currently protected for its importance in local nature conservation. Site also performs important green infrastructure function (Core GI). 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 Core GI.
486	R	R	Headington Hill View Point OCWS	0.73	OLP2036 Evidence Base	GI Network (Core) 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 (Core GI). 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 Core GI.
487	R	R	Peasmoor Piece, Northway OCWS	1.26	OLP2036 Evidence Base	GI Network (Core) Adjoins a view cone Oxford City Wildlife Site (OCWS) (Peasmoor Piece)	Flood Zone 3b Footpath/ cycleway crosses site	Site is currently protected for its importance in local nature conservation. Site also performs important green infrastructure function (Core GI). 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 Core GI.
489	R	R	Marston – gap between SSSI	5.13	Officer identified; Call for sites 2016	Entire site within Green Belt GI Network (Supporting)	Flood Zone 3b No road access Adjoins SSSI	Part of the site is within Flood Zone 3b and is adjacent to an SSSI. Site 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	The site is not suitable or available (GI).
490	R	R	Park Farm and adjoining OCWS	9.13	Officer identified	Nearly entire site within Green Belt Within a View Cone GI Network (Core) Oxford City Wildlife Site (OCWS) (Park Farm Meadows)	Flood Zone 3b The site is adjacent to a SSSI	Most of the site is within Flood Zone 3b. It performs important biodiversity/green infrastructure function (Core GI). 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 (FZ3b and Core GI)
491	R	R	East of Wolvercote Paper Mill site (Nixey's Field)	3.43	Officer identified	Entire site within Green Belt Adjoins CA GI Network (Core) Oxford City Wildlife Site (OCWS) (Duke's Meadow)	Within 200m of an SSSI and SAC (Pixey and Yarnton Meads)	Site performs important biodiversity/green infrastructure function (Core GI). 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 Core GI.

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492	R	R	The Gallery Marston Street	0.51	OLP2036 Evidence Base	View Cone Adjoins St Clements and Iffley Rd Conservation Area Part of the site (108 Cowley Road) is listed on the Oxford Heritage Asset Register (OHAR) Key Employment Site	A protected tree lies adjacent to the existing access to the site (Tree Preservation Order 74/00002/STC)	Key employment site. 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). Part also fronts onto Cowley Road and is listed on the OHAR. Suitability for residential untested as no landowner intention. Site is suitable for economic	Currently in economic use. No evidence of landowner intention to develop or intensify. Site is not available	Site is viable typology	Site not available
494	R	R	Light Industrial Units, Green Road	1.53	OLP2036 Evidence Base	Key Employment Site	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 (key employment site) comprising several warehouses with access off Kiln Lane. Suitability for residential untested as no landowner intention. Site is suitable for economic	Occupied by specialist local firm Unicol, who have been established in Oxford since 1960s and have no plans to relocate or redevelop site. Site is not available	Site is a viable typology Site is viable	In economic use no additional floor area available. Site not available
495	R	R	Bocardo Court, Temple Road	0.46	OLP2036 Evidence Base	Site entirely within Temple Cowley Conservation Area	None identified	Site is currently in economic use, although surrounding uses are mixed including other employment, civic buildings and residential. Suitability for residential untested as no landowner intention. 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 for economic	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	R	A	Blackwells, Beaver House, Hythe Bridge Street	0.435	OLP2036 Evidence Base, CFS update 2021	Historic Core Area Within City Centre Archaeological Area Adjacent Central (City & University)CA	Flood Zone 3b	Suitable for economic but no additional capacity likely. Suitability for residential untested as no landowner intention. Suitable for economic	Owned by Christchurch College. Permission granted (August 2025) for demolition of Beaver House and 39 - 42 Hythe Bridge Street and construction of a new 5 storey building (Class E) with basement. Removal of modern extensions to 42A Hythe Bridge Street, refurbishment and change of use to a flexible use including Classes E and F. Not yet commenced. Not available	Site is viable typology	Site in economic use and has permission for redevelopment. Expected to be delivered within Plan period.

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497	R	A	MINI Plant Oxford	69.9	OLP2036 SP8 Emerging OLP2045 SPS10	Key Employment Site	None identified	Key employment site. Site allocation SP8 establishes site is suitable for B1, B2 and B8 uses. Suitability for residential is untested as no landowner intention. 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.
499a	R	A	Former Jewsons unit and yard, Lamarsh Road	0.7	OLP2036 Evidence Base	Adjacent to Oxford City Wildlife Site (Field North of Osney Mead)	Flood Zone 3b	Site formally in employment use (builders yard) and surrounded by other economic uses. Suitable for economic.	Site currently vacant, recently (Oct 2025) sold to new owner, intention to develop for commercial, previously in use as a builder's yard. Site is available for economic.	Site is viable typology	Site is suitable and available for economic.
499b	R	A	Former Builders Yard, Lamarsh Road	0.44	Call for sites 2025	None identified	Flood Zone 3b	Site formally in employment use (builders yard). Suitable for economic.	Site currently vacant, recently (Oct 2025) sold to new owner, intention to develop for commercial, previously in use as a builder's yard, office, industrial. Site is available for economic.	Site is viable typology	Site is suitable and available for economic.
502	R	R	Chiltern Business Centre, Garsington Road	0.6	OLP2036 Evidence Base	Key Employment Site	None identified	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 (key employment site). Suitability for residential untested as no landowner intention. Suitable for economic.	Currently in use for employment and no indication of landowner intention to redevelop site. Site is not available	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
503	R	R	County Trading Estate Watlington Road (includes #459)	6.89 (formerly 9.7)	OLP2036 Evidence Base	Key Employment Site	None identified	Site in use for employment (key employment site). Suitability for residential untested as no landowner intention.	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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504	R	R	Dairy Depot, Old Abingdon Road	0.77	OLP2036 Evidence Base	Adjacent to listed buildings	Flood Zone 3b	Site in employment use. Adjoins railway line so sound buffers may be needed for some uses. Almost entirely within Flood Zone 3b (brownfield) so any development needs safe access and appropriate flood risk mitigation. Suitable	Currently in use for employment and no indication of landowner intention to redevelop site. Not available	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
506	R	R	Fenchurch Court, Bobby Fryer Close	1.18	OLP2036 Evidence Base	Key Employment Site	None identified	Site in employment use (key employment site), and surrounded by economic uses on the Bobby Fryer estate, such as warehousing, storage. Suitable for economic use. Suitability for residential untested as no landowner intention.	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.
509a	R	R	Oxford Bus Company, Cowley House, Watlington Road	1.59	OLP2036 Evidence Base	Adjacent to Conservation Area (Oxford Stadium) Key Employment Site	None identified	Site in employment use (key employment site). Suitable for economic use. Suitability for residential untested as no landowner intention.	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.
509b	R	R	Ashville Way Industrial Estate	1.29	OLP2036 Evidence Base	Adjacent to Conservation Area (Oxford Stadium) Key Employment Site	None identified	Site in employment use (key employment site). Suitable for economic use. Suitability for residential untested as no landowner intention.	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.
509c	R	R	Oxford Trade Centre, Harrow Road	0.79	OLP2036 Evidence Base	Key Employment Site	None identified	Site in employment use (key employment site). Suitable for economic use. Suitability for residential untested as no landowner intention.	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.
510	R	R	Horspath Industrial Estate, Pony Road	8.03	OLP2036 Evidence Base	Key Employment Site	None identified	Site in employment use (key employment site), adjoining uses such as warehousing and storage. Suitable for economic use. Suitability for residential untested as no landowner intention.	Currently in use for employment and no evidence of landowner intention to redevelop. Not available.	Site is viable typology	Site in use for economic and no indication of intention to redevelop.
512	R	R	Jordan Hill Business Park, Banbury Road	2.19	OLP2036 Evidence Base	Key Employment Site	None identified	Site in employment use (as key employment site) adjoining uses mostly offices. Suitable for economic use. Suitability for residential untested as no landowner intention.	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.

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513	R	R	King Charles House, Park End Street	0.35	OLP2036 Evidence Base	Historic Core Area Within in City Centre Archaeological Area Listed building opposite.	Flood Zone 2	Suitable for economic use although unclear how much additional net capacity there would be. Suitability for residential untested as no landowner intention. 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.
515a	R	A	Eastpoint Business Park	1.51 (formerly 3.47ha)	Planning Application	Key Employment Site	None identified	Site in employment use (as key employment site) and permission for R&D confirms site is suitable. Suitability for residential is untested as no landowner intention. Suitable for economic use.	Currently in use for economic. Planning permission (April 2025) for demolition of existing office buildings and erection of laboratory enabled buildings (24/01631/FUL). Site is available	Planning permission indicates site is viable.	Site expected to deliver during local plan period.
515b	R	A	Nuffield Industrial Estate, Ledgers Close	1.76 (formerly 3.47ha)	OLP2036 Evidence Base	Key Employment Site	None identified	Site in employment use (as key employment site). Suitable for economic use. Suitability for residential untested as no landowner intention.	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. Site is available.	Site is viable typology	Site in use for economic and expected to be part redeveloped during the plan period.
516	A	R	474 Cowley Road	0.34	OLP2036 Evidence Base Emerging OLP2045 SPS1 Planning Application	None identified	Flood Zone 3a	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	Site has recently (2025) been marketed for development suggesting it is available. Site is available	Typology is viable Site is viable	Site in suitable and available and expected to be redeveloped during the plan period.
520a	A	A	Knights Court and surrounding buildings (former Telephone Exchange and offices, St. Luke's Road / Between Towns Road	0.52	OLP2036 Evidence Base	Within Cowley district centre	None identified	Site previously in employment use as offices mainly. Site adjoins residential area and is within district centre. Site is suitable.	Knights Court previously in use for employment but now vacant and since June 2024 has been advertised by landowner (WODC) as being available for commercial let. Telephone Exchange in use and on a 99 yr lease (expires 2070). Part of the site is available (Knights Court). No landowner interest for remainder of site.	Site is viable typology as it is brownfield. Site is viable	Part of the site (Knights Court) is vacant, with landowner intention to redevelop. Part of site expected to be delivered within Plan period.

