

**Appendix D - Proformas of Oxford City Council rejected or
omitted sites**

Site Ref:	002	Name	Oxford Greyhound Stadium, Sandy Lane, OX4 6LJ
City Council Ref:	111	Site Type	Brownfield Site Opportunity



Planning history	<p>Planning application ref 13/00302/FUL for 'Demolition of existing structures. Erection of 220 x residential units (37 x 1 bed flats, 43 x 2 bed flats, 24 x 2 bed houses, 90 x 3 bed houses, 26 x 4 bed houses) (use class C3 - single family dwellings), new site accesses, parking, landscaping, public open space and ancillary works.'</p> <p>Appeal for non-determination withdrawn on 10th May 2014, and site was promoted back on the market for lease or sale. Council had assessed the scheme as an EIA development, but a screening direction from DCLG determined that one was not required.</p>		
Site information	<p>Site has been added to the Oxford Heritage Asset Register (July 2013) and designated as a Conservation Area (March 2014 (but subject to Judicial Review)). Considered in early SHLAAs, removed as an accepted site from the 2013 SHLAA onwards.</p>		
Why we consider site has potential	<p>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.</p>		
Site Size (ha)	3.5	Potential Density on site	62.8
Timescale	Short/Medium	Potential Site Capacity	220

Site Ref:	006	Name	East Minchery Allotments, Grenoble Road, OX4 4ND
City Council Ref:	019	Site Type	Former Allotments



Planning history	Planning application ref: 13/01610/CT3 for Erection of 48 residential units (4 x 1-bed flats, 8 x 2-bed flats, 4 x 2-bed houses, 26 x 3-bed houses and 6 x 4-bed houses) (use class C3), 102 car parking spaces, public open space, retained allotments and access road, together with diverted right of way, landscaping and cycle and bin stores. – Approved.		
Site information	Site Allocated in the Sites and Housing Plan for residential purposes, and application brought forward as part of Oxford City Council's Affordable Homes Programme.		
Why we consider site has potential	Sites has planning approval for 48 units and public open space/allotments. Presumed site rejected in Draft 2014 SHLAA through error.		
Site Size (ha)	1.46	Potential Density on site	32.8dph
Timescale	Short	Potential Site Capacity	48

Site Ref:	010	Name	Grehan House, 190-196 Garsington Road, OX4 6NW
City Council Ref:	019	Site Type	Prior Approval Application



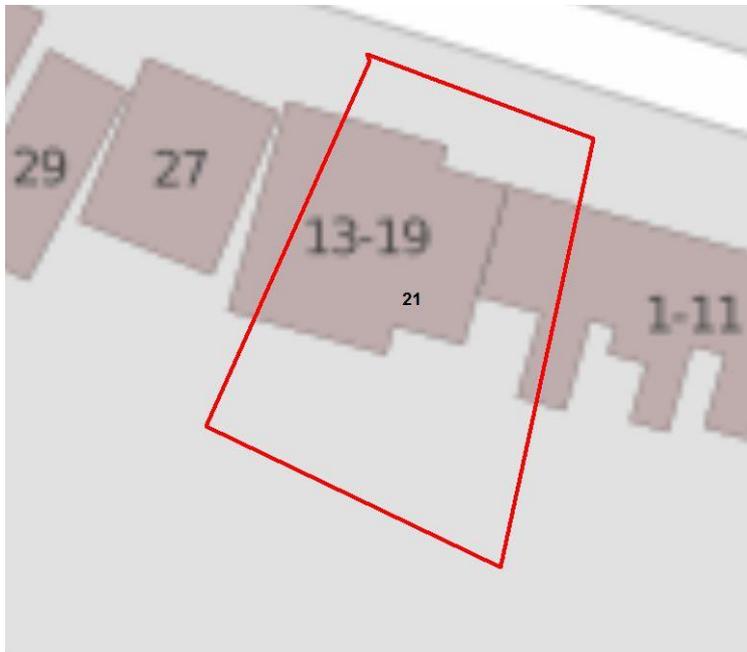
Planning history	13/03426/B56 - Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 27 residential units.		
Site information	Existing offices which has been granted prior approval permission to be changed into residential units. A Key Employment Site, it would be covered 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 required and permission granted		
Site Size (ha)	0.11	Potential Density on site	245.5dph
Timescale	Short	Potential Site Capacity	27

Site Ref:	020	Name	Bryan Gelder Joinery, 7 Jack Straw Lane, OX3 0DL
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity



Planning history	14/01772/FUL - Demolition of existing buildings on site. Erection of 5 x 3-bed and 3 x 4-bed houses, together with car parking, landscaping and ancillary works. - Refused		
Site information	Existing site in employment use, but is not a Key Protected Employment site. Refused permission on the basis that no evidence was provided to show that there is no interest in continuing employment use on the site and a lack of affordable housing provision. Appears to be option agreed with a housing developer.		
Why we consider site has potential	Previously developed land which has already been pursued through the planning system for residential. Site may be more suitable for development through OCC's Affordable Homes Programme.		
Site Size (ha)	0.24	Potential Density on site	41.7dph
Timescale	Short	Potential Site Capacity	10

Site Ref:	021	Name	Wadham Court, 15 Edgeway Road, OX3 0HD
City Council Ref:	n/a	Site Type	Prior Approval Application



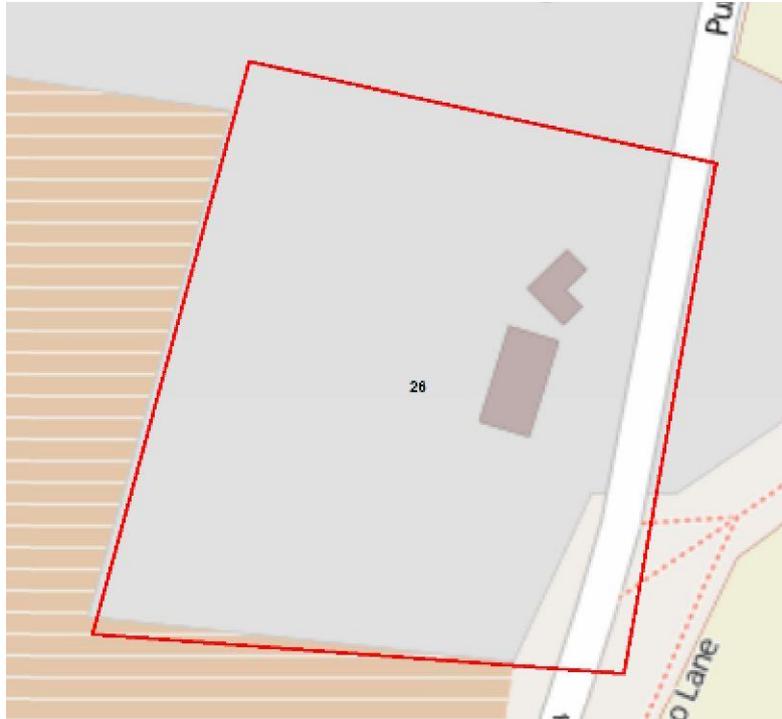
Planning history	13/03082/B56 - Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 4x1-bed flats and 7x studio flats - Approved		
Site information	Existing office development with no known constraints.		
Why we consider site has potential	Prior approval required and permission granted.		
Site Size (ha)	0.05	Potential Density on site	220dph
Timescale	Short	Potential Site Capacity	11

