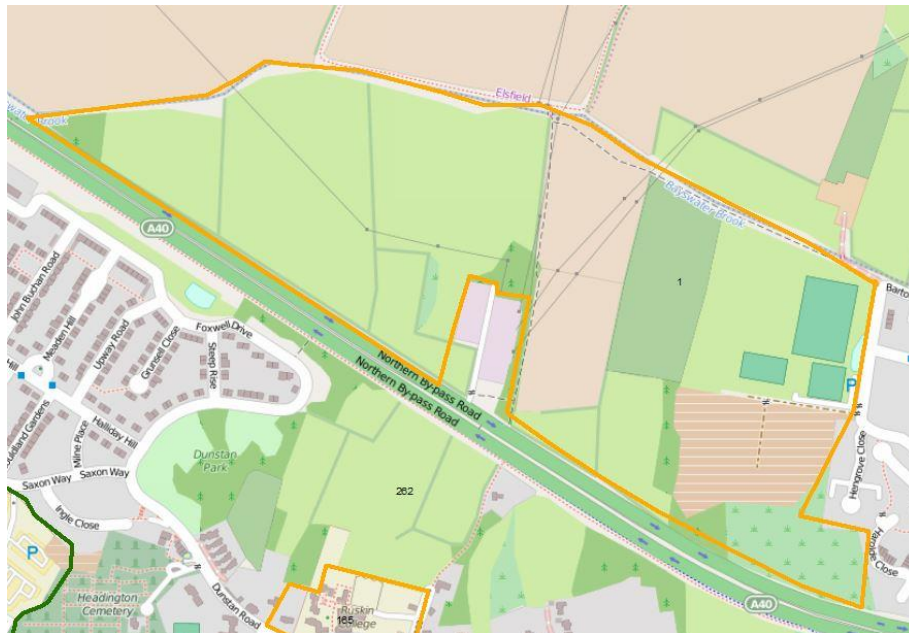


**Appendix C - Proformas of accepted sites with difference in  
capacities**

<b>Site Ref:</b>	001	<b>Name</b>	Land West of Barton North of A40, OX3 9SD
<b>City Council Ref:</b>	002	<b>Site Type</b>	Large Greenfield Area Action Plan site



<b>Planning history</b>	Outline planning permission ref: 13/01383/OUT granted in October 2013 for 'the erection of a maximum of 885 residential units (Class C3); a maximum of 2,500 sqm gross Class A1, A2, A3, A4 and A5 uses (with a maximum of 2,000 sqm gross foodstore Class A1); a maximum of 50 extra care housing units; a maximum of 7,350 sqm GEA hotel (Class C1); a maximum of 3,000 sqm GEA Class D1, D2 floorspace (community hub and primary school); in development blocks ranging from 2 to 5 storeys with associated cycle and car parking, landscaping, public realm works, interim works and associated highway works.'		
<b>Site information</b>	Within Draft 2014 SHLAA for 885 units, and covered as a Strategic Site in an adopted Area Action Plan. Predominantly greenfield with some allotments and sports facilities. Allocated for residential in Core Strategy. Eastern part covered by Protected Open Space Policies SR.2 and SR.8.		
<b>Why we consider site has potential</b>	Site only approved in outline, and Core Strategy allocated the site for between 800 and 1200 units. Given the OAN, the potential of this site to deliver the maximum level of housing, as allocated in the Core Strategy, should be considered. A further 315 units could be provided in the long term.		
<b>Site Size (ha)</b>	38.03	<b>Potential Density on site</b>	31.5ha
<b>Timescale</b>	Short/Medium/Long	<b>Potential Site Capacity</b>	1200

<b>Site Ref:</b>	004	<b>Name</b>	Westgate Centre, OX1 1NX
<b>City Council Ref:</b>	080	<b>Site Type</b>	Brownfield Site Opportunity



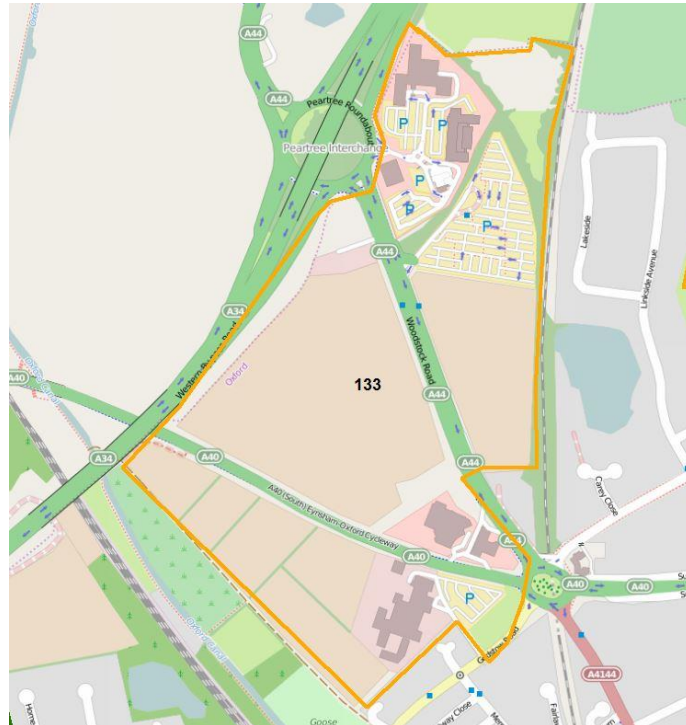
<b>Planning history</b>	Outline application approved for site's redevelopment - 13/02557/OUT. Reserved Matters application - 14/02402/RES   Demolition of southern part of Westgate Centre, 1-14 Abbey Place and multi-storey car park, retention of library, refurbishment of remainder of the existing Westgate Centre and construction of a retail-led mixed use development together providing A1 (retail), A2 (finance and professional services) and/or A3 (restaurants and cafes) and/or A4 (public house, etc.) and/or A5 (hot food takeaways) uses, C3 (residential) use and D2 (assembly and leisure) uses, public toilets, associated car and cycle parking, shopmobility facility, servicing and access arrangements together with alterations to the public highway – Approved		
<b>Site information</b>	Comprehensive redevelopment of the existing shopping centre proposed.. In the Draft 2014 SHLAA with a capacity of 70, but ithe Reserved Matters application proposes 59 units.		
<b>Why we consider site has potential</b>	City Centre Opportunities such as this one need to be maximised in their mixed use potential, and promote a residential capacity which is as high as is feasible. Outline Application indicated a maximim of 122 units, but the Reserved Matters application shows a significant reduction, and includes 0% affordable homes. Given the City Council's unsuccessful recent history in providing affordable homes within the City, allowing this opportunity to pass by would be inexcusable.		
<b>Site Size (ha)</b>	5.7	<b>Potential Density on site</b>	21.4 (as part of Mixed Use Development)
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	122

