

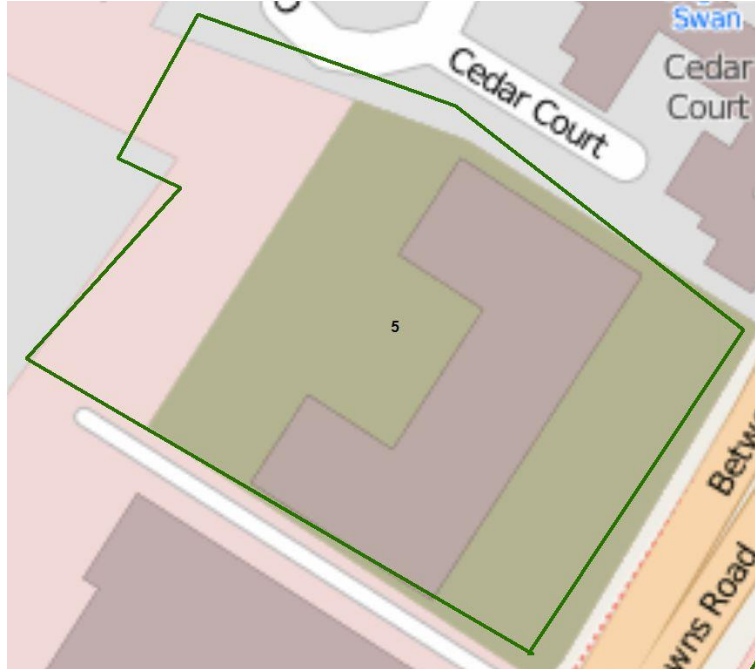
Appendix B - Proformas of all agreed accepted sites

Site Ref:	003	Name	Wolvercote Paper Mill, Mill Road, OX2 8PR
City Council Ref:	067	Site Type	Brownfield Site Opportunity



Planning history	Planning application ref: 13/01861/OUT for seeking means of access for up to 190 residential units, employment space, community facilities, public open space and ancillary services and facilities. Application still pending decision.		
Site information	The site has a small section within both the Green Belt and the Wolvercote Conservation Area. Partially within a Flood Risk Area, neighbours a Nature Conservation Area and SSSI (Wolvercote Meadows), adjacent to four Grade II Listed Structures. Allocated for residential purposes in the Sites and Housing Plan.		
Why we consider site has potential	Site is brownfield sequentially preferable, and developers have shown interest in developing the site for residential purposes, as shown through applying for residential development through the planning system. Area of development restricted by topography and policy designations.		
Site Size (ha)	7.33	Potential Density on site	25.9
Timescale	Short	Potential Site Capacity	190

Site Ref:	005	Name	Broadfield House, OX4 3LZ
City Council Ref:	082	Site Type	Prior Approval Application



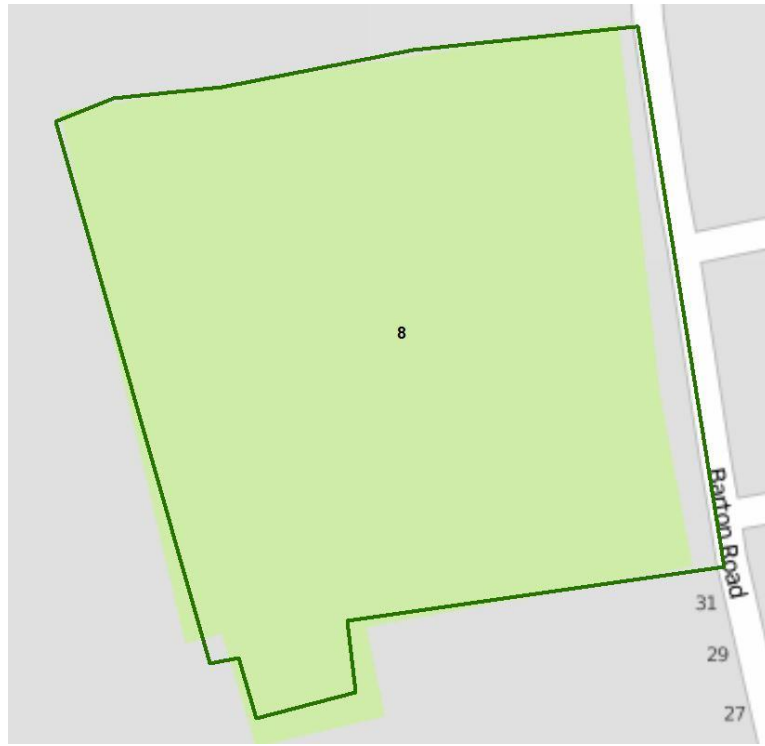
Planning history	13/02618/B56 Change of use from office (Use Class B1 (a)) to residential (Use Class C3) to provide 58 x self-contained flats (55 x 1-bed and 3 x 2-bed). Application now submitted for installation of new windows - Approved		
Site information	Existing offices which has been granted prior approval permission to be changed into residential units. A Key Employment Site, it would be covered by Article 4 direction protecting change of use from office to residential, but this not implemented until 28th March 2015.		
Why we consider site has potential	Prior Approval Granted and being implemented.		
Site Size (ha)	0.4	Potential Density on site	145dph
Timescale	Short	Potential Site Capacity	58

Site Ref:	007	Name	Sports Field William Morris Close, Temple Cowley, OX4 2SF
City Council Ref:	341	Site Type	Greenfield site



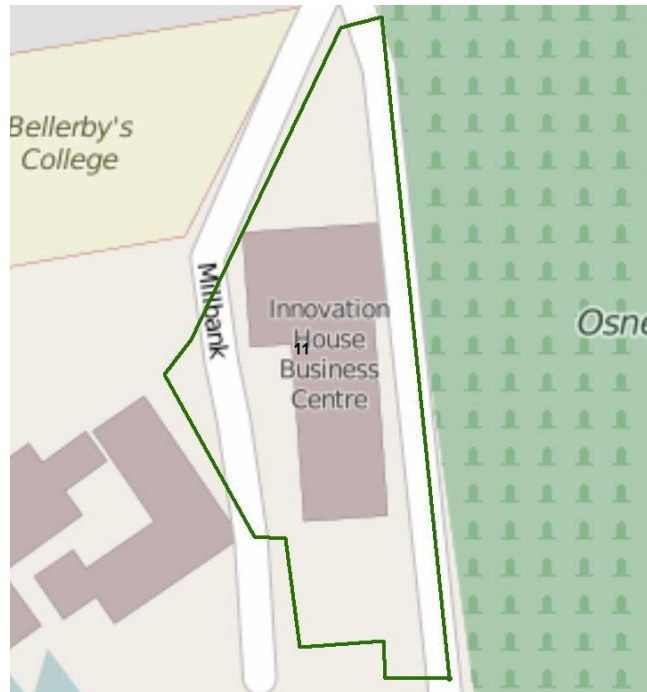
Planning history	Four applications refused, all incorporate a residential element. - 12/02967/FUL - 13/01096/FUL - 13/02500/OUT - 14/01670/OUT (Specific to the Car Park)		
Site information	Former Cricket pitch but now unused and fenced off, but covered by Protected Open Space SR.2 policy. Residential area, and adjacent to new residential schemes. Within Draft 2014 SHLAA as an accepted site		
Why we consider site has potential	Developer had submitted Residential Applications before, and continues to pursue development. Element of Open Space on site to be retained.		
Site Size (ha)	1.24	Potential Density on site	51.6
Timescale	Short	Potential Site Capacity	64

Site Ref:	008	Name	Barton Road, Cricket Ground, OX3 9JB
City Council Ref:	007	Site Type	Greenfield



Planning history	Planning application ref: 13/00631/FUL for Erection of 30 residential units (8 x 4 bed houses, 17 x 3 bed houses, 2 x 2 bed flats and 3 x 1 bed flats) together with access road, 51 car parking spaces, 60 cycle parking spaces, public open space and landscaping. - Approved		
Site information	Former Cricket Pitch. Site Allocated in the Sites and Housing Plan for residential purposes		
Why we consider site has potential	Site has received Planning Permission.		
Site Size (ha)	1.02	Potential Density on site	29.4dph
Timescale	Short	Potential Site Capacity	30

Site Ref:	011	Name	Innovation House, Mill Street, OX2 0HJ
City Council Ref:	086	Site Type	Prior Approval Application