Site Ref:	024	Name	242 - 254 Banbury Road Oxford Oxfordshire OX2 7BY
City Council Ref:	n/a	Site Type	Prior Approval Application



Planning history	14/01646/B56 - Change of use from office (Use Class B1(a)) to residential (Use Class C3) to provide 16 residential units.		
Site information	Existing upper floor office development within a District Centre and a Transport District Centre, with no known constraints.		
Why we consider site has potential	Prior approval required and permission granted.		
Site Size (ha)	0.19	Potential Density on site	84.2dph
Timescale	Short	Potential Site Capacity	16

Site Ref:	026	Name	1 Pullens Lane Oxford Oxfordshire OX3 0BX
City Council Ref:	n/a	Site Type	Mixed Brownfield and Greenfield

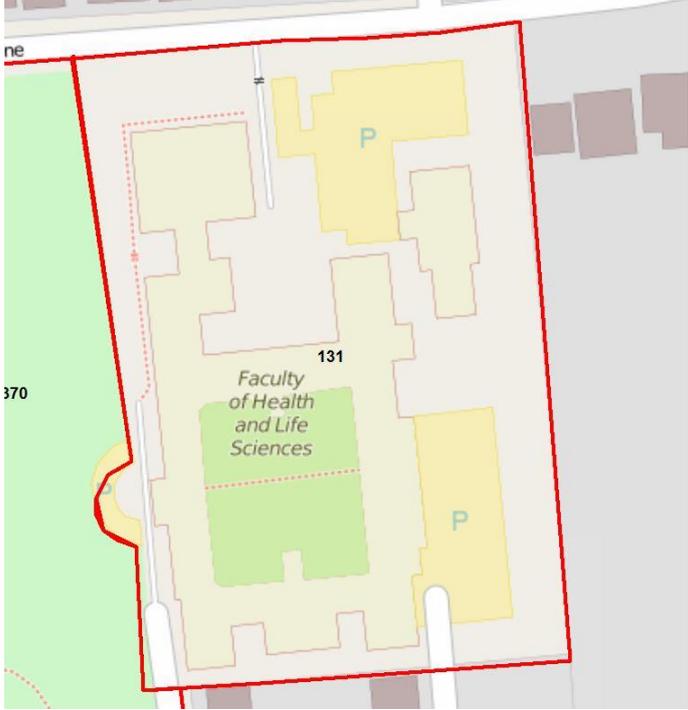


Planning history	14/00983/FUL - Demolition of existing house and flat. Erection of 55-bedroom care home facility on three levels, together with 17 car parking spaces, landscaping and associated works - Refused		
Site information	Existing building and surrounding gardens, and within a Conservation Area. Reasons for refusal were due to over intensive proposed use of the site, and the design of the proposal not being in keeping with the Conservation Area.		
Why we consider site has potential	Principle of Care Home accepted through previous planning application. Reasons for refusal are not prohibitive to the site coming forward.		
Site Size (ha)	0.44	Potential Density on site	90.9dph
Timescale	Short	Potential Site Capacity	40

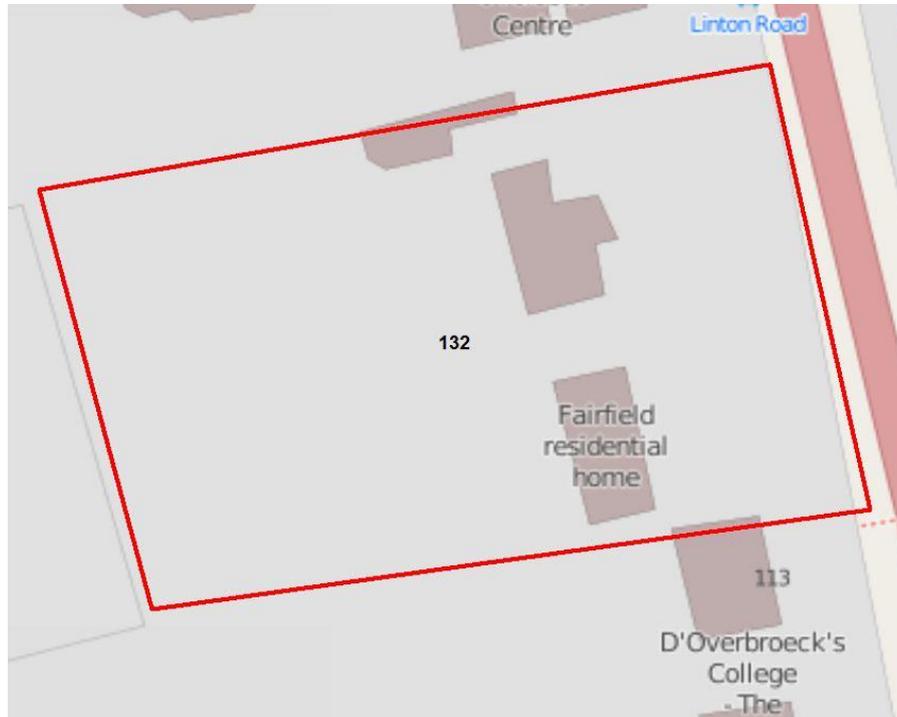
Site Ref:	130	Name	138 Hollow Way and Gardens to Site Of 138 And Land Rear Of 144/146 Hollow Way Oxford Oxfordshire OX4 2NL
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity



Planning history	03/02494/FUL - Demolition of existing house, office and ancillary buildings. Erection of 3 storey building (including use of loft space) fronting Hollow Way containing 5 1-bed flats. Erection of single storey building (plus rooms in roofspace) at rear containing 5 1-bed flats. Provision of 10 parking spaces. Covered cycle store. Bin Store. Alterations to access, rumble strip - Approved		
Site information	2004 planning approval for 10 flats was never implemented. Current use is a used car dealership (White's Garage). Potential work commenced on development now, conditions discharged.		
Why we consider site has potential	Site has already been accepted through the planning system for 10 units, and work has potentially commenced.		
Site Size (ha)	0.06	Potential Density on site	166.7dph
Timescale	Short	Potential Site Capacity	10