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520b	A	R	244 Barns Road	0.09	Planning application	Within Cowley district centre	None identified	Planning permission for residential 21/01539/DDW56 and 23/00623/VAR confirms site is suitable Site is suitable	Site under construction (17.05.24) confirms landowner intention Site is available	Site under construction indicates site is viable Site is viable	Site under construction, expected to be delivered within plan period.
523	R	R	Oxford University Press, Great Clarendon Street	2.09	PO 2017	The entire site is located within the Jericho CA Listed buildings within site Historic Core Area Key Employment Site	Flood Zone 2	Site in use as a major publishing site linked to the University/knowledge economy. Also a key employment site. Suitability for residential is untested as no landowner intention. Suitable for economic use.	Site owned by University of Oxford and currently in use by OUP for employment, confirmed (2025) 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	R	R	Wolvercote Green	2.14	OLP2036 Evidence Base	The entire site is located within the Wolvercote with Godstow CA Listed bridge/building adjacent to site Entire site within Green Belt GI Network (Core) Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) Part Designated Common Land	Flood Zone 3b This site is located within the Port Meadow with Wolvercote Common and Green SSSI	Most of the site is 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. (FZ3b, designated SSSI and Core GI).
525	R	R	Traps Grounds Nature Area	3.7	OLP2036 Evidence Base	GI Network (Core) Local Wildlife Site (Trap Grounds Reed Bed) Adjacent to Oxford City Wildlife Site (OCWS) (Oxford Canal)	Flood Zone 3b Located within 200m of SAC	Part of the site is within Flood Zone 3b (greenfield). Site provides an important green infrastructure function (Core). Not suitable	No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	The site is not suitable or available. (Core GI).
526	R	R	Thames View Road	0.31	OLP2036 Evidence Base	GI Network (Supporting)	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 GI.
527	R	R	Rivermead Nature Reserve	1.84	OLP2036 Evidence Base	GI Network (Core) Oxford City Wildlife Site (OCWS) (Rivermead Nature Park)	Flood Zone 3b Within 200m of SSSI (Iffley Meadows)	A small part of the site is within Flood Zone 3b. Site provides an important green infrastructure function (Core) 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	The site is not suitable or available. (Core GI).
528	R	R	Magdalen Quarry Nature Reserve	0.34	OLP2036 Evidence Base	The entire site is located within the Headington Quarry CA GI Network (Core) Local Nature Reserve	This site is located within the Magdalen Quarry SSSI	Site provides important green infrastructure function as an SSSI. Entire site is within a conservation area therefore any development would need to consider sensitive design. Not suitable	No evidence of any landowner intention to develop. Not available	Land is viable typology as it is greenfield. Site is viable	Site is not suitable or available. Site is within an SSSI and is Core GI.

Table A - All Sites Assessed

529	R	R	Rock Edge Nature Reserve	1.71	OLP2036 Evidence Base	GI Network (Core)	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 within an SSSI and is Core GI.
530	R	R	Lye Valley	1.79	OLP2036 Evidence Base	GI Network (Core) Adjacent to Local Wildlife Site (LWS) (Lye Valley and Cowley Marsh)	Flood Zone 3b Entirely located within the Lye Valley SSSI Peat deposits on 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 within an SSSI and is Core GI.
531	R	R	Hundred Acre Park	0.55	OLP2036 Evidence Base	GI Network (Supporting)	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 is GI.
532	R	R	Mistletoe Green Park	0.33	OLP2036 Evidence Base	GI Network (Supporting)	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 is GI.
533	R	R	South Oxford Adventure Playground, located off Whitehouse Rd.	0.72	OLP2036 Evidence Base	Historic Core Area GI Network (Supporting)	Flood Zone 3b	A small part of the site is 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	The site is not suitable or available as it is currently used for recreation and is GI.
534	R	R	Land north and west of Hogacre Common Eco Park.	19.5	OLP2036 Evidence Base	Historic Core Area Part located within a View Cone Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is almost entirely within Flood Zone 3b (greenfield). 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	The site is not suitable or available. (FZ3b greenfield and Core GI).
535	R	R	Ridley Road Recreation Ground	0.34	OLP2036 Evidence Base	GI Network (Supporting)	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 is GI.
536	R	R	Island Site north of Weirs Lane	0.82	OLP2036 Evidence Base	A very small element of the site is located in a View Cone Entire site within Green Belt Part GI Network (Core)	Flood Zone 3a Located within 200m of SSSI (Iffley Meadows)	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 part Core GI.
537	R	R	Wolvercote Cemetery	5.39	OLP2036 Evidence Base	GI Network (Core)	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 - in use as burial ground and Core GI.

Table A - All Sites Assessed

538	R	R	Rose Hill Cemetery	4.32	OLP2036 Evidence Base	GI Network (Core)	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 - in use as burial ground and Core GI.
539	R	R	Headington Cemetery	2.42	OLP2036 Evidence Base	GI Network (Core)	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 - in use as burial ground and Core GI.
543	R	R	SS Mary and John Churchyard	0.97	OLP2036 Evidence Base	Located within a View Cone Adopted OHAR Adjacent listed buildings GI Network (Core)	None identified	Site is not suitable due to use as burial ground. Site is locally significant and identified on the OHAR. 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 - in use as burial ground and Core GI.
544	R	R	Holywell Churchyard	0.71	OLP2036 Evidence Base	The entire site is located within the Central (University & City) CA Historic Core Area Within City Centre Archaeological Area Adjacent listed buildings GI Network (Core) Oxford City Wildlife Site (OCWS) (St Cross Cemetery)	Located within 200m of a SSSI (Magdalen Grove)	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 - in use as burial ground and Core GI.
545	R	R	Holy Trinity Churchyard	0.31	OLP2036 Evidence Base	The entire site is located within the Headington Quarry CA Listed buildings within and adjacent to the site GI Network (Core)	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 - in use as burial ground and Core GI.
546	R	R	Sidling Island	0.31	OLP2036 Evidence Base	The site is adjacent to the Central (University & City) CA Historic Core Area Entire site within Green Belt GI Network (Supporting)	Flood Zone 3a	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 (GI).

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547	R	R	Fiddler's Island	1.66	OLP2036 Evidence Base	Entire site within Green Belt GI Network (Core) Oxford City Wildlife Site (OCWS) (Cripsey Island and Fiddler's Island) Site is Designated Common Land	Flood Zone 3b Located within 200m of SSSI and a SAC (Port Meadow)	Most of the site is within 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 suitable or available. (FZ3b greenfield and Core GI).
548	R	R	Iffley Meadows – off Donnington Bridge Road	33.6	OLP2036 Evidence Base	This site is part located within a View Cone Nearly entire site within Green Belt GI Network (Core) Local Wildlife Site (LWS) (Longbridges Nature Park Fen) Oxford City Wildlife Site (OCWS) (Longbridges Nature Park) Adjacent to Local Wildlife Site (LWS) (Meadow next to Iffley Meadows)	Flood Zone 3b This site is located within the Iffley Meadows SSSI	Most of the site is within Flood Zone 3b (greenfield). 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 suitable or available. (FZ3b greenfield, is an SSSI and Core GI).
549	R	R	Scrub by Heyford Hill Roundabout	1.61	OLP2036 Evidence Base	Located within both the Historic Core Area and a View Cone GI Network (Core)	SSSI located within (Littlemore Railway Cutting)	SSSI within the site, and important GI function. Site not suitable	No evidence of landowner intention to develop Not available	Site is viable typology (greenfield) Site is viable	Site not suitable or available (Core GI)
550	R	R	Green Belt Land west of Iffley Road (rear of Iffley Road Sports Ground)	5.86	OLP2036 Evidence Base	Local Wildlife Sites (LWSs) (Long Meadow, Saint Hilda's College Meadow) Adjacent to Oxford City Wildlife Site (OCWS) (Aston's Eyot and the Kidneys) Entire site within Green Belt GI Network (Core)	Flood Zone 3b	The site is almost entirely within Flood Zone 3b (greenfield) and performs important green infrastructure function. Not suitable	No evidence of landowner intention to develop. Not available	Site is viable typology (greenfield) Site is viable	The site is not available or suitable. (FZ3b greenfield and Core GI).
551	R	R	Land East of Wolfson College Boathouse	4.57	OLP2036 Evidence Base	This site is located adjacent to the North Oxford Victorian Suburb CA Entire site within Green Belt GI Network (Core)	Flood Zone 3b This site is located within the New Marston Meadows SSSI	Most of the site is within Flood Zone 3b (greenfield). 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. (Within SSSI, FZ3b greenfield and Core GI).

Table A - All Sites Assessed

552	R	R	Land East of Wolfson College	0.95	OLP2036 Evidence Base	This site is located adjacent to the North Oxford Victorian Suburb CA Entire site within Green Belt GI Network (Core) Adjacent to listed building	Flood Zone 3b This site is located within 25m of a SSSI (New Marston Meadows)	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. Not available	Site is viable typology as it is greenfield. Site is viable	The site is not available or suitable. (FZ3b greenfield Core GI).
553	R	R	Green Belt Land East of University Parks	42	OLP2036 Evidence Base	This site is largely located adjacent to the Central (University & City) CA Part located within a View Cone Located adjacent to Oxford City Wildlife Site (OCWS) (Park Farm Meadows) Entire site within Green Belt GI Network (Core)	Flood Zone 3b This site is located within the New Marston Meadows SSSI	A large part of the site is 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	The site is not available or suitable. (Within SSSI, FZ3b greenfield and Core GI).
554	R	R	Long Meadow	11.3	OLP2036 Evidence Base	This site is located entirely within the Central (University & City) CA Adjacent to listed building Part located within the Historic Core Area and a View Cone Nearly entire site within Green Belt GI Network (Core & Supporting) Oxford City Wildlife Site (OCWS) (University Parks) Local Wildlife Site (LWS) University Parks and Great Meadow)	Flood Zone 3b The site is located within 200m of SSSI	A large part of the site is 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	The site is not suitable or available. (FZ3b and part of Core GI).
555	R	R	Magdalen Grove	4.03	OLP2036 Evidence Base	This site is located entirely within the Central (University & City) CA Historic Core Area Within City Centre Archaeological Area GI Network (Core)	Flood Zone 3a Part of the site contains the Magdalen Grove SSSI	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 Core GI.