<b>Site Ref:</b>	012	<b>Name</b>	Lawn Upton House, Sandford Road, OX4 4PU
<b>City Council Ref:</b>	087	<b>Site Type</b>	Mixed Brownfield and Greenfield




<b>Planning history</b>	13/00739/FUL - Erection of 22 residential units consisting of 5 x 1-bed, 9 x 2-bed and 8 x 3-bed flats. Provision of 29 car parking spaces, cycle parking and landscaping. - Approved		
<b>Site information</b>	Site within a Conservation Area, and adjacent to Grade II Listed Building. But site has planning permission and is under construction		
<b>Why we consider site has potential</b>	Site already has Planning Approval for 22 units.		
<b>Site Size (ha)</b>	0.6	<b>Potential Density on site</b>	36.7dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	22

<b>Site Ref:</b>	133	<b>Name</b>	Northern Gateway Strategic Site
<b>City Council Ref:</b>	001	<b>Site Type</b>	Mix of Brownfield and Greenfield



<b>Planning history</b>	Northern Gateway site, covered by Core Strategy Policy CS6 and Northern Gateway AAP, which is still emerging. Core Strategy indicates 200 residential units, whereas Northern Gateway Preferred options and pre-submission consultation is for 500.		
<b>Site information</b>	Has its own Area Action Plan, currently going through the consultation process, with a residential capacity of 500 units. Part of the site falls within a Conservation Area, and part is within the Green Belt.		
<b>Why we consider site has potential</b>	Given the context of the recently stated OAN, residential use should be maximised as appropriate on this site and the upper threshold of 800 units should be progressed as a minimum.		
<b>Site Size (ha)</b>	45.07	<b>Potential Density on site</b>	17.75dph (As part of a mixed use development)
<b>Timescale</b>	Short/Medium	<b>Potential Site Capacity</b>	800

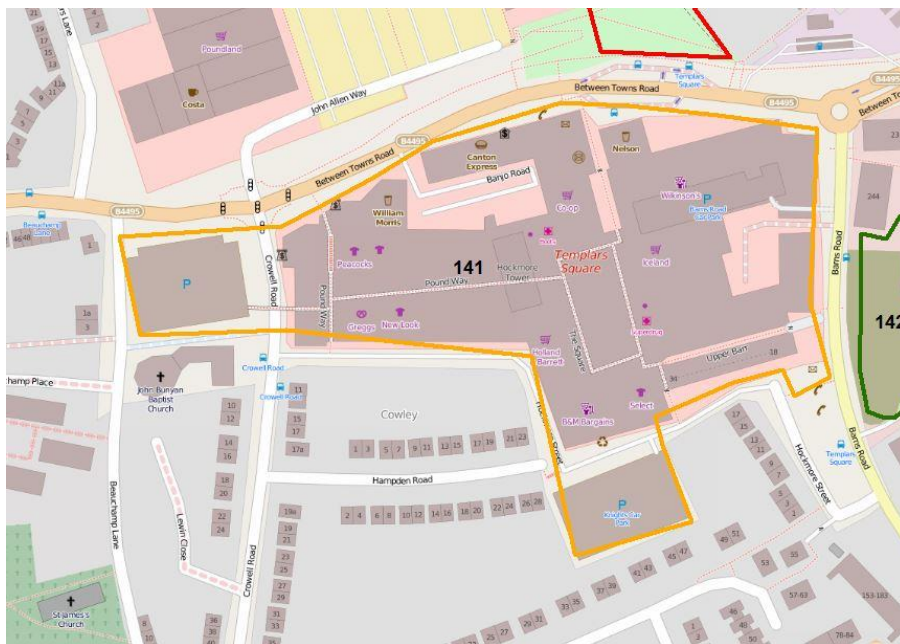
<b>Site Ref:</b>	134	<b>Name</b>	Summertown Strategic Site
<b>City Council Ref:</b>	003	<b>Site Type</b>	Greenfield
			
<b>Planning history</b>	No planning applications in last 5 years.		
<b>Site information</b>	Safeguarded land under saved policy NE3 of the Oxford 2001-2016 Local Plan and CS8 in the Core Strategy. South east corner is a mixture of Flood Zones 2 and 3. Mix of landowners leads to uncertainty, but expected to come forward prior to 2031. Open space educational facilities and open air sports provision all potentially required on site.		
<b>Why we consider site has potential</b>	420 units in the Draft 2014 SHLAA based on only 6ha. 17ha is safeguarded in Core Strategy. Loss of approximately 3.1ha for Flood Zone 3b leaves 13.9ha. Loss of 50% for Woodland Trees and Open Space and Replacement Sports provision leaves 6.95ha. Given Draft 2014 SHLAA used dph of 71 for the 6ha, using this dph gives potential 493 units on 6.59ha. Further investigation on Flood Risk required to determine exact area of Flood Zone 3b.		
<b>Site Size (ha)</b>	17	<b>Potential Density on site</b>	29dph (As part of a range of uses)
<b>Timescale</b>	Medium/Long	<b>Potential Site Capacity</b>	493

<b>Site Ref:</b>	136	<b>Name</b>	Blackbird Leys Central Area
<b>City Council Ref:</b>	009	<b>Site Type</b>	Brownfield Site Opportunity



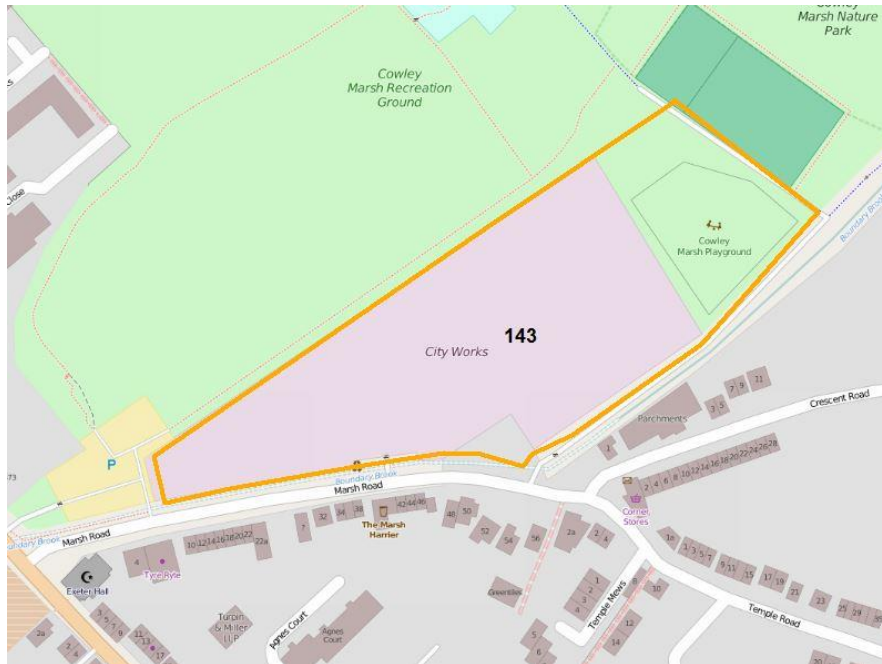
<b>Planning history</b>	No application for housing in the last 5 years.		
<b>Site information</b>	Site covered in Policy SP5 in the Sites and Housing document. Mixed use development proposed. Site central to a Primary District Centre. High rise buildings are in the area. Anticipated extra reports required from Thames Water regarding sewerage capacity.		
<b>Why we consider site has potential</b>	Masterplanning exercise has estimated a residential capacity of between 200-300. Given the densities in the area, and the OAN, the upper figure should be the target figure, with an aim for between 250 and 300 units.		
<b>Site Size (ha)</b>	5.34	<b>Potential Density on site</b>	51.5 (As part of a mix of uses)
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	275