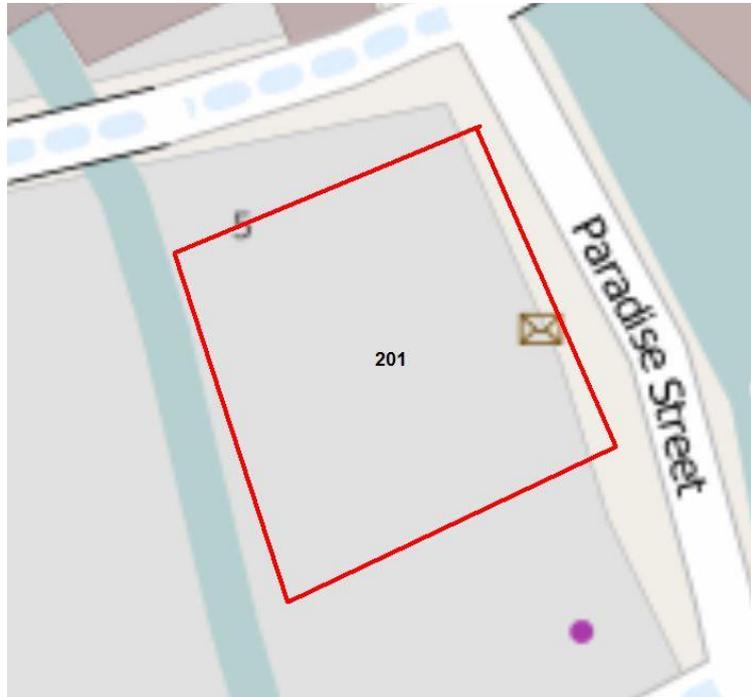
Site Ref:	131	Name	Oxford Brookes Marston Road Campus, Jack Straw's Lane, Oxford, Oxfordshire OX3 0DF
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity
			
Planning history	01/02209/OUT - Lapsed Outline application for whole site to convert existing school to 30 flats and erection of 34 houses and 45 flats with 138 parking spaces. Adjacent southern part is now developed, (03/00302/OUT / 06/01984/RES)		
Site information	Site is adjacent to Conservation Area, Courtyard covered by policy CS12 – Biodiversity. Site owned by Oxford Brookes University, in current use as a campus facility.		
Why we consider site has potential	The University has looked at the potential to dispose of the site for residential purposes in the last few years, as part of their restructuring. Full site has been approved for residential use previously.		
Site Size (ha)	1.21	Potential Density on site	54.5
Timescale	Short	Potential Site Capacity	66

Site Ref:	132	Name	Fairfield Residential Care Home, OX2 6LA
City Council Ref:	n/a	Site Type	Mix of Brownfield and Greenfield



Planning history	A Public Consultation was held Q3 of 2014 ahead of a prospective planning application for redeveloped Care provision and student accommodation.		
Site information	Site is an existing Care facility with gardens, within a Conservation Area		
Why we consider site has potential	Redevelopment and refurbishment opportunity. Proposals will provide 59 student accommodation (equivalent 14 units) and will increase the Care provision. Holding figure of 10 extra care spaces used, until application submitted.		
Site Size (ha)	Unknown until application	Potential Density on site	n/a
Timescale	Short	Potential Site Capacity	24

Site Ref:	201	Name	Cooper Callas, Paradise Street
City Council Ref:	068	Site Type	Brownfield Site Opportunity



Planning history	No planning applications in last 5 years.		
Site information	Former employment use. Within a Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area. There is a potential Flood Risk. Site is adjacent to Grade II Listed structures and a Scheduled Ancient Monument.		
Why we consider site has potential	Identified in West End AAP as a site with secondary uses for residential, and had been formerly included in previous SHLAAs. Not included in Draft 2014 SHLAA as a pre-app enquiry indicates a non-residential use, but this does not preclude the site's potential for development.		
Site Size (ha)	0.09	Potential Density on site	111.1dph
Timescale	Short	Potential Site Capacity	10

Site Ref:	202	Name	Island Site (Park End Street/Hythe Bridge Street)
City Council Ref:	070	Site Type	Brownfield Site Opportunity



Planning history	No noteworthy applications in the past 5 years.		
Site information	Part within Conservation Area, within High Building Area, Transport Central Area, City Centre Archaeological Area. Potential Flood Risk. Adjacent to Scheduled Ancient Monument.		
Why we consider site has potential	Identified in West End AAP as a site with secondary uses for residential and had been formerly included in previous SHLAAs. Existing users e.g. Kwik Fit, Staples would have to relocate which is similar to other accepted sites in Draft 2014 SHLAA, but potential for long term mixed use redevelopment.		
Site Size (ha)	0.65	Potential Density on site	60dph
Timescale	Medium	Potential Site Capacity	39

Site Ref:	203	Name	Albion Place and Magistrates Court
City Council Ref:	071	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. Site is adjacent to Grade I, II* and II Listed Structures.		
Why we consider site has potential	Identified in West End AAP as a site with secondary uses for residential and had been formerly included in previous SHLAAs. Existing users would have to relocate which is similar to other accepted sites in Draft 2014 SHLAA, but potential for long term mixed use redevelopment.		
Site Size (ha)	0.3	Potential Density on site	50dph
Timescale	Long	Potential Site Capacity	15

Site Ref:	204	Name	Nursery, Osney Lane
City Council Ref:	072	Site Type	Brownfield Site Opportunity



Planning history	No planning applications in the last 5 years.		
Site information	Site in a High Building Area, Transport Central Area, City Centre Archaeological Area. Site is also adjacent to Conservation Area.		
Why we consider site has potential	Identified in West End AAP as a site with secondary uses for residential and had been formerly included in previous SHLAAs. Existing users would have to relocate which is similar to other accepted sites in Draft 2014 SHLAA, but potential for long term mixed use redevelopment.		
Site Size (ha)	0.21	Potential Density on site	47.6dph
Timescale	Medium	Potential Site Capacity	10

Site Ref:	205	Name	Osney Warehouse, Osney Lane
City Council Ref:	073	Site Type	Brownfield Site Opportunity



