

Appendix 3 Site Assessment after Reg 18

SHLAA Ref.	Site Name at Reg 18	Existing site allocation in adopted LP2036?	Proposed Uses at Reg 18	Updates since Reg 18	Conclusion post Reg 18
001a1	Northern Gateway/Oxford North (assess with 001a2)	Yes (Northern Gateway AAP)	Suitable for a mix of uses	<p>Refine red line in discussion with landowner to reflect developed parts / remaining, and site area.</p> <p>Amend site name to reflect its only the undeveloped parts ("Oxford North Remaining Phases")</p> <p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>Planning status: Still outline permission but no reserved matters application on undeveloped parts so continue with site allocation</p>	Taking forward to Reg 19 mixed use site allocation SPN3
001e	Pear Tree Farm	Yes (Northern Gateway AAP)	Housing site	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPN5
006b	Banbury Road University Sites - Parcel B (formerly part of 006 Banbury Road University Sites)	Yes	Housing (student)	<p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>Amend name to "Banbury Road University Sites - Parcel B"</p> <p>Planning status: still Planning permission but not yet commenced, continue with site allocation.</p>	Taking forward to Reg 19 residential site allocation SPCW1
008a	Bertie Place Recreation Ground	Yes	Housing site	<p>Planning status: still planning application pending determination, continue with site allocation.</p> <p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>Further engagement with Environment Agency, and modelling through Strategic Flood Risk Assessment.</p>	Taking forward to Reg 19 residential site allocation SPS3
11	Canalside Land, Jericho	Yes	Housing-led	<p>Planning status: planning permission not yet commenced (expires Feb 2026), continue with site allocation.</p> <p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>No minimum residential number in site allocation because, in the event of an alternative application being submitted, housing numbers will be heavily dependent on the proposed arrangement of uses on the site (including boathouse/community centre/public open space) in conjunction with flood mitigation measures.</p> <p>SFRA Level 2 and engagement with Environment Agency.</p>	Taking forward to Reg 19 mixed use allocation SPCW3
12	Churchill Hospital	Yes	Suitable for a wide range of uses, although the principal use will remain as hospital use	<p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>No minimum residential number in site allocation because hospital remains primary use of site.</p>	<p>Taking forward to Reg 19 residential site allocation SPE1 (allows residential use but medical remains primary use), and Key Employment Site</p> <p>Also identified as site appropriate for Employer-Linked housing (H4)</p>
14	Templars Square (formerly Cowley Centre, Between Towns Road (includes Templars Square Shopping centre))	Yes	Suitable for a mix of uses, including retail, residential, community and commercial uses.	<p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>Amend name to "Templars Square"</p>	Taking forward to Reg 19 mixed use site allocation SPS16
16	Cowley Marsh Depot, Marsh Road	Yes	Housing site	<p>Site Capacity Assessment and further iteration of SA site assessment</p> <p>SFRA Level 2 and work to resolve EA queries, FZ3b brownfield</p> <p>Amend name to "Cowley Marsh Depot"</p>	Taking forward to Reg 19 residential site allocation SPS4

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17	Crescent Hall	Yes	Housing site (student)	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPS5
18	Diamond Place and Ewert House	Yes	Suitable for a mix of uses, including retail, residential, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 mixed use site allocation SPN1
20b2	Myers Briggs, Elsfield Hall, Elsfield Way	No	Landowner proposes site for conversion from office to residential accommodation	Site Capacity Assessment and further iteration of SA site assessment Amend name and red line to "Elsfield Hall, Elsfield Way" to reflect that the wider site, including previous car park, has recently been redeveloped.	Taking forward to Reg 19 residential site allocation SPN2
21	Faculty of Music, St Aldate's	Yes	Housing (student)	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Faculty of Music" Planning application submitted July 2025 pending determination, continue with site allocation.	Taking forward to Reg 19 residential site allocation SPCW4
24	Government Buildings and Harcourt House	Yes	Residential-led (student) development with replacement employment use	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 mixed use site allocation SPE3
26	Jesus College Sports Ground (Herbert Close)	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Jesus College Sports Area" (which is a combination of SHLAA site 26 and SHLAA site 234). Red line amendment for SHLAA site 234.	Taking forward combined (and revised) sites to Reg 19 residential site allocation SPE4
27	John Radcliffe Hospital	Yes	Suitable for a wide range of uses, although the principal use will remain as hospital use.	Site Capacity Assessment and further iteration of SA site assessment. No minimum residential number in site allocation because hospital remains primary use of site.	Taking forward to Reg 19 residential site allocation SPE5 (allows residential use but medical remains primary use), and Key Employment Site Also identified as site appropriate for Employer-Linked housing (H4)
28a 28c	Kassam Stadium, Ozone Leisure Complex and Minchery Farmhouse	Yes - 28a	Suitable for a mix of uses, including retail, residential, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Amended red line - split into two separate sites to reflect land ownership and also that the Ozone Leisure Park & Minchery Farmhouse are in lawful use for other uses with no residential expected. Taken forward as "Kassam Stadium" and "Ozone Leisure Park and Minchery Farmhouse". Planning status: Ozone Leisure Park includes plots with planning permission for redevelopment of bingo hall (not yet commenced) and an application for R&D not yet determined. Continue with site allocation.	Taking forward to Reg 19 site allocations SPS7 and SPS13
28b	Overflow carpark at Kassam Stadium site (formerly within #28)	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Taken forward as "Overflow Car Park at Kassam Stadium"	Taking forward to Reg 19 residential site allocation SPS11
31	Manor Place	Yes	Housing (student)	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPCW6
32, 234	Lincoln College and Jesus College Sports Grounds	Yes - both	Housing site	Separated sites: SHLAA site 32 going forward as standalone. SHLAA site 234 going forward combined with SHLAA site 26. Red line amended for both sites	Taking forward both parcels with amended red lines to Reg 19 residential site allocations SPE7 and SPE4

