

Table C Sites with Capacity Less than 10

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

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440	1 Pullens Lane	0.42	Site allocation SP53 establishes site is suitable for residential development. In November 2018, permission was refused (reference 18/00870/FUL) for a 55 bed care home for a number of reasons primarily due to overdevelopment of and not having regard to the heritage sensitivities of the site. In October 2020, an appeal was dismissed (19/03223/FUL) for the erection of three dwellings due to inefficient use of land and lack of regard to the heritage sensitivities of the site. The appeal was issued after the current Local Plan was adopted, therefore although the site is suitable, careful consideration must be given in terms of site layout and design, taking account of all constraints within and outside the site boundary. Constraints indicate that achieving 10+ net gain is unlikely. Site is suitable but unlikely to deliver 10+	Adopted site allocation. Landowner (Oxford Brookes University) update 2025 confirmed site is expected to be developed within the Local Plan time period. Site is available	Allocation accepted by LP2036 Inspector Site is viable	Adopted site allocation. Site expected to be developed within the Local Plan time period but unlikely to deliver 10+
456	242-254 Banbury Road	0.18	Site contains a 3 storey building - ground floor occupied by retail, 1st and 2nd floors are now in residential use (from prior approval, completed 2017) having formally been used as offices. Site is suitable	Prior approval was granted in 2014 for 16 residential units on the 1st and 2nd floors (completed 2017) therefore unlikely to be available. Only ground floor is available. Part available (ground floor)	Site is viable	Ground floor may be suitable but falls below the HELAA threshold since the upper floors have been developed. Unlikely to get 10+ dwellings in remainder of site.
569	Green Templeton College	1.6	Site already in residential use. Development would need to be net gain. Planning permission (22/00409/FUL) approved April 2024 for student accommodation. Site is suitable but unlikely to deliver 10+ net gain	Planning application 22/00409/FUL for student accommodation (approved April 2024) indicates landowner intent to develop. Site is available	Planning application indicates site viable. Site is viable	Planning permission confirms capacity only for 8 net gain, unlikely to deliver 10+ net gain

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598	Site of Millway Close	0.64	Planning permission (18/02644/FUL and 21/01837/VAR) establishes that site is suitable for residential development but capacity less than 10 (permission is for 4 infill flats). Site is suitable	Planning permission indicates landowner intention to develop. Site is available	Planning permission Site is viable	Planning permission. Site expected to be developed within LP time period.
608	220-226 Iffley Road	0.23	Current use is residential (student accommodation). Previously residential C3 large villas. Site is suitable for residential but unlikely the net gain would exceed 10 units.	CfS 2021 indicates landowner intention to develop only for student accommodation & academic uses. Available for residential (student accommodation).	CfS indicates site is viable.	Site is suitable and available but unlikely the net gain on the site would exceed 10 units.
610	Tamesis (45-53 Iffley Road)	0.14	Current use is residential (student accommodation) with the rooms available as short term accommodation during the summer holiday period. Site is suitable for residential but unclear whether it could achieve a net gain of 10+.	CfS 2021 indicates landowner intention to develop. Available for residential.	CfS indicates site is viable.	Site is suitable and available, however no evidence that it could deliver a net gain of 10+ units (25+ student rooms) over and above the existing student accommodation.
611	1-3 Cambridge Terrace	0.104	City centre location. Surrounding uses are varied include student accommodation, employment and civic. Site is suitable for residential or economic but need to retain employment so any development would need to be net gain. Site is only 0.1ha so whilst there could be intensification it is unlikely to be able to achieve a net gain of 10+ in addition to retaining employment, so doesn't meet minimum threshold. Site is suitable	Confirmed landowner intention (2025) to develop for student accommodation and employment uses. Site is available	CfS indicates site is viable.	Site is promoted by landowner, however any development would be unlikely to be able to achieve a net gain of 10+ dwellings as site is only 0.1ha.
618	3, 3A, 4, 5 and 6 South Parade	0.18	Site is partly vacant retail but also in use as offices. Part of the site is locally significant and identified on the OHAR. Any redevelopment would need to take into account the heritage constraints. Site is suitable	CfS 2023 indicates landowner intention to redevelop for mixed use (Class E and student). Site is available	Site is viable typology Site is viable	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10 + units

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622	Land to the rear of 60 Old Road (former Coolidge Close)	0.115	Site is currently in residential use (garden land). Planning permission 24/02038/FUL confirms site is suitable for residential development (8 x 1bed flats). Site is suitable.	Planning application confirms intention. Site is available	Planning application confirms landowner believes site is viable. Site is viable	Planning permission confirms site is suitable but only for 8 units, expected to be delivered within plan period.
629	Wood Farm Health Centre	0.12	Site was formerly in use as a health centre and is now vacant, however no evidence that it could deliver 10+ units due to size. Site is suitable.	Landowner submission in 2022 Call for Sites confirms intention. Site is available	Site is viable typology Site is viable	Site is suitable and landowner has indicated intent to redevelop for residential within the Local Plan time period, but unlikely to deliver 10+ units.
631	49 - 51 Jeune Street	0.05	Site was formerly in use as an MOT centre and car wash and is now vacant. Adjoins residential area and is in district centre. Site is suitable.	Landowner (Oriol College) submission in 2023 Call for Sites confirms intention, potential uses could be student accommodation, residential and maybe also commercial. Site is available	Landowner confirmed intention to develop, believes site is viable. Site is viable	Site is suitable and landowner has indicated intent to redevelop however no evidence that the site can accommodate 10 + units
642	Maltfield House, 26 Maltfield Road	0.2	Former childrens home, and adjoins residential uses. Existing residential use so difficult to acheive 10+ net gain Site is suitable	Landowner (City) confirmed intention to develop (2025) Site is available	Site is viable typology	Site is suitable and available but not demonstrated it can deliver 10+
646	74 Lime Walk	0.02	Currently in use for employment and residential, in a residential area. But due to site size and existing residential onsite, unlikely to achieve net gain of 10+. Site is suitable	Landowner submission as CfS (2024) Site is available	Site is viable typology	Site is suitable but too small to achieve net gain of 10+ dwellings
648	Northbrook House	0.29	Currently in use as sheltered accommodation for over 60s and therefore unlikely to deliver 10+ net gain. Site is suitable	Site in existing use as residential sheltered accommodation. Landowner (City Council) confirmed intention (2025) to use the building as temporary accommodation while make plans to redevelop the sites for new council homes. Site likely to be developed within plan period but not likely to be any net additional homes. Site available	Site is viable typology Site is viable	Site is suitable and is likely to be developed within plan period, but no evidence that it could deliver any net additional homes.

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

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