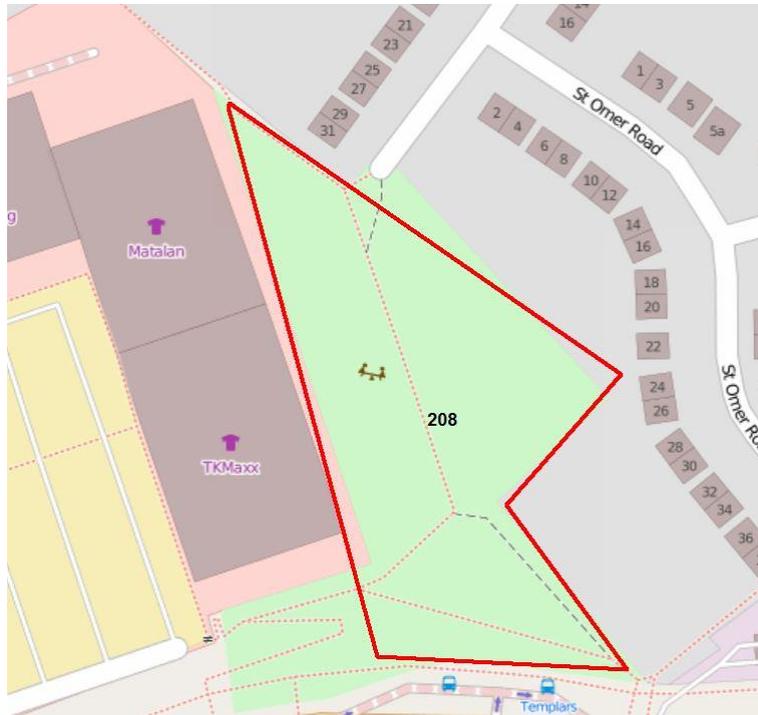
Planning history	No planning applications in the last 5 years.		
Site information	Site is within a Conservation Area, High Building Area, Transport Central Area and City Centre Archaeological Area.		
Why we consider site has potential	Identified in West End AAP as a site with primary uses for residential and had been formerly included in previous SHLAAs. Existing users would have to relocate which is similar to other accepted sites in Draft 2014 SHLAA, but potential for long term residential redevelopment.		
Site Size (ha)	0.24	Potential Density on site	100dph
Timescale	Medium	Potential Site Capacity	24

Site Ref:	207	Name	Fire Station, Rewley Road
City Council Ref:	077	Site Type	Brownfield Site Opportunity



Planning history	No planning applications in the last 5 years.		
Site information	Site is in a High Building Area, Transport Central Area, City Centre Archaeological Area and is adjacent to Rewley Abbey Scheduled Ancient Monument.		
Why we consider site has potential	Identified in West End AAP as a site with primary residential use and had been formerly included in previous SHLAAs. Existing users could be incorporated into any redevelopment, and potential for long term mixed use redevelopment.		
Site Size (ha)	0.5	Potential Density on site	100dph
Timescale	Long	Potential Site Capacity	50

Site Ref:	208	Name	Land Adjacent to TK Maxx, John Allen Centre
City Council Ref:	096	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Site is Protected Open Space SR.5, Primary District Centre and Transport District Area. Adjacent to John Allen Retail Centre and is a key district hub		
Why we consider site has potential	Previous discussions with landowner over residential use, and included within previous SHLAAs. Land suitable for residential above retail development.		
Site Size (ha)	0.06	Potential Density on site	166.7dph
Timescale	Medium	Potential Site Capacity	10

Site Ref:	215	Name	Northfield School, Knights Road
City Council Ref:	040	Site Type	Mix of Brownfield and Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	As an education site, other education uses would need to be considered prior to other uses. Residential or Care home are accepted use in allocation in Sites and Housing Plan		
Why we consider site has potential	Site currently occupied, but County Council still hold the aspiration to relocate the school. In order to meet housing need a long term vision needs to be applied. The potential for relocation of Northfield School remains, and as such, the potential redevelopment of this site for housing should not be ignored.		
Site Size (ha)	3.25	Potential Density on site	48.6dph
Timescale	Long	Potential Site Capacity	158

Site Ref:	218	Name	Macclesfield House
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity



Planning history	Temporary five year change of use application approved in 2010.		
Site information	Site within a Conservation Area, High Building Area, Transport Central Area and City Centre Archaeological Area. Near to Oxford Castle and earlier settlement remains Scheduled Ancient Monument and Grade I Listed Structure.		
Why we consider site has potential	Removed from 2011 SHLAA as the potential use of the site was not residential. Science Oxford has since bought the site but failed to gain planning permission for the science use (13/00843/FUL) and is considering its next steps. Residential would be an acceptable City Centre use.		
Site Size (ha)	0.1	Potential Density on site	100dph
Timescale	Short	Potential Site Capacity	10

Site Ref:	220	Name	Falklands House
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity



Planning history	No planning applications in the past 5 years.		
Site information	Within a High Building Area, Transport Central Area and City Centre Archaeological Area.		
Why we consider site has potential	Site removed from 2012 SHLAA as little prospect of site becoming available, an although site is currently occupied, this does not preclude it as a potential SHLAA site in the long term, especially taking into consideration the potential Oxpens development.		
Site Size (ha)	0.22	Potential Density on site	100dph
Timescale	Long	Potential Site Capacity	22

Site Ref:	221	Name	Harlow Centre and site
City Council Ref:	n/a	Site Type	Predominantly Brownfield Site Opportunity



Planning history	No planning applications in the last 5 years.		
Site information	Site is adjacent to Green Belt, but no other known constraints. Site now used by Meadowbrook College, a County Council secondary school pupil referral unit and integration service		
Why we consider site has potential	Previously Developed Land, on edge of residential area and adjacent to the Green Belt. A lower density of around 35dph would be appropriate. Currently occupied but this does not preclude it as a potential SHLAA site in the long term.		
Site Size (ha)	1.06	Potential Density on site	34.9dph
Timescale	Long	Potential Site Capacity	37

Site Ref:	223	Name	Bertie Place Recreation Ground
City Council Ref:	008	Site Type	Greenfield



Planning history	No Planning application in the last 5 years.		
Site information	Recreation Ground in Flood Zone 2, but not other known constraints. Owner by Oxfordshire County Council, who has aspiration to use the site for educational use		
Why we consider site has potential	Sites and Housing Plan allocated residential as accepted use if educational use not feasible, and should therefore not be excluded from consideration in case preferred use is not pursued.		
Site Size (ha)	0.72	Potential Density on site	48.6dph
Timescale	Medium	Potential Site Capacity	35

Site Ref:	224	Name	Registry Office, Tidmarsh Lane
City Council Ref:	n/a	Site Type	Brownfield Site Opportunity



Planning history	13/00843/FUL – Application for a science centre was withdrawn in February 2014.		
Site information	Combined with site 218, Science Oxford failed to gain planning permission for science use (13/00843/FUL) and is considering its next steps. Site is within a Conservation Area, High Building Area, Transport Central Area and City Centre Archaeological Area. Near to Oxford Castle and earlier settlement remains Scheduled Ancient Monument and Grade I Listed Structure.		
Why we consider site has potential	Brownfield site in City Centre therefore higher density appropriate. Oxford County Council were said to be considering its use. Outcome of these considerations is unknown, but potential for residential use.		
Site Size (ha)	0.13	Potential Density on site	100dph
Timescale	Medium	Potential Site Capacity	13

Site Ref:	229	Name	Stansfeld Outdoor Education Centre
City Council Ref:	n/a	Site Type	Part Brownfield, part Greenfield.