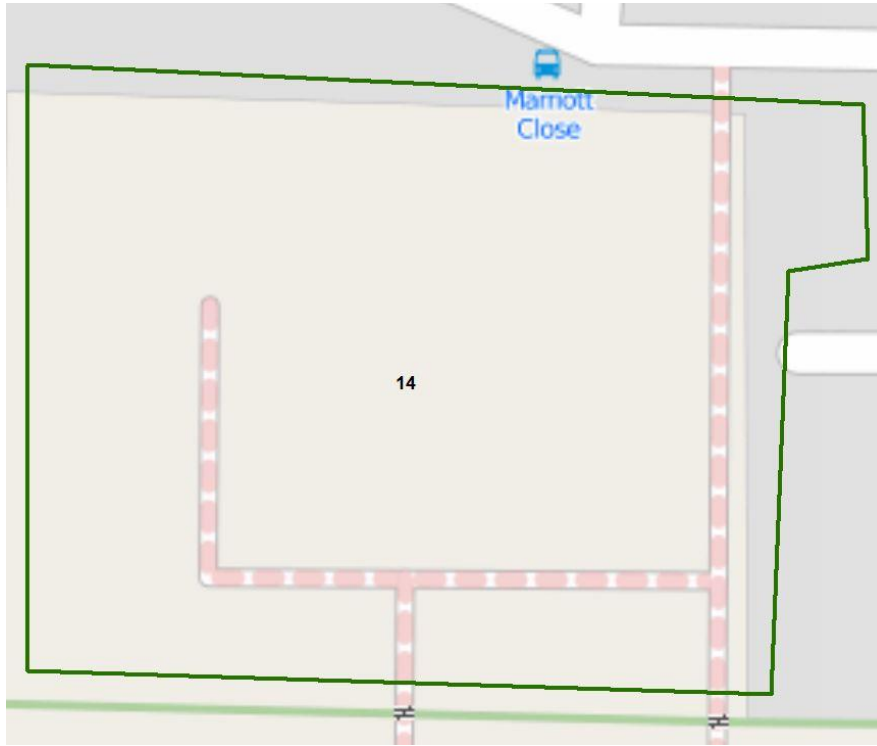
Planning history	13/01934/B56 - Application for prior approval for change of use from offices (use class B1(a)) to 16 x 1-bed and 11 x 2-bed flats (use class C3)		
Site information	Former Office development in City Centre area and Conservation Area.		
Why we consider site has potential	Prior approval required and permission granted		
Site Size (ha)	0.2	Potential Density on site	135dph
Timescale	Short	Potential Site Capacity	27

Site Ref:	013	Name	Sun Alliance House, 52 New Inn Hall Street, OX1 2DN
City Council Ref:	089	Site Type	Prior Approval Application



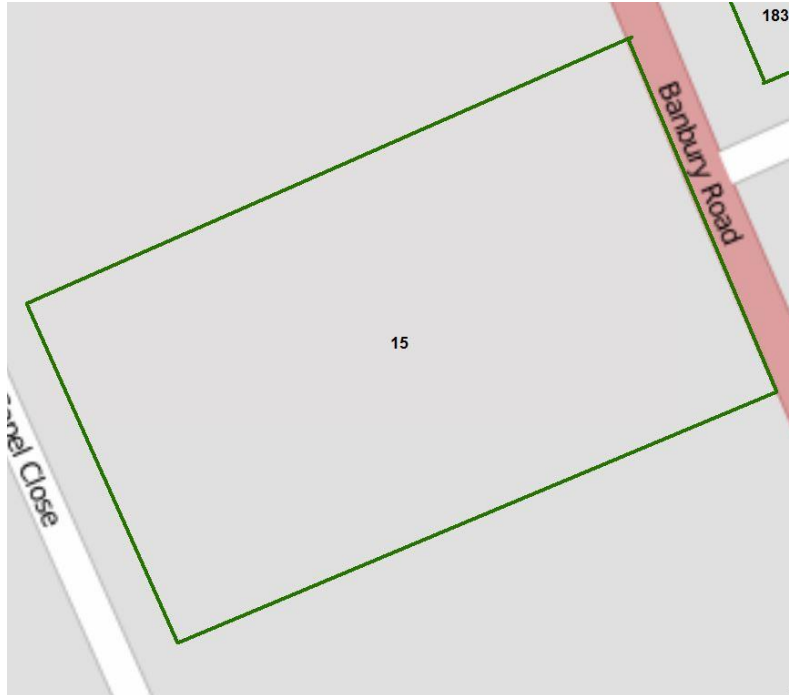
Planning history	14/00688/B56 - Change of use of first, second, third and fourth floors from office (Use Class B1(a)) to residential (Use Class C3) to provide 6 x studio units, 12 x 1-bed flats and 4 x 2-bed flats.		
Site information	Former Office development in City Centre area and Conservation Area.		
Why we consider site has potential	Prior approval required and permission granted		
Site Size (ha)	0.03	Potential Density on site	633dph
Timescale	Short	Potential Site Capacity	19

Site Ref:	014	Name	Elsfield Hall, 15-17 Elsfield Way, OX2 8EP
City Council Ref:	020	Site Type	Brownfield Site Opportunity




Planning history	13/03454/CT3 - Demolition of existing Cadets building. Erection of 17 residential units (6 x 3-bed houses, 1 x-3 bed flat, 10 x 2-bed flats), together with revised access, 35 residential car parking spaces, cycle parking, bin stores, community garden/play area, landscaping and re-location and consolidation of office car parking. Change of use of existing office building to Cadets use - Approved		
Site information	This site is allocated for residential and employment in the Sites and Housing Plan and has been approved through the planning process.		
Why we consider site has potential	Mixed Use site which already has Planning Approval for 17 units.		
Site Size (ha)	0.76	Potential Density on site	22.4dph (as part of Mixed Use Development)
Timescale	Short	Potential Site Capacity	17

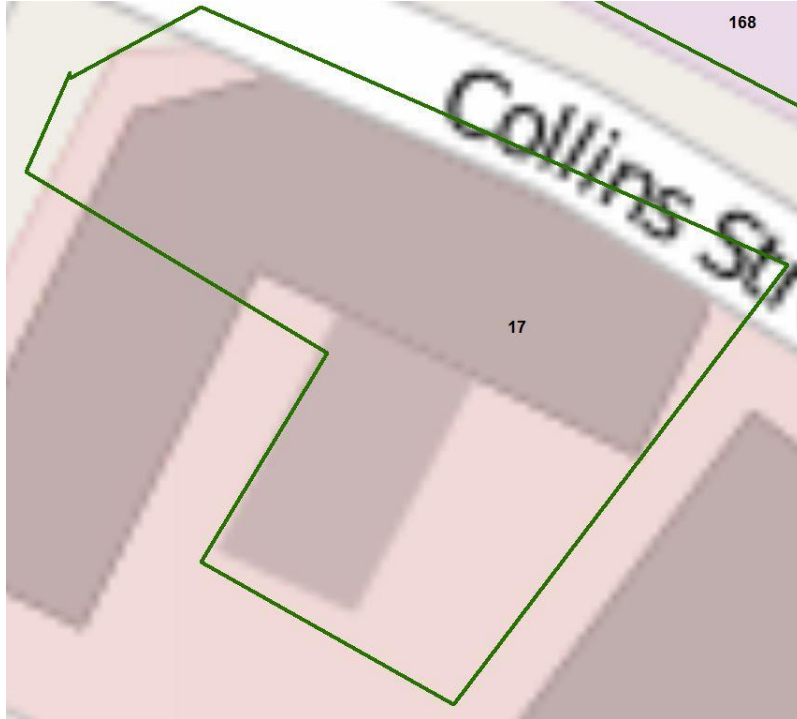
Site Ref:	015	Name	333 Banbury Road, OX2 7PL
City Council Ref:	093	Site Type	Brownfield Site Opportunity



Planning history	13/01319/FUL - Demolition of modern extension to 333 Banbury Road and change of use of original house to form 4 x 2-bed flats, plus new 2 storey extension to form 2 x 3-bed houses. Erection of terrace of 5 x 5-bed and 6 x 3-bed flats on 3 and 4 levels with access from Capel Close. Provision of 33 car parking spaces, cycle parking and landscaped garden - Refused		
Site information	Existing building on site. No known constraints. Site accepted in Draft 2014 SHLAA for 17 units.		
Why we consider site has potential	Principle of residential accepted through previous planning application. Reasons for refusal are not prohibitive to the site coming forward.		
Site Size (ha)	0.52	Potential Density on site	32.7dph
Timescale	Short	Potential Site Capacity	17