Table A - All Sites Assessed

556	R	R	The Water Meadow	8.1	OLP2036 Evidence Base	<p>This site is located entirely within the Central (University & City) CA</p> <p>This site lies within the Grade I listed Magdalen College Registered Park and Garden</p> <p>Adjacent to listed buildings</p> <p>Historic Core Area</p> <p>Entire site within Green Belt</p> <p>GI Network (Core)</p> <p>Local Wildlife Site (LWS) (Magdalen Meadow)</p>	Flood Zone 3b	<p>Most of the site is 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.</p> <p>Not suitable</p>	<p>No evidence of any landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	The site is not suitable or available. (FZ3b and Core GI).
557	R	R	Pixey Mead SSSI	10.7	OLP2036 Evidence Base	<p>The majority of this site is located within the Wolvercote with Godstow CA</p> <p>Located adjacent to Local Wildlife Site</p> <p>Nearly entire site within Green Belt</p> <p>GI Network (Core)</p> <p>Site is Designated Common Land</p>	<p>Flood Zone 3b</p> <p>This site comprises two SSSIs (Pixey & Yarnton Meads and Wolvercote Meadows)</p> <p>Site wholly lies within Oxford Meadow SAC</p>	<p>Most of the site is within Flood Zone 3b. Site performs important green infrastructure function as an SSSI and SAC.</p> <p>Not suitable</p>	<p>No evidence of any landowner intention to develop.</p> <p>Not available</p>	<p>Site is viable typology as it is greenfield.</p> <p>Site is viable</p>	The site is not suitable or available. (Within an SSSI and SAC, FZ3b and Core GI).
558a	R	R	Hook Meadow and the Trap Grounds (West)	3.7	OLP2036 Evidence Base	<p>Entire site within Green Belt</p> <p>GI Network (Core)</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) (Burgess Field Nature Reserve)</p>	<p>Flood Zone 3b</p> <p>This site is located within the Hook Meadow & The Trap Grounds SSSI and adjacent to a SAC</p>	<p>A large part of the site is within Flood Zone 3b. Site performs important green infrastructure function as an SSSI.</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>	The site is not suitable or available. (Within an SSSI, FZ3b and Core GI).
558b	R	R	Hook Meadow and the Trap Grounds (Central)	1.8	OLP2036 Evidence Base	<p>Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal)</p> <p>GI Network (Core)</p>	<p>Flood Zone 3b</p> <p>This site is located within the Hook Meadow & The Trap Grounds SSSI</p> <p>Located within 200m of a SAC</p>	<p>More than half of the site is within Flood Zone 3b (greenfield). Site performs important green infrastructure function as an SSSI.</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>	The site is not suitable or available. (FZ3b greenfield, is an SSSI and Core GI).
558c	R	R	Hook Meadow and the Trap Grounds (South)	6.2	OLP2036 Evidence Base	<p>Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal)</p> <p>GI Network (Core)</p>	<p>Flood Zone 3b</p> <p>This site is located within the Hook Meadow & The Trap Grounds SSSI</p> <p>Located within 200m of a SAC (Port Meadow)</p>	<p>The site is almost entirely within Flood Zone 3b (greenfield). Site performs important green infrastructure function as an SSSI.</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>	The site is not suitable or available. (FZ3b greenfield, is an SSSI and Core GI).

Table A - All Sites Assessed

560	A	R	Headington Hill Hall and Clive Booth Student Village	10.3	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>GI network (Core) (Headington Hill Viewpoint (OCWS)) and (Supporting)</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 (ongoing 2025) for student accommodation.</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	A	R	Green Templeton College	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> <p>GI Network (Supporting)</p>	None identified	<p>Site already in residential use. Development would need to be net gain.</p> <p>Planning permission (22/00409/FUL) approved April 2024 for student accommodation.</p> <p>Site is suitable but unlikely to deliver 10+ net gain</p>	<p>Planning application 22/00409/FUL for student accommodation (approved April 2024) 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 permission confirms capacity only for 8 net gain, unlikely to deliver 10+ net gain</p>
570	R	R	Rewley Abbey Court	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>	Flood Zone 3b	<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	A	A	Manzil Way Resource Centre	0.75	OLP2036 SP46 Emerging OLP2045 SPE8	<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. Leaseholder (Oxford Health NHS Foundation Trust) has indicated (2025) site likely to be redeveloped as part of 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 as part of wider estate reorganisation.</p>
577	R	R	Boundary Brook Nature Reserve	0.78	OLP2036 Evidence Base	<p>Oxford City Wildlife Site (OCWS) (Boundary Brook Nature Reserve)</p> <p>GI Network (Core)</p>	Flood Zone 2	<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 (Core GI)</p>

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579	R	A	Radcliffe Observatory Quarter (ROQ) Site	4.29	OLP2036 SP54	<p>This site is located adjacent to the Central (University & City), Jericho, and Walton Manor CA</p> <p>Historic Core Area</p> <p>Listed buildings within and adjacent to site; adjacent to Jericho district centre</p> <p>Key Employment Site</p> <p>Part of the site (St Luke's Chapel Churchyard) is GI Network (Core)</p>	None identified	<p>Key employment site. Site allocation SP54 establishes that site is suitable for academic institutional, student accommodation and residential development including employer linked affordable housing.</p> <p>Site is suitable</p>	<p>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 (2025) for academic/research/university-related uses on the remaining plots (not residential).</p> <p>Site not available for residential</p>	<p>Allocation accepted by LP2036 Inspector.</p> <p>Site is viable</p>	<p>Remaining plots on site expected to be developed within the Local Plan time period in accordance with the University's masterplan (not residential uses)</p>
580	R	R	Summertown House, Apsley Road	0.29	OLP2036 SP58	<p>Listed Building in centre of the site</p>	None identified	<p>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.</p> <p>Site is suitable but unclear if net gain of 10+ could be achieved.</p>	<p>Site occupied and owned by University of Oxford (2025), currently in use as student accommodation and no intention to develop within the plan period.</p> <p>Site is not available</p>	<p>Allocation accepted by LP2036 Inspector.</p> <p>Site is viable</p>	<p>Adopted LP2036 site allocation, but no landowner intention to develop within plan period and unlikely to be net gain if it were developed</p>
586	A	A	Osney Mead	17.8	OLP2036 SP2 OLP2045 SPCW8	<p>This site is located adjacent to Osney Island CA</p> <p>Located within both a View Cone and the Historic Core Area</p> <p>Key Employment Site</p>	<p>Flood Zone 3b</p> <p>Adjacent to River Thames, Bulstake Stream, Osney Stream and part of Core GI network (Willow Walk Meadow)</p>	<p>Key employment site. 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.</p> <p>Site is in close proximity to the proposed Oxford Flood Alleviation Scheme (OFAS) which will help overcome access/egress issues.</p> <p>Site is suitable</p>	<p>Site occupied by a range of employment uses. Various landowners including Oxford University.</p> <p>Site is available but delivery could be dependent on OFAS.</p>	<p>Allocation accepted by LP2036 Inspector.</p> <p>Site is viable</p>	<p>Adopted site allocation. Site expected to be developed within the Local Plan time period.</p>

Table A - All Sites Assessed

587	R	A	ARC Oxford	35.4	OLP2036 SP10 Emerging OLP2045 SPS2	This site is located adjacent to Temple Cowley CA Listed building opposite (Nuffield Press, East Wing and attached former school house) Key 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 as no landowner intention. 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. Majority landowner (Advanced Research Clusters) confirmed (2025) intention to continue to develop for laboratories and R&D, no 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 2018 for change of use of 7000 Alec Issigonis Way (Former Royal Mail Building) to Mixed Use B1a/B1b and B8 (18/00813/FUL) Permission granted July 2018 for erection of a two storey extension to existing hotel to create 26	Allocation accepted by LP2036 Inspector, and recently implemented permissions. Site is viable	Adopted site allocation and confirmed landowner intention. Site expected to be developed within the Local Plan time period for further economic uses.
588	R	A	Oxford Science Park	27.33 (formerly 26.51)	OLP2036 SP9 Emerging OLP2045 SPS12	Key Employment Site Includes part of Core GI network, and part supporting Oxford City Wildlife Sites (OCWSs) (Minchery Farm, Littlemore Brook)	Flood Zone 3b Potential peat deposits	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 as no landowner intention. Suitable for economic	Whilst much of the site has been built out, there is potential for further development and intensification. Landowner confirmed (2025) intention for economic use. 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

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589	R	R	John Allen Centre	3.46	OLP2036 Evidence base	Cowley Centre District Centre Cowley District Centre shopping frontage Near to Beauchamp Lane Conservation Area	None identified	Site is currently in use as a retail park. Retail on ground floor needs to be maintained to support the vitality and viability of the district centre, however employment or residential could potentially be introduced on upper floors if units were redeveloped for more intensive use of site without compromising retail provision. Suitable	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.
593	A	R	Knights Road	2.25	OLP2036 SP15	Oxford City Wildlife Site (OCWS) (Spindleberry Park) Adjacent to Oxford City Wildlife Site OCWS) (Northfield & Littlemore Brooks)	Flood Zone 3b Adjacent to Northfield & Littlemore Brooks	Consent for hybrid planning application 23/00405/OUTFUL (2023) confirms that the site is suitable for residential accommodation. Site is suitable	Site under construction (2025) indicates landowner intent to develop. Site is available	Planning proposal. Site is viable	Site under construction, expected to be developed within the Local Plan time period.
594	R	R	Somerville College	2.02	Planning application	The entire site is located within the Central (University & City) CA Several Grade II Listed Buildings within the site and Grade II and II* (The University Printing House (The Clarendon Press)) immediately adjacent Historic Core Area High Buildings Area Part of the site lies within the Archaeological Area 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 (2025) indicates landowner intention to develop. Work has completed (Dec 21) on Phase 1, (Undergraduate 48 rooms) but landowner confirmed (April 2023) now not intending to implement Phase 2 (Postgraduate) due to funding. No further development anticipated during plan period. Site not available	Development has built phase 1. Site is viable	Phase 1 is built out, not anticipated any further delivery on this site within plan period.
597	R	R	Northgate House, 13 – 20 Cornmarket Street	0.96	Planning application	Several Grade I and Grade II Listed Buildings within and adjacent to the site Entirely located within Central (University & City) CA Historic Core Area High Buildings Area Archaeological Area	None identified	Planning permission (18/00258/FUL) approved August 2018, commenced March 2019 and completed March 2022. Site is suitable	Development has completed (March 2022). Site not available during plan period	Development has completed. Site is viable	Site has completed and is unlikely to be available within Local Plan time period.