Planning history	No planning applications in the last 5 years.		
Site information	Site boundary covers land not populated by mature trees. Site owned by Birmingham City Council. Closed by BCC due to budget cuts. Adjacent to Nature Conservation Area, Within Conservation Area. Contains Grade II Listed Structures, and adjacent to Grade I Listed Structure. Part within Flood Zone 3b		
Why we consider site has potential	Cessation of the use of the site from 31st July 2014. Local Residents successfully registered it as a community asset on 16th June 2014. Sensitive location with mature trees, buffer area for Flood Zone 3b and lower density appropriate 0.75ha x 40dph.		
Site Size (ha)	1	Potential Density on site	30dph
Timescale	Short	Potential Site Capacity	30

Site Ref:	231	Name	Jubilee Hall, Sorrel Road
City Council Ref:	108	Site Type	Brownfield Opportunity



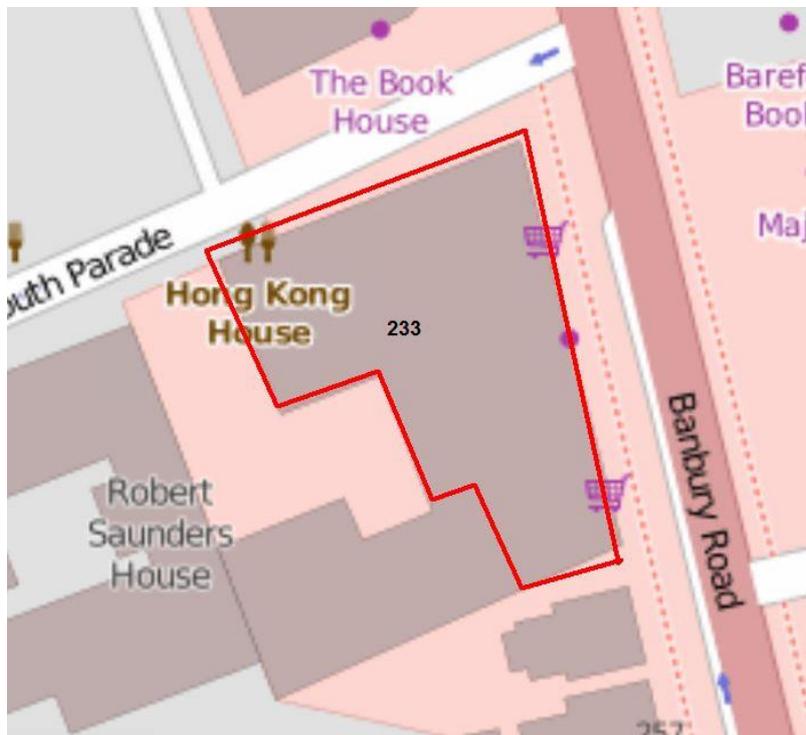
Planning history	No noteworthy planning applications in the last 5 years.		
Site information	No known constraints, other than physical size.		
Why we consider site has potential	Site in poor condition and surplus to landowner's requirements. Should be considered as a potential site for the Affordable Homes Programme, and will be a windfall site if 10 unit threshold is not achievable.		
Site Size (ha)	0.12	Potential Density on site	83.3dph
Timescale	Medium	Potential Site Capacity	10

Site Ref:	232	Name	Pusey House Site, St Giles
City Council Ref:	n/a	Site Type	Mix of Brownfield and Greenfield



Planning history	13/01800/FUL - Demolition and rebuilding of existing boundary walls. Erection of 53 study bedrooms, lecture theatre, library, seminar rooms and ancillary accommodation on 4 floor plus basement – Refused, but allowed on appeal		
Site information	Site is within a Conservation Area, High Building Area, Transport Central Area, City Centre Archaeological Area, and is adjacent to Grade II Listed Structures.		
Why we consider site has potential	Allocated for student housing to rear of Pusey House. Allocation superseded when Sites and Housing Allocation adopted, and site has been accepted through the planning system		
Site Size (ha)	0.13	Potential Density on site	100dph
Timescale	Short	Potential Site Capacity	13

Site Ref:	233	Name	Suffolk House, Summertown
City Council Ref:	n/a	Site Type	Brownfield Opportunity



Planning history	No noteworthy planning applications in the last 5 years		
Site information	Site is in a District Centre with District Shopping Frontage and within a Transport District Centre		
Why we consider site has potential	Previously accepted through Local Plan that residential above retail is an acceptable use. Allocated for mixed use therefore 75dph x 0.2ha, but existing occupiers would require relocating.		
Site Size (ha)	0.2	Potential Density on site	75dph
Timescale	Medium	Potential Site Capacity	15

Site Ref:	241	Name	Colthorn Farm, Old Marston
City Council Ref:	n/a	Site Type	Greenfield



Planning history	11/00825/FUL – an application for redevelopment of the farmyard. Reference made in Design and Access Statement for the 2011 application to a pre-application enquiry for 29 homes on redundant land beyond the pony paddock.		
Site information	Site is within Conservation Area and adjacent to Green Belt. Site put forward as Call for sites for Site and Housing plan.		
Why we consider site has potential	With an appropriate buffer to the Green Belt and a design that respects the Conservation Area the site could be considered acceptable for residential. Being adjacent to the Green Belt should not preclude sites from consideration and a sensitive scheme would be acceptable if all parameter such as access are deemed acceptable. 30dph x 0.71ha.		
Site Size (ha)	0.79	Potential Density on site	26.6dph
Timescale	Medium	Potential Site Capacity	21

Site Ref:	249	Name	Headington Quarry Glebe
City Council Ref:	141	Site Type	Greenfield



Planning history	No planning applications in the last 5 years		
Site information	Site within a Conservation Area and a Nature Conservation Area. Adjacent to Grade II Listed Building. Site put forward as Call for sites for Site and Housing plan. Appears to be in ownership of Birmingham City Council.		
Why we consider site has potential	Being a Nature Conservation Area does not preclude site from development. Site could only come forward as part of a high quality but sensitive development. 0.93ha x 25dph		
Site Size (ha)	1.86	Potential Density on site	12.3dph
Timescale	Long	Potential Site Capacity	23

Site Ref:	251	Name	Indoor Bowling Centre
City Council Ref:	n/a	Site Type	Brownfield Opportunity