Site Ref:	016	Name	Canterbury House, Riveria House, Adams House, OX4 2FQ
City Council Ref:	343	Site Type	Prior Approval Application
			
Planning history	13/02673/B56 - Change of use from office (Use Class B1 (a)) to residential (Use Class C3) to provide 16 dwellings (3 x 1-bed and 13 x 2-bed) - Approved on appeal.		
Site information	Existing office development with no known constraints.		
Why we consider site has potential	Prior approval required and permission granted.		
Site Size (ha)	0.17	Potential Density on site	94.1dph
Timescale	Short	Potential Site Capacity	16

Site Ref:	017	Name	Hooper House 3 Collins Street Oxford OX4 1XS
City Council Ref:	085	Site Type	Prior Approval Application



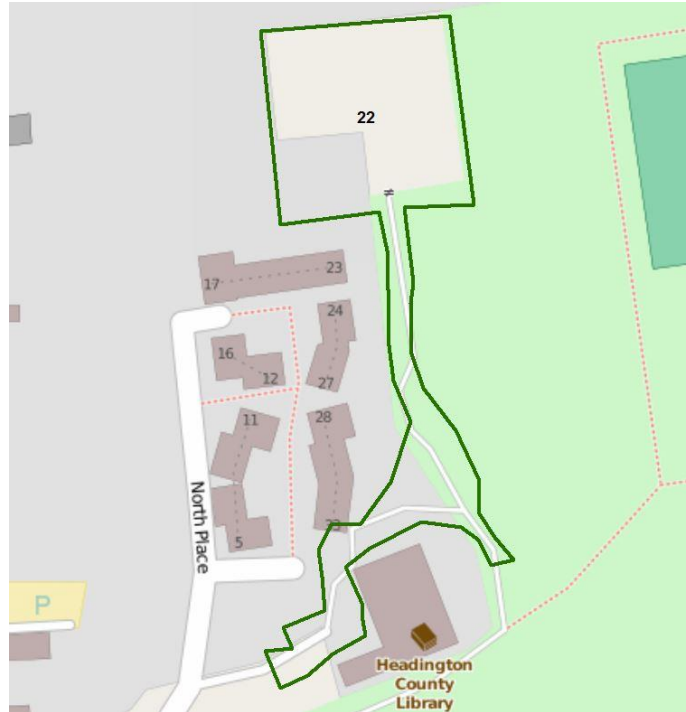
Planning history	13/02480/B56 - Change of use first and second floors from offices (Use Class B1 (a)) to residential (Use Class C3) to provide 14 x self-contained studio flats (Use Class C3) - Approved		
Site information	Existing office development with no known constraints.		
Why we consider site has potential	Prior approval required and permission granted.		
Site Size (ha)	0.05	Potential Density on Site	280dph
Timescale	Short	Potential Site Capacity	14

Site Ref:	018	Name	Site of 1-30 Bradlands, Mill Lane Oxford Oxfordshire OX3 0QQ
City Council Ref:	088	Site Type	Brownfield Site Opportunity



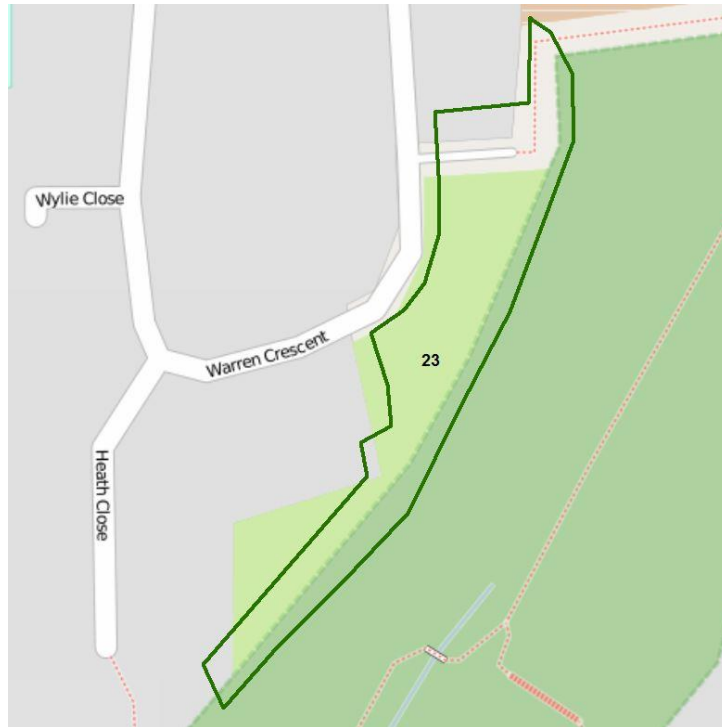
Planning history	12/01116/CT3 - Demolition of existing buildings. Erection of 3 storey sheltered accommodation comprising 49 flats with ancillary communal space and facilities. - Approved		
Site information	Existing development on site contains 30 units. Redevelopment of site will only provide a net increase of 19 units.		
Why we consider site has potential	Site has already been through the planning system and has planning approval for 19 units.		
Site Size (ha)	0.42	Potential Density on site	95.2dph
Timescale	Short	Potential Site Capacity	40 (Net of 19 units)

Site Ref:	022	Name	Oxford City Depot, Bury Knowle Park, OX3 9HZ
City Council Ref:	083	Site Type	Brownfield Site Opportunity



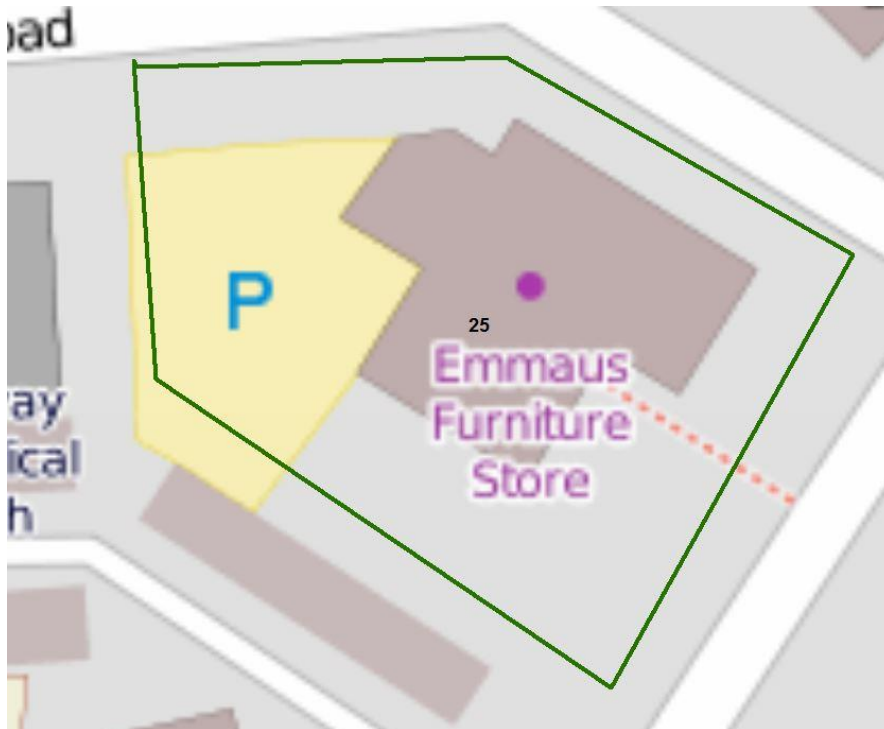
Planning history	13/01814/CT3 - Erection of 2 x 1-bed, 7 x 2-bed and 1 x 3-bed residential units (use class C3) in 3 blocks arranged around central courtyard, together with covered cycle and bin stores, and landscaping - Approved		
Site information	Existing City Council Depot. Within a Conservation Area, and near to two Grade II Listed Structures, but has already been approved through the planning system		
Why we consider site has potential	Site has already been through the planning system and has planning approval for 10 units.		
Site Size (ha)	0.27	Potential Density on site	37dph
Timescale	Short	Potential Site Capacity	10

Site Ref:	023	Name	Land East of Warren Crescent, OX3 7NQ
City Council Ref:	064	Site Type	Greenfield