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33	Littlemore Mental Health Centre, Sandford Road	No	Landowner intends to keep site in existing uses (hospital and staff/student accommodation), but with potential for intensification to introduce some employer-linked housing.	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Littlemore Mental Health Centre". No minimum residential number in site allocation because hospital remains primary use of site.	Taking forward to Reg 19 residential site allocation (allows residential use but medical remains primary use) SPS9 Also identified as site appropriate for Employer-Linked housing (H4)
38a2	Thornhill Park (wider site) (formerly known as Nielsen House, London Road)	Yes	Suitable for residential and replacement commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Thornhill Park (Phase 2)" Planning permission not yet commenced, so continue with site allocation	Taking forward to Reg 19 residential site allocation SPE16
42	Nuffield Orthopaedic Centre	Yes	Suitable for a wide range of uses, although the principal use will remain as hospital use.	Site Capacity Assessment and further iteration of SA site assessment. No minimum residential number in site allocation because hospital remains primary use of site.	Taking forward to Reg 19 residential site allocation SPE10 (allows residential use but medical remains primary use), and Key Employment Site Also identified as site appropriate for Employer-Linked housing (H4)
43	Old Road Campus	No	Landowner has put forward the site as having some potential for further intensification over the plan period. Landowner confirmed retaining for employment use only.	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed). Further engagement with landowner, no significant change expected- does not need allocation, the proposed intensification can happen as Key Employment Site.	Taking forward to Reg 19 as Key Employment Site
49	Oxford University Press Sports Ground, Jordan Hill	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPN4
54	Ruskin College Campus	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Ruskin Campus" Planning permission not yet commenced (expires June 2026), continue with site allocation.	Taking forward to Reg 19 residential site allocation SPE13
61	Union Street Car Park and 159–161 Cowley Road (formerly Union Street Car Park)	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Amend red line to reflect part built out/developable area, and amend name to "Union Street Car Park"	Taking forward to Reg 19 residential site allocation SPE17
62	University of Oxford Science Area and Keble Road Triangle	Yes	Employment site	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed). Does not need allocation because infill and alterations within same type of use are expected and these can be sufficiently managed by the principles in the Area of Focus policy that covers this area.	Taking forward to Reg 19 as Key Employment Site, and is within an Area of Focus
63	Warneford Hospital	Yes	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.	Site Capacity Assessment and further iteration of SA site assessment Planning status: planning application pending determination, so continue with site allocation. No minimum residential number in site allocation because hospital remains primary use of site.	Taking forward to Reg 19 residential site allocation SPE18 (allows residential use but medical remains primary use), and Key Employment Site Also identified as site appropriate for Employer-Linked housing (H4)