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598	A	R	Site of Millway Close	0.64	Planning application	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 but capacity less than 10 (permission is for 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	R	R	Former Murco Garage, Between Towns Road	0.26	Planning Application	Entirely within Cowley Centre District Centre	None identified	Planning permission (18/03287/FUL and 22/01661/VAR) completed June 2022, establishes that the site is suitable for residential development (38 units). Site is suitable	Development completed before plan period (June 2022). Site not available during plan period	Development has completed. Site is viable	Site completed before plan period (completed 2022).
600	R	R	Student Castle	0.91	OLP2036 SP1	Site in close proximity to Osney Island CA Located within the Historic Core Area High Buildings Areas Archaeological Area	Flood Zone 2	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 is not available during plan period	Development has completed. Site is viable	Site has completed and is not likely to be available in the Local Plan time period.
601	R	R	Former Jack Russell pub, 21 Salford Road	0.18	Planning Application	Within View Cone	Within 400m of New Marston Meadows SSSI	Planning permission (16/03128/RES) establishes that the site is suitable for residential development (16 flats). Site completed 2022. Site is suitable	Development has completed (January 2022). Site is not available during plan period	Development has completed. Site is viable	Site has completed and is not likely to be available in the Local Plan time period.
602	A	R	Halliday Hill/ Westlands Drive	0.34	OLP2036 Evidence Base	GI Network (Supporting)	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 consent (May 2025) 22/01554/FUL for 15 dwellings indicates site suitable Site is suitable	Landowner update 2025 and planning permission indicates looking to develop part of the site in the next 5 years. Site is available	Planning application indicates site is viable Site is viable	Planning permission and confirmed landowner intention. site expected to be developed within the Local Plan period.
603a1	A	R	Gibbs Crescent (formerly Gibbs Crescent and Simon House, site #603)	0.87	Planning application	Entirely within Osney Island CA and on the site of Osney Abbey Historic Core Area High Buildings Area Archaeological Area GI Network (Supporting)	Flood Zone 2 Osney Cemetery lies immediately to the north of the site with the railway line abutting the eastern side	Planning permissions (18/03369/FUL) approved July 2020 and commenced August 2022 establish that the site is suitable for residential development. Site is suitable	Site is under construction (ongoing 2025) 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	R	R	Simon House (formerly Gibbs Crescent and Simon House, site #603)	0.09	Planning application	Several listed buildings in close proximity including Grade II listed No.29A Castle Street immediately adjacent Entirely within Central (City & University) CA Historic Core Area High Buildings Area Archaeological Area	None identified	Site redeveloped for residential (18/03370/FUL) completed July 2023. Site is suitable	Development has completed before plan period. Site not available	Development has completed. Site is viable	Site completed before plan period (completed 2023).
604	R	R	The Royal British Legion, Lakefield Road	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. (County own land/ RBL own building). 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	R	R	Former Rose Hill Community Centre (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	0.19	Planning application	None identified	None identified	Planning permission (18/02817/FUL) establishes that the sites is suitable for residential development. Site completed (2021) Site is suitable	Development has completed (2021). Site is not available during plan period	Development has completed. Site is viable	Site has completed and is not likely to be available in the Local Plan time period.
606a2	R	R	Former Rose Hill Scout Hut (formerly Scout Hut and Former Rose Hill Community Centre, site #606)	0.19	Planning application	None identified	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 (2021). Site is not available during plan period	Development has completed. Site is viable	Site has completed and is not likely to be available in the Local Plan time period.
607a	R	A	135-137 Botley Road	1.04 (formerly 1.11ha)	Planning application Call for Sites 2021	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b Over 100m from Bulstake Stream	The majority of the site is within Flood Zone 3b (brownfield) and much of the surrounding area - safe access and egress will be essential. Site is suitable for economic	Planning permission 22/03076/FUL (Aug 2024) for R&D economic use. Under construction. No intention to develop for residential. Site is available for economic.	Site is viable typology	Planning permission & under construction for economic use (R&D). No landowner intention for residential on the site.

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607b	R	A	Botley Road Retail Units	2.44 (formerly 7.76)	Oxplan 2050 Call for Ideas	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b NW corner approximately 20m from Seacourt Stream/Wytham Stream. Rear boundary adjoins wildlife sites	Nearly all of the site is within Flood Zone 2, with a very small amount in Flood Zone 3b. Much of the surrounding area is within Flood Zone 3 therefore safe access and egress will be essential. Suitability for residential is untested as no landowner intention. Planning permission on part of site (Unit 1 and 2, former Oak Furniture Land) confirms site suitable for economic. Development brief for entire site adds more detail. Site is in close proximity to the proposed OFAS.	Site is made up of several plots and complex landownerships. Permission granted on one plot for R & D use (21/02053/FUL), the eastern part. No intention from other landowners to redevelop, plots in active use as retail (Aldi, Wickes, Home Bargains). 2025	Site is viable typology	Site is suitable and part available for commercial/economic use
607c	R	A	Units 1,1a 195 Botley Road	1.2	Call for sites 2025	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b	Site currently in active retail use (Currys, Tapi) Small part of the site lies within Flood Zone 3b although surrounding area lies within Flood Zones 2 and 3 so not suitable for residential due to flood risk. Suitable for commercial	Call for sites 2025 confirms landowner intention to develop for R&D (class E), and planning permission (Aug 25) 24/02371/FUL Site is available	Planning permission indicates site is viable Site is viable	Site is suitable and available for economic
607d	R	A	Units 2-5, 195 Botley Road	0.43	Call for sites 2025	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b	Part of site currently in active retail use (Pets at Home) Small part of the site lies within Flood Zone 3b although surrounding area lies within Flood Zones 2 and 3 so not suitable for residential due to flood risk. Suitable for commercial	Call for sites 2025 confirms landowner intention to develop for R&D (class E), and planning permission (August 25) 24/02372/FUL Site is available	Planning permission indicates site is viable Site is viable	Site is suitable and available for economic
607e	R	R	Inventa, Botley Road	0.89	LP2045 evidence base	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b	Site formerly in use for retail and now in R&D use having recently (2025) been developed. Suitable for commercial	Planning permission (2021) for R&D. Development has completed. Not indication of landowner intention for further development on the site. Site is not available during plan period	Development has completed. Site is viable	Site has completed and is not likely to be available in the Local Plan time period.
607f	R	A	165-167 Botley Road	0.29	Call for sites 2025	Forms part of wider Botley Road Retail Park Key Employment Site	Flood Zone 3b	Site currently in active retail use (incl. Toolstation, Oxford Wine, HSL) Not suitable for residential due to flood risk. Suitable for commercial	Call for sites 2025 confirms landowner intention to develop Site is available	Site is viable typology	Site is suitable and available for economic

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607g	R	A	Meadowside Retail Park	1.35	Call for sites 2025	<p>Adjacent to Oxford City Wildlife Site (OCWS) (Field North of Osney Mead)</p> <p>Adjacent to Local Wildlife Site (Osney Mead)</p> <p>Forms part of wider Botley Road Retail Park Key Employment Site</p>	Flood Zone 3b	<p>Site currently in active retail use (Dunelm, Halfords, Hobbycraft)</p> <p>The majority of the site lies within Flood Zone 3b (brownfield) - not suitable for residential due to flood risk.</p> <p>Suitable for commercial</p>	<p>Call for sites 2025 confirms landowner intention to develop</p> <p>Site is available</p>	Site is viable typology	Site is suitable and available for economic
608	A	R	220-226 Iffley Road	0.23	Call for Sites 2021	Located within St Clements and Iffley Road CA	None identified	<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>	CfS indicates site is viable	Site is suitable and available but unlikely the net gain on the site would exceed 10 units.
609	A	R	St Stephen's House (17 Norham Gardens)	0.25	Call for Sites 2021	<p>Adjacent to University Parks (Grade II) Registered Park and Garden.</p> <p>Adjacent to Oxford City Wildlife Site (OCWS) University Parks</p> <p>Adjacent to Local Wildlife Site (University Parks)</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>Site is currently being built out (under planning permission 22/01842/FUL) for student accommodation & academic uses.</p> <p>Available for residential (student accommodation).</p>	<p>Recent planning permission.</p> <p>Site is viable.</p>	Planning permission. Site expected to be developed within Local Plan time period.
610	A	R	Tamesis (45-53 Iffley Road)	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>	None identified	<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>	CfS indicates site is viable.	Site is suitable and available, however no evidence that it could deliver a net gain of 10+ units (25+ student rooms) over and above the existing student accommodation.

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611	A	A	1-3 Cambridge Terrace	0.104	Call for Sites 2021	<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. 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>Confirmed landowner intention (2025) to develop for student accommodation and employment uses.</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	R	R	Former Petrol Station, Abingdon Road (remaining undeveloped part of #22)	0.065	Call for Sites 2021	None identified	<p>Flood Zone 3b</p> <p>Within 400m Iffley Meadows SSSI</p> <p>Potential for site contamination due to former use</p>	<p>Site is currently in use as a car wash and was previously a petrol station forecourt. Entire site lies within Flood Zone 3b and no buildings on site so any development would mean increasing the footprint, which is contrary to EA advice. Also potential land contamination due to site's previous use.</p> <p>Site is not suitable due to flood risk</p>	<p>CfS 2021 indicates landowner intention to develop.</p> <p>Available for residential.</p>	CfS indicates site is viable.	Site not suitable due to flood risk and possible contamination.
613	A	R	3-15 Botley Road and The River Hotel	0.34	<p>Call for Sites 2021</p> <p>OLP2045 SPCW2</p>	<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>Flood Zone 3a</p> <p>Adjacent to River Thames</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 a significant part of the site within Flood Zone 2 and a smaller proportion within Flood Zone 3a.</p> <p>Site is suitable</p>	<p>Landowner confirmed intention (2025) to develop as part of wider development with #614 and #615</p> <p>Site is available</p>	<p>CfS indicates site is viable.</p> <p>Site is viable</p>	Site is suitable and available within the local plan time period. landowner intention to deliver in combination with #614 and #615.