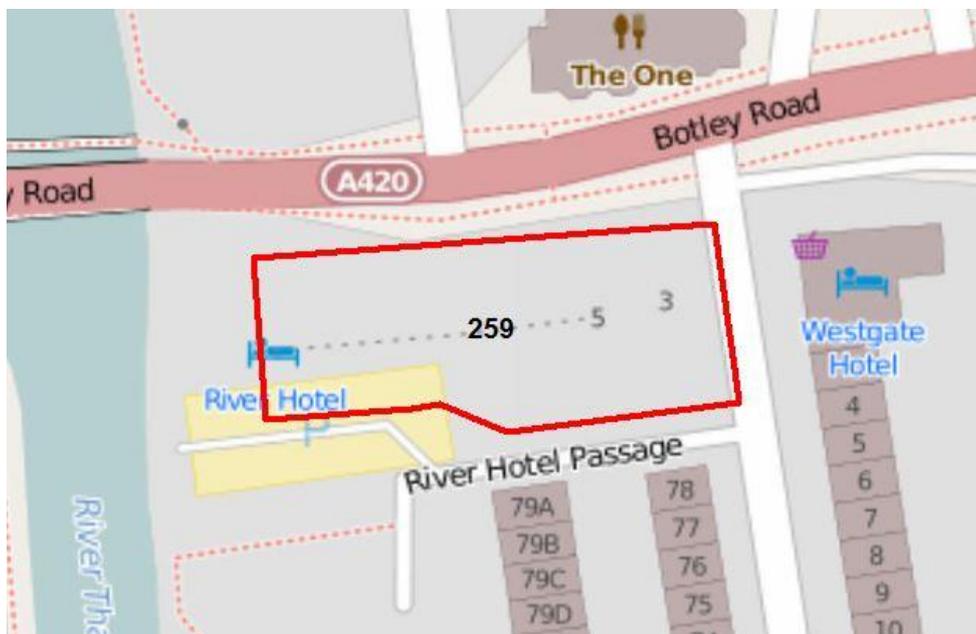
Planning history	No planning application in the last 5 years		
Site information	No known policy constraints. Bowls club on an apparent long lease, but length not known.		
Why we consider site has potential	Sustainable location and previously developed land. Length of bowls club lease should not be a prohibitive reason why site is excluded from the perspective of trying to find suitable sites for housing.		
Site Size (ha)	0.66	Potential Density on site	54.5dph
Timescale	Long	Potential Site Capacity	36

Site Ref:	252	Name	Land at Church Way
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning applications in the last 5 years		
Site information	Site is within a View Cone, Conservation Area, and is adjacent to Green Belt. West edge of site is potential Flood Zone 3b. Site put forward as Call for Sites for Sites and Housing plan.		
Why we consider site has potential	Being adjacent to the Green Belt should not preclude sites from consideration and a sensitive scheme would be acceptable if all parameter such as access are deemed acceptable. 0.29ha x 40dph		
Site Size (ha)	0.57	Potential Density on site	19.3dph
Timescale	Medium	Potential Site Capacity	11

Site Ref:	259	Name	River Hotel and 3-15 Botley Road
City Council Ref:	n/a	Site Type	Brownfield Opportunity



Planning history	No planning applications in the last 5 years.		
Site information	Site within a High Building Area, Transport Central Area, City Centre Archaeological Area. Flood Risk would need investigating. Site put forward as Call for sites for Site and Housing Plan.		
Why we consider site has potential	Site had previously been rejected in Sites and Housing Plan due to its size, but that should not be a consideration here. High density due to City Centre location, providing there are no flood risks.		
Site Size (ha)	0.22	Potential Density on site	100dph
Timescale	Medium	Potential Site Capacity	22

Site Ref:	265	Name	The Rectory Centre
City Council Ref:	n/a	Site Type	Brownfield Opportunity



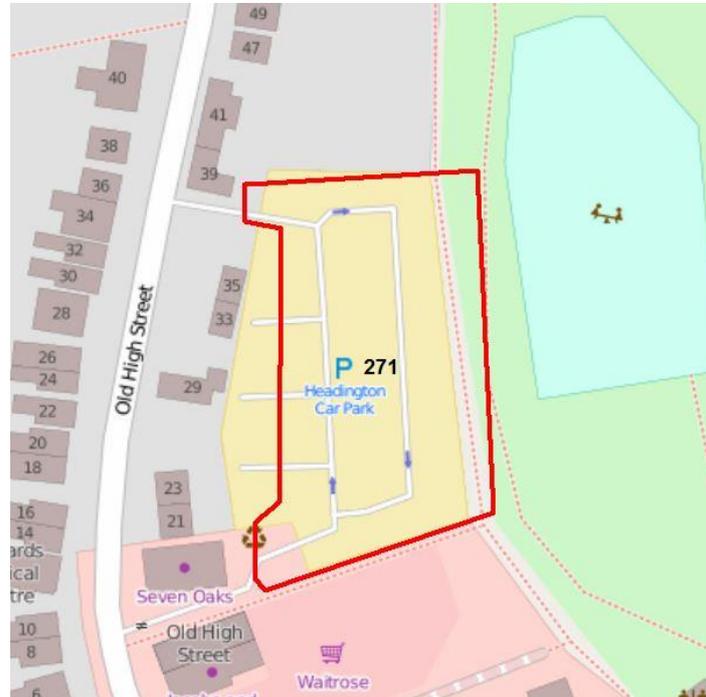
Planning history	No planning applications in the last 5 years.		
Site information	Existing healthcare use. Site within a Transport Central Area and a View Cone		
Why we consider site has potential	It is a brownfield site in residential area. It has previously been rejected in the consultation for the Sites and Housing Plan due to its size, but that is not an issue for the SHLAA. Site is currently occupied therefore development would rely on relocation of user. Site rejected due to site size. 75dph x 0.21ha		
Site Size (ha)	0.21	Potential Density on site	71.4dph
Timescale	Medium	Potential Site Capacity	15

Site Ref:	266	Name	Wadham Park Green Space, Marston
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning applications in last 5 years.		
Site information	Small area of greenfield amenity space, but adjacent to large open recreation ground. Site does fall within View Cone. Access issues would need overcoming.		
Why we consider site has potential	Given proximity of existing open space and playground, question the need to retain this area of poor quality open space.		
Site Size (ha)	0.27	Potential Density on site	48.1dph
Timescale	Short	Potential Site Capacity	13

Site Ref:	271	Name	Headington Car Park
City Council Ref:	n/a	Site Type	Brownfield Opportunity



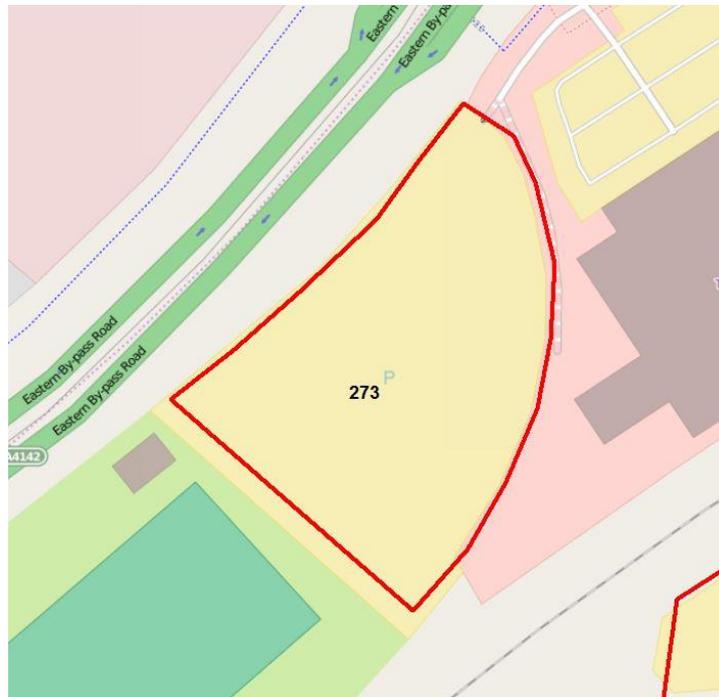
Planning history	No planning applications in the last 5 years.		
Site information	Site within a Transport District Centre, District Shopping Centre, Adjacent to Conservation Area		
Why we consider site has potential	Preferred Option during the Sites and Housing Plan consultation was to allocate for car free housing and/or student housing. Site should be revisited, considering options such as undercroft parking. 0.36ha x 75dpa		
Site Size (ha)	0.36	Potential Density on site	75dph
Timescale	Long	Potential Site Capacity	27

