

Background paper 006

Title: Green Belt

This paper addresses the protection of Oxford's Green Belt.
Relevant Local Plan Objective(s): • Maximise capacity for delivering homes across the city and set a housing requirement that seeks to meet the needs of different groups as far as possible. • Be resilient and adaptable to climate change and resistant to flood risk and its impacts on people and property. • Protect and enhance Oxford’s green and blue network. • Provide opportunities for sport, food growing, recreation, relaxation and socialising on its open spaces.

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1)Introduction

- 1.1 The Green Belt is an important strategic planning policy tool implemented to protect the rural surroundings of conurbations and prevent unmanaged ‘urban sprawl’. Within a localised context, the Oxford Green Belt offers protection to the historic setting of Oxford and to areas surrounding the city.

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

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

- 2.1 The five purposes which Green Belt serves are unchanged in the latest [National Planning Policy framework \(NPPF\)](#) and are as follows:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.2 Paragraphs 144 and 145 of the NPPF express that the boundaries of established Green Belts across the country should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. When a Council is considering making changes to Green Belt boundaries, they must consider all other reasonable options for meeting its development needs, including:
 - a) making as much use as possible of suitable brownfield sites and underutilised land;
 - b) optimising densities, including whether policies promote a significant uplift in minimum density standards in city and town centres, as well as other locations well served by public transport; and

- c) liaising with neighbouring authorities about whether they could accommodate some of the identified development needs.

2.3 As previously referred to in paragraph 1.3 of this background paper, paragraph 146 of the NPPF states that in this context, one of those exceptional circumstances includes not being able to meet the identified need for homes. The Government's Standard Method has been used to calculate the housing need for Oxford. This is currently 1,087 per annum, equating to a housing need for the 20-year plan period 2025-2045 of 21,740 homes. It is highly unlikely that the capacity of the city will be sufficient to meet this housing need, even when maximising brownfield land and underutilised land, optimising densities of sites and liaising with our neighbouring authorities as referred to in the previous paragraph. It should be noted that the unmet housing need arising from the current Oxford Local Plan 2036 was largely met through all neighbouring authorities allocating sites in their respective most recently adopted local plans, with some authorities releasing land in the Green Belt to accommodate this. At the same time, Oxford City also released Green Belt land through its Plan where it was identified to have the least harm, in order to ensure it was maximising its capacity. However, whilst this dealt with unmet need arising from the Oxford Local Plan 2036, the City Council is now undertaking a new Local Plan 2045, which is also highly likely to generate unmet housing need. As a consequence, Oxford City Council has commissioned Land Use Consultants (LUC) to undertake a review of the Green Belt in Oxford.

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

Grey belt

2.5 The glossary of the NPPF notes that not all the five purposes of the Green Belt should be used to identify grey belt. The three purposes below are identified as relevant to its identification:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;

d) to preserve the setting and special character of historic towns

- 2.6 Whilst the comprehensive details of how grey belt should be identified were not provided in the NPPF, the glossary did note that 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of three purposes (a, b or d) listed above. The glossary also noted that *"grey belt excludes land where the application of the policies relating to the areas or assets of particular importance in [footnote 7](#) (other than Green Belt) would potentially provide a strong reason for refusing or restricting development"* of the assessment area. Assets in footnote 7 refer to designations such as Sites of Specific Scientific Interest (SSSI), Local Green Spaces, designated heritage assets and areas at risk of flooding.
- 2.7 [Paragraph 003](#) (Reference ID: 64-003-20250225) of the PPG notes that after grey belt land has been identified, local authorities need to identify if the release or development of the assessment areas would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.
- 2.8 After discussions with Land Use Consultants (LUC), it was determined that the Green Belt assessment would be split into two parts. The first of these would focus on identifying grey belt land within Oxford and the second part would identify if release or development of an assessment area would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt.

3) Methodology and summary of findings

- 3.1 The methodology undertaken reflects the latest changes to the NPPF and PPG which have been discussed in the previous chapter and builds upon previous Green Belt assessments undertaken by LUC in Oxford in both 2017 and 2023. These assessments were based on the older methodology which focused on the level of harm (or otherwise) to the Green Belt that may result from their potential release for development, whereas the latest methodology is based on assessing the strength of the contribution that each parcel makes to each of the purposes of the Green Belt.
- 3.2 The first stage of the most recent assessment required Oxford City Council to determine the location, scale and most appropriate parcel size as set out in the [Paragraph 003 \(Reference ID: 64-003-20250225\) of the PPG](#). All green sites including those in the Green Belt are already in the Council's Strategic Housing Land Availability Assessment (SHLAA), therefore it was considered that any SHLAA site which contained any Green Belt would be looked at in the first instance. This resulted in an initial 121 parcels of or including Green Belt (one was subsequently split into two for allocation purposes), which can be found in Appendix 1 of this background paper.

- 3.3 A filter was then applied to exclude those sites that were either entirely or nearly all within greenfield Flood Zone 3b, or where the pattern of Flood Zone 3b would otherwise preclude development, a Site of Special Scientific Interest (SSSI) or a Special Area of Conservation (SAC). These are constraints that are considered to be included under footnote 7 of the NPPF and insurmountable to overcome, and therefore there is no development potential on these sites, because of these intrinsic constraints. The assessment of their performance against Green Belt purposes would therefore be entirely academic and not required. Other constraints such as Registered Parks and Gardens, Flood Zones 2 and 3a and brownfield 3b, Local Wildlife Sites or anything else that could not definitely be assumed to be included under Footnote 7 of the NPPF were NOT used to exclude areas from the Green Belt assessment.
- 3.4 This exercise resulted in 25 new parcels to be further reviewed by LUC, with 18 from the previous assessments undertaken in 2017 and 2023 to be reviewed using the new methodology that assesses the strength of the contribution to each of the five purposes of the Green Belt, rather than assessing the level of harm of releasing the parcel from the Green Belt.

Identification of grey belt

- 3.5 The first part of the assessment undertaken by LUC was to identify if any of the assessment parcels could be identified as grey belt. As referred to in paragraph 2.5 of this background paper, only the strength of contribution to three of the five purposes (a, b and d) can be considered when identifying grey belt. LUC have made clear in their assessment that none of the assessed parcels were identified as making any contribution to purpose B (prevent merging of towns), therefore only the strength of contribution to purposes A (check unrestricted sprawl) and D (preserve the setting and special character of historic towns) have been further analysed.
- 3.6 Further detail of how strength of contribution has been assessed can be found in chapter 3 of the [Oxford Local Plan Green Belt Assessment of Additional Sites](#) (LUC, June 2025). Using that methodology, **12 of the 25 new parcels, and part of one other** (split into two for assessment purposes) have been identified as grey belt. After reviewing the 18 previously assessed parcels, **3** were identified as grey belt. The sites that have been identified can be found in Tables 4.1 and 4.2 of the 2025 Oxford Local Plan Green Belt Assessment referred to above.
- 3.7 [Paragraph 001](#) (Reference ID: 64-001-20250225) of the PPG supports the position that grey belt parcels are not all developable. As the Oxford Local Plan 2045 has developed, they have been considered alongside other parts of the Green Belt, which are not grey belt, to see if any of them warrant further consideration.