<b>Site Ref:</b>	141	<b>Name</b>	Cowley Centre
<b>City Council Ref:</b>	014	<b>Site Type</b>	Brownfield Site Opportunity



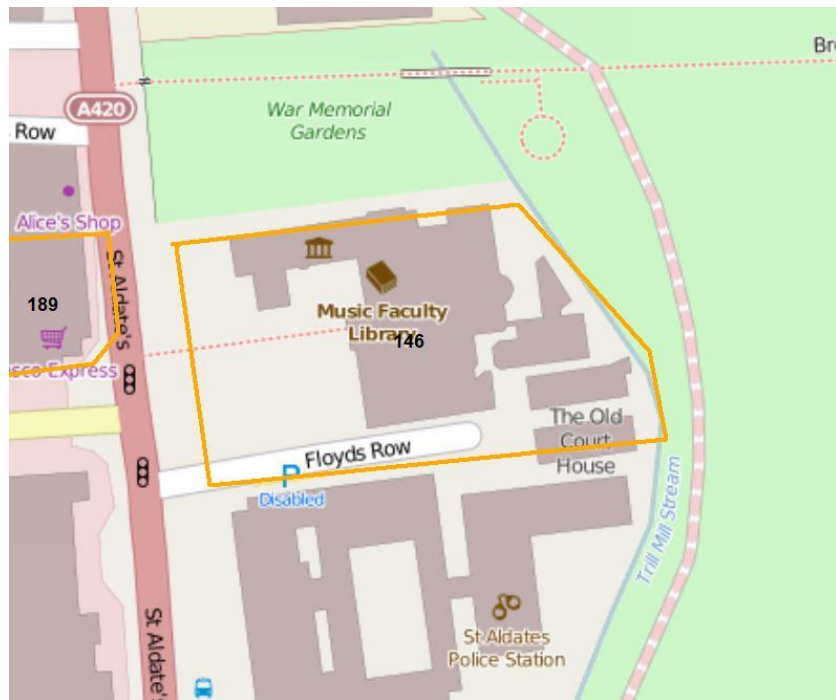
<b>Planning history</b>	No noteworthy planning applications in last 5 years.		
<b>Site information</b>	Site within the Primary District Centre and Transport District Area. Adjacent to Grade II Listed Structure, and adjacent to Conservation Area.		
<b>Why we consider site has potential</b>	Allocation includes for residential in the Sites and Housing Plan. Site retail led, calculation involves 25% residential, at 75dph because of Transport District Centre, that equates to 68 units.		
<b>Site Size (ha)</b>	3.65	<b>Potential Density on site</b>	18.6 (as part of a retail led redevelopment)
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	68

<b>Site Ref:</b>	143	<b>Name</b>	Cowley Marsh Depot and playground
<b>City Council Ref:</b>	016	<b>Site Type</b>	Mix of Brownfield and Greenfield



<b>Planning history</b>	No application for housing in last 5 years.		
<b>Site information</b>	Depot merged with Former Playground as part of Cowley Marsh Recreation Ground. Former Playground covered by Protected Open Space Policy SR.2		
<b>Why we consider site has potential</b>	Playground replaced by newer playground at Cowley Marsh Park, and has been left vacant. Brownfield site in residential location and could come forward in short timescale should the depot relocate. 1.91ha at 55dph to incorporate Open Space provision.		
<b>Site Size (ha)</b>	2.16	<b>Potential Density on site</b>	49.1dph
<b>Timescale</b>	Medium	<b>Potential Site Capacity</b>	106

<b>Site Ref:</b>	146	<b>Name</b>	Faculty of Music
<b>City Council Ref:</b>	021	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No noteworthy planning applications in last 5 years		
<b>Site information</b>	Existing building on site. Within a Conservation Area, High Building Area, City Centre Archaeological Area, Transport Central Area, and adjacent to a registered Historic Park and Garden.		
<b>Why we consider site has potential</b>	Allocation includes for residential in the Sites and Housing Plan, and is brownfield site in city centre location. Given location, target of 100dph.		
<b>Site Size (ha)</b>	0.33	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Medium	<b>Potential Site Capacity</b>	33

<b>Site Ref:</b>	147	<b>Name</b>	Former petrol station and land to east
<b>City Council Ref:</b>	022	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	13/02638/FUL - Erection of 3 x 1-bed, 3 x 2-bed and 3 x 3-bed self-contained flats (Use Class C3). Provision of car parking with access from Abingdon Road and bin and cycle stores – Pending Decision		
<b>Site information</b>	Former pub to the north now a fully operational Tesco. The site looks to be split into two ownerships, the former petrol station to the west which has a current planning application pending for 9 units, and the area to the east which is owned by Tesco. Tesco have indicated they may use the east of this site residential flats in their objection letter to the adjacent Former Petrol Station redevelopment proposals. If the same density is used as at the Former Petrol Station, this Tesco Owned land could provide 10 units.		
<b>Why we consider site has potential</b>	A brownfield site adjacent to main road and a sustainable location. Access should be available through the existing Tesco Car Park.		
<b>Site Size (ha)</b>	0.32	<b>Potential Density on site</b>	59.4dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	19