Site Ref:	272	Name	Hill View Farm (Land at Mill Lane, Marston)
City Council Ref:	112	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Site falls within the Green Belt, but has been promoted by through Call for Sites previously. Had previously been looked at as a potential site during the 2007 SHLAA assessment but was not accepted as a site as it would encourage the merging of Old Marston and Summertown		
Why we consider site has potential	Green Belt land, but a more area specific review should be undertaken to assess whether all land designated actually meets the criteria. Part of the land at Mill Lane could be used for housing without encroaching, and is close to residential properties and the A40. Could look at potential land swap with vacant land east of Mill Lane and the Allotments. 5.12ha x 40dph.		
Site Size (ha)	10.25	Potential Density on site	20dph
Timescale	Long	Potential Site Capacity	205

Site Ref:	273	Name	Former Rover Car Park
City Council Ref:	n/a	Site Type	Brownfield Opportunity



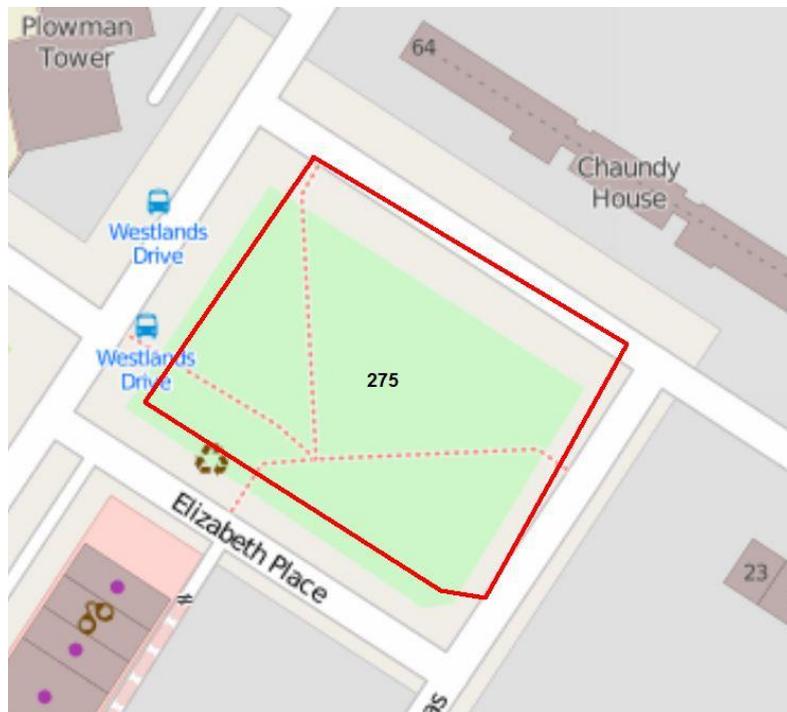
Planning history	No planning application in the last 5 years.		
Site information	No known constraints. Former Rover employee Car Park, unused and vacant for many years. Had been assessed in Sites and Housing Preferred Options Document, but not taken forward as an allocated site.		
Why we consider site has potential	Preferred Option was not to allocate the site. Housing deemed a good option, but not allocated as option would not relate well to nearby uses. Vacant brownfield site which Oxford City Council should be looking to sequentially prioritise over greenfield development.		
Site Size (ha)	1.11	Potential Density on site	55dph
Timescale	Short	Potential Site Capacity	61

Site Ref:	274	Name	Land Rear of Reliance Way
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Site assessed as suitable for housing in Sites and Housing preferred options document, further assessment of its ecological value required. Removed from submission draft of the document.		
Why we consider site has potential	Preferred Option was not to allocate the site. Deemed to have potential for housing with Open Space, but would be a loss of 'ecological area' of low public value, and was rejected due to the 'apparent importance of the site in biodiversity terms'. Scored poorly in Green Spaces Study, and should be revisited as a potential site, with off-site contribution to improve areas of conservation are higher quality. 0.31ha of site at 40dph		
Site Size (ha)	0.63	Potential Density on site	19dph
Timescale	Medium	Potential Site Capacity	12

Site Ref:	275	Name	Westlands Drive, Elizabeth Green
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	No known constraints. Site had been looked at and assessed as suitable for residential during Sites and Housing Preferred Options		
Why we consider site has potential	Preferred Option was not to allocate the site as the landowner was not looking to pursue the site's development at that stage. It was assessed as an acceptable site for housing. Scored Poorly in Green Spaces Study		
Site Size (ha)	0.26	Potential Density on site	46.2dph
Timescale	Short	Potential Site Capacity	12

Site Ref:	283	Name	Court Place Farm
City Council Ref:	190	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Site is Green Belt, Protected Open Space SR.8 as an allotment. Part of the land at Court Place Farm Allotments could be used for housing without encroaching and coalescing settlements, and is close to residential properties.		
Why we consider site has potential	Large Site which has plots available. Consolidation and part develop, should be considered in similar vein to East Minchery with Affordable Housing. 1ha at 40dph, higher density would probably not be appropriate given setting and current designation of Green Belt.		
Site Size (ha)	5.73	Potential Density on site	7dph
Timescale	Medium	Potential Site Capacity	40