Assessing fundamental impact

- 3.8 The second part of the assessment LUC undertook was to address paragraph 146 of the NPPF and to ascertain whether any alterations to Green Belt boundaries would *“fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan”*. [Paragraph 008](#) (Reference ID: 64-008-20250225) of the PPG states that this judgement should focus on evaluating the effect of release or development on *“the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way”*. LUC acknowledge that this can be most clearly judged at a later stage in the planning process, when there is a detailed set of development options, and the cumulative impact of their release can be considered. Nevertheless, any *potential* for development in a particular location to ‘fundamentally undermine the purposes’ can be assessed at this earlier stage of the process.
- 3.9 More detail on the interpretation of what is a fundamental and meaningful impact on each of the five purposes is discussed in paragraphs 3.82-3.87 of the Green Belt Assessment of Additional Sites (LUC, December 2025). In the absence of specific proposals, LUC has highlighted the areas where Green Belt contribution is at its greatest. These areas of highest contribution have been reviewed in the round to judge where there is *potential* for development (this would be dependent on the exact nature of development which is unknown) to fundamentally and meaningfully undermine the purposes. This has been undertaken for each of the 25 new parcels and for those 18 previously reviewed.
- 3.10 Using that methodology, 21 of the 25 new parcels have been identified as not having the *potential* to fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan. Of the previously reviewed sites, 13 of the 18 parcels, and part of two others (split into smaller parcels for assessment purposes) have also been assessed as **not** having the *potential* to fundamentally undermine the five purposes of the remaining Green Belt within the plan area. The sites that have been identified can be found in Tables 4.1 and 4.2 of the [Oxford Local Plan Green Belt Assessment of Additional Sites](#) (LUC, 2025).

4) Consideration of Green Belt parcels against the strategy of the OLP2045

- 4.1 Not all parcels which do not fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan are developable, just as not all grey belt is developable. These parcels, and those which were assessed as having potentially fundamental impacts on the Green Belt purposes, have all been considered alongside the identified grey belt parcels, to see if any of them warrant further consideration and to assess against other aspects of the spatial strategy.

- 4.2 Many parcels have strong reasons for protection, such as Registered Parks and Gardens, and the Core Green Infrastructure (GI) network, which includes important parks such as Cutteslowe and Sunnymead. Development on these areas would undermine the spatial strategy of the plan, so these are not taken forward for further consideration. Other sites, both grey belt and Green Belt, do merit further investigation for development potential.
- 4.3 Further investigation has included checking issues such as potential access and traffic impacts, biodiversity issues and landowner interest. Appendix 2 sets out which parcels were assessed as grey belt and the parcels where development may have a fundamental impact on the Green Belt purposes. It then sets out whether development on the site would be otherwise contrary to the strategy of the plan, or not feasible, in which case it was not considered further.
- 4.4 Appendix 2 shows that many of the Green Belt sites assessed are Core Green Infrastructure, so to allocate them for development would be contrary to the Plan's strategy. Some sites have a green infrastructure function (playing pitches/sport) but are not designated Core Green Infrastructure. These were explored further; however, nearly all were found to be in use and all with no landowner or leaseholder intention to develop, or in a few cases are not practically developable because of their cut-off locations and surrounded by watercourses. One exception is part of site 298, Hertford College Sports Ground. On this site, the landowner is interested in bringing the site forward for an alternative use, but the landowner does not have a current strategy for bringing the site forward for an alternative use and re-providing the sports pitches. The exception is site 114e, which was assessed as part of a larger parcel, mainly in the ownership of the Oxford Preservation Trust (OPT). This site is a farmhouse and its curtilage, including garden and hard standing as well as trees and grass. The landowner has put forward the site for housing development. The site is allocated as SPE9, with a minimum housing capacity of 20 units. The site is considered to be grey belt, because it meets the definition of previously developed land. However, in order to be allocated for housing in the Local Plan 2045, the Green Belt boundary must be amended and this site removed from the Green Belt. Therefore, an exceptional circumstances case must be made

5) Exceptional circumstances

- 5.1 The NPPF sets out that strategic plan making authorities should have examined all other reasonable options for meeting its identified development needs before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries. The criteria to be considered are whether the Plan's strategy makes as much use as possible of suitable brownfield sites and underutilised land, including by optimizing the density of development, and whether the strategy has been informed by discussions with neighbouring authorities about whether they could accommodate some of the need identified for development.
- 5.2 The plan's strategy has been to consider every potential site for development, fully utilizing all potential opportunities on brownfield land. Background Paper 015 - Developing Local

Plan 2045 Site Allocations sets out how sites have all been considered, and the SHLAA 2026 sets out the process in more detail. The capacity assessments are based on an assumption of high but appropriate densities, as set out in Background Paper 016: Efficient Use of Land. All opportunities to focus development on brownfield sites and maximise their capacity have been taken. In addition to this, discussions have continued with neighbouring districts about production of the Plan. Extant plans in neighbouring districts include releases of Green Belt, with exceptional circumstances that justified their release being the need to accommodate Oxford's unmet need. Therefore, to not look at Green Belt whilst asking for unmet housing need to be accommodated in neighbouring districts, which may then require Green Belt release, is not a good foundation for unmet need discussion. Looking to Green Belt for housing development potential is a justified approach.

- 5.3 In order to establish the need for any changes or alterations to Green Belt boundaries, a set of exceptional circumstances needs to first be demonstrated. Demonstrating exceptional circumstances requires the presentation of a set of factors that come together to override the normal presumption that Green Belt boundaries should endure. There is no formal definition or standard set of assessment criteria for assessing 'exceptional circumstances'. Rather, it is for the local planning authority to determine whether exceptional circumstances exist to justify removing land from the Green Belt.
- 5.4 Although national planning policy does not explicitly define the phrase "exceptional circumstances", there is a considerable amount of case law on its meaning in the context of reviewing Green Belt boundaries through the Local Plan process. Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. Oxford City Council considers that the following make up the set of factors that come together to override the normal presumption that Green Belt boundaries should endure (exceptional circumstances).
- 5.5 Oxford's historic housing need is well-documented and Oxford has been unable to meet its housing need for decades. The housing need in Oxford calculated using the Government's Standard Method is 21,740 dwellings over the Plan period. The Capacity of the city is calculated in the SHLAA 2026 as 9,267 dwellings over the Plan period. That means that, over the Plan period, there is an unmet housing need of 12,478 generated from Oxford. As Oxford's housing need is already being accommodated through the Local Plans of neighbouring authorities, Oxford must demonstrate that it is doing all that it can to locate as much of its own housing need as can be sustainably accommodated within the city, without resulting in detrimental impacts to the special character and historic setting, which give Oxford some of its unique qualities – qualities important to maintain in order that Oxford remains an attractive place to both live and work.
- 5.6 Oxford's potential for growth has been well-documented and addressing the barriers to this growth is imperative for the national, sub-regional and local economy. Oxford is an

international city, it is successful, vibrant and a national economic asset. It is the focus of a world-class knowledge economy with one of the most important concentrations of high-value businesses in Europe. It is a global brand, known all over the world for its academic excellence and historic significance. Oxford's historic undersupply of housing has resulted in a housing shortage. This housing shortage is widely recognised as one of the key barriers to economic growth facing not only the city, but also the sub-region and more widely the UK.