<b>Site Ref:</b>	148	<b>Name</b>	Government Buildings
<b>City Council Ref:</b>	023	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	12/01434/CT3 – Temporary change of use to provide a Car Park.		
<b>Site information</b>	Brownfield site, now in temporary use as a car park. Adjacent to Conservation Area and part within View Cone		
<b>Why we consider site has potential</b>	Brownfield land in a sustainable location. Allocation includes for residential in the Sites and Housing Plan. Density will be restricted due to location. 55dph on remaining land having taken 10% of site area away for Open Space.		
<b>Site Size (ha)</b>	1.28	<b>Potential Density on site</b>	49.2dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	63

<b>Site Ref:</b>	149	<b>Name</b>	Harcourt House
<b>City Council Ref:</b>	024	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No noteworthy applications for in the last 5 years		
<b>Site information</b>	Existing buildings. Within a Conservation Area, and adjacent to Nature Conservation Area. Adjacent to Grade II Listed Structure		
<b>Why we consider site has potential</b>	Allocation includes for residential in the Sites and Housing Plan. Density will be restricted due to location. 55dph on remaining land having taken 10% of site area away for Open Space.		
<b>Site Size (ha)</b>	1.09	<b>Potential Density on site</b>	50.5dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	55

<b>Site Ref:</b>	150	<b>Name</b>	Jesus College Sports Ground and Lincoln Sports College
<b>City Council Ref:</b>	026/032	<b>Site Type</b>	Greenfield



<b>Planning history</b>	No planning applications in last five years.		
<b>Site information</b>	Existing sports pitches, merged together in order to create greater capacity. Part within View Cone, adjacent to two Grade II* Listed Building and one Grade 1 Listed Building.		
<b>Why we consider site has potential</b>	Site Currently in use but Colleges have indicated willingness to develop. Allocated for residential in the Sites and Housing Plan. 55dph on remaining land having taken 10% of site area away for Open Space.		
<b>Site Size (ha)</b>	2.9	<b>Potential Density on site</b>	49.3dph
<b>Timescale</b>	Short/Medium	<b>Potential Site Capacity</b>	143

<b>Site Ref:</b>	152	<b>Name</b>	Kassam Stadium and surrounding area
<b>City Council Ref:</b>	028	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No planning applications in last 5 years.		
<b>Site information</b>	Land surrounding stadium, and an existing car park. Adjacent to Grade II* Listed Structure.		
<b>Why we consider site has potential</b>	Allocation includes for residential in the Sites and Housing Plan. Discussions reported to have been help with a housing developer, for a development which includes 250 units. Future of stadium unknown, if Oxford United were to move grounds, potential for higher number of units.		
<b>Site Size (ha)</b>	10.74	<b>Potential Density on site</b>	23.3dph (Includes stadium)
<b>Timescale</b>	Short/Medium	<b>Potential Site Capacity</b>	250

<b>Site Ref:</b>	154	<b>Name</b>	Land off Manor Place
<b>City Council Ref:</b>	031	<b>Site Type</b>	Mix of Brownfield and Greenfield



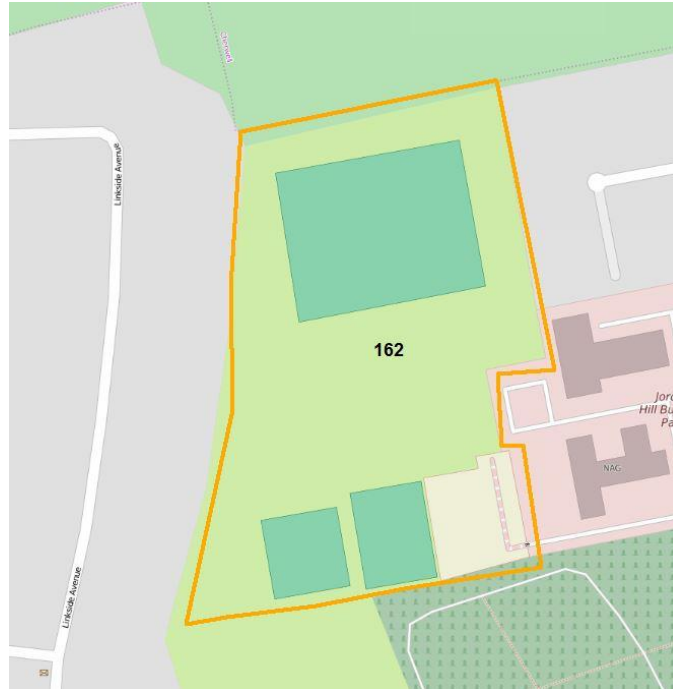
<b>Planning history</b>	Known planning application in 1995 for 138 flats refused on Conservation grounds. Pre-application discussions have been held since, but no development.		
<b>Site information</b>	Vacant former tennis courts, allotments & orchard, within University grounds. Site is a sustainable location, hence student or car free preference for development. Site within a Conservation Area. Adjacent to several Grade I and Grade II Listed Structures, and Grade II Registered Historic Park and Garden and near to Magdalen Grove SSSI		
<b>Why we consider site has potential</b>	Landowner specified capacity and City Council proposed capacity vary. Site in sensitive location which reduces density, proposal of 60dph for 1.08ha, but part of the site used for open space.		
<b>Site Size (ha)</b>	1.2	<b>Potential Density on site</b>	53.3dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	64

<b>Site Ref:</b>	157	<b>Name</b>	Nielsens
<b>City Council Ref:</b>	038	<b>Site Type</b>	Mix of Brownfield and Greenfield



<b>Planning history</b>	No applications in the last 5 years.		
<b>Site information</b>	Existing employment uses. Part of the site is currently in occupation		
<b>Why we consider site has potential</b>	Allocation includes for residential in the Sites and Housing Plan, but element of employment would be retained. 4.36ha at 55dph		
<b>Site Size (ha)</b>	4.85	<b>Potential Density on site</b>	53.8 dph
<b>Timescale</b>	Medium	<b>Potential Site Capacity</b>	261

<b>Site Ref:</b>	162	<b>Name</b>	Oxford University Press Sports Ground
<b>City Council Ref:</b>	049	<b>Site Type</b>	Greenfield