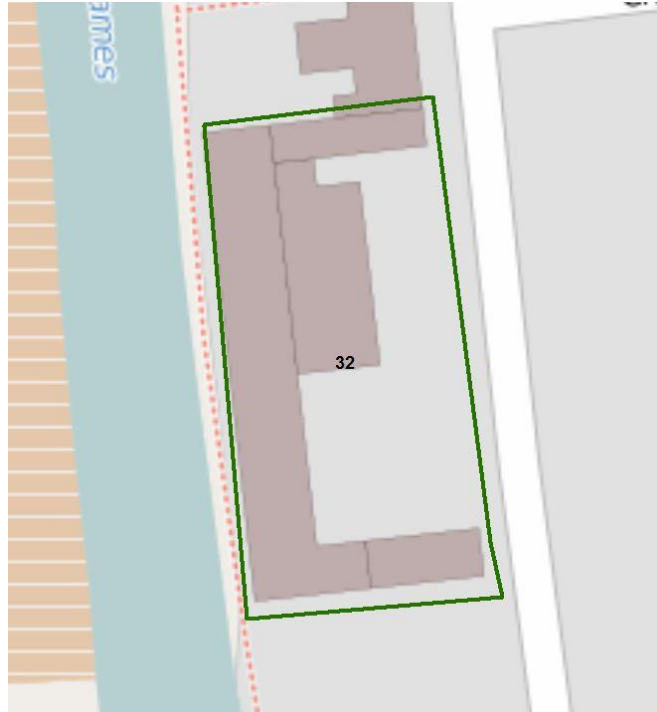
Planning history	13/01555/CT3 - Erection of 10 x 3-bed dwellings (use class C3) together with associated car parking, cycle and bin storage. Diversion of public footpath – Pending Decision but minded to grant pending CIL agreement.		
Site information	Adjacent to local nature reserve and adjacent to Lye Valley SSSI, but site has been through planning system, and principle of residential approved. Allocated in Sites and Housing Plan for residential use.		
Why we consider site has potential	Site has already been through the planning system and is minded to grant for 10 units.		
Site Size (ha)	0.29	Potential Density on site	34.5
Timescale	Short	Potential Site Capacity	10

Site Ref:	025	Name	Former Community Centre Westlands Drive Oxford Oxfordshire OX3 9QY
City Council Ref:	090	Site Type	Brownfield Site Opportunity



Planning history	12/03281/FUL - Demolition of existing building. Erection of 21 flats (14 x 1-bed, 7 x 2-bed) on 3 floors, together with 21 car parking spaces, 56 cycle spaces and landscaping - Approved		
Site information	Existing building on site. No known constraints.		
Why we consider site has potential	Site has already been accepted through the planning system for 21 units.		
Site Size (ha)	0.18	Potential Density on site	116.7dph
Timescale	Short	Potential Site Capacity	21

Site Ref:	032	Name	Avis Rent-a-Car, OX2 0AD
City Council Ref:	005	Site Type	Brownfield Site Opportunity



Planning history	13/01376/FUL - Demolition of existing buildings. Erection of 9 x 3 storey, 4 bed dwelling houses – Refused and appeal dismissed.		
Site information	Brownfield former Car rental building. Within a central and sustainable location, covered by City Centre Archaeological Area, Transport Central Area and High Building Area policies		
Why we consider site has potential	Refused and Appeal Dismissed for 9 units on slightly smaller portion of the site. Inspector indicated that a scheme of up to 12 units could be accepted in principle with a better mix of units.		
Site Size (ha)	0.32	Potential Density on site	37.5dph
Timescale	Short	Potential Site Capacity	12

Site Ref:	135	Name	"Banbury Road Sites"
City Council Ref:	006	Site Type	Brownfield Site Opportunity



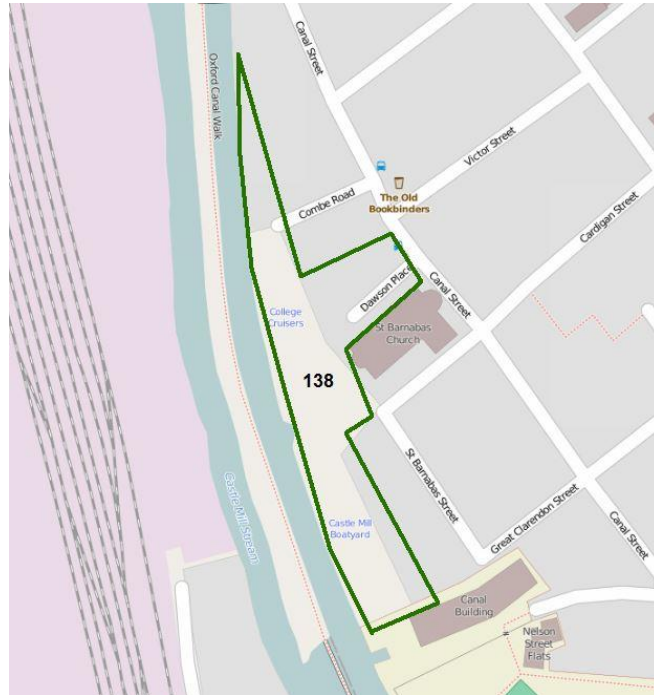
Planning history	No noteworthy planning applications in last 5 years.		
Site information	Site incorporates 5 Grade II Listed Structures, within Conservation Area and Transport Central Area,		
Why we consider site has potential	Site is allocated for residential in the Site and Housing Plan, and it is known the University is willing to progress. Listed structures on site limit density and potential capacity, and University will retain part of the site for academic purposes.		
Site Size (ha)	3.12	Potential Density on site	13.5dph (As part of a mix of uses)
Timescale	Medium	Potential Site Capacity	42

Site Ref:	137	Name	BT Site, Hollow Way
City Council Ref:	010	Site Type	Brownfield Site Opportunity



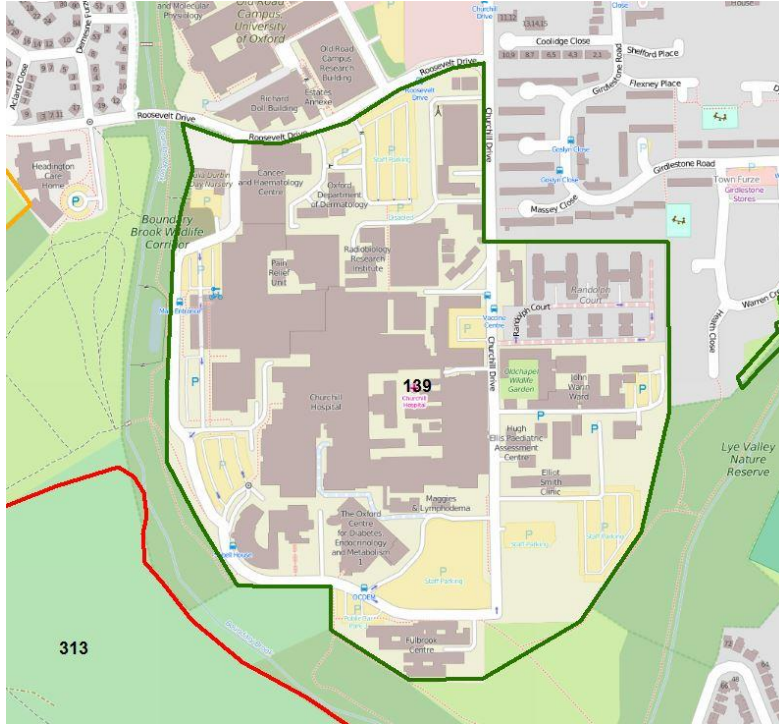
Planning history	No planning application in the last 5 years.		
Site information	Covered by Policy SP6 in Sites and Housing document, and residential use is acceptable. Site acknowledged as having historic interest (building of military heritage), and is on the Council's Live Candidate List for the Heritage Asset Register.		
Why we consider site has potential	Brownfield site in residential area, and allocation for residential, time dependant on current user relocation.		
Site Size (ha)	1.59	Potential Density on site	50.9dph
Timescale	Medium	Potential Site Capacity	81

Site Ref:	138	Name	Canalside Land
City Council Ref:	011	Site Type	Brownfield Site Opportunity