- 5.7 All options to accommodate need outside of the Green Belt have been fully explored, but a high need for housing remains. This high need for housing has detrimental impacts for people and also for the economy. Exceptional circumstances exist for amending the Green Belt boundary to allow for housing development. The proposed amendment to the Green Belt would have very limited impact, as the site is previously developed land and therefore grey belt. The landownership extends beyond the site allocation area into greenfield which means there are opportunities for the required enhancements to open space required alongside Green Belt release.

Appendix 1 – Green Belt parcels showing results of filtering process (i.e. which were filtered through to the Green Belt assessment)

Key

Not taken forward for Green Belt assessment due to intrinsic constraints	Previously been assessed	Put forward for Green Belt assessment	Not put forward for Green Belt assessment for specific reasons as outlined
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HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
25	Oxford Sports Park	15.9	Sports facilities. Most of site within Green Belt	GI supporting network	n/a	n/a		Put forward to be assessed in 2025
62	Univ of Oxford Science Area & Keble Road Triangle	12.43	A very tiny proportion of site is within Green Belt (already built on)	Approx 270m from New Marston SSSI Adjacent to Oxford City Wildlife Site (OCWS) University Parks Adjacent to Local Wildlife Site (University Parks)	n/a	Adjacent to and part within Central (University & City) CA Within High Buildings Area Contains Listed Buildings Adjacent to Grade II listed Registered Park and Garden (University Parks)		Parcel is not included in LUC assessment as only a very tiny part is within Green Belt, and that part is already developed.

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67	Wolvercote Paper Mill	Site 4.94 but GB area only 5% of site (0.27ha)	Green Belt is only a small part of the site, most of which has been developed recently. The Green Belt part is greenfield.	Supporting GI	FZ3b (Green Belt part)	southern 'finger' of Green Belt in Wolvercote CA	n/a	Parcel not included in LUC assessment. The wider site has already been developed and the Green Belt part of the parcel is very small .
112a1	Hill View Farm	4.25 (formerly 3.52)	Part of site within Green Belt		n/a	n/a		Adopted site allocation, and site under construction (2025). Site expected to be developed within the Local Plan time period- only small part not removed from Green Belt, which did not need further assessment.
112a2	Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112).	12.8	greenfield-agricultural land	GI supporting network	Flood Zone 3a (5%) Flood Zone 3b (4%) (greenfield)	n/a	2017 assessment-high impact	Reviewed in the 2023 GB assessment, as part of the site assessed in 2017 has since been allocated in the 2036 LP (SP25 and SP26). However, the latest review concluded that this would not alter the change to the 2017 assessment findings of this part of the site.

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112b2	Green Belt Land at Old Marston	20.3	Entire site within Green Belt	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)	very small amount	n/a		Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.
112b3	Green Belt Land at Old Marston	2.7	Entire site within Green Belt	Entire site within Green Belt GI Network (Core) Part of the site is a Local Wildlife Site (Almonds Farm and Burnt Mill)	FZ3b (nearly all)	n/a		Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.
112b4	Green Belt Land at Old Marston	7.4	Entire site within Green Belt	Entire site within Green Belt GI Network (Supporting)	n/a	n/a		Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk-contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
112b5	Green Belt Land at Old Marston	5.7	Entire site within Green Belt	Entire site within Green Belt GI Network (Supporting)	n/a	n/a		Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.
112b6	Land at Old Marston (formerly #112b(5-6))	2.7	greenfield-agricultural land	GI supporting network	all fz3b	n/a	2017 assessment-high impact	Assessed as one of six parcels in the 2017 assessment. Whilst one (112b2-1) was allocated in the 2036 LP (SP26), it was considered that the development of this allocation would not change the assessment of the other parcels in this site.
114	Field at Junction of Marsh Lane and Elsfield Road	1.84	Greenfield-tree/hedge lined grass	GI supporting network.	About 1/4 FZ3b	n/a	2017 addendum. Moderate-high impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.
114a	Land at Marston Brook (Northern part)	3.56	Greenfield-pastoral and heavily treed in east.	GI supporting network	Small amount of FZ3b	n/a	2023 review of additional sites. Moderate-high impact	Reviewed in 2023 GB assessment.
114b	Showman's Field	2.18	Greenfield site with biodiversity value	GI Core Network. LWS	n/a	n/a	2017 addendum. Moderate-high impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
114c	Marston Saints Sports Ground	0.98	greenfield- pitches drawn on.	GI supporting network.	n/a	n/a	No review as sports pitches.	Put forward to be assessed in 2025
114e	Marston Paddock Extension	0.51	Part of site within Green Belt	Part of site within Green Belt Site in Old Marston CA GI Network (Supporting)	n/a	n/a		Site was assessed as part of parcel site 114a. This part put forward by landowner and a separate site has been created and is proposed for allocation for housing
117	Land surrounding St Clement's Church	2.31	A very tiny proportion of site is within Green Belt	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)	N/A	Entire site within St Clement's and Iffley Rd CA and adjacent to Central Area (University & City) CA and Headington Hill CA The site is close to two view cones and the high buildings area and adjacent to a listed building (St Clement's Church)		Site not included in GB assessment as only a negligible part is Green Belt.
118	Land rear of Meadow Court Flats (formerly Land to rear of Wolvercote Social Club)	0.52 (GB only tiny part- 0.07ha)	Greenfield- full tree cover.	GI supporting network.	N/A	n/a	2023 assessment - low impact	Included in the LUC 2023 assessment

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
126	Wildlife Corridor at River Cherwell 8	5.29 (GB same)	Greenfield - tree/hedge lined around perimeter and centrally, in a vertical direction	Core GI network	Nearly all FZ3b	n/a	n/a	Functional floodplain
127	Wildlife Corridor North of South Hinksey	2.51 (GB same)	Greenfield - tree covered at southern end, maintained grass at northern end. Most of the site appears to be unmowed grassland with a few trees dotted within the site and along parts of the perimeter.	Core GI network	Whole site lies within FZ3b	n/a	n/a	Functional floodplain
129	Wildlife Corridor at River Cherwell 9	3.93 (GB same)	Greenfield - pastoral and tree/hedge lined around perimeter	Core GI network	Nearly all FZ3b	n/a	n/a	Functional floodplain
131	Wildlife Corridor at River Cherwell 4	0.67	Greenfield - meadow and parkland, heavily treed along perimeter	Core GI network	Nearly all FZ3b	Site within Grade I listed Magdalen College Registered Park and Garden	n/a	Functional floodplain
133	Wildlife Corridor Adjacent North Hinksey Village	23.48	Greenfield.	GI Core Network. contains LWS	Nearly all FZ3b.	Very small part of site within Osney CA	n/a	Functional floodplain