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65	West Wellington Square	Yes	Housing (student)	Site Capacity Assessment and further iteration of SA site assessment Planning status: planning application pending determination, so continue with site allocation.	Taking forward to Reg 19 residential site allocation SPCW12 Also identified as site appropriate for Employer-Linked housing (H4)
70	Island Site (Park End Street/Hythe Bridge Street)	Yes	Suitable for a mix of uses, including retail, residential, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Taken forward in combined site allocation with Worcester Street Car Park and Land South of Frideswide Square, all under same landowner and being brought forward as a package "Nuffield Sites"	Taking forward to Reg 19 as combined mixed use site allocation SPCW7
75a/75b	Oxford Railway Station and Becket Street Car Park	Yes	Suitable for a mix of uses, including retail, residential, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 mixed use site allocation SPCW9
76	Oxpens	Yes	Suitable for a mix of uses, including retail, residential, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Planning permission not yet commenced, and also only covers part of the site, continue with site allocation.	Taking forward to Reg 19 mixed use site allocation SPCW10
81	Worcester Street Car Park	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Taken forward in combined site allocation with Island Site and Land South of Frideswide Square, all under same landowner and being brought forward as a package "Nuffield Sites"	Taking forward to Reg 19 as combined mixed use site allocation SPCW7
104	Former Iffley Mead Playing Field	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Planning application pending determination, continue with site allocation.	Taking forward to Reg 19 mixed use site allocation SPS6
111	Oxford Stadium (Greyhound stadium)	Yes	Housing-led development	Landowner interest in housing across the whole site, however the current community uses mean it could not also support housing, so allocation would require the loss of those uses.	Not taking forward to Reg 19 site allocation.
113	Redbridge Paddock (Land east of Redbridge Park and Ride). (Formerly Green Belt land east of Redbridge Park and Ride)	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Redbridge Paddock"	Taking forward to Reg 19 residential site allocation SPS14
117	Land surrounding St Clement's Church	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPE6
120	Unipart	Yes	Employment site	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed) Amend name to "Unipart Site"	Taking forward to Reg 19 as Site allocation SPS17 for employment, and as Key Employment Site
124	Slade House	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment. No minimum residential number in site allocation because medical remains primary use of site.	Taking forward to Reg 19 residential site allocation SPE15 Also identified as site appropriate for Employer-Linked housing (H4)
173	Bayards Hill Primary School Part Playing Fields	Yes	Housing site	At the current time there is not enough evidence to suggest the site could come forward without unacceptable loss of playing pitch. Conclusions from engagement with landowner and leaseholder, site is not surplus to requirements and is not developable within plan period.	Not taking forward to Reg 19

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289	Sandy Lane Recreation Ground	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPS15
389	Land at Meadow Lane	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment. Allocation does not state minimum residential number as characteristics of the site mean this must be led by detailed proposals that respond to heritage and biodiversity sensitivities. Planning status: planning application pending determination, continue with site allocation.	Taking forward to Reg 19 residential site allocation SPS8
428	Rectory Centre	No	The landowner has put forward for residential development, subject to consolidating health use onto alternative sites	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPE12
439	Marston Road Campus	Yes	Suitable for continued academic use that may also include student accommodation, or a housing site.	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Oxford Brookes Marston Road Campus"	Taking forward to Reg 19 residential site allocation SPE11
440	1 Pullens Lane	Yes	Housing site	Site Capacity Assessment with updated constraints information concluded it is expected to come forward during the plan period but is unlikely to have capacity for 10+ net gain, therefore more appropriate to come forward as windfall, does not need site allocation. Site includes house with significant garden, which was initially considered large enough for 10+ dwellings, but more detailed assessment suggests the very significant amount of green infrastructure, particularly trees, on the site might make that difficult to achieve.	Not taking forward to Reg 19 In SHLAA Table C
463	Ruskin Field	Yes (southern part of 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.	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPE14
467	Edge of Playing fields, Oxford Academy	Yes	Housing site	At the current time there is not enough evidence to suggest the site could come forward without unacceptable loss of playing pitch. Conclusions from engagement with landowner and leaseholder, site is not surplus to requirements and is not developable within plan period.	Not taking forward to Reg 19
497	MINI Plant Oxford	Yes	Employment site	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed) Amend name to "Mini Plant"	Taking forward to Reg 19 as Site Allocation SPS10, and a Key Employment Site