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614	A	R	Land to the south of Cripsey Place	0.31	Call for Sites 2021 OLP2045 SPCW2	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	Flood Zone 3a Approx. 50m from River Thames	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.	Landowner confirmed intention (2025) to develop as part of wider development with #613 and #615 Site is available	CfS indicates site is viable.	Site is suitable and available within the local plan time period. Unlikely to deliver net gain in isolation but landowner intention to deliver in combination with #613 and #615.
615	A	R	Westgate Hotel, Botley Road and 3 - 7 Mill Street	0.19	Call for Sites 2021 OLP2045 SPCW2	Historic Core Area High Buildings Area Archaeological Area Adopted OHAR	Flood Zone 2	Site is currently in use as a hotel and residential. Part of the site is locally significant and identified on the OHAR. 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	Landowner confirmed intention (2025) to develop as part of wider development with #613 and #614 Site is available	CfS indicates site is viable. Site is viable	Site is suitable and available within the local plan time period. Unlikely to deliver net gain in isolation but landowner intention to deliver in combination with #613 and #614.
616	A	A	St Thomas School and Osney Warehouse	0.41	Call for Sites 2021 OLP2045 SPCW11	Falls within Policy AOC1 West End and Osney Mead Partly within Central (University & City) Conservation Area Historic Core Area High Buildings Area Archaeological Area	Flood Zone 2 Approx. 60m from Wareham Stream 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. Surrounding uses include housing, employment and education. The sites are identified in the West End and Osney Mead SPD for residential use and open space. No insurmountable constraints identified. Site is suitable	Landowner (2025) confirmed intention to develop for mix of uses including employment and resi/student accommodation/specialist elderly. Site is available	CfS indicates site is viable and the site is a viable typology. Site is viable	Site is suitable and available
618	A	A	3, 3A, 4, 5 and 6 South Parade	0.18	Call for Sites 2023	Falls within Policy AOC5 Summertown District Centre No.4 and Nos. 5-6 South Parade are identified on the Oxford Heritage Asset Register (OHAR)	None identified	Site is partly vacant retail but also in use as offices. Part of the site is locally significant and identified on the OHAR. 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	R	R	Redbridge Park & Ride		4	Oxplan 2050 Call for Ideas submission	None identified	Flood Zone 3a Within 400m of SSSI (Iffley 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	A	R	Land to the rear of 60 Old Road (former Coolidge Close)	0.115	Call for Sites 2021	None identified	None identified	Site is currently in residential use (garden land). Planning permission 24/02038/FUL confirms site is suitable for residential development (8 x 1bed flats). Site is suitable.	Planning application confirms intention. Site is available	Planning application confirms landowner believes site is viable. Site is viable	Planning permission confirms site is suitable but only for 8 units, expected to be delivered within plan period.	
623	R	R	Wychwood Tennis Courts, Charlbury Road	0.47	Call for Sites 2021	GI Network (Supporting) Adjacent to Cherwell School Playing Fields - East Adjacent to North Oxford Victorian Suburb CA	Flood Zone 2	Site is currently in use for open air sports, any redevelopment of the site would need to demonstrate that either the sports provision is surplus to requirements or is being reprovided. Almost entire site in within Flood Zone 2. Planning permission 23/02411/FUL confirms site is suitable for boarding school accommodation but suitability for other forms of residential untested as no landowner intention. Site is not suitable.	Planning application approved, Dec 24 for accommodation for U16's boarding pupils (23/02411/FUL). No landowner intention to develop for other forms of residential. Site is not available	Planning application confirms landowner believes site is viable. Site is viable	Planning permission confirms site is suitable for accommodation for boarding pupils. Site is not suitable or available for other forms of residential.	

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624	A	A	Land south of Frideswide Square	0.26	Oxplan 2050 Call for Ideas submission OLP2045 SPCW7	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	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 within Flood Zone 2. Part of the site is locally significant and listed on the OHAR. Site is suitable for residential/mixed use	Landowner intention to facilitate a general improvement to the area, including this site (confirmed 2025) in combination with Island site 070 as part of improvements to the wider area Site is available	Site is viable typology Site is viable	Site suitable and available
625	A	R	East Oxford Community Centre	0.19	Planning Application 2022	Within East Oxford district centre Within View Cone Adopted OHAR	None identified	Site built out during plan period 20/00994/CT3 for 12 residential dwellings, completed Aug 2025. Site is suitable	Site completed (2025) Site is available	Planning permission. Site is viable	Site built out during plan period, completed Aug 2025
626	A	R	East Oxford Games Hall	0.05	Planning Application 2022	Within East Oxford district centre Within View Cone	None identified	Site built out during plan period, 20/01298/CT3 & 22/01129/VAR for 14 residential dwellings. Completed June 2025 Site is suitable	Site completed (2025) Site is available	Planning permission. Site is viable	Site built out during plan period, completed June 2025
627	R	R	Summer Fields School Buildings	1.84	Oxplan 2050 Call for Ideas submission	None identified	None identified	Premises are currently in use as a day and boarding school and no indication that it is surplus to requirements. Not suitable	Forms part of land area identified in Oxplan 2050 call for ideas exercise, landowner confirmed needed for school operational purposes. 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.

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628	R	R	Seacourt Park & Ride	5.929	Officer identified	Part of site within Green Belt Oxford City Wildlife Sites (OCWS) (Seacourt and Wytham Streams)	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. The site is almost entirely within and surrounded by Flood Zone 3b brownfield. Any redevelopment would need to demonstrate both safe access and egress, which may therefore be difficult to achieve. 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	A	R	Wood Farm Health Centre	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	R	R	Gloucester Green Square	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 2025), 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	A	A	49 - 51 Jeune Street	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 (Oriol 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
632	R	R	Former Odeon Cinema, Magdalen Street	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 as no landowner intention. 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.

Table A - All Sites Assessed

633	R	R	Former Odeon Cinema, George Street	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 was formerly in use as a cinema which has now closed. Planning permission (Jan 25) for demolition of cinema and erection of aparthotel and ground floor community use (24/01481/FUL) Site is suitable.	Planning application indicates landowner intention to develop Site is available	Planning application confirms 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.
634	R	R	Holiday Inn, Kassam Stadium Overspill Car Park	0.41	Reg 19 response LP2040	None identified	None identified	Site currently in use as car park. Adjoins site allocation Kassam Stadium. Site is suitable	Landowner is developing adjoining Kassam Stadium site but no landowner intention to develop this parcel. Not available	Site is viable typology	Site is not available
635	R	R	City of Oxford Silver Band Hall	0.16	Reg 19 response LP2040	Adjacent to Temple Cowley CA	None identified	Site in active use for community uses. Any loss of community facility would need to be reprovided. Site would also need to be at high density to achieve 10+ net dwellings, which maybe difficult due to proximity of neighbouring residential. Site not suitable	Site is in active community use. Site not available	Site is viable typology	Site is not suitable or available.
636	R	R	Land off Mill Lane	0.33	Reg 19 response LP2040	Entire site within Green Belt GI Network (Supporting)	None identified	Site is informal open space and has important GI function. Site is not suitable	No landowner intention to develop Site is not available	Site is viable typology	Site is not suitable or available (GI).
637	R	R	Summer Fields School Playing Fields – East (South)	7.05	Reg 19 response LP2040	GI Network (Supporting)	Flood Zone 3a	Site is in use as playing pitches for school, open air sports would need to be reprovided. Important GI function Site is not suitable	School site all needed for school operational purposes for foreseeable future. No intention to develop within Plan period. Site is not available	Site is viable typology	Site is not suitable or available (GI).
638	R	R	Windale Primary School Playing Field	0.57	Reg 19 response LP2040	GI Network (Supporting) Adjacent to Oxford City Wildlife Site (OCWS) (Spindleberry Park)	Flood Zone 3b	Site is in active use for school as their only playing field with important function for open air recreation and GI function. Site is not suitable	Site is in active use by school and not surplus to requirements. Site is not available	Site is viable typology	Site is not suitable or available (current use and GI).
640	R	R	Haynes Road Amenity space	0.24	Reg 19 response LP2040	View Cone GI Network (Supporting)	Within 210m of SSSI (New Marston Meadows)	Surrounded on all sides by 2-storey residential, so unlikely to be able to achieve 10+ net dwellings plus appropriate amenity space and taking account of the View Cone. Would also need to address any potential recreation/dog walking impacts on SSSI. Not suitable	No landowner intention to develop. Not available	Site is viable typology	Site is not suitable or available (GI)

Table A - All Sites Assessed

641	R	R	Red Lion Pub, Marston and adjacent land	0.45	Reg 19 response LP2040	Entire site within Marston CA, Within 25m of Grade II Listed Building (Bishops Farm)	Within 500m of SSSI (New Marston Meadows)	Site is in use as pub, outside seating and car park, plus adjoining open space. Location within CA would need careful design considerations. Significant tree coverage on the open space area. Site is not suitable	Pub is in active use, no landowner intention to develop Not available	Site is viable typology	Site is not suitable or available
642	A	R	Maltfield House, 26 Maltfield Road	0.2	Officer identified/ HRA	None identified	Flood Zone 3b	Former childrens home, and adjoins residential uses. Existing residential use so difficult to acheive 10+ net gain Site is suitable	Landowner (City) confirmed intention to develop (2025) Site is available	Site is viable typology	Site is suitable and available but not demonstrated it can deliver 10+
643	R	R	Former Go Outdoors, 426 Abingdon Road	0.15	Reg 19 response LP2040	None identified	Flood Zone 3b Within 300m of SSSI (Iffley Meadows)	Adjoins HELAA site 475. Site is wholly within Flood Zone 3, and almost entirely within Flood Zone 3b. Also unlikely to achieve 10+ net gain unless developed collectively with adjoining site. Site is not suitable	Site is owned by City Council but on long lease to Go Outdoors. Not currently in use for retail but no leaseholder intention to develop for alternative uses. Not available	Site is viable typology	Site is not suitable or available
644	R	R	Former Bullnose Morris Pub, Cuddesdon Way	0.3	Reg 19 response LP2040	None identified	None identified	Site adjoins residential and no significant constraints. Site is suitable	City Council landowner with long lease to Green King with 42 years remaining. No intention to redevelop. Also designated an Asset of Community Value Site not available	Site is viable typology	Site is not available
645	R	R	Barton Fields Allotment	3.73	Reg 19 response LP2040	GI Network (Core)	None identified	Important GI function Not suitable	City Council landowner investing substantial improvements to the site for ongoing use as allotments (2024), no intention to develop Site not available	Site is viable typology	Site is not suitable or available (Core GI)
646	A	R	74 Lime Walk	0.02	CfS 2024	None Identified	Flood Zone 2 Within 600m of SSSI (Rock Edge)	Currently in use for employment and residential, in a residential area. But due to site size and existing residential onsite, unlikely to achieve net gain of 10+. Site is suitable	Landowner submission as CfS (2024) Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
647	A	R	Fairfield 115 Banbury Road	2.47	Planning application	Within Conservation Area	None identified	Former carehome. Planning permission 20/00116/FUL (Oct 2020) confirms site is for residential (student accommodation) & childrens nursery. Site is suitable	Under construction (commenced Feb 2023)confirms landowner intention to develop. Site is available	Planning application confirms site is viable. Site is available	Site is under construction, likely to deliver within plan period.