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134	Wildlife Corridor at Christ Church Meadow	23.2 (GB same)	Greenfield - meadow and park with trees dotted around perimeter	Core GI network	Nearly all FZ3b.	Within Grade I Christ Church Registered Park and Garden and majority withing Central CA	n/a	Functional floodplain
135	Wildlife Corridor at River Cherwell 1	3.95 (GB same)	Greenfield - school playing field with some pitches marked on	Core GI network	Nearly all FZ3b	Within Central CA	n/a	Functional floodplain
136	Wildlife Corridor at River Cherwell 2	0.44 (GB same)	Greenfield - amenity open space/ sports pitches to the east and a play area within scattered mature trees to the west	n/a	Nearly 12% within FZ3b - forms a 'v' shape along the western and south eastern boundaries.	Within Central CA	2023 assessment - high impact	Included in LUC 2023 assessment
137	Wildlife Corridor at Seacourt	2.53 (GB area is 2.51)	Greenfield - heavily covered in trees except south eastern corner which appears to be maintained grass.	Core GI network	Nearly all FZ3b.	n/a	n/a	Functional floodplain
139	Wildlife Corridor at River Cherwell 3 (Angel and Greyhound Meadow #161)	5.28 (GB same)	Greenfield - meadows with a heavily treed perimeter and a row of trees separating the two meadows	Core GI network	Nearly all FZ3b	Within Central CA	n/a	Functional floodplain
142	Wildlife Corridor at River Cherwell 5	2.53	Wildlife corridor on banks of watercourse and including watercourse.	Adjacent to New Marston Meadows SSSI.	Small part FZ3b but including most the land	Within Central CA	n/a	Parcel is mainly river and the small part that is land is mainly FZ3b.

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144a	Wildlife Corridor at Marston Brook (northern part)	1.39	Greenfield, meadow adjacent to watercourse with perimeter made up of mature trees; accessible green space	Local Wildlife Site (Marston Brook Meadow), Core GI network	More than half FZ3b	n/a	2023 assessment - moderate-high impact	Included in 2023 assessment
144b	Wildlife Corridor at Marston Brook (southern part)	0.84	Greenfield, dense mature tree cover all over site, appears to be accessible to public	Adjacent to LWS, part of supporting GI network	N/A	n/a	2023 assessment - high impact	Included in 2023 assessment
145	Wildlife Corridor at River Cherwell 6	3.22	Greenfield, bordered by mature trees and hedgerows, private open space	Core GI Network. Adjacent to New Marston Meadows SSSI	Almost entire site (95%) in FZ3b	n/a	n/a	Functional floodplain
147	Wildlife Corridor North of Binsey	11.77	Greenfield, meadow adjacent to watercourse with perimeter made up of hedgerows, accessible green space	Core GI Network. Adjacent to watercourse, in proximity to Port Meadow SAC and Wolvercote SSSI	Two-thirds of site in FZ3b.	Small part within Binsey CA	n/a	This site, although nearly 12ha in size is awkwardly shaped and is fairly narrow in parts, following the shape of the adjacent watercourse. The patches of the site which lie outside FZ3 are surrounded by FZ3, and are therefore not suitable for development. Not to be included in review.

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148	Wildlife Corridor at River Cherwell 7	8.34	Greenfield, meadow (pasture?) adjacent to watercourse with perimeter made up of hedgerows, accessible green space	Core GI Network. Adjacent to watercourse, in proximity of New Marston Meadows SSSI	Almost all FZ3b	n/a	n/a	Functional floodplain
149	Wildlife Corridor at Godstow Holt	2.53	Greenfield, adjacent to watercourse and bordered by a number of designated sites; perimeter made up of hedgerows and mature trees	Core GI Network. Adjacent to watercourse, in proximity of New Marston Meadows SSSI, part of Core GI network	Around a third of the site in FZ3b	n/a	n/a	FZ3b (and FZ3a) lie within the eastern part of the site, with a significant part of the western side not within a flood zone. However, access is poor and most of the area surrounding the site lies within FZ3b apart from the northern perimeter, although this largely lies within FZ2. Not to be included in review.
150	Wildlife Corridor at West Godstow Road	0.42 (GB same)	Greenfield - unmaintained grassland with trees and shrubs along the perimeter	Core GI network	largely FZ3b.	n/a	n/a	Functional floodplain
151	Wildlife Corridor at St Edward's Boat Yard	0.76 (GB same)	Greenfield - dense mature tree cover across the entire site	Supporting GI network.	A quarter of the site lies within FZ3b.	n/a	2023 assessment - high impact	Included in 2023 assessment
152	Wildlife Corridor at Lower Wolvercote South of Godstow Road	2.57	Greenfield, meadow or pasture with paddock; adjacent to watercourse	Core GI network	Most of site in FZ3b	n/a	n/a	Functional floodplain

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153	Wildlife Corridor at River Cherwell 10	1.96	Woodland and pasture adjacent to watercourse	Supporting GI network In proximity of SSSI	Nearly half FZ3b	n/a	2023 assessment - where pasture and woodland parcels of site were considered separately (using refs 153a, 153b respectively). Moderate high impact.	Included in 2023 assessment
154	Wildlife Corridor at River Cherwell 11	6.8	Greenfield, comprises 2 parcels of meadow land that adjoin a watercourse. Perimeter is made of hedgerows and trees. A hedgerow also runs through the site separating the 2 parcels.	Directly adjoins watercourse, Core GI network	Nearly all FZ3b	n/a	n/a	Functional floodplain
155	Wildlife Corridor at Lower Wolvercote North of Godstow Road	3.66	Greenfield, comprises of a number of parcels (pasture, and a small area of woodland)	Core GI network, adjacent to allotments, Wolvercote Meadows SSSI, Oxford Meadows SAC and in proximity to other designated sites	Three quarters FZ3b	Within Wolvercote with Godstow CA	n/a	Much of the site is within FZ3b. The patches that don't lie within FZ3 are spread across the site and are largely immediately surrounded by FZ3b, making access unsuitable for any potential development. Not to be included in review.

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156	Wildlife Corridor at River Cherwell 12	1.22	Greenfield, local public park - Sunnymead Meadow, adjacent to watercourse and LWS	Core GI network	Nearly all FZ3b	n/a	n/a	Functional floodplain
157	Wildlife Corridor at Hill Farm (site boundary updated)	2.78	Greenfield, pasture bordered on NE by A40 and with hedgerows on remaining perimeter	Supporting GI network	Very small part FZ3	n/a	2023 assessment - high impact	Included in 2023 assessment
158	Wildlife Corridor South of Pixey Mead	0.93 (GB same)	Greenfield - entire site is covered in trees	Core GI network Immediately adjacent to two SSSI	Over half FZ3b	Within Wolvercote with Godstow CA	n/a	Pattern of FZ3b precludes development.
159	Wildlife Corridor Adjacent to Duke's Meadow	0.85	Greenfield, scrub and woodland - adjoining railway line and canal	Directly adjoins Duke's Meadow OCWS	N/A	n/a	2023 assessment - moderate impact	Included in 2023 assessment