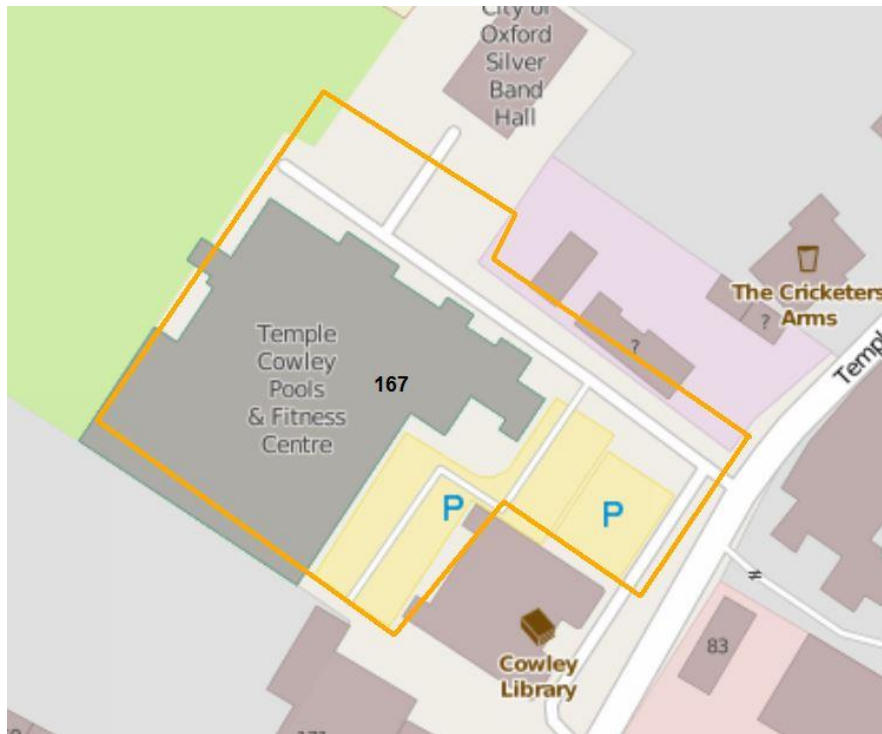
<b>Planning history</b>	No noteworthy applications in last 5 years.		
<b>Site information</b>	Site in use as a sports facility, Cricket pitch and pavilion to be retained unless an alternative venue can be found.		
<b>Why we consider site has potential</b>	Allocated for residential in the Sites and Housing Plan, Higher density could be achieved if relocation of cricket pitch and pavilion could be found. Open Space provision would be retained on site as part of redevelopment.		
<b>Site Size (ha)</b>	3.66	<b>Potential Density on site</b>	49.2dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	180

<b>Site Ref:</b>	165	<b>Name</b>	Ruskin College Campus
<b>City Council Ref:</b>	054	<b>Site Type</b>	Brownfield Site Opportunity



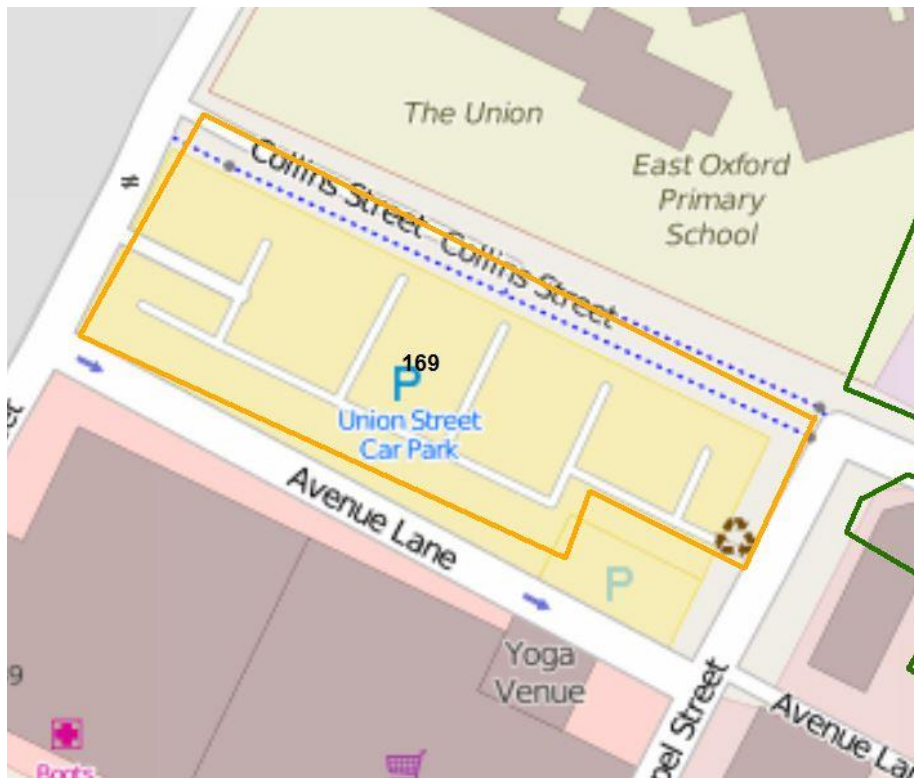
<b>Planning history</b>	09/00636/FUL and 09/00634/FUL – Applications approved for student accommodation. Applications for extension of time limit for implementation both approved in 2013.		
<b>Site information</b>	Campus falls in a Conservation Area, and the site contains Grade II Listed Structures. Further potential for redevelopment site remains. Allocated for student accommodation in the Sites and Housing Plan.		
<b>Why we consider site has potential</b>	Draft 2014 SHLAA states net increase of 74 bedrooms taking into account Ruskin College's sale of their Walton Street accommodation. There is no need to take into account the loss of these bedrooms, as Walton Street is being redeveloped to provide a slight increase in Student Accommodation by Exeter College (13/00832/FUL). The Committee Report for that application states the existing Walton Street site has 80 bedrooms, therefore the overall number of student bedrooms would be 154 (74+80).		
<b>Site Size (ha)</b>	0.56	<b>Potential Density on site</b>	67.9dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	38

<b>Site Ref:</b>	167	<b>Name</b>	Temple Cowley Pools
<b>City Council Ref:</b>	058	<b>Site Type</b>	Brownfield Site Opportunity



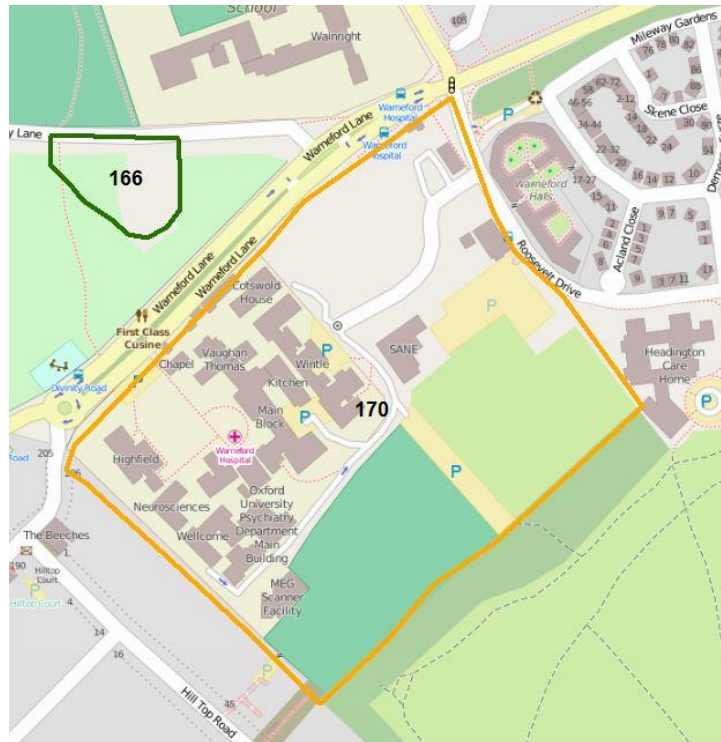
<b>Planning history</b>	No applications in the last 5 years		
<b>Site information</b>	Within a Transport District Area, and was protected as a Community Asset, although the timelimit protecting it from open sale has now ended.		
<b>Why we consider site has potential</b>	Existing use is about to be replaced by new pool elsewhere, and site will be surplus to needs. Allocated for residential in the Sites and Housing Plan.		
<b>Site Size (ha)</b>	0.51	<b>Potential Density on site</b>	64.7dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	33