Table A - All Sites Assessed

648	A	R	Northbrook House	0.29	Officer identified / city council HRA	None identified	None identified	Currently in use as sheltered accommodation for over 60s and therefore unlikely to deliver 10+ net gain. Site is suitable	Site in existing use as residential sheltered accommodation. Landowner (City Council) confirmed intention (2025) to use the building as temporary accommodation while make plans to redevelop the sites for new council homes. Site likely to be developed within plan period but not likely to be any net additional homes. Site available	Site is viable typology Site is viable	Site is suitable and is likely to be developed within plan period, but no evidence that it could deliver any net additional homes.
649	R	R	Amory Close	0.478	Officer identified	None identified	None identified	Site currently in use as green open space around flats. Biodiversity constraints mean site is unlikely to deliver 10+ net gain Site is suitable	Landowner (City Council) confirmed (2025) intend to retain as green space. Site is not available	Site is viable typology Site is viable	Site not suitable or available.
650	R	R	Green Ridges	0.236	Officer identified	None identified	None identified	Site currently in use as green open space around flats. Substantial tree coverage on site. Biodiversity constraints mean site is unlikely to deliver 10+ net gain Site is suitable	Landowner (City Council) confirmed (2025) intend to retain as green space. Site is not available	Site is viable typology Site is viable	Site not suitable or available.
651	R	R	Gardens of 1-18 Slade Close	0.228	Officer identified	None identified	None identified	Site currently in use as green open space around flats. Substantial tree coverage on site. Biodiversity constraints mean site is unlikely to deliver 10+ net gain Site is suitable	Landowner (City Council) confirmed (2025) intend to retain as green space. Site is not available	Site is viable typology Site is viable	Site not suitable or available.
652	R	R	Green space to 53-87 Williamson Way	0.2	Officer identified	GI Network (Supporting)	Within 140m of SSSI (Littlemore Railway Cutting)	Site currently in use as green space. Substantial tree coverage on site, and part of GI network so unlikely 10+ could be achieved. Site is not suitable	Landowner (City Council) confirmed (2025) intend to retain as green space. Site is not available	Site is viable typology Site is viable	Site not suitable or available (GI).
653	A	R	Waynflete Building and 1-13 St Clements	0.3	Planning application	Part of Conservation Area (Central Area) Within City Centre Archeological Area Within Historic Core Area	Flood Zone 3a	Site is currently in use as student accommodation. Planning application redevelopment of site (24/01344/FUL) approved April 2025, for additional 4 student rooms. Site is suitable	Planning application indicates landowner intention to develop Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available but does not achieve 10+ net gain
654	A	R	Crown & Thistle PH	0.08	Planning application	None identified	Within 150m of SSI (Rock Edge)	Site is suitable but unlikely to achieve due to site size Site is suitable	Application 23/02576/PIP (refused) indicates landowner intention to develop for resi Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available but unlikely to achieve 10+ net gain

Table A - All Sites Assessed

655	A	A	13-15 Oxenford House, Magdalen Street	0.04	Planning application	Within Conservation Area (Central Area) Within City Centre Archeological Area Within Historic Core Area	None identified	Vacant commercial unit, some heritage constraints. Only upper floors but City Centre so higher density. Planning permission confirms site suitable Site is suitable	Planning permission 23/01483/FUL (approved April 2025) for student accommodation indicates landowner intention to develop for student accommodation Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, expected to be delivered within plan period
656	A	R	The Bungalow Sandy Lane	0.06	Planning application	Adjacent to Conservation Area (Oxford Stadium)	None identified	In existing resi use and planning permission for 12 units (Aug 2025) Site is suitable	Planning application 24/01397/FUL for 12 homes for residential indicates landowner intention to redevelop Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, site expected to be developed within plan period.
657	A	A	Clarendon Centre	0.74	Planning application	Within Conservation Area (Central Area) Within City Centre Archeological Area Within Historic Core Area	None identified	Planning permission (June 2024) 21/00110/FUL for mixed use retail, offices, research and development, and student accommodation	Planning application indicates intention to develop Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, planning permission, site is expected to be developed within plan period
658	A	R	Land off Harolde Close	0.74	Officer identified / city council HRA	GI Network (Supporting)	None identified	Substantial tree coverage and biodiversity issues. Potentially very small part of site is suitable if BNG and other requirements can be addressed, would be unlikely to deliver 10+. Site is suitable	Landowner (City Council) confirmed (2025) interesting in developing for residential subject to biodiversity. Site is available	Site is viable typology	Site is suitable but unlikely to deliver 10+
659	A	R	16 Quarry Road	0.11	CfS 2025	None identified	None identified	Site is unlikely to be able to deliver 10+ net gain	Landowner submission as CfS (2025) Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
660	A	R	2 Harberton Mead	0.4	CfS 2025	Within Conservation Area (Headington Hill)	None identified	Site in existing residential use, scope for net gain but unlikely to have capacity for 10+ net gain. Conservation area so heritage constraints. Site is suitable but unlikely to deliver 10+ net gain	Landowner submission as CfS (2025) for residential Site is available	Site is viable typology	Site is suitable but unlikely to deliver net gain of 10+
661	A	R	2 New High Street	0.03	CfS 2025	None identified	None identified	Site is suitable but unlikely to be able to deliver 10+ net gain	Landowner submission as CfS (2025) for residential Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
662	A	R	46-51 St Clements, 2-4 Caroline Street	0.07	CfS 2025	Within Conservation Area (St Clements and Iffley Road) Within Historic Core Area	None identified	Heritage constraints and small size. Site currently in residential use so site is suitable but unlikely to be able to deliver 10+ net gain	Landowner submission as CfS (2025) for residential Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings

Table A - All Sites Assessed

663	A	A	26 Cave Street	0.16	Officer identified / city council HRA	Within View Cone	None identified	Former employment use (Standingford House), demolished with intention to rebuild employment but funding no longer available. Site is suitable but not demonstrated it can deliver 10+. Site is suitable	Landowner (City Council) confirmed (2025) intention to develop for resi, site already cleared. Site is available	Site is viable typology	Site is suitable and available but unlikely to achieve 10+.
664	A	R	Jowett Walk (South)	0.12	CfS 2025 Emerging OLP2045 SPCW5	Within Conservation Area (Central Area)	None identified	Site currently a house, gardens and car park. Site is suitable	Landowner submission as CfS (2025) for PBSA Site is available for student accommodation	Site is viable typology	Site is suitable and available, expected to be developed within plan period
665	R	R	Oriel College Sports Ground & adjoining land (including access road)	4.13	CfS 2025	Adjacent to Conservation Area (Bartlemas) Adjacent to View Cones GI Network (Supporting) TPO - group area woodland (north part of site) Whole site is OHAR	None identified	Site is currently in use for outdoor sports (private) and woodland (covered by group TPO). Outdoor sports would need to be reprovided unless demonstrated as surplus, and biodiversity constraints likely to impact on capacity. Site adjoins residential. Substantial risk of harm to Conservation Area, and the settings of the Grade I, Grade II* and II listed buildings would need to be addressed. Site is not suitable as can not demonstrate reprovion of pitches or that heritage constraints can be mitigated. Site is not suitable	Landowner submission as CfS (2025) confirms intention to develop for residential and/or student accommodation. Site is available	Site is viable typology	Site is not suitable as landowner intentions cannot demonstrate reprovion of pitches or that heritage constraints can be addressed.
667	R	A	Former Headington Coop, 152 London Road	0.21	Planning application	None identified	None identified	Previously in use for retail. Planning application 25/00799/FUL for R&D (May 2025) (resolution to grant consent October 2025) Site is suitable	Planning application confirms intention to develop for R&D. No intention to develop for residential Site is available for commercial/economic	Planning application indicates site is viable Site is viable	Site is suitable but only available for economic
668	A	A	Cranbrook House, 287-291 Banbury Road	0.07	Planning application	None identified	None identified	Site currently in office use but recent applications include residential dwellings on an additional storey (24/02786/DW56) (Jan 2025, 2x flat) and COU of existing building to residential dwellings (25/00130/EC56). Planning permission for conversion to 12 residential (March 2025) confirms suitable Site is suitable	Planning application confirms intention to develop for residential. Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, expected to be developed within plan period
669	A	R	6-25 Pusey Lane	0.13	Planning application	Site within Conservation Area Site within City Centre Archaeological Area Site within Historic Core Area	None identified	Planning permission for 23/00693/FUL for student accommodation confirms site is suitable for residential (11 units). Commenced July 2024 Site is suitable	Under construction confirms intention to develop for student accommodation Site is available	Planning application and development commenced indicates site is viable Site is viable	Site is suitable and available, under construction, expected to be developed within plan period

Table A - All Sites Assessed

670	R	R	St Hilda's College, Cowley Place	0.55	Planning application	Part of site within Green Belt Part of site within GI Network (Core) Site adjacent to Local Wildlife Site (LWS) (St Hilda's College Meadow) Site within Conservation Area Site within Historic Core Area	Flood Zone 3b	Planning permission for 21/01261/FUL for student accommodation confirms site is suitable for residential Site is suitable	Landowner update (2024) confirms no longer intending to develop this site. Site not available	Planning application indicates site is viable Site is viable	Site no longer available
671	A	R	Wolfson College, Linton Road	0.48	Planning application	GI Network (Core) Site is within Conservation Area	Flood Zone 2	Planning permission for student accommodation (22/02799/FUL). Latest GI assessment (postdates planning permission). Site is suitable	Planning application confirms intention to develop for student accommodation Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, expected to be developed within plan period
672	A	R	Cherwell House, Osney Lane	0.28	Planning application	Site adjoins to Conservation Area Site within a City Centre Archaeological Area Site within Historic Core Area	Flood Zone 2	Existing student use. Planning permission for additional storeys. 20/01139/FUL and 23/01504/VAR for student accommodation confirms site is suitable for residential. Commenced 2025 Site is suitable	Under construction confirms intention to develop for student accommodation Site is available	Planning application indicates site is viable Site is viable	Site under construction, expected to be developed within plan period
673	A	R	The Works, Crescent Road	0.06	Planning application	Oxford Heritage Asset Register.	Flood Zone 3b Adjacent to Boundary Brook	Site in residential area, surrounded by residential. Oxford Heritage Asset Register. Planning permission confirms site is suitable (9 flats) (24/02066/FUL) (Jan 2025) Site is suitable	Planning application confirms intention to develop for residential Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, expected to be developed within plan period but too small to achieve net gain of 10+ dwellings
674	R	R	159 –161 Cowley Road	0.21	Planning application	View Cone District Centre	None identified	Site is in retail use at Ground Floor Level. Planning permission for student accommodation on upper floors (19/01821/FUL) granted 2019, completed Nov 2022. Site is suitable	Part of the site built out before plan period (Nov 22). Site is not available	Part of site recently redeveloped. Site is viable	Site has been developed prior to the Local Plan time period (completed 2024) and is therefore unlikely to be developed again within the Plan period.
675	R	R	Car Park off Quartermain Close	0.07	CFS 2025 (3rd party)	None Identified	None identified	Site is in a residential area and is in use as a parking area for adjoining properties. There is no indication that it is surplus to requirements. Given the site size it is unlikely to deliver 10+ dwellings. Site is suitable.	No indication from landowner that site is available for redevelopment. Site is not available.	Site is a viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings and is not available.