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
163	Astons Eyot (#163a) and The Kidneys (#163b)	17.52	Green field, public park and nature reserve with diverse ecology including woodland, scrubland and meadows. Adjacent to watercourse	Designated wildlife site (OCWS), high level of biodiversity part of Core GI network	Some areas within FZ3, mainly confined to banks along the watercourse	Designated heritage asset	n/a	Put forward to be assessed in 2025
166	Banbury Road North Sports Club	3.48 (2.22 ha in GB - car park not included)	MUGA with pitches for football, hockey, tennis	Supporting GI network	n/a	n/a	n/a	Put forward to be assessed in 2025
178	Boults Lane Recreation Ground	1.8	Greenfield, comprises of football pitches (senior and junior)	Supporting GI network	n/a	Within Old Marston CA, Elsfield VC	n/a	Put forward to be assessed in 2025
179	Brasenose College and Queens College Sports Ground	9.13	Greenfield, comprises of playing pitches - including formal and informal spaces	Most of site in Core GI network, although Queens College SG (33% of site) is designated as Supporting GI network	about 80% FZ3b	n/a	n/a	Pattern of FZ3b precludes development.
180	Brasenose Farm Allotments	1.91	Mainly greenfield- allotments in active use, some historic barns in corner converted to kitchen architect business.	GI Core Network (except barns). Adjacent to Brasenose Wood and Shotover Hill SSSI	n/a	n/a	n/a	Put forward to be assessed in 2025

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182	Bullstake Close Allotments	1.61	Greenfield, allotments in active use	GI Core Network, allotments	98% FZ3b	n/a	n/a	Functional floodplain
183	Burgess Field (edge of Port Meadow)	35.52	Greenfield- scrub, grass, paths	GI Core Network, OCWS	1% FZ3b	n/a	n/a	Put forward to be assessed in 2025
186	Christ Church Meadow – South	0.87	Greenfield- treed riverside adjacent to meadow	GI Core network.	Nearly all FZ3b	Within Central CA	n/a	Functional floodplain
188	Court Place Farm – East	1.52	Greenfield- nature park	GI supporting network	N/A	n/a	n/a	Put forward to be assessed in 2025
189	Court Place Farm – West	9.98	Mix of brownfield and greenfield of the OXNAS integrated sport and leisure facility.	GI supporting network (outside of buildings)	Tiny part FZ3b	n/a	n/a	Put forward to be assessed in 2025
190	Court Place Farm Allotments	5.91	Greenfield- large allotments site, around half the site in active use.	GI Core Network	n/a	Within Old Marston CA	2017 Assessment divided into parcels 190-1 and 190-2 and both assessed to have a moderate-high impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings.
192	Cowmead Allotments	3.49	Greenfield- allotments in active use.	GI Core Network, allotments	Nearly all FZ3b	n/a	n/a	Functional floodplain
193	Cripley Meadow Allotments	6.02	Greenfield- allotments	GI Core Network	about 70% FZ3b	n/a	n/a	The patches of site not within FZ3 are scattered across the site and therefore not appropriate to consider for development as flood risk across the site is high.

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194	Cotteslowe Park 1	2.79	Greenfield-cricket field	GI Core Network	n/a	n/a	n/a	Put forward to be assessed in 2025
195	Cotteslowe Park 2	13.51	Greenfield and brownfield. Traditional large park with formal planting, duck pond, play areas, aviary, miniature railway, community centre and collection of buildings including nursery greenhouses, depots and a cabin used as an office.	GI Core network.	n/a	n/a	n/a	Put forward to be assessed in 2025
196	Cotteslowe Park 3	11.5	Greenfield- grass playing pitches within Cotteslowe Park	GI Core Network, playing pitches	N/A	n/a	n/a	Put forward to be assessed in 2025
197	Cotteslowe Park 4	7.95	Greenfield-grassland area of large Cotteslowe Park	GI Core Network	Part FZ3b	n/a	n/a	Put forward to be assessed in 2025
198	Cotteslowe Park Allotments	2.38	Greenfield-western half allotments, eastern half woodland.	GI Core Network, half allotments	n/a	n/a	n/a	Put forward to be assessed in 2025
209	Fairacres Road Allotments	0.79	Greenfield-allotments	GI Core Network	Less than 1% FZ3b	n/a	n/a	Put forward to be assessed in 2025
215	Former Abingdon Road Allotments	0.86	Greenfield-former allotments completely overgrown with thick scrub and trees	GI Core Network	Nearly 80% FZ3b	n/a	n/a	Pattern of FZ3b precludes development.

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217	Former Binsey Lane Allotments	3.78	greenfield- grassed-over former allotments	GI Core Network	Nearly all FZ3b	n/a	n/a	Functional floodplain
223	Goose Green (South-West of Goose Green Close)	1.95	greenfield- grass and tree common land	GI Supporting Network, designated Common Land,	part FZ3b (west and north edges)	Within Wolvercote with Godstow CA	n/a	Designated Common Land
225	Grandpont Sports Ground	4.27	Greenfield (Hogacre Common Eco Park)	GI Core Network,	Nearly all FZ3b	n/a	n/a	Functional floodplain
251	Merton College Sports Ground	5.29	Greenfield- mown college sports/recreation ground with cricket and football pitches and tennis courts	GI Supporting Network	very small amount of FZ3b	Within Central CA	n/a	Put forward to be assessed in 2025
252	Merton Field	3.5	Greenfield- grass university playing fields- cricket pitches	GI Core network	n/a	Within Central CA	n/a	Put forward to be assessed in 2025
267	Oxford Golf Centre	3.15	Entire site within Green Belt	Entire site within Green Belt GI Network (Core)	Nearly all FZ3b	Adjacent to Adopted OHAR		Functional floodplain

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274	Park Adjacent Rowing Clubs	1.21	Greenfield- heavily treed area	GI Supporting Network	Part within FZ3b	n/a	n/a	The site was not taken forward for assessment by LUC because it was nearly fully in FZ3b. The change to the flood mapping in the SFRA L1 shows only part of the site in FZ3b. It is still a greenfield site in FZ3b, but for the purposes of this assessment it would have been assessed for Green Belt function.
275	Part Trinity and Magdalen Sports Grounds – North	7.76	Greenfield- grass college playing fields including cricket pitches and tennis courts	GI Supporting Network	N/A	Small part within St Clement's and Iffley Road CA, contains listed building	n/a	Put forward to be assessed in 2025
278	Pembroke College Sports Ground	3.43	Greenfield- tree-lined grass college playing fields withing green floodplain corridor.	GI Core network	100% FZ3b	n/a	n/a	Functional floodplain
279	Port Meadow	165.93	Greenfield- ancient meadow floodplain with cattle grazing.	GI Core Network, SAC/SSSI	86% FZ3b	Two Scheduled Monuments located within site	n/a	SAC/SSSI
290	Shotover Country Park	8.01	Greenfield- well-established woodland and grass- country park	GI Core Network, SSSI	n/a	n/a	n/a	SSSI