<b>Site Ref:</b>	169	<b>Name</b>	Union Street Car Park
<b>City Council Ref:</b>	061	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No planning applications in the last 5 years		
<b>Site information</b>	Site falls within a District Centre and a residential and commercial area. Potential for archaeological interest on the site, and falls within a View Cone		
<b>Why we consider site has potential</b>	The site is covered by Sites and Housing Plan as an allocated site for potential housing development. Site currently in use, but is a brownfield site in a potential high density area, could look at potential undercroft in order to maintain parking element.		
<b>Site Size (ha)</b>	0.26	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	26

<b>Site Ref:</b>	170	<b>Name</b>	Warneford Hospital
<b>City Council Ref:</b>	063	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	Planning application in 2006 for the development of 150 assisted living residential units, appealed for non-determination, but withdrawn before inspectorate issued a decision.		
<b>Site information</b>	Hospital in need of refurbishment and are looking to redevelop, with residential a possibility for ancillary use. There are Listed Buildings throughout the site (including Chapel, Lodge, nurses home and mortuary) all Grade II. Site is also adjacent to a Conservation Area.		
<b>Why we consider site has potential</b>	Covered by Sites and Housing Plan, which allocated residential as an acceptable use on site. Use similar rule as with the two other Hospitals and follow 10% of site for residential.		
<b>Site Size (ha)</b>	8.67	<b>Potential Density on site</b>	5.4dph (as part of a healthcare led redevelopment)
<b>Timescale</b>	Medium	<b>Potential Site Capacity</b>	47

<b>Site Ref:</b>	173	<b>Name</b>	County Hall
<b>City Council Ref:</b>	069	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No planning applications in the last 5 years		
<b>Site information</b>	Conservation Area, primary shopping area, High Building Area, Transport Central Area, City Centre Archaeological Area. Site contains Grade II* Listed Building and is near to Oxford Castle and earlier settlement remains SAM and more Listed Buildings		
<b>Why we consider site has potential</b>	Residential deemed a secondary use of the site in West End AAP, but existing uses need to be relocated and sensitive nature of location and Listed Building needs caution.		
<b>Site Size (ha)</b>	0.35	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	35

<b>Site Ref:</b>	174	<b>Name</b>	Oxford Station and Becket Street Car Park
<b>City Council Ref:</b>	075	<b>Site Type</b>	Brownfield Site Opportunity



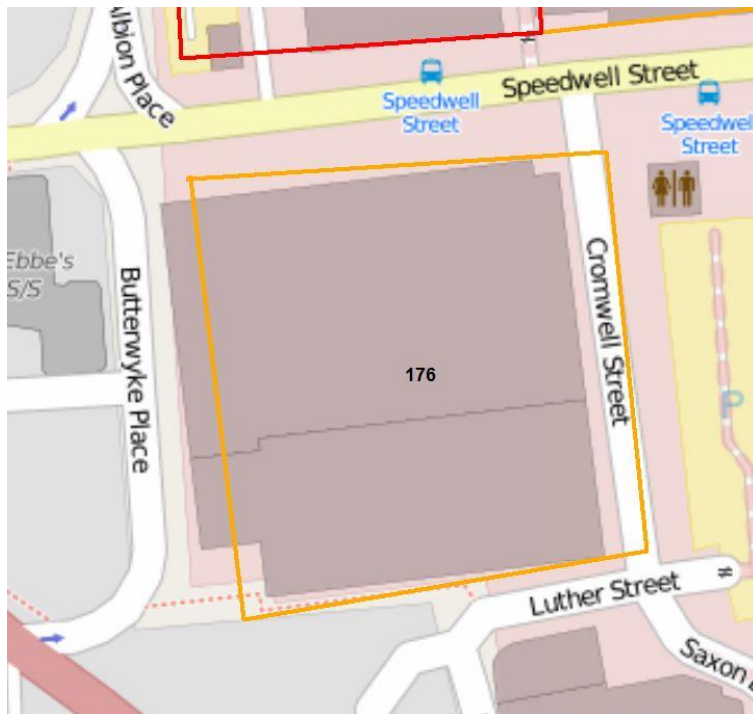
<b>Planning history</b>	No planning application in last 5 years, Masterplan images have been released showing indicative uses.		
<b>Site information</b>	Within the City Centre area. Mixed use potential. Masterplan images released 24 <sup>th</sup> July 2014, and there are 3 proposed residential blocks, although no indicative numbers of units have been proposed.		
<b>Why we consider site has potential</b>	High density residential should be considered in this brownfield and sustainable location. Should be mixed use as part of new entrance to the city. Look at Cambridge (11/0633/REM) for an example of new mixed use development maximising potential and increasing land efficiency near to Train Station.		
<b>Site Size (ha)</b>	2.56	<b>Potential Density on site</b>	20dph (as part of a mixed use scheme)
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	52

<b>Site Ref:</b>	175	<b>Name</b>	Oxpens
<b>City Council Ref:</b>	076	<b>Site Type</b>	Mixed Brownfield and greenfield



