

Appendix 2 Sites in Regulation 18 Consultation

SHLAA Ref.	Site Name	Proposed Uses
001a1	Northern Gateway/Oxford North (assess with 001a2)	Suitable for a mix of uses
001e	Peartree Farm	Housing site
006b	Banbury Road University Sites - Parcel B (formerly part of 006 Banbury Road University Sites)	Housing (student)
008a	Bertie Place Recreation Ground	Housing site
11	Canalside Land, Jericho	Housing-led
12	Churchill Hospital	Suitable for a wide range of uses, although the principal use will remain as hospital use
14	Templars Square (formerly Cowley Centre, Between Towns Road (includes Templars Square Shopping centre))	Suitable for a mix of uses, including retail, residential, community and commercial uses.
16	Cowley Marsh Depot, Marsh Road	Housing site
17	Crescent Hall	Housing site
18	Diamond Place and Ewert House	Suitable for a mix of uses, including retail, residential, community and commercial uses.
20b2	Myers Briggs, Elsfield Hall, Elsfield Way	Landowner proposes site for conversion from office to residential accommodation
21	Faculty of Music, St Aldate's	Housing (student)
24	Government Buildings and Harcourt House	Residential-led (student) development with replacement employment use
26	Jesus College Sports Ground (Herbert Close)	Housing site
27	John Radcliffe Hospital	Suitable for a wide range of uses, although the principal use will remain as hospital use.
28a 28c	Kassam Stadium, Ozone Leisure Complex and Minchery Farmhouse	Suitable for a mix of uses, including retail, residential, community and commercial uses.
28b	Overflow carpark at Kassam Stadium site (formerly within #28)	Housing site
31	Manor Place	Housing (student)
32, 234	Lincoln College and Jesus College Sports Grounds	Housing site
33	Littlemore Mental Health Centre, Sandford Road	Landowner intends to keep site in existing uses (hospital and staff/student accommodation), but with potential for intensification to introduce some employer-linked housing.
38a2	Thornhill Park (wider site) (formerly known as Nielsen House, London Road)	Suitable for residential and replacement commercial uses.
42	Nuffield Orthopaedic Centre	Suitable for a wide range of uses, although the principal use will remain as hospital use.
43	Old Road Campus	Landowner has put forward the site as having some potential for further intensification over the plan period. Landowner confirmed retaining for employment use only.
49	Oxford University Press Sports Ground, Jordan Hill	Housing site
54	Ruskin College Campus	Housing site
61	Union Street Car Park and 159 –161 Cowley Road (formerly Union Street Car Park)	Housing site
62	University of Oxford Science Area and Keble Road Triangle	Employment site
63	Warneford Hospital	Suitable for a mix of uses according to landowner intention to redevelop the hospital, increase research and development provision on the site and provide residential accommodation.
65	West Wellington Square	Housing (student)
70	Island Site (Park End Street/Hythe Bridge Street)	Suitable for a mix of uses, including retail, residential, community and commercial uses.
75a/75b	Oxford Railway Station and Becket Street Car Park	Suitable for a mix of uses, including retail, residential, community and commercial uses.
76	Oxpens	Suitable for a mix of uses, including retail, residential, community and commercial uses.
81	Worcester Street Car Park	Housing site
104	Former Iffley Mead Playing Field	Housing site
111	Oxford Stadium (Greyhound stadium)	Housing-led development
113	Redbridge Paddock (Land east of Redbridge Park and Ride). (Formerly Green Belt land east of Redbridge Park and Ride)	Housing site
117	Land surrounding St Clement's Church	Housing site
120	Unipart	Employment site
124	Stade House	Housing site
173	Bayards Hill Primary School Part Playing Fields	Housing site
289	Sandy Lane Recreation Ground	Housing site
389	Land at Meadow Lane	Housing site
428	Rectory Centre	The landowner has put forward for residential development, subject to consolidating health use onto alternative sites
439	Marston Road Campus	Suitable for continued academic use that may also include student accommodation, or a housing site.
440	1 Pullens Lane	Housing site
463	Ruskin Field	There is a site allocation for housing on part of Ruskin Field. The larger area of the field to the north has been put forward for development by the landowner. The northern part of the field has potentially better access than the allocated site. However, it is potentially more sensitive in terms of the heritage setting of the Old Headington Conservation Area. There is also potential for peat reserves on the site. Further investigation of the site is needed.
467	Edge of Playing fields, Oxford Academy	Housing site
497	MINI Plant	Employment site
516	474 Cowley Road (Former Powell's Timber Yard)	Expired permission for residential care home.
574	Manzil Way Resource Centre	Housing site
579	ROQ site [Radcliffe Observatory Quarter]	Academic-led development
586	Osney Mead (whole site)	Suitable for a mix of uses including retail, community and commercial uses.
587	ARC Oxford (formerly Oxford Business Park)	Employment site
588	Oxford Science Park	Employment site
613-615	Botley Road Sites around Cripley Road including River Hotel and Westgate Hotel	Landowner has proposed for residential with potentially retail at ground level. Would mean loss of hotel uses, but potential in-line with strategy.
616	St Thomas School & Osney Warehouse	Mixed-use site. Some heritage interest that needs further investigation before drafting a site allocation policy.
624	Land south of Frideswide Square	Suitable for a mix of uses including retail, community and commercial uses.
665 & 204	Oriel College Sports Ground, Bartlemas and former Bowling Green	Landowner has proposed this site for housing. The site forms an important part of the setting of the Bartlemas Conservation Area. Further investigation of whether there is any development potential is needed before the next stage of consultation.

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657	Clarendon centre	Planning permission for mix of uses (retail, offices, R&D, and student accommodation) suitable for the city centre location.
658	Barton 3b (Land to the rear of Harolde Close, previously included in the Barton Area Action Plan area and outline application)	Landowner proposed for housing. This site was within the now expired Barton AAP area and was included in the outline permission, but it would need permission for development, so is being considered for a specific allocation in the Local Plan 2042.
660	2 Harberton Mead	Currently student accommodation in a conversion. Landowner proposed site for residential use-general residential use or intensification of student accommodation.
664	Jowett Walk (South)	Proposed by landowner for student accommodation (currently house, garden, car parking)