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298	St Catherine's, Exeter, and Hertford Colleges Sports Grounds	10.86	Greenfield- grass college playing fields (including two cricket pitches)	GI Supporting Network	A third FZ3b	n/a	n/a	Put forward to be assessed in 2025
311	Sunnymead Park	7.87	Heavily treed park with mown grass areas and paths.	GI Core Network.	8% FZ3b	n/a	n/a	Put forward to be assessed in 2025
315	The Harlow Centre Playing Fields	5.96	Site includes most of the Swan School and Swan School playing fields.	Playing fields are GI Supporting Network	n/a	n/a	n/a	Not to be included in review - new secondary school and associated playing fields
323	Trap Grounds Allotments	3.71	Greenfield- allotments	GI Core Network. Allotments	84% FZ3b	n/a	n/a	Pattern of flood risk precludes development.
325	University College Sports Ground	4.26	Greenfield- mown, tree-lined pitch	GI Core Network	Nearly all FZ3b	n/a	n/a	Functional flood plain
326	University Parks	33.02	Greenfield well-used open space with areas of pitches, mature trees, areas of semi-natural grassland and riverside vegetation.	GI Core Network, LWS/OCWS	Small part FZ3b	Within Central CA	n/a	Put forward for assessment in 2025

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347	Iffley Meadow	7.15	Greenfield-meadow	GI Supporting Network	Small part FZ3b	n/a	n/a	The site was not taken forward for assessment by LUC because it was nearly fully in FZ3b. The change to the flood mapping in the SFRA L1 shows only part of the site in FZ3b. It is still a greenfield site in FZ3b, but for the purposes of this assessment it would have been assessed for Green Belt function.
364	Donnington Bridge Road Riversports Centre and City of Oxford Rowing Club	3.221	Site is split into two parcels; to the north and south of Donnington Bridge Road. Both are predominantly brownfield containing various buildings related to more than one rowing club as well as the Sea Cadets and Sea Scout Group.	n/a	Over 1/4 FZ3b.	n/a	n/a	Southern parcel is mainly within FZ3. The southern half of the northern parcel lies outside of FZ3, but is mainly within FZ2 and is currently in active use by the Falcon Rowing and Canoeing Club.
380	Iffley Road Sports Centre (west)	1.984	Northern part of site is not Green Belt and has sports buildings. Southern part in GB is artificial pitch.	GI Supporting Network	Most of Green Belt part of site FZ3b	n/a	n/a	Green Belt FZ3b
390	Land at Wolvercote Viaduct (west of canal)	0.487	Greenfield grass floodplain	GI Core Network	Mainly FZ3b	n/a	n/a	Functional floodplain
391	Land at Wolvercote Viaduct	1.887	Greenfield- marsh habitat	GI Core Network, LWS (Oxford Canal Marsh)	Mainly FZ3b	n/a	n/a	Functional floodplain

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	(east of canal)							
393	Land east of Abingdon Road (south)	0.923	Greenfield- mown college sports/recreation ground	GI Core network	Part FZ3b	n/a	n/a	The site was not taken forward for assessment by LUC because it was nearly fully in FZ3b. The change to the flood mapping in the SFRA L1 shows only part of the site in FZ3b. It is still a greenfield site in FZ3b, but for the purposes of this assessment it would have been assessed for Green Belt function. However, there is no landowner interest and it is a sports ground.
403	Manor Farm, Binsey	1.496	Greenfield, farm buildings and treed area, listed building within site.	n/a	Part FZ3b	Listed building within site. Within Binsey CA.	n/a	Site all at flood risk, though little FZ3b, but site surrounded by a large area of FZ3b with no potential for access except through this area of high flood risk.
431	Walton Well Road Car Park	0.318	Parking area surrounded by trees and drainage ditches	n/a	Part FZ3b (southern and eastern edges)	n/a		Put forward for assessment in 2025

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464	Land adjacent Seacourt P&R	37.2	Greenfield-agricultural	GI Core Network, Scheduled Monument northern part of site.	82% FZ3b	Scheduled Monument in northern part of the site.	2017 Assessment-high impact	Reviewed in the 2023 GB assessment which notes that there are no GB allocations or other notable changes in the vicinity of the site that would affect the 2017 assessment findings, which concluded that its development would result in high harm to GB purposes. The 2023 assessment also concluded that there are no allocations in the Vale of White Horse DC Local Plan 2031 which would affect the 2017 assessment and that much of this area to the west of the A34 remains designated as SSSI and Ancient Woodland.
468a1	Sunnymead	4.19	greenfield- grass floodplain	GI Core Network	About 85% FZ3b	n/a	n/a	Pattern of flood risk precludes development.
468a2	Land South of A40, Old Marston	11.38	Greenfield- grass floodplain	GI Core Network	About 85%FZ3b	n/a	n/a	Pattern of flood risk precludes development.
469	North of Botley Road/ around Binsey/ Cripsey Meadow	212	greenfield- meadows	GI Core Network, small part OCWS, small part LWS.	About 85%FZ3b	n/a	n/a	Pattern of flood risk precludes development.
470	North of Godstow Bridge	2.18	Greenfield, tree-lined hay meadow (West Cowleys Meadow).	GI Core Network, LWS.	Just under half FZ3b (southern portion of site)	n/a	n/a	Given location of flood risk and proximity of SSSI and SAC, do not include in review.

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471	North of Marston Ferry	3.84 (GB same)	Greenfield - pastoral and tree/hedge lined around perimeter	Core GI network	Nearly all FZ3b	n/a	n/a	Functional floodplain
473	SLINC west of Willow walk & site to east –an extension of Bulstake stream SLINC site.	17.56	Greenfield- meadows	GI Core Network, mainly LWS, remaining part OCWS	Nearly all FZ3b	n/a	n/a	Functional floodplain
474	Extension to site #127	6.62	Greenfield, heavily treed, watercourses, alongside railway.	GI Core Network.	Over half FZ3b (present throughout site but predominantly in the central region)	n/a	n/a	The lower area of flood risk is spread in patches across the site and most of the site is immediately surrounded by FZ3b, therefore do not include in review.
476	Land between HWRS and Kennington Road	2.76	greenfield, significant tree cover, large pylons.	Supporting GI network.	About 1/4 FZ3b (largely towards the north western and north eastern perimeter)	n/a	n/a	Given location of flood risk and only possible access road located in area of higher flood risk, do not include in review.
477	Principal Oxford Spire Hotel (formerly Four Pillars) including surrounding land (former #477a & #477b).	18.2	mainly greenfield with a hotel-trees, horse-grazed and grass pitches	Core GI network (except hotel). University pitch.	Nearly all FZ3b	n/a	n/a	Functional floodplain

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478	OCWS to North of Weirs Lane (Long Bridge Nature Park)	2.53	greenfield- heavily treed area between watercourses	GI Core Network, half LWS, other half OCWS	Over 60% FZ3b	n/a	n/a	Pattern of flood risk precludes development.
479	Isis Farmhouse Pub and surrounding OCWS area	1.75	Isis farmhouse pub complex (very limited parking/hardstanding) and greenfield	middle of site is LWS, all Core GI network	100% FZ3b	n/a	n/a	Functional floodplain
480	Meadow Lane / opposite Isis boat house	1.84	Greenfield, footpath crosses site.	GI Core Network on northern half of site.	Nearly all FZ3b	n/a	n/a	Functional floodplain
489	Marston – gap between SSSI	5.13	Greenfield.	GI Supporting Network	Over 1/4 FZ3b	n/a	n/a	Put forward for assessment in 2025
490	Park Farm and adjoining OCWS	9.13	Brook runs through the site (Greenfield).	OCWS (Park Farm Meadows). Adjacent to SSSI.	About 85% FZ3b	n/a	2017 assessment - Moderate	Given location and level of flood risk, do not include in review.
491	East of Wolvercote Paper Mill site (Nixey's Field)	3.43	Greenfield	GI Core Network	N/A	n/a	n/a	Put forward for assessment in 2025