Table A - All Sites Assessed

676	R	R	Hertford College Sports Ground	3.3	Planning application and 2025 CFS	<p>Entire site within Green Belt</p> <p>GI Network (Supporting)</p> <p>Within setting of Conservation Area (Central) and New Marston Meadows.</p> <p>View Cone</p> <p>OHAR (New Marston Meadows)</p>	Adjacent to SSSI (New Marston)	<p>Currently in use as college (private) sports ground & pavilion. Planning application for upgrade of existing pitches and new sports facilities including refurbishment of pavilion submitted Dec 2024, refused Dec 25 (24/02890/FUL). Any redevelopment would need to demonstrate reprovision of the outdoor sports facilities unless demonstrated as surplus. Proposals from landowner have not demonstrated either that they are surplus or that they could be re-provided.</p> <p>Not suitable</p>	<p>Site currently in use for outdoor sports. Landowner has indicated interest in continued use for sports and also exploring options for residential.</p> <p>Site is available</p>	<p>Planning application indicates site is viable</p> <p>Site is viable</p>	<p>Site in active use for sports provision. Whilst landowner has indicated interest in developing for residential use at the same time they have said their primary intent for the site is to keep it in sports use, and it has not been demonstrated that the sports facilities are surplus or can be re-provided.</p>
677	R	R	496 Cowley Road	0.34	OLP2045 Evidence Base	Key Employment Site	None identified	<p>Site is currently in use as a vehicle repair centre (key employment site). Suitability for residential untested as no landowner intention.</p> <p>Suitable for economic</p>	<p>In economic uses and no intention to redevelop.</p> <p>Site is not available</p>	<p>Site is viable</p>	<p>Site in active use and no landowner intention, not available.</p>
678	R	R	Newtec Place, Magdalen Rd	0.42	OLP2045 Evidence Base	Key Employment Site	None identified	<p>Site currently in use as office/light industrial units (key employment site). Suitability for residential untested as no landowner intention.</p> <p>Suitable for economic</p>	<p>In economic uses and no intention to redevelop.</p> <p>Site is not available</p>	<p>Site is viable</p>	<p>Site in active use and no landowner intention, not available.</p>
679	A	R	Mansfield College	1.12	Planning application	<p>Within Central (University & City) CA</p> <p>Historic Core Area</p> <p>Within High Buildings Area</p> <p>GI Network (Supporting)</p>	None identified	<p>Planning application (December 2025) for student accommodation, net gain 70 student rooms, not yet determined (25/03195/FUL).</p> <p>Site is suitable for residential</p>	<p>Planning application indicates intention to develop</p>	<p>Planning application indicates site is viable</p>	<p>Site is suitable and available, expected to be developed within plan period</p>

Table B Sites With Development Potential

SHLAA Ref.	Site Name	SHLAA Capacity	LP2045 Allocation Ref.	Consented Capacity	Timescales 1-5 (2025/26-2029/30)	Timescales 6 - 10 (2030/31 - 2034/35)	Timescales 11-15 (2035/36 - 2039/40)	Timescales 16+ (2040+)
1a1	Oxford North remaining phases	161	SPN3	480 (18/02065/OUTFUL; 21/01053/RES; 22/00081/RES, 22/00675/RES)	0	161	0	0
1a2	Canalside Parcel	276	Not LP2045 allocation	319	276	0	0	0
1b	Goose Green Close	24	Not LP2045 allocation	24	24	0	0	0
1e	Pear Tree Farm	111	SPN5	0	0	0	111	0
2a2	Barton Park - Phase 2	51	Not LP2045 allocation	92 (21/02776/RES)	51	0	0	0
2a4	Barton Park - Phase 4	279	Not LP2045 allocation	(21/02776/RES)	279	0	0	0
006b	Banbury Road University Sites - Parcel B	54	SPCW1	130 student rooms / 52 C3 equiv 22/02849/FUL	54	0	0	0
008a	Bertie Place Recreation Ground	25	SPS3	application for 31	25	0	0	0
9	Blackbird Leys Central Area	197	Not LP2045 allocation	197 net gain (23/00405/OUTFUL)	197	0	0	0
11	Canalside Land, Jericho	18	SPCW3	pp granted for 18	18	0	0	0
12	Churchill Hospital	0	SPE1	19 cluster units - 78 rooms in Block A, 13 in Block B Total = 91. 91/1.8 = 51 dwelling equiv. (19/01039/FUL)	0	0	0	0
14	Templars Square	500	SPS16	226 (16/03006/FUL)	0	350	150	0
16	Cowley Marsh Depot	83	SPS4	n/a	0	0	0	83
17	Crescent Hall	75	SPS5	n/a	0	0	75	0
18	Diamond Place and Ewert House	135	SPN1	n/a	0	135	0	0
20b2	Elsfield Hall, Elsfield Way	27	SPN2	n/a	0	27	0	0
21	Faculty of Music	23	SPCW4	n/a	0	23	0	0
24	Government Buildings and Harcourt House	68	SPE3	n/a	0	0	68	0
26	Jesus College Sports Area - Site B Herbert Close Tennis Courts	16	SPE4	n/a	0	0	16	0
27	John Radcliffe Hospital	595	SPE5	Ivy lane 30 (cluster units net gain as some demolitions) (19/01038/FUL). completed 23/24. Further resi (595) is planned (sahara) but no permission yet	0	0	320	275
28a	Kassam Stadium	290	SPS7		0	0	240	50

Table B Sites With Development Potential

28b	Overflow carpark at Kassam Stadium site	100	SPS11		0	100	0	0
31	Manor Place	43	SPCW6		0	0	43	0
32	Lincoln College Sports Ground	24	SPE7		0	0	24	0
33	Littlemore Mental Health Centre, Sandford Road	60	SPS9		0	0	60	0
38a2	Thornhill Park (Phase 2)	402	SPE16	402 (21/01695/FUL)	402	0	0	0
39	Northfield Hostel, Sandy Lane West	61	Not LP2045 allocation	61 (21/03328/OUTFUL)	61	0	0	0
42	Nuffield Orthopaedic Centre (NOC)	0	SPE10		0	0	0	0
49	Oxford University Press Sports Ground, Jordan Hill	90	SPN4		0	40	50	0
52	Railway Lane, Littlemore	90	Not LP2045 allocation	90 (21/01176/FUL)	90	0	0	0
54	Ruskin Campus	30	SPE13	28 (22/00962/FUL)	30	0	0	0
61	Union Street Car Park	15	SPE17		0	15	0	0
63	Warneford Hospital	74	SPE18		0	74	0	0
65	West Wellington Square	13	SPCW12		0	0	13	0
70	Island Site	59	SPCW7		0	40	19	0
075 (a and b)	Oxford Railway Station and Becket Street Car Park	52	SPCW9		0	52	0	0
76	Oxpens	450	SPCW10	337 22/02954/OUT	337	113	0	0
81	Worcester Street Car Park and Public House	0	SPCW7	0	0	0	0	0
95a2	Between Towns Road (including 17, 17b and Cowley Cons Club)	79	Not LP2045 allocation	76 (189 student rooms) (21/00300/FUL & 23/00348/VAR (superseded) & 23/00810/VAR) & 24/02892/VAR	79	0	0	0
104	Former Iffley Mead Playing Field	84	SPS6	application for 90dw 25/00813/OUT (july 2025, not yet det)	0	84	0	0
107	St Frideswide Farm (formerly Green Belt land, St Frideswide Farm, (land east of Banbury Rd))	97	Not LP2045 allocation	134 (21/01449/FUL)	97	0	0	0
112a1	Hill View Farm	159	Not LP2045 allocation	159 (20/03034/FUL)	159	0	0	0

Table B Sites With Development Potential

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	80	Not LP2045 allocation	80 (21/01217/FUL)	80	0	0	0
113	Redbridge Paddock	200	SPS14	0	0	200	0	0
114d	Marston Paddock (Fishers Vale)	40	Not LP2045 allocation	40 (21/02580/FUL)	40	0	0	0
114e	Marston Paddock Extension	20	SPE9		0	20	0	0
117	Land surrounding St Clement's Church	50	SPE6	0	0	0	50	0
124	Slade House	0	SPE15	0	0	0	0	0
204	East Oxford Bowls Club	10	SPE2	0	0	10	0	0
234	Jesus College Sports Area - Site A Playing Field	24	SPE4	0	0	0	24	0
289	Sandy Lane Recreation Ground	300	SPS15	0	0	250	50	0
389	Land at Meadow Lane	29	SPS8	22/03078/FUL (for 32) not yet det	29	0	0	0
428	Rectory Centre	21	SPE12	0	0	21	0	0
439	Oxford Brookes Marston Road Campus	42	SPE11		0	0	42	0
463	Ruskin Field	28	SPE14	0	0	0	28	0
516	474 Cowley Road	14	SPS1		0	0	14	0
520a	Knights Court and surrounding buildings (former Telephone Exchange and offices, St. Luke's Road / Between Towns Road	25	Not LP2045 allocation		0	0	25	0
520b	244 Barns Road	20	Not LP2045 allocation	(21/01539/DDW56) 20 20/03218/FUL for 6 additional (not being implemented, superseded)	20	0	0	0
560	Headington Hill Hall and Clive Booth Student Village	68	Not LP2045 allocation	229 (573 student rooms) (21/01185/FUL)	68	0	0	0
574	Manzil Way Resource Centre	0	SPE8	0	0	0	0	0
586	Osney Mead	247	SPCW8	0	0	0	247	0
593	Knights Road	84	Not LP2045 allocation	84 (23/00405/OUTFUL)	84	0	0	0
602	Halliday Hill/ Westlands Drive	15	Not LP2045 allocation	15 (22/01554/FUL)	15	0	0	0