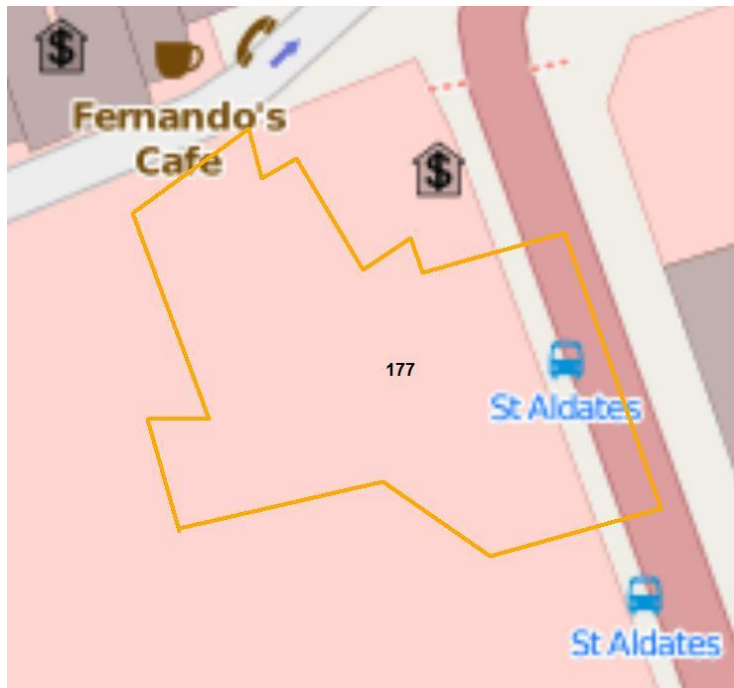
<b>Planning history</b>	Oxpens Masterplan SPD was adopted in 2013 and had an indicative figure of 300 residential units		
<b>Site information</b>	Part PDL, city centre location, identified as a site in West End AAP, and primary use is residential. Oxpens SPD also includes residential use as a primary use in its Masterplan		
<b>Why we consider site has potential</b>	Residential should remain as a key driver in the Oxpens redevelopment, and given the City Council's poor record in delivering Affordable Homes, this site's potential should be maximised to provide a good mix of types and tenues of market and affordable housing.		
<b>Site Size (ha)</b>	6.38	<b>Potential Density on site</b>	58.8dph
<b>Timescale</b>	Medium	<b>Potential Site Capacity</b>	375

<b>Site Ref:</b>	176	<b>Name</b>	Telephone Exchange
<b>City Council Ref:</b>	078	<b>Site Type</b>	Brownfield Site Opportunity



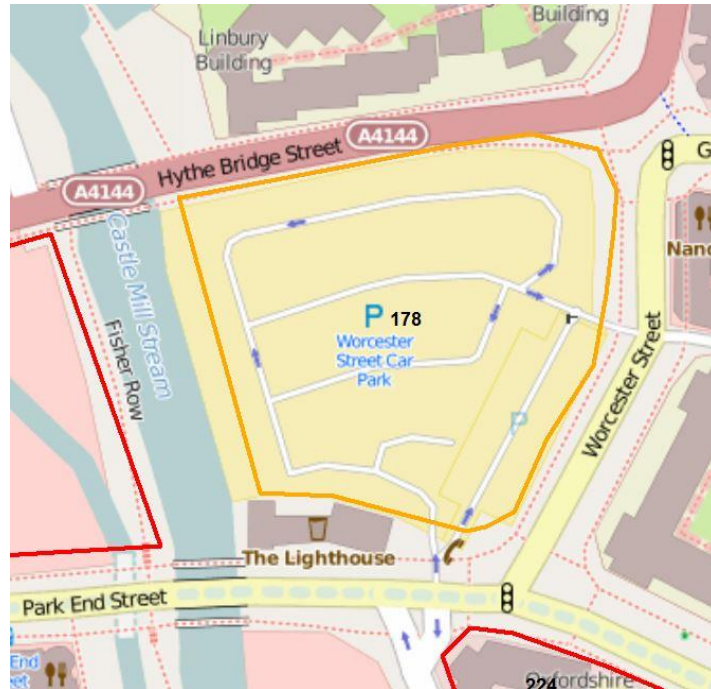
<b>Planning history</b>	No planning applications in the last 5 years		
<b>Site information</b>	Site within a High Building Area, Transport Central Area, City Centre Archaeological Area, and is adjacent to a Conservation Area.		
<b>Why we consider site has potential</b>	Brownfield land in City Centre, allows for higher density. Identified as a site in West End AAP, and primary use is for residential. Site in current use.		
<b>Site Size (ha)</b>	0.4	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	40

<b>Site Ref:</b>	177	<b>Name</b>	St Aldate's/Queen Street
<b>City Council Ref:</b>	079	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	14/02256/FUL - Demolition of 4-5 Queen Street and rear of 114-119 St Aldates. Renovation and alteration of remaining properties at 114-119 St. Aldates with roof extension, plus erection of new building to Queen St on 5 levels plus basement. Change of use from offices and retail to form 2 Class A1 retail units plus further unit for either Class A1 (retail), Class A2 (offices) or Class A3 (restaurant) at basement and ground floor levels. Provision of 133 student study rooms at upper levels, plus ancillary facilities at basement level and cycle parking for 110 cycles at ground floor level – Pending Decision		
<b>Site information</b>	Site falls within a High Building Area, Transport Central Area, City Centre Archaeological Area, Conservation Area, Primary Shopping Area, Site contains and is adjacent to Grade II Listed Structures, and registered Historic Park and Garden.		
<b>Why we consider site has potential</b>	Currently being tested through the planning system, brownfield land in City Centre, and application is for 133 student bedrooms.		
<b>Site Size (ha)</b>	1	<b>Potential Density on site</b>	33dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	33

<b>Site Ref:</b>	178	<b>Name</b>	Worcester Street Car Park
<b>City Council Ref:</b>	081	<b>Site Type</b>	Brownfield Site Opportunity



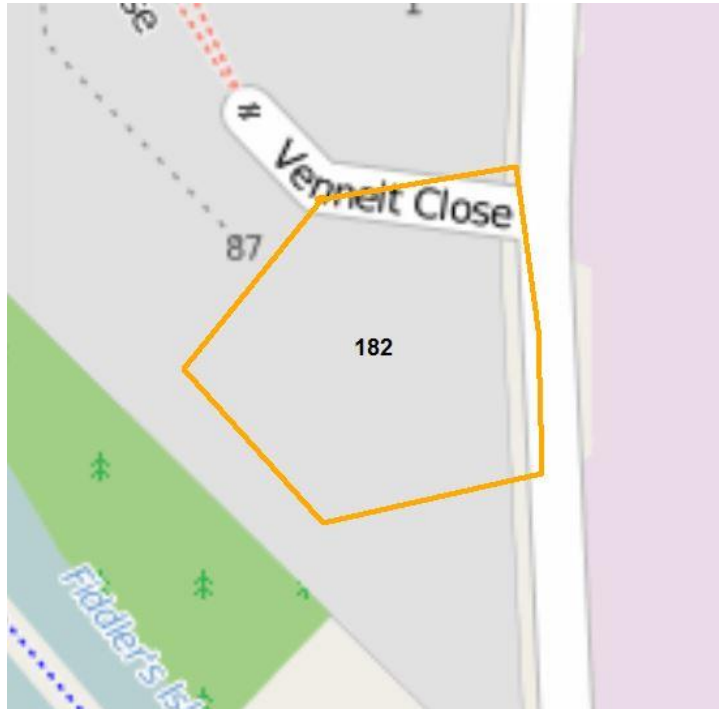
<b>Planning history</b>	No noteworthy applications in the last 5 years.		
<b>Site information</b>	Site is in a High Building Area, Transport Central Area, City Centre Archaeological Area, Conservation Area, and is near to Oxford Castle and earlier settlement remains SAM. Also area of potential Flood Risk is noted to the West.		
<b>Why we consider site has potential</b>	Brownfield site and Oxford City Council actively trying to reduce use of private car. Known land ownership issues may delay delivery, but due to its city centre location, a high density should be pursued.		
<b>Site Size (ha)</b>	0.52	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	52