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524	Wolvercote Green	2.14	Entire site within Green Belt	GI Network (Core) Part designated Common Land Oxford City Wildlife Site (OCWS) adjacent to site (Oxford Canal) This site is located within the Port Meadow with Wolvercote Common and Green SSSI	Around 85% in Flood Zone 3b (greenfield)	The entire site is located within the Wolvercote with Godstow CA Listed bridge/building adjacent to site		Pattern of flood risk precludes development.
534	Land north and west of Hogacre Common Eco Park.	19.5	Greenfield grass and trees (informal) publicly accessible natural green space.	GI Core Network	Nearly all FZ3b	n/a	n/a	Functional floodplain
536	Island Site North of Weirs Lane	0.82	Entire site within Green Belt	Part GI Network (Core)	N/A	A very small element of the site is located in a View Cone		Site is not suitable or available for development as it is a wooded site with a watercourse on both sides and no potential suitable access.
546	Sidling Island	0.31	Greenfield, wooded	Supporting GI network	100% FZ3a	n/a	n/a	Since sites were put forward to LUC for assessment, updates to the flood risk mapping have changed this site from 100% FZ3b to 100%FZ3a. Therefore, this site has not been assessed for its Green Belt purposes. However, the site is not a developable site, being a narrow site stranded between the river and the railway, as well as being a greenfield site at high risk of flooding.

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547	Fiddler's Island	1.66	Entire site within Green Belt	GI Network (Core) Oxford City Wildlife Site (OCWS) (Cripsey Island and Fiddler's Island) Site is Designated Common Land	84% in Flood Zone 3b (greenfield)	n/a		Pattern of flood risk precludes development.
548	Iffley Meadows - Off Donnington Bridge	33.6	Nearly entire site within Green Belt	Iffley Meadows SSSI GI Network (Core) Local Wildlife Site (LWS) (Longbridges Nature Park Fen) Oxford City Wildlife Site (OCWS) (Longbridges Nature Park)	90% in Flood Zone 3b (greenfield)	This site is part located within a View Cone		SSSI

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550	Green Belt Land west of Iffley Road (rear of Iffley Road Sports Ground)	5.86	Greenfield- unowned grass, treelined, adjacent to Cherwell	Core GI network. Over half site LWS	Nearly all FZ3b	n/a	n/a	Functional floodplain
551	Land East of Wolfson College Boathouse	4.57	Entire site within Green Belt	GI Network (Core)	This site is located within the New Marston Meadows SSSI 90% in Flood Zone 3b	This site is located adjacent to the North Oxford Victorian Suburb CA		Functional floodplain
552	Land East of Wolfson College	0.95	Entire site within Green Belt	GI Network (Core)	Nearly all Flood Zone 3b	This site is located adjacent to the North Oxford Victorian Suburb CA Adjacent to listed building		Functional floodplain
553	Green belt land east of University Parks	42	Entire site within Green Belt	Located adjacent to Oxford City Wildlife Site (OCWS) (Park Farm Meadows) Entire site within Green Belt GI Network (Core)	This site is located within the New Marston Meadows SSSI 65% in Flood Zone 3b	This site is largely located adjacent to the Central (University & City) CA Part located within a View Cone		SSSI and significant amount of FZ3b.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
554	Long Meadow	11.3	Nearly entire site within Green Belt	Supporting GI	Nearly 80% in Flood Zone 3b	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		Pattern of food risk precludes development.
556	The Water Meadow	8.1	Entire site within Green Belt	GI Network (Core) Local Wildlife Site (LWS) (Magdalen Meadow)	90% in Flood zone 3b	This site is located entirely within the Central (University & City) CA This site lies within the Grade I listed Magdalen College Registered Park and Garden Adjacent to listed buildings Historic Core Area		Functional floodplain.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
557	Pixey Mead SSSI	10.7	Nearly entire site within Green Belt	Located adjacent to Local Wildlife Site Nearly entire site within Green Belt GI Network (Core) Site is Designated Common Land This site comprises two SSSIs (Pixey & Yarnton Meads and Wolvercote Meadows) Site wholly lies within Oxford Meadow SAC	Nearly 85% in Flood Zone 3b	The majority of this site is located within the Wolvercote with Godstow CA		Pattern of flood risk precludes development.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
558a	Hook Meadow and the Trap Grounds (West)	3.7	Entire site within Green Belt	GI Network (Core) Adjacent to Oxford City Wildlife Site (OCWS) (Burgess Field Nature Reserve) This site is located within the Hook Meadow & The Trap Grounds SSSI and adjacent to a SAC	Over 70% in Flood Zone 3b	n/a		SSSI and significant flood risk.
628	Seacourt Park & Ride	5.93	Part of site within Green Belt	Oxford City Wildlife Sites (OCWS) (Seacourt and Wytham Streams)	nearly 90% within FZ3b	n/a		Functional floodplain
636	Land off Mill Lane	0.33	Greenfield- grass with goal post and trees at edge.	GI Supporting Network	n/a	n/a	n/a	Put forward for assessment in 2025.

HELAA ref number	Site Name	Total site area (ha) and GB area if different	Site description	GI constraints (biodiversity, network, pitches, allotments)	Flood risk- contains FZ3b?	Statutory Heritage Designation	Green Belt review done? Which yr and outcome?	Summary- whether parcel is filtered in or out of further Green belt assessment.
670	St Hilda's College, Cowley Place	0.55	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)	About a quarter FZ3b	Site within Conservation Area Site within Historic Core Area		Only a very small part is within Green Belt so not assessed. in addition, landowner confirms no intention to develop.

Appendix 2 – Results of Green Belt assessment and further consideration of development potential

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
25	Oxford Sports Park	Most of site within Green Belt	GI supporting network	N	N	In intense sporting use, including as Oxford United training ground.
112a2	Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112).	greenfield- agricultural land	GI supporting network	N	N	Landowner interest but not put forward for allocation due to comments from Highways Authority that not feasible vehicular access could be obtained and would be car dependent development.