Table B Sites With Development Potential

603a1	Gibbs Crescent (formerly Gibbs Crescent and Simon House #603)	62	Not LP2045 allocation	62 (18/03369/FUL)	62	0	0	0
609	St Stephen's House (17 Norham Gardens)	30	Not LP2045 allocation	29 (22/01842/FUL)	30	0	0	0
613	3-15 Botley Road and The River Hotel	20	SPCW2	0	0	20	0	0
614	Land to the south of Cripsey Place	0	SPCW2		0	0	0	0
615	Westgate Hotel, Botley Road and 3 - 7 Mill Street	0	SPCW2		0	0	0	0
616	St Thomas School and Osney Warehouse	10	SPCW11		0	10	0	0
624	Land south of Frideswide Square	0	SPCW7	0	0	0	0	0
625	East Oxford Community Centre	12	Not LP2045 allocation	12 (20/00994/CT3 & 22/02552/VAR)	12	0	0	0
626	East Oxford Games Hall	14	Not LP2045 allocation	14 (20/01298/CT3 and 22/01129/VAR)	14	0	0	0
647	Fairfield 115 Banbury Road	53	Not LP2045 allocation	53 (new ratio) (20/00116/FUL for 118 net gain C2 student rooms (27 equiv) & childrens nursery & 4 C3)	53	0	0	0
655	13-15 Oxenford House, Magdalen Street	23	Not LP2045 allocation	23/01483/FUL for student accommodation 55 rooms (April 2025)	23	0	0	0
656	The Bungalow Sandy Lane	11	Not LP2045 allocation	24/01397/FUL for 12 C3 (Aug 2025)	11	0	0	0
657	Clarendon centre	42	Not LP2045 allocation	40 (21/00110/FUL)	42	0	0	0
664	Jowett Walk (South)	14	SPCW5		0	14	0	0
668	Cranbrook House, 287-291 Banbury Road	14	Not LP2045 allocation	12 C3 (25/00130/EC56) + 2c3 from 24/02786/DW56 total 14	14	0	0	0
669	6-25 Pusey Lane	11	Not LP2045 allocation		11	0	0	0
671	Wolfson College, Lincoln Lane	21	Not LP2045 allocation		21	0	0	0
672	Cherwell House, Osney Lane	13	Not LP2045 allocation		13	0	0	0
	TOTAL	6657			2821	1759	1669	408

Table C Sites with Capacity Less than 10

SHLAA Ref. No	Site Name	Total Site Area (ha)	Suitability	Availability	Achievability	Justification
66	Windale House	0.78	Site is already in use as residential (sheltered accommodation for over 60s) site is suitable	Site in existing use as residential sheltered accommodation. Landowner (City Council) confirmed intention (2025) to use the building as temporary accommodation while make plans to redevelop the sites for new council homes. Site likely to be developed within plan period but not likely to be any net additional homes (already 27 onsite). Site available	Site is viable	Site is suitable but is likely to be developed within plan period, but no evidence that it could deliver any net additional homes.
346	Former Bartlemas Nursery School, 269 Cowley Road	0.24	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 within the heritage constraints. Site is suitable for residential	Planning application 2018 (refused) (18/02989/FUL) for student/graduate uses not general housing. Landowner (Oriol College) update (2025) confirmed available for student/graduate or residential. Site is available	Site is viable typology and planning application indicates site is viable. Site is viable	Site is suitable for residential and available but the constraints mean may not have capacity for 10+ units.
354b	Underhill Circus Garages	0.06	Adjoining community centre already been redeveloped, garages is remaining parcel. Site size means unlikely to achieve 10+ Site is suitable	Landowner (City council) confirmed (2025) intention to develop for residential Site is available	Site is viable	Site is suitable and available but unlikely to achieve 10+
367	Eastern House	0.23	Site currently in residential use so unlikely to be net gain. Suitable for residential use.	Landowner (City Council) looking to modernise/redevelop but already in residential use so unlikely to be net gain. Available	Expired planning permission indicates site is viable. Site is viable	Site is suitable and available but unlikely to be net gain.

Table C Sites with Capacity Less than 10

440	1 Pullens Lane	0.42	<p>Site allocation SP53 establishes site is suitable for residential development.</p> <p>In November 2018, permission was refused (reference 18/00870/FUL) for a 55 bed care home for a number of reasons 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. Constraints indicate that achieving 10+ net gain is unlikely.</p> <p>Site is suitable but unlikely to deliver 10+</p>	<p>Adopted site allocation. Landowner (Oxford Brookes University) update 2025 confirmed site is expected to be developed within the Local Plan time period.</p> <p>Site is available</p>	<p>Allocation accepted by LP2036 Inspector</p> <p>Site is viable</p>	<p>Adopted site allocation. Site expected to be developed within the Local Plan time period but unlikely to deliver 10+</p>
456	242-254 Banbury Road	0.18	<p>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.</p> <p>Site is suitable</p>	<p>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.</p> <p>Part available (ground floor)</p>	<p>Site is viable</p>	<p>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.</p>
569	Green Templeton College	1.6	<p>Site already in residential use. Development would need to be net gain.</p> <p>Planning permission (22/00409/FUL) approved April 2024 for student accommodation.</p> <p>Site is suitable but unlikely to deliver 10+ net gain</p>	<p>Planning application 22/00409/FUL for student accommodation (approved April 2024) 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 permission confirms capacity only for 8 net gain, unlikely to deliver 10+ net gain</p>

Table C Sites with Capacity Less than 10

598	Site of Millway Close	0.64	Planning permission (18/02644/FUL and 21/01837/VAR) establishes that site is suitable for residential development but capacity less than 10 (permission is for 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.
608	220-226 Iffley Road	0.23	Current use is residential (student accommodation). Previously residential C3 large villas. Site is suitable for residential but unlikely the net gain would exceed 10 units.	CfS 2021 indicates landowner intention to develop only for student accommodation & academic uses. Available for residential (student accommodation).	CfS indicates site is viable.	Site is suitable and available but unlikely the net gain on the site would exceed 10 units.
610	Tamesis (45-53 Iffley Road)	0.14	Current use is residential (student accommodation) with the rooms available as short term accommodation during the summer holiday period. Site is suitable for residential but unclear whether it could achieve a net gain of 10+.	CfS 2021 indicates landowner intention to develop. Available for residential.	CfS indicates site is viable.	Site is suitable and available, however no evidence that it could deliver a net gain of 10+ units (25+ student rooms) over and above the existing student accommodation.
611	1-3 Cambridge Terrace	0.104	City centre location. Surrounding uses are varied include student accommodation, employment and civic. Site is suitable for residential or economic but need to retain employment so any development would need to be net gain. Site is only 0.1ha so whilst there could be intensification it is unlikely to be able to achieve a net gain of 10+ in addition to retaining employment, so doesn't meet minimum threshold. Site is suitable	Confirmed landowner intention (2025) to develop for student accommodation and employment uses. Site is available	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.
618	3, 3A, 4, 5 and 6 South Parade	0.18	Site is partly vacant retail but also in use as offices. Part of the site is locally significant and identified on the OHAR. 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

Table C Sites with Capacity Less than 10

622	Land to the rear of 60 Old Road (former Coolidge Close)	0.115	Site is currently in residential use (garden land). Planning permission 24/02038/FUL confirms site is suitable for residential development (8 x 1bed flats). Site is suitable.	Planning application confirms intention. Site is available	Planning application confirms landowner believes site is viable. Site is viable	Planning permission confirms site is suitable but only for 8 units, expected to be delivered within plan period.
629	Wood Farm Health Centre	0.12	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.
631	49 - 51 Jeune Street	0.05	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 (Oriol 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
642	Maltfield House, 26 Maltfield Road	0.2	Former childrens home, and adjoins residential uses. Existing residential use so difficult to acheive 10+ net gain Site is suitable	Landowner (City) confirmed intention to develop (2025) Site is available	Site is viable typology	Site is suitable and available but not demonstrated it can deliver 10+
646	74 Lime Walk	0.02	Currently in use for employment and residential, in a residential area. But due to site size and existing residential onsite, unlikely to achieve net gain of 10+. Site is suitable	Landowner submission as CfS (2024) Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
648	Northbrook House	0.29	Currently in use as sheltered accommodation for over 60s and therefore unlikely to deliver 10+ net gain. Site is suitable	Site in existing use as residential sheltered accommodation. Landowner (City Council) confirmed intention (2025) to use the building as temporary accommodation while make plans to redevelop the sites for new council homes. Site likely to be developed within plan period but not likely to be any net additional homes. Site available	Site is viable typology Site is viable	Site is suitable and is likely to be developed within plan period, but no evidence that it could deliver any net additional homes.

Table C Sites with Capacity Less than 10

653	Waynflete Building and 1-13 St Clements	0.3	Site is currently in use as student accommodation. Planning application redevelopment of site (24/01344/FUL) approved April 2025, for additional 4 student rooms. Site is suitable	Planning application indicates landowner intention to develop Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available but does not achieve 10+ net gain
654	Crown & Thistle PH	0.08	Site is suitable but unlikely to achieve due to site size Site is suitable	Application 23/02576/PIP (refused) indicates landowner intention to develop for resi Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available but unlikely to achieve 10+ net gain
658	Land off Harolde Close	0.74	Substantial tree coverage and biodiversity issues. Potentially very small part of site is suitable if BNG and other requirements can be addressed, would be unlikely to deliver 10+. Site is suitable	Landowner (City Council) confirmed (2025) interesting in developing for residential subject to biodiversity. Site is available	Site is viable typology	Site is suitable but unlikely to deliver 10+
659	16 Quarry Road	0.11	Site is unlikely to be able to deliver 10+ net gain	Landowner submission as CFS (2025) Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
660	2 Harberton Mead	0.4	Site in existing residential use, scope for net gain but unlikely to have capacity for 10+ net gain. Conservation area so heritage constraints. Site is suitable but unlikely to deliver 10+ net gain	Landowner submission as Cfs (2025) for residential Site is available	Site is viable typology	Site is suitable but unlikely to deliver net gain of 10+
661	2 New High Street	0.03	Site is suitable but unlikely to be able to deliver 10+ net gain	Landowner submission as Cfs (2025) for residential Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
662	46-51 St Clements, 2-4 Caroline Street	0.07	Heritage constraints and small size. Site currently in residential use so site is suitable but unlikely to be able to deliver 10+ net gain	Landowner submission as Cfs (2025) for residential Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
663	Cave Street	0.16	Former employment use (Standingford House), demolished with intention to rebuild employment but funding no longer available. Site is suitable but not demonstrated it can deliver 10+. Site is suitable	Landowner (City Council) confirmed (2025) intention to develop for resi, site already cleared. Site is available	Site is viable typology	Site is suitable and available but unlikely to acheive 10+.

Table C Sites with Capacity Less than 10

673	The Works, Crescent Road	0.06	Site in residential area, surrounded by residential. Oxford Heritage Asset Register. Planning permission confirms site is suitable (9 flats) (24/02066/FUL) (Jan 2025) Site is suitable	Planning application confirms intention to develop for residential Site is available	Planning application indicates site is viable Site is viable	Site is suitable and available, expected to be developed within plan period but too small to achieve net gain of 10+ dwellings
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