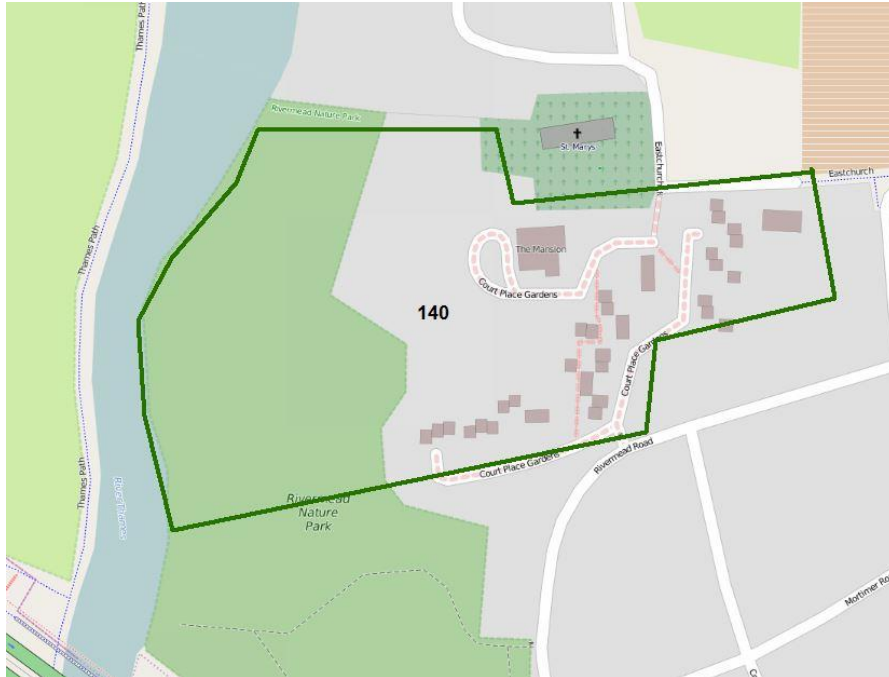
Planning history	14/01441/FUL - Demolition of various structures on an application site including former garages and workshops. Erection of 22 residential units (consisting of 1 x 2 bed, 13 x 3 bed and 1 x 4 bed houses, plus 3 x 1 bed and 4 x 2 bed flats), together with new community centre, restaurant, boatyard, public square, winding hole and public bridge across the Oxford Canal. Demolition of existing rear extension and erection of two storey extension to Vicarage at 15 St. Barnabas Street and ramped access to church entrance. – Pending Decision		
Site information	Site within a Transport District Area, a High Building Area (HE.9), and within Conservation Area, and adjacent to a Grade I Listed Structure.		
Why we consider site has potential	Allocated for residential in the Sites and Housing Plan and site being progressed through the planning system.		
Site Size (ha)	0.48	Potential Density on site	45.8 (as part of a mixed use scheme)
Timescale	Short	Potential Site Capacity	22

Site Ref:	139	Name	Churchill Hospital and Ambulance Resource Centre
City Council Ref:	012	Site Type	Brownfield Site Opportunity



Planning history	Planning application (Ref: 14/01494/FUL) submitted for a section of hospital for demolition and redevelopment of building for hospital use.		
Site information	Site covered by Sites and Housing Policy SP8, which deemed Primary land use will be for healthcare, but they are looking to increase density of hospital rather than maintain single storey facilities residential as acceptable, but not to dominate any redevelopment. Adjacent to Lye Valley SSSI		
Why we consider site has potential	Landowner is producing a masterplan for the site, and will supply planning applications in stages for various parts of the site, including residential.		
Site Size (ha)	22.74	Potential Density on site	6dph (As part of a healthcare-led redevelopment)
Timescale	Medium	Potential Site Capacity	136

Site Ref:	140	Name	Court Place Gardens
City Council Ref:	013	Site Type	Brownfield Site Opportunity



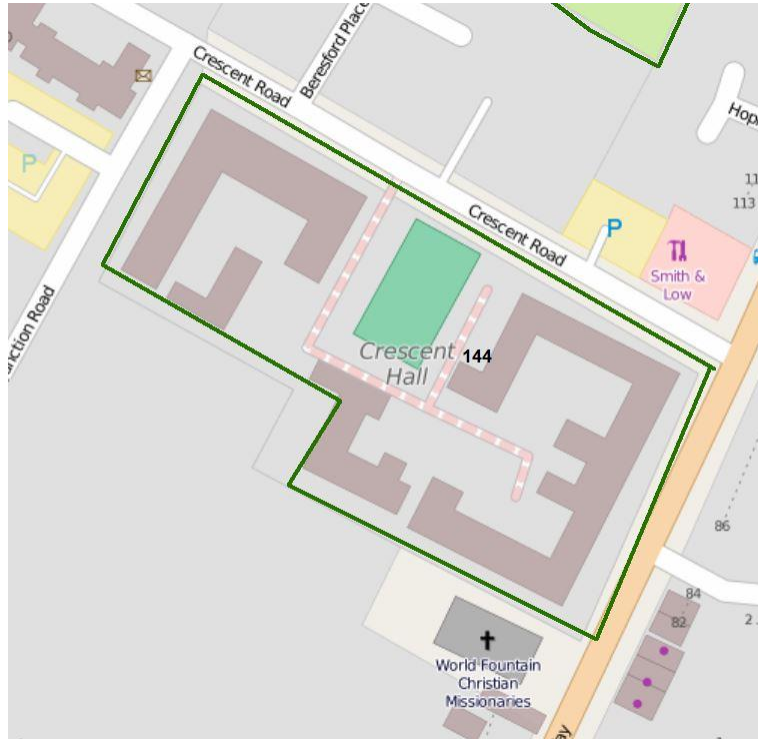
Planning history	No planning application in the last 5 years.		
Site information	Site is adjacent to Nature Conservation Area, adjacent to Iffley Meadows SSSI, and within Conservation Area. Site contains Grade II Listed Structures, and adjacent to Grade I Listed Structure. Part of the site also within Flood Zone 3b.		
Why we consider site has potential	Site is allocated for residential in the Sites and Housing Plan. Density reduced due to Flood Zone 3b and Listed buildings.		
Site Size (ha)	3.4	Potential Density on site	24.1dph
Timescale	Short	Potential Site Capacity	82

Site Ref:	142	Name	Cowley Community Centre
City Council Ref:	015	Site Type	Brownfield Site Opportunity



Planning history	12/03278/FUL - Submission of amended proposals: Erection of 4 storey building comprising community centre (215 sq.m), retail and workshop unit (Emmaus) on ground floor together with 40 "car-free" residential flats (19 x 1-bed, 21 x 2-bed). Provision of 3 x customer car parking spaces and 3 x delivery spaces to serve Emmaus, 2 x car club parking spaces and 3 x disabled car parking spaces. Includes 100 cycle parking spaces, bin storage new free-standing bus stop and associated landscaping works - Approved		
Site information	No known constraints		
Why we consider site has potential	Site allocated for residential in Sites and Housing Plan, and has already been approved through the planning system.		
Site Size (ha)	0.26	Potential Density on site	153.8dph
Timescale	Short	Potential Site Capacity	40

Site Ref:	144	Name	Crescent Hall
City Council Ref:	017	Site Type	Brownfield Site Opportunity



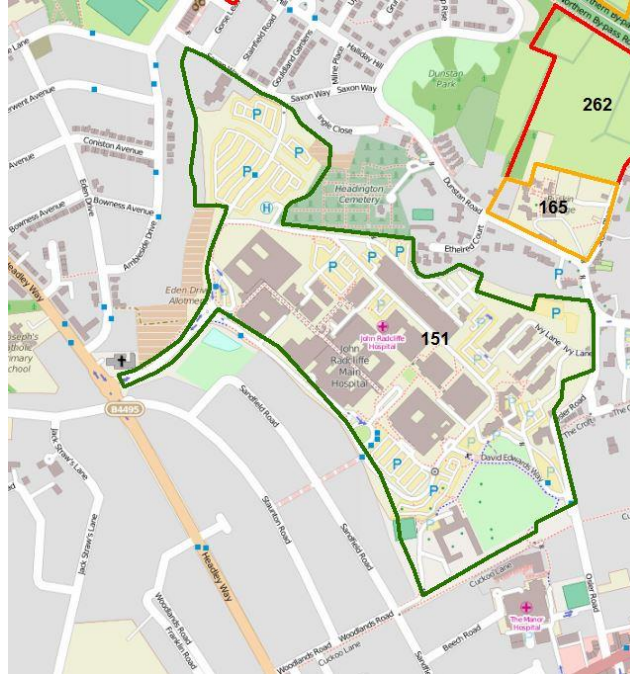
Planning history	No planning applications in last 5 years		
Site information	Existing building on site and in use. Adjacent to Conservation Area. Owned by Oxford Brookes University.		
Why we consider site has potential	Brownfield site in a residential area, should be sequentially preferable to greenfield development. Retain open area of land on site.		
Site Size (ha)	0.96	Potential Density on site	50dph
Timescale	Medium	Potential Site Capacity	48

Site Ref:	145	Name	Diamond Place and Ewert House
City Council Ref:	018	Site Type	Brownfield Site Opportunity