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
112b2	Green Belt Land at Old Marston	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)	N	Y	Fundamental impacts, but still investigated further. County Council as Highway Authority clear that there is no feasible vehicular access and the site would be overly car-dependent.
112b3	Green Belt Land at Old Marston	Entire site within Green Belt	GI Network (Core) Part of the site is a Local Wildlife Site (Almonds Farm and Burnt Mill)	N	N	GI core network and part LWS.
112b4	Green Belt Land at Old Marston	Entire site within Green Belt	GI Network (Supporting)	N	N	No landowner interest confirmed (OPT)
112b5	Green Belt Land at Old Marston	Entire site within Green Belt	GI Network (Supporting)	N	N	No landowner interest confirmed (OPT)

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
112b6	Land at Old Marston (formerly #112b(5-6))	greenfield- agricultural land	GI supporting network	N	Part Y	No landowner interest confirmed (OPT)
114	Field at Junction of Marsh Lane and Elsfield Road	Greenfield- tree/hedge lined grass	GI supporting network.	N	N	Landowner confirmed no interest (OPT)
114a	Land at Marston Brook (Northern part)	Greenfield- pastoral and heavily treed in east.	GI supporting network	N	N	No landowner interest confirmed (OPT)
114b	Showman's Field	Greenfield site with biodiversity value	GI Core Network. LWS	N	N	Core GI network, LWS
114c	Marston Saints Sports Ground	greenfield- pitches drawn on.	GI supporting network.	Y	N	Leased and in sports use
114e	Marston Paddock Extension	Part of site within Green Belt	Site in Old Marston CA GI Network (Supporting)	N	N	Site was assessed as part of larger site 114a. This part put forward by landowner and so this separate site has been created and is proposed for allocation for housing
118	Land rear of Meadow Court Flats (formerly Land to rear of Wolvercote Social Club)	Greenfield- full tree cover.	GI supporting network.	Y	N	
136	Wildlife Corridor at River Cherwell 2	Greenfield - amenity open space/ sports pitches to the east and a play area within scattered mature trees to the west	n/a	N	Y	Magdalen College Playing Field. Watercourse on each side, only accessible by bridge from school grounds, no development potential, no landowner interest.

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
144a	Wildlife Corridor at Marston Brook (northern part)	Greenfield, meadow adjacent to watercourse with perimeter made up of mature trees; accessible green space	Local Wildlife Site (Marston Brook Meadow), Core GI network	N	N	GI core network, LWS
144b	Wildlife Corridor at Marston Brook (southern part)	Greenfield, dense mature tree cover all over site, appears to be accessible to public	Adjacent to LWS, part of supporting GI network	Y	N	GI core network, LWS
151	Wildlife Corridor at St Edward's Boat Yard	Greenfield - dense mature tree cover across the entire site	Supporting GI network.	N	N	Parcel does not have development potential- it is surrounded by water on three sides, with Port Meadow opposite on one side and Godstow Abbey on the other and no connected significant development. It has an access track to the boathouse and no potential for access to serve a development.
153	Wildlife Corridor at River Cherwell 10	Woodland and pasture adjacent to watercourse	Supporting GI network In proximity of SSSI	Y	N	GI core network
157	Wildlife Corridor at Hill Farm (site boundary updated)	Greenfield, pasture bordered on NE by A40 and with hedgerows on remaining perimeter	Supporting GI network	N	Y	Landowner confirmed no interest (OPT)

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
159	Wildlife Corridor Adjacent to Duke's Meadow	Greenfield, scrub and woodland - adjoining railway line and canal	Directly adjoins Duke's Meadow OCWS	Y	N	Site squeezed between the canal and railway with no opportunity for access that would support development.
163	Astons Eyot (#163a) and The Kidneys (#163b)	Green field, public park and nature reserve with diverse ecology including woodland, scrubland and meadows. Adjacent to watercourse	Designated wildlife site (OCWS), high level of biodiversity part of Core GI network	N	N	GI core network and OCWS
166	Banbury Road North Sports Club	MUGA with pitches for football, hockey, tennis	Supporting GI network	Y	N	Leased and high level of sports use
178	Boults Lane Recreation Ground	Greenfield, comprises of football pitches (senior and junior)	Supporting GI network	Y	N	Leased and high level of sports use
180	Brasenose Farm Allotments	Mainly greenfield- allotments in active use, some historic barns in corner converted to kitchen architect business.	GI Core Network (except barns). Adjacent to Brasenose Wood and Shotover Hill SSSI	Y	N	GI core network and allotments in active use, with historic barns at edge
183	Burgess Field (edge of Port Meadow)	Greenfield- scrub, grass, paths	GI Core Network, OCWS	N	Y	GI core network and OCWS
188	Court Place Farm – East	Greenfield- nature park	GI supporting network	Y	N	Leased and high level of sports use

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
189	Court Place Farm – West	Mix of brownfield and greenfield of the OXRAS integrated sport and leisure facility.	GI supporting network (outside of buildings)	Y	N	No landowner interest confirmed (OPT)
190	Court Place Farm Allotments	Greenfield- large allotments site, around half the site in active use.	GI Core Network	N	N	GI core network
194	Cotteslowe Park 1	Greenfield- cricket field	GI Core Network	Y	N	GI core network
195	Cotteslowe Park 2	Greenfield and brownfield. Traditional large park with formal planting, duck pond, play areas, aviary, miniature railway, community centre and collection of buildings including nursery greenhouses, depots and a cabin used as an office.	GI Core network.	Y	N	GI core network
196	Cotteslowe Park 3	Greenfield- grass playing pitches within Cotteslowe Park	GI Core Network, playing pitches	N	N	GI core network
197	Cotteslowe Park 4	Greenfield- grassland area of large Cotteslowe Park	GI Core Network	N	N	GI core network
198	Cotteslowe Park Allotments	Greenfield- western half allotments, eastern half woodland.	GI Core Network, half allotments	Y	N	GI core network, half allotments
209	Fairacres Road Allotments	Greenfield- allotments	GI Core Network	Y	N	GI core network
251	Merton College Sports Ground	Greenfield- mown college sports/recreation ground with cricket and football pitches and tennis courts	GI Supporting Network	N	N	Sports ground with no landowner interest
252	Merton Field	Greenfield- grass university playing fields- cricket pitches	GI Core network	N	Y	GI core network

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
275	Part Trinity and Magdalen Sports Grounds – North	Greenfield- grass college playing fields including cricket pitches and tennis courts	GI Supporting Network	N	N	Landowner confirmed no interest
298	St Catherine's, Exeter, and Hertford Colleges Sports Grounds	Greenfield- grass college playing fields (including two cricket pitches)	GI Supporting Network	N	N	Landowners confirmed no interest except Hertford College Sports Ground. That area made into separate site 676 within this larger site.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.
311	Sunnymead Park	Heavily treed park with mown grass areas and paths.	GI Core Network.	N	N	GI core network
326	University Parks	Greenfield well-used open space with areas of pitches, mature trees, areas of semi-natural grassland and riverside vegetation.	GI Core Network, LWS/OCWS	N	N	GI core network, OCWS and LWS
431	Walton Well Road Car Park	Parking area surrounded by trees and drainage ditches	n/a	N	N	The site includes FZ3b and drainage ditches that make the developable area very small. In addition, it is currently in use as the main public car park for visitors to the south of Port Meadow. The site is also in a highly sensitive area adjacent to the SAC and SSSI. Not considered suitable for development.

HELAA ref number	Site Name	Site description	GI constraints (biodiversity, network, pitches, allotments)	Grey belt?	Potential for development to have fundamental impact	Further considerations
464	Land adjacent Seacourt P&R	Greenfield- agricultural	GI Core Network, Scheduled Monument northern part of site.	N	Y	GI Core Network, part Scheduled Monument
489	Marston – gap between SSSI	Greenfield.	GI Supporting Network	N	Y	Landowner confirmed no interest (OPT)
491	East of Wolvercote Paper Mill site (Nixey's Field)	Greenfield	GI Core Network	Y	N	GI core network
636	Land off Mill Lane	Greenfield- grass with goal post and trees at edge.	GI Supporting Network	Y	N	Landowner confirmed no interest (OPT)