<b>Site Ref:</b>	180	<b>Name</b>	Keble College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd
<b>City Council Ref:</b>	091	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	09/02466/FUL - Demolition of buildings on part of Acland site, retaining the main range of 25 Banbury Road, erection of 5 storey building fronting Banbury Road and 4 storey building fronting Woodstock Road to provide 241 student study bedrooms, 6 fellows flats, 3 visiting fellows flats with associated teaching office and research space and other ancillary facilities. Alteration to existing vehicular accesses to Banbury Road and Woodstock Road, provision of 27 parking spaces (including 4 disabled spaces) and 160 cycle parking spaces, recycling and waste bin storage, substation and including landscaping scheme. (amended description and plan) - Approved		
<b>Site information</b>	Site in a High Building Area, Transport Central Area and Conservation Area. Site contains Grade II Listed Structure.		
<b>Why we consider site has potential</b>	Site already has planning permission and variation of conditions application approved in October 2013 indicated landowner still intending to pursue.		
<b>Site Size (ha)</b>	0.61	<b>Potential Density on site</b>	101.6dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	62

<b>Site Ref:</b>	182	<b>Name</b>	Telecom Compound Venneit Close
<b>City Council Ref:</b>	092	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	07/00885/FUL - Demolition of existing building and security fence. Erection of four storey building to provide 48 study bedrooms and 2 wardens flats. Cycle parking and bin stores. Disabled parking space – Approved.		
<b>Site information</b>	Site is within a Transport Central Area, and adjacent to the Green Belt.		
<b>Why we consider site has potential</b>	Development has now commenced.		
<b>Site Size (ha)</b>	0.05	<b>Potential Density on site</b>	240dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	12

<b>Site Ref:</b>	184	<b>Name</b>	Between Towns Road
<b>City Council Ref:</b>	095	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	14/02850/FUL - Demolition of existing buildings on site. Erection for four storey building consisting of retail shop and social club on ground floor plus 20 x 1-bed, 17 x 2-bed and 8 x 3-bed flats. Provision of 26 car parking spaces accessed off St. Luke's Road and 91 cycle parking spaces within building – Pending Consideration		
<b>Site information</b>	Existing retail units and Conservative club appear still in use. Had previously been accepted as a site for 45 units in 2008 SHLAA, before being reduced to 25 in the 2010 version.		
<b>Why we consider site has potential</b>	A brownfield mixed use scheme in a Primary and Transport District Area which allows for higher density, and is now being tested through the planning system.		
<b>Site Size (ha)</b>	0.57	<b>Potential Density on site</b>	78.9dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	45

<b>Site Ref:</b>	188	<b>Name</b>	Green Belt land St Frideswide Farm
<b>City Council Ref:</b>	107	<b>Site Type</b>	Greenfield



<b>Planning history</b>	No planning application in last 5 years		
<b>Site information</b>	Area of agricultural land and falls in Green Belt. Adjacent to sporting facilities and residential properties, and a bus stop. Developer promoting site for development.		
<b>Why we consider site has potential</b>	Site has potential for development due to its location. It would not cause the merging of settlements, and would have good accessibility and access to open space. Site does not meet the 5 purposes of the Green Belt, and should be officially removed following a formal Green Belt Review. No reason why this should be restricted to landowners specified capacity, this site is a larger site than at the accepted Green Belt site east of Redbridge Park and Ride, but with a lower suggested capacity.		
<b>Site Size (ha)</b>	3.95	<b>Potential Density on site</b>	49.4dph
<b>Timescale</b>	Medium/Long	<b>Potential Site Capacity</b>	195

<b>Site Ref:</b>	189	<b>Name</b>	Speedwell House (west part)
<b>City Council Ref:</b>	110	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No noteworthy applications in last 5 years.		
<b>Site information</b>	Site within a Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. Site adjacent to Grade I, II* and II Listed Structures. Owned by Oxfordshire County Council who are willing to promote the site for residential/student accommodation in the long term.		
<b>Why we consider site has potential</b>	Residential uses deemed a secondary use of the site in West End AAP. City Centre location, therefore a higher density should be targeted.		
<b>Site Size (ha)</b>	0.38	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	38

<b>Site Ref:</b>	197	<b>Name</b>	Littlegate House
<b>City Council Ref:</b>	348	<b>Site Type</b>	Brownfield Site Opportunity



<b>Planning history</b>	No planning applications in last 5 years		
<b>Site information</b>	Site is within a Conservation Area, Primary Shopping Area, High Building Area, Transport Central Area and City Centre Archaeological Area.		
<b>Why we consider site has potential</b>	Brownfield site within City Centre. Option for flats above retail on ground floor should be considered due to location, but higher density appropriate due to city centre location, and taking into consideration Westgate redevelopment to the west.		
<b>Site Size (ha)</b>	0.17	<b>Potential Density on site</b>	100dph
<b>Timescale</b>	Short	<b>Potential Site Capacity</b>	17

<b>Site Ref:</b>	261	<b>Name</b>	Ruskin College Fields
<b>City Council Ref:</b>	116	<b>Site Type</b>	Greenfield



<b>Planning history</b>	No relevant planning applications in the last 5 years.		
<b>Site information</b>	Site in a Conservation Area, adjacent to Grade II Listed Structures. Site rejected when landowner promoted site as part of Barton AAP as housing provision would not outweigh environmental concerns as stated by Planning Inspector.		
<b>Why we consider site has potential</b>	Site should be reconsidered due to OAN, as SHMA has not been published when Planning Inspector made their decision. If a sensitive scheme can be developed, its provision would be sequentially preferable to encroaching on the Green Belt.		
<b>Site Size (ha)</b>	4.7	<b>Potential Density on site</b>	14.9dph
<b>Timescale</b>	Long	<b>Potential Site Capacity</b>	70