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516	474 Cowley Road (Former Powell's Timber Yard)	No	Expired permission for residential care home.	Site Capacity Assessment and further iteration of SA site assessment SFRA level 2 confirms site FZ3a. Work with Environment Agency to resolve flood risk queries. Amend name to "474 Cowley Road"	Taking forward to Reg 19 residential site allocation SPS1
574	Manzil Way Resource Centre	Yes	Housing site	Site Capacity Assessment and further iteration of SA site assessment. No minimum residential number in site allocation because medical remains primary use of site.	Taking forward to Reg 19 site allocation SPE8 (allows residential use but medical remains primary use) Also identified as site appropriate for Employer-Linked housing (H4)
579	ROQ site [Radcliffe Observatory Quarter]	Yes	Academic-led development	Does not need allocation- infill and alterations within same type of use are expected and these can be sufficiently managed by the principles in the Area of Focus policy that covers this area.	Taking forward to Reg 19 as Key Employment Site, and site is within an Area of Focus
586	Osney Mead (whole site)	Yes - 586	Suitable for a mix of uses including retail, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Amend name to "Osney Mead" SFRA level 2 and engagement with Environment Agency (FZ3b brownfield)	Taking forward to Reg 19 mixed use site allocation SPCW8, and Key Employment Site Also identified as site appropriate for Employer-Linked housing (H4)
587	ARC Oxford (formerly Oxford Business Park)	Yes	Employment site	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed) Extant permissions not yet commenced, and planning applications pending determination, don't cover whole site, continue with site allocation. Amend name to "ARC Oxford"	Taking forward to Reg 19 allocation for employment SPS2, and also as Key Employment Site
588	Oxford Science Park	Yes	Employment site	Further iteration of SA site assessment (no Site Capacity Assessment as no resi proposed) Planning Status: plots under construction. Continue with site allocation as further redevelopment potential. Landownership updated	Taking forward to Reg 19 allocation SPS12 for employment, and also as Key Employment Site
613-615	Botley Road Sites around Cripley Road including River Hotel and Westgate Hotel	No	Landowner has proposed for residential with potentially retail at ground level. Would mean loss of hotel uses, but potential in-line with strategy.	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPCW2
616	St Thomas School & Osney Warehouse	No	Mixed-use site. Some heritage interest that needs further investigation before drafting a site allocation policy.	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPCW11
624	Land south of Frideswide Square	Yes	Suitable for a mix of uses including retail, community and commercial uses.	Site Capacity Assessment and further iteration of SA site assessment Taken forward in combined site allocation with Worcester Street Car Park and Island Site, all under same landowner and being brought forward as a package "Nuffield Sites"	Taking forward to Reg 19 as combined mixed use site allocation SPCW7

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657	Clarendon centre	No	Planning permission for mix of uses (retail, offices, R&D, and student accommodation) suitable for the city centre location.	Construction commenced on approved scheme, site allocation no longer needed.	Not taking forward to Reg 19
658	Barton 3b (Land to the rear of Harolde Close, previously included in the Barton Area Action Plan area and outline application)	No	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.	Further investigation of ecology and general developability concluded site does not have capacity for 10+ net gain. If small development comes forward it would be as windfall (less than 10).	Not taken forward as site allocation. Shown in SHLAA Table C
660	2 Harberton Mead	No	Currently student accommodation in a conversion. Landowner proposed site for residential use- general residential use or intensification of student accommodation.	Site is suitable but as its already in residential use it is unlikely to deliver net gain 10+, so would be windfall (less than 10) rather than needing site allocation.	Not taken forward as site allocation. Shown in SHLAA Table C
664	Jowett Walk (South)	No	Proposed by landowner for student accommodation (currently house, garden, car parking)	Site Capacity Assessment and further iteration of SA site assessment	Taking forward to Reg 19 residential site allocation SPCW5
665 & 204	Oriel College Sports Ground, Bartlemas and former Bowling Green	No	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.	Very sensitive site for heritage - important as green space to the character of Bartlemas Conservation Area, and the setting of the Bartlemas Farmhouse and chapel. Also, not apparent that sports use could be provided within the site, alongside development. Full site not suitable as cannot demonstrate reprocision of pitches or that heritage constraints can be mitigated, partially carried forward as East Oxford Bowls Club site allocation.	Part taken forward to Reg 19 for residential site allocation (SPE2 East Oxford Bowls Club)
Various	Green Belt areas of search	No	Residential	Further assessment of Green Belt parcels to consider whether any may be a suitable development site, or if development would be contrary to the plan strategy or otherwise unfeasible. This testing indicated that there was only two deliverable sites with landowner interest. These were to the east of the current development sites on the western edge of Old Marston, another site which was the Extension of the Marston Paddock Development (put forward for allocation), and another site which was the playing field of Hertford College. The sites in the Marston Gap have been ruled out on transport grounds, based on detailed comments from the Highways Authority. There is no likely prospect of suitable access, and the sites are isolated and would be car-dependent.	Taking forward Marston parcel to Reg 19 as residential site allocation SPE9

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Sites added after Reg 18

SHLAA Ref.	Site Name at Reg 18	Existing site allocation in adopted LP2036?	Site identified	Updates since Reg 18	Conclusion post Reg 18
114e	Marston Paddock Extension	No	Landowner submitted CFS 2025, for residential	Site Capacity Assessment and SA site assessment Green Belt Assessment	Taking forward to Reg 19 residential site allocation SPE9
001c	Red Barn Farm	Yes (Northern Gateway AAP)	Previously included within Northern Gateway Area Action Plan (expired)	Site Capacity Assessment and SA site assessment	Taking forward to Reg 19 as separate site allocation for employment SPN6
676	Hertford College Sports Ground	No	Landowner submitted CFS 2025, for residential	Playing Field is in sports use. The College suggested the site for housing, but also said they ideally want to retain the sites in sports use, and they do not have alternative plans in train for reprocision of the pitches. Therefore, it seems premature at this point to allocate it as a housing site, as it is not clear how that would come forward.	Not taking forward to Reg 19