

Table B Sites With Development Potential

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

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

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112b1	Land West of Mill Lane (formerly known as Green Belt Land at Cherwell Valley/Old Marston, (northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1	80	Not LP2045 allocation	80 (21/01217/FUL)	80	0	0	0
113	Redbridge Paddock	200	SPS14	0	0	200	0	0
114d	Marston Paddock (Fishers Vale)	40	Not LP2045 allocation	40 (21/02580/FUL)	40	0	0	0
114e	Marston Paddock Extension	20	SPE9		0	20	0	0
117	Land surrounding St Clement's Church	50	SPE6	0	0	0	50	0
124	Slade House	0	SPE15	0	0	0	0	0
204	East Oxford Bowls Club	10	SPE2	0	0	10	0	0
234	Jesus College Sports Area - Site A Playing Field	24	SPE4	0	0	0	24	0
289	Sandy Lane Recreation Ground	300	SPS15	0	0	250	50	0
389	Land at Meadow Lane	29	SPS8	22/03078/FUL (for 32) not yet det	29	0	0	0
428	Rectory Centre	21	SPE12	0	0	21	0	0
439	Oxford Brookes Marston Road Campus	42	SPE11		0	0	42	0
463	Ruskin Field	28	SPE14	0	0	0	28	0
516	474 Cowley Road	14	SPS1		0	0	14	0
520a	Knights Court and surrounding buildings (former Telephone Exchange and offices, St. Luke's Road / Between Towns Road	25	Not LP2045 allocation		0	0	25	0
520b	244 Barns Road	20	Not LP2045 allocation	(21/01539/DDW56) 20 20/03218/FUL for 6 additional (not being implemented, superseded)	20	0	0	0
560	Headington Hill Hall and Clive Booth Student Village	68	Not LP2045 allocation	229 (573 student rooms) (21/01185/FUL)	68	0	0	0
574	Manzil Way Resource Centre	0	SPE8	0	0	0	0	0
586	Osney Mead	247	SPCW8	0	0	0	247	0
593	Knights Road	84	Not LP2045 allocation	84 (23/00405/OUTFUL)	84	0	0	0
602	Halliday Hill/ Westlands Drive	15	Not LP2045 allocation	15 (22/01554/FUL)	15	0	0	0

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