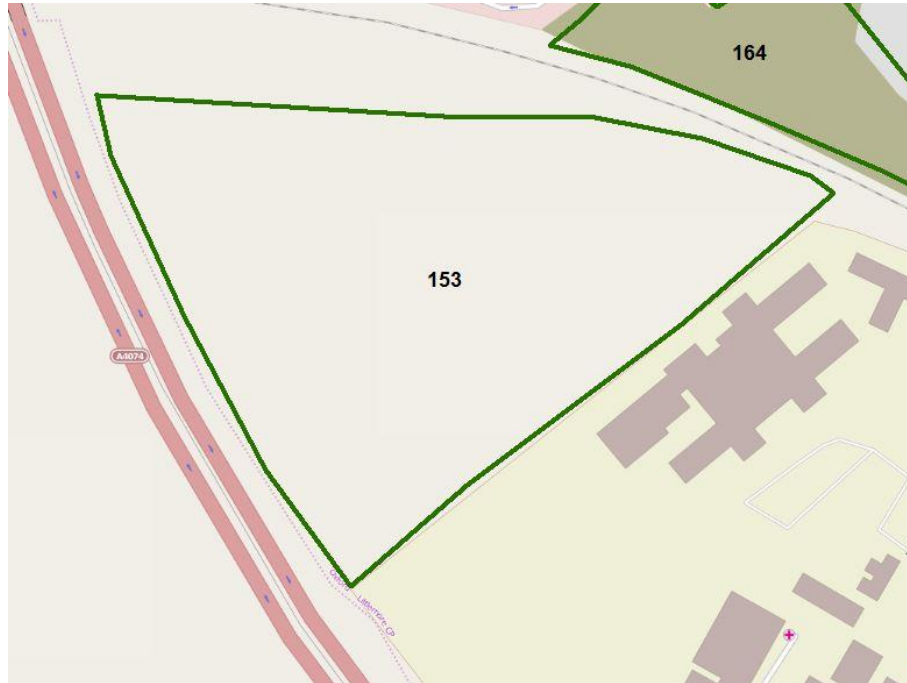
Planning history	No planning applications in the last five years		
Site information	Existing development within District Centre and Transport District Centre		
Why we consider site has potential	Allocation includes for residential in the Sites and Housing Plan. Part of a mixed use development in District Centre		
Site Size (ha)	1.73	Potential Density on site	57.8dph (As part of a mix of uses)
Timescale	Medium	Potential Site Capacity	100

Site Ref:	151	Name	John Radcliffe Hospital Site
City Council Ref:	027	Site Type	Brownfield Site Opportunity



Planning history	No noteworthy applications in last 5 years.		
Site information	Part falls within Conservation Area and Transport District Area. Contains and adjacent to Grade II Listed Buildings		
Why we consider site has potential	Landowner is producing a masterplan for the site, and will supply planning applications in stages for various parts of the site, including residential.		
Site Size (ha)	27.75	Potential Density on site	6dph (as part of healthcare led redevelopment)
Timescale	Medium	Potential Site Capacity	167

Site Ref:	153	Name	Land North Littlemore Mental Health Centre
City Council Ref:	029	Site Type	Greenfield



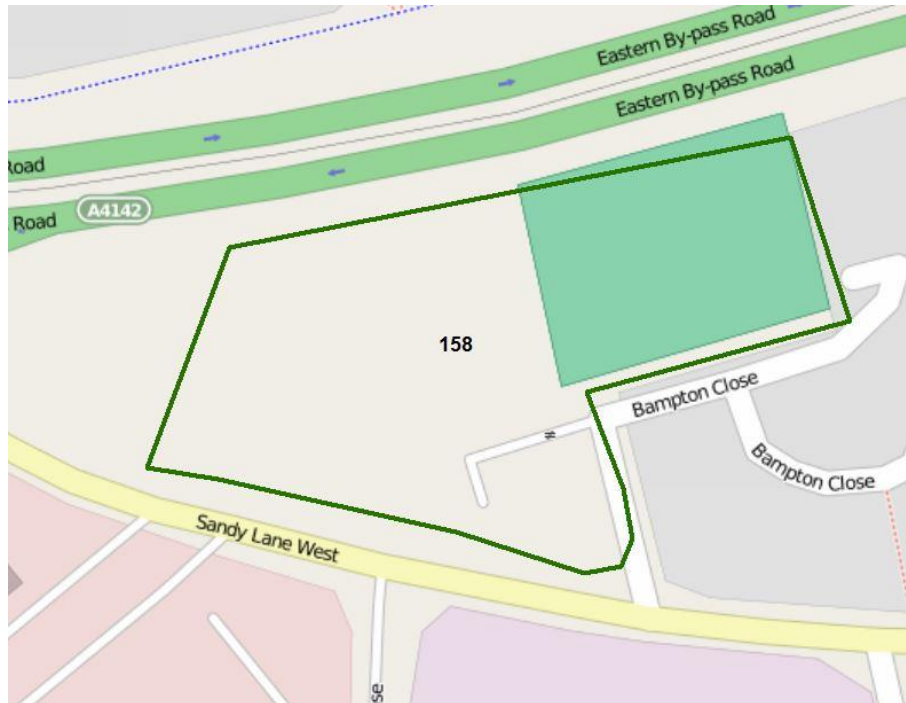
Planning history	12/02848/OUT - Outline application (fixing access) for up to 140 residential units together with 258 car parking spaces, 356 cycle parking spaces, landscaping and open space - Approved		
Site information	Vacant land, Adjacent to Littlemore Railway Cutting SSSI		
Why we consider site has potential	Allocation includes for residential in the Sites and Housing Plan. Site has already been approved through the planning process		
Site Size (ha)	3.72	Potential Density on site	37.6dph
Timescale	Short	Potential Site Capacity	140

Site Ref:	155	Name	Littlemore Park
City Council Ref:	034	Site Type	Greenfield



Planning history	No applications in the last 5 years, previous applications pre-2000 for Science Park expansions not implemented.		
Site information	Adjacent to Grade II Listed Structure, and part within Flood Zone 3b. Looks to be former sports grounds within former Littlemore Hospital grounds		
Why we consider site has potential	Covered by Sites and Housing DPD Policy SP30 for employment, but accepts residential use acceptable providing equivalent employment use found elsewhere.		
Site Size (ha)	5.29	Potential Density on site	62.9dph
Timescale	Medium/Long	Potential Site Capacity	333

Site Ref:	158	Name	Northfield Hostel, Sandy Lane West
City Council Ref:	039	Site Type	Mix of Brownfield and Greenfield



Planning history	No applications in the last 5 years.		
Site information	Existing development which incorporating open space, and is currently used by pupils of Northfield School.		
Why we consider site has potential	Allocation includes for residential in the Sites and Housing Plan and has no constraints other than current occupiers. An element of Open Space to be retained.		
Site Size (ha)	0.7	Potential Density on site	50dph
Timescale	Medium	Potential Site Capacity	35

Site Ref:	159	Name	Northway Centre, Dora Carr Close, Oxford OX3 9RF
City Council Ref:	041	Site Type	Brownfield Site Opportunity



Planning history	12/03280/FUL - Demolition of existing buildings. Erection of 47 residential units (14 x 1-bed, 14 x 2-bed, 15 x 3-bed, 4 x 4-bed) plus community centre in 5 blocks on 2, 3 and 4 levels. Provision of 79 car parking spaces, 102 cycle parking spaces and landscaping. Relocation of hard play court, provision of newt pond, wetland habitat, Aunt Sally court, outdoor seating for the social club and playing field terrace. Amended ridge heights of terraced houses and provision of foul water drainage system comprising on site-storage and flow-control device - Approved		
Site information	No known constraints.		
Why we consider site has potential	Allocation includes for residential in the Sites and Housing Plan and site has already been approved through the planning system.		
Site Size (ha)	0.78	Potential Density on site	60dph
Timescale	Short	Potential Site Capacity	47

Site Ref:	161	Name	Oxford Brookes University Gipsy Lane campus
City Council Ref:	045	Site Type	Brownfield Site Opportunity



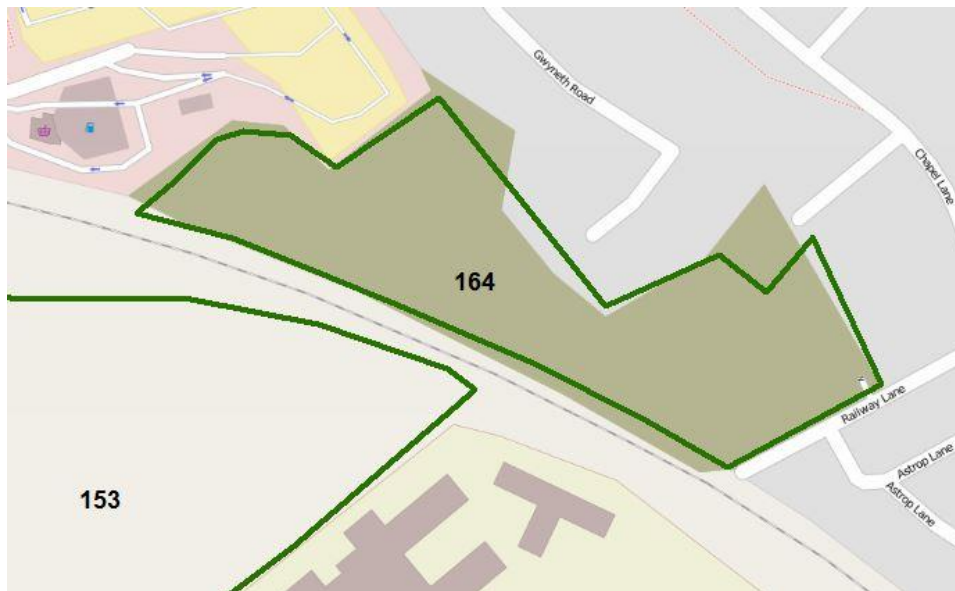
Planning history	Numerous applications concerning the redevelopment of University facilities.		
Site information	Existing Oxford Brookes University Campus. Within a Conservation Area.		
Why we consider site has potential	Previously Developed Land, allocated for residential in the Sites and Housing Plan. Potential for some housing during Campus redevelopment.		
Site Size (ha)	4.95	Potential Density on site	6dph (As part of academic led redevelopment)
Timescale	Short	Potential Site Capacity	30

Site Ref:	163	Name	Paul Kent Hall, James Wolfe Road
City Council Ref:	050	Site Type	Brownfield Site Opportunity



Planning history	No applications in the last 5 years.		
Site information	Existing building currently in use by Oxford Brookes University. No known constraints.		
Why we consider site has potential	Previously developed land and allocated for residential in the Sites and Housing Plan.		
Site Size (ha)	0.72	Potential Density on site	48.6dph
Timescale	Medium	Potential Site Capacity	35

Site Ref:	164	Name	Railway Lane
City Council Ref:	052	Site Type	Predominantly Brownfield Site Opportunity



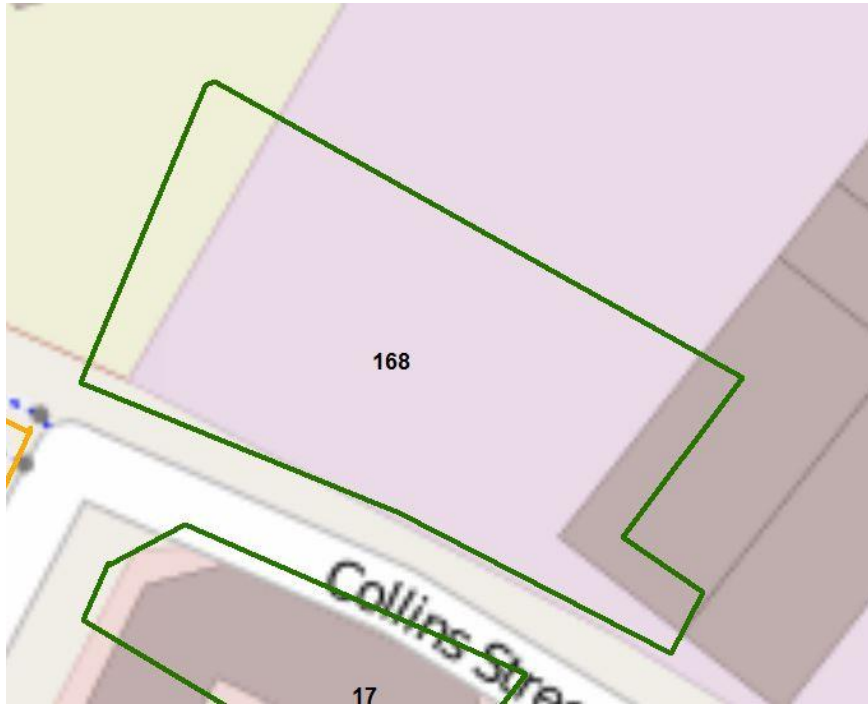
Planning history	No applications in the last 5 years		
Site information	Adjacent to Conservation Area and to a Grade II Listed Structure and also adjacent to Littlemore Railway Cutting SSSI		
Why we consider site has potential	Looks like an obvious infill site and is currently vacant, but caution over proximity to railway line and setting of Conservation Area. The desire from the landowner is to develop for residential use, but will require a percentage of Open Space.		
Site Size (ha)	0.97	Potential Density on site	51.5dph
Timescale	Long	Potential Site Capacity	50

Site Ref:	166	Name	South Parks Depot
City Council Ref:	056	Site Type	Brownfield Site Opportunity



Planning history	No applications in the last 5 years.		
Site information	Site falls within a Conservation Area, and surrounded by Nature Conservation Area. Site also contains a Grade II Listed Building		
Why we consider site has potential	Allocation includes for residential in the Sites and Housing Plan.		
Site Size (ha)	0.22	Potential Density on site	50dph
Timescale	Medium	Potential Site Capacity	11

Site Ref:	168	Name	Travis Perkins
City Council Ref:	060	Site Type	Brownfield Site Opportunity



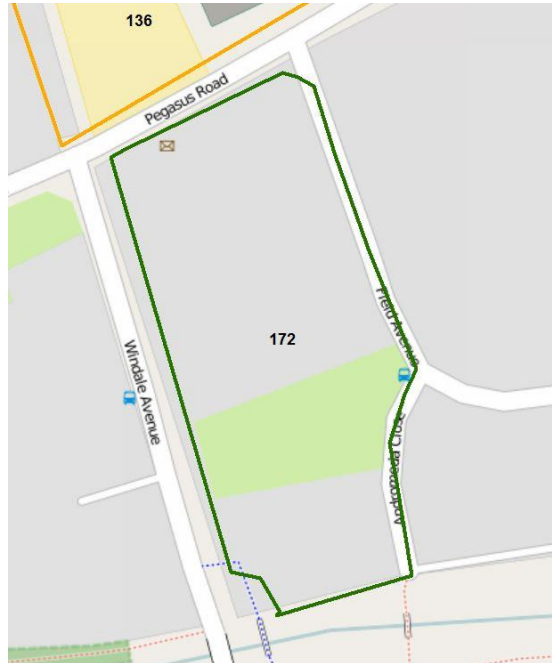
Planning history	14/01273/OUT Demolition of existing building. Outline application (seeking approval of access, appearance, layout and scale) for the erection of new building on 4 levels consisting of Class B1 offices on ground floor and 17 x 1-bed and 14 x 2-bed flats at upper levels. Provision of cycle and bin stores plus communal garden area – Pending Decision		
Site information	North of site has permission for student accommodation, and the whole site was allocated for student accommodation/residential in the Sites and Housing Plan. Site is a Key Employment Site, part within View Cone. Site would be covered by Article 4 Direction if it is implemented in March 2015. The existing planning application would see employment stay as part of the site.		
Why we consider site has potential	Vacant brownfield site currently being pursued through the planning process. Allocated for residential		
Site Size (ha)	0.72	Potential Density on site	43.1dph
Timescale	Short	Potential Site Capacity	31

Site Ref:	171	Name	West Wellington Square
City Council Ref:	065	Site Type	Brownfield Site Opportunity



Planning history	No noteworthy application in last 5 years.		
Site information	Site falls within a Conservation Area, Transport Central Area, and High Building Area. Existing Buildings on site are to remain.		
Why we consider site has potential	Constrained site and existing uses to remain therefore capacity is limited.		
Site Size (ha)	0.88	Potential Density on site	14.8dph
Timescale	Short	Potential Site Capacity	13

Site Ref:	172	Name	Windale House
City Council Ref:	066	Site Type	Predominantly Brownfield Site Opportunity



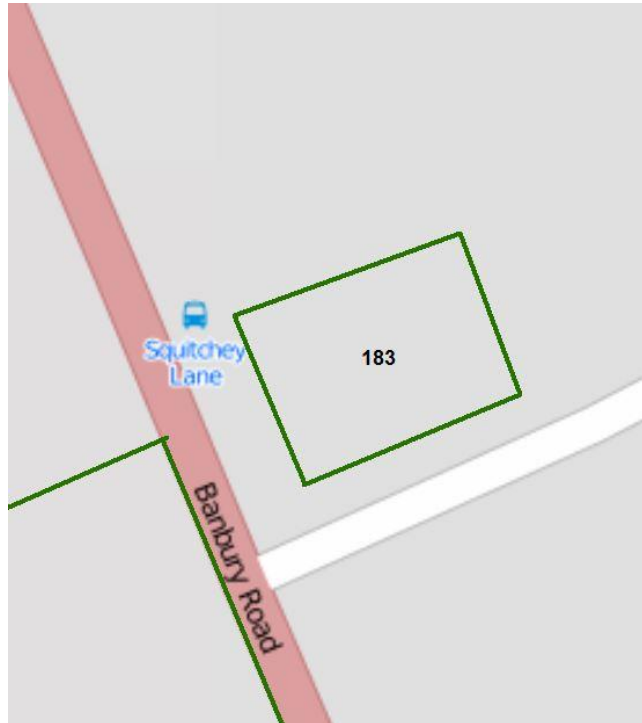
Planning history	No planning applications in the last 5 years		
Site information	Existing Care facility, which would need relocating should site be developed for residential. Part of the site located in Flood Zone 3b.		
Why we consider site has potential	Site allocation includes for residential and Care Home in the Sites and Housing Plan. Further assessment require to determine exact Flood Risk.		
Site Size (ha)	0.77	Potential Density on site	51.9dph
Timescale	Medium	Potential Site Capacity	40

Site Ref:	181	Name	Summer Fields School Playing Fields
City Council Ref:	125	Site Type	Greenfield



Planning history	No applications in the last 5 years.		
Site information	School athletics grounds, Protected Open Space SR.2. Within Transport District Area.		
Why we consider site has potential	Adjacent to Summertown Safeguarded land. Replacement sports provision could be provided in Safeguarded land development to allow for development. And landowner has expressed a willingness to develop. Unlikely to come forward for development prior to Summertown Safeguarded site progressing.		
Site Size (ha)	1.38	Potential Density on site	77.5dph
Timescale	Medium	Potential Site Capacity	107

Site Ref:	183	Name	376 Banbury Road
City Council Ref:	094	Site Type	Brownfield Site Opportunity



Planning history	11/03008/FUL - Demolition of existing building. Proposed erection of 4 storey building providing 3x3 bed, 4x2 bed and 2x1 bed flats. Provision of parking for 9 cars, cycle and bin storage, access from Hernes Road - Withdrawn		
Site information	No known constraints		
Why we consider site has potential	Brownfield site with no known constraints and the landowner has expressed a willingness to develop.		
Site Size (ha)	0.09	Potential Density on site	133.3dph
Timescale	Short	Potential Site Capacity	12

Site Ref:	185	Name	Scrap Yard
City Council Ref:	097	Site Type	Brownfield Site Opportunity



Planning history	No planning applications in the last 5 years.		
Site information	Adjacent to the Green Belt, and adjacent to an area of Flood Risk. Currently occupied and would require relocation.		
Why we consider site has potential	Relocation of Scrap Yard makes this site a longer term option but brownfield site with no known constraints other than respecting the setting of the Green Belt. Element of Open Space to be retained on site.		
Site Size (ha)	1.43	Potential Density on site	49dph
Timescale	Medium	Potential Site Capacity	70

Site Ref:	186	Name	Workshops Lanham Way
City Council Ref:	098	Site Type	Brownfield Site Opportunity



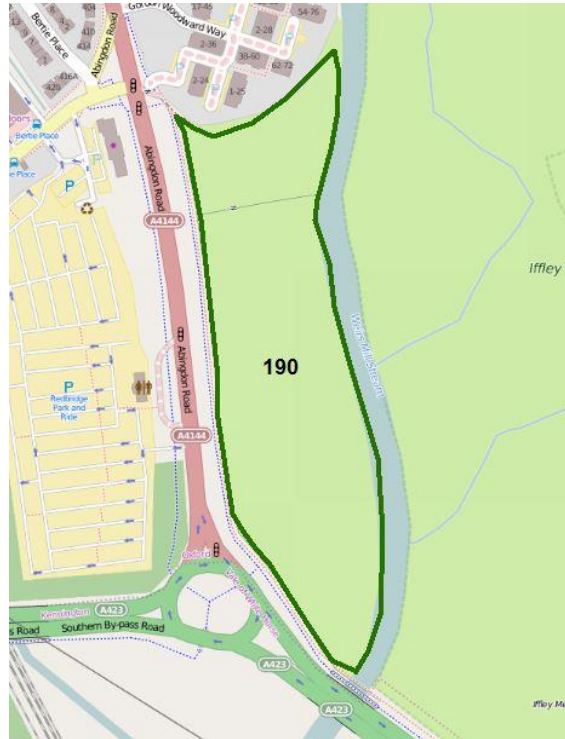
Planning history	No planning applications in last 5 years.		
Site information	Site borders a Conservation Area. Constraints limited to tight boundary and access		
Why we consider site has potential	Existing vacant brownfield site, and being promoted by the landowner Oxfordshire County Council for residential use.		
Site Size (ha)	0.24	Potential Density on site	50dph
Timescale	Short	Potential Site Capacity	12

Site Ref:	187	Name	Grandpont Car Park
City Council Ref:	106	Site Type	



Planning history	No noteworthy applications in last 5 years.		
Site information	Site is surrounded by Protected Open Space, and is within a High Building Area and Transport Central Area. Known potential land contamination issues, and part of the site is within a Flood Risk Zone.		
Why we consider site has potential	Site is currently in use, but brownfield land, and Oxfordshire County Council are willing to develop for residential. Flood Risk Zone restricts development potential.		
Site Size (ha)	0.44	Potential Density on site	68.2dph
Timescale	Long	Potential Site Capacity	30

Site Ref:	190	Name	Green Belt land east of Redbridge Park and Ride
City Council Ref:	113	Site Type	Greenfield



Planning history	No planning applications in last 5 years.		
Site information	Green Belt land, eastern part is a potential flood risk. Adjacent to Iffley Meadows SSSI.		
Why we consider site has potential	Site does not meet the 5 purposes of the Green Belt, and should be officially removed following a formal Green Belt Review. Flood Risk to be properly assessed to ensure it does not impact on capacity.		
Site Size (ha)	3.64	Potential Density on site	54dph
Timescale	Long	Potential Site Capacity	197

Site Ref:	193	Name	Slade House
City Council Ref:	124	Site Type	Brownfield Site Opportunity



Planning history	No noteworthy applications in last 5 years.		
Site information	Site is near to Brasenose Wood and Shotover Hill SSSI. Landowner (Oxfordshire Learning Disability NHS?) has historic interest in developing the site.		
Why we consider site has potential	Large Brownfield land which is not protected for employment uses. Site may require an element of Open Space on site.		
Site Size (ha)	1.68	Potential Density on site	51.2dph
Timescale	Medium	Potential Site Capacity	86

Site Ref:	195	Name	Land at Jowett Walk
City Council Ref:	345	Site Type	Brownfield Site Opportunity



Planning history	No noteworthy applications in last 5 years.		
Site information	Within a Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area and near to Magdalen Grove SSSI. Tight physical constraints due to existing boundaries and highway.		
Why we consider site has potential	Area of spare land, tight physical constraints, suitable for car-free development.		
Site Size (ha)	0.13	Potential Density on site	76.9dph
Timescale	Medium	Potential Site Capacity	10

Site Ref:	196	Name	Former Bartlemas Nursery School
City Council Ref:	346	Site Type	Brownfield Site Opportunity



Planning history	09/02658/FUL - Demolition of existing buildings. Erection of two single storey buildings (with accommodation in roof space) and erection of a two storey building (with accommodation in roof space) to provide student accommodation for Oriel College comprising 31 study bedrooms, bin and cycle storage; including alterations to watercourse. (Amended plan). Additional tree information and new layout drawings to different scale – Refused and appeal dismissed.		
Site information	Site is within Conservation Area, and part within View Cone. The previous student accommodation application was refused and dismissed at appeal due to its perceived impact on the historic environment.		
Why we consider site has potential	Former Nursery buildings, available for development, but sensitive location within Conservation Area.		
Site Size (ha)	0.26	Potential Density on site	50dph
Timescale	Short	Potential Site Capacity	13