Site Ref:	287	Name	East Ward
City Council Ref:	205	Site Type	Greenfield



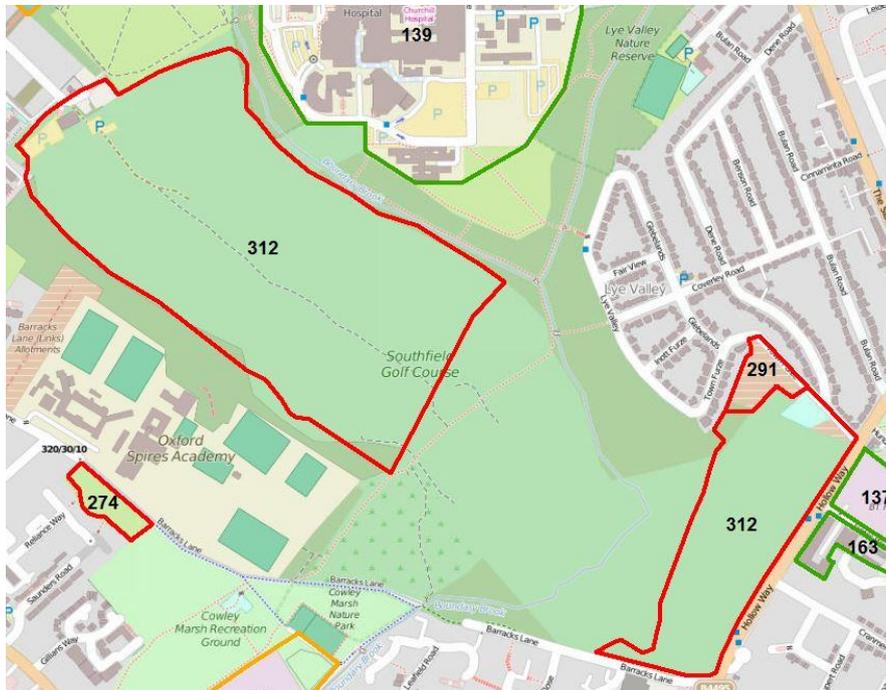
Planning history	No planning applications in the last 5 years.		
Site information	Protected Open Space SR.8 as an allotment, and adjacent to Nature Conservation Area. Residential Area, and sustainable location. Another Allotment area within 400m.		
Why we consider site has potential	Large Site which has plots available. Consolidation and part develop, should be considered in similar vein to East Minchery. Only part of the site would be appropriate due to existing usage. Incorporate open space and buffer to Nature Conservation Area.		
Site Size (ha)	6.2	Potential Density on site	9.5dph
Timescale	Medium	Potential Site Capacity	59

Site Ref:	291	Name	Fairview
City Council Ref:	210	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Protected Open Space SR.8 as an allotment and near to Lye Valley SSSI. Potential Access issues would need satisfying.		
Why we consider site has potential	Allotment is not used to capacity and overall is in very poor condition. Residential area, and site could be used for affordable housing. Keeping some of the site for Open Space, 0.48ha x 55dph.		
Site Size (ha)	0.64	Potential Density on site	40.6dph
Timescale	Medium	Potential Site Capacity	26

Site Ref:	312	Name	Oxford Golf Club
City Council Ref:	004	Site Type	Greenfield



Planning history	No relevant planning application in the past 5 years		
Site information	Protected Open Space SR.2 and adjacent to Nature Conservation Area and to Lye Valley SSSI. Had previously been allocated as a potential strategic site for housing in an early draft of the Core Strategy, but was omitted from the final version over ecology and hydrology concerns. Land owned by Magdalen College and Oxford City Council, and leased to the Golf Club.		
Why we consider site has potential	Considering the evidenced need for housing, this sustainable site should be reconsidered by Oxford City Council. Prime location and falling membership numbers. Could provide replacement golf course on Green Belt land in neighbouring authorities, to ensure no loss of sports provision. Ecology, hydrological and highways concerns will need up to date assessments, and potential capacity may be reduced because of this. Development of site could also include relocated sports provision and educational uses.		
Site Size (ha)	7.57 East and 27.2 West	Potential Density on site	38.9dph
Timescale	Medium/Long/16 years+	Potential Site Capacity	1338

Site Ref:	313	Name	Land at Marsh Lane
City Council Ref:	114	Site Type	Greenfield



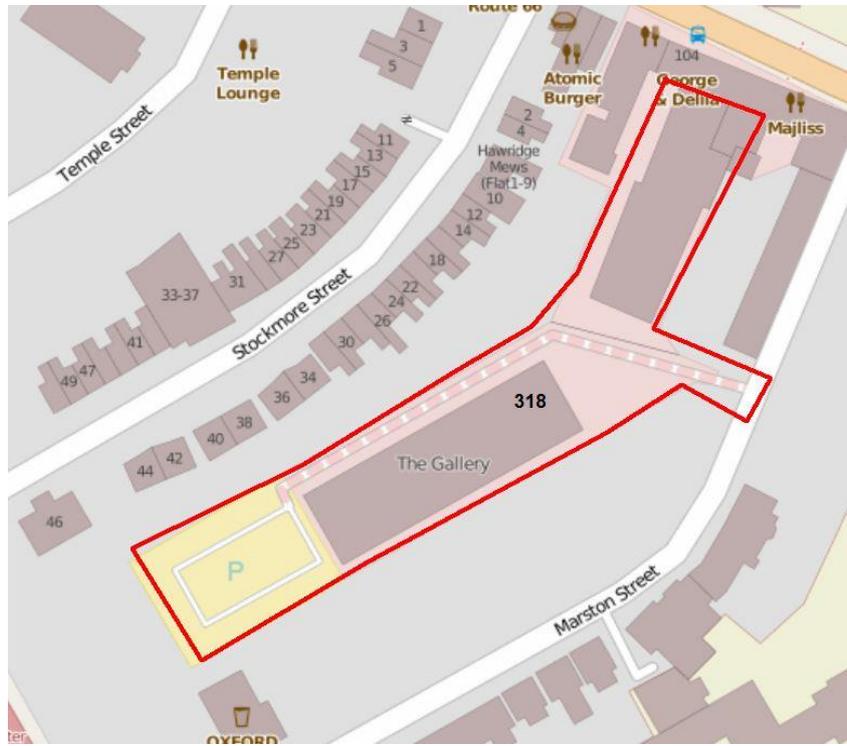
Planning history	No planning applications in the last 5 years.		
Site information	Site falls with the Green Belt and a Conservation Area. Site currently in agricultural use, and used for Travelling Showpeople's accommodation when St Giles Fair is in Oxford.		
Why we consider site has potential	Large area covered by Draft SHLAA 2014 under site 114 which should be split up and assessed individually. Close proximity to A40, and residential use. Site needs assessing as part of formal Green Belt Review to see if it meets national Green Belt purposes. Could be suitable for Affordable Housing or replacement open air sports facilities.		
Site Size (ha)	2.23	Potential Density on site	39.9dph
Timescale	Medium	Potential Site Capacity	89

Site Ref:	314	Name	Land at Butts Lane
City Council Ref:	114	Site Type	Greenfield



Planning history	No planning applications in the last 5 years.		
Site information	Site is within the Green Belt, and part falls within Conservation Area.		
Why we consider site has potential	Poor Quality Green Belt land. Site does not meet the 5 purposes of the Green Belt, and should be officially removed following a formal Green Belt Review. Retain 10% for Open Space. Another potential site for Affordable Housing.		
Site Size (ha)	1.34	Potential Density on site	35.8dph
Timescale	Medium	Potential Site Capacity	48

Site Ref:	318	Name	Blackwells Publishing, Marston Street
City Council Ref:	n/a	Site Type	Brownfield Opportunity



Planning history	No noteworthy planning applications in last 5 years.		
Site information	Site is an existing Key Employment Site, and will be covered by an Article 4 Direction Notice from March 2015. Access issues need further investigation. Site currently in use.		
Why we consider site has potential	Low quality Key Employment Site in a residential area and should be considered in a policy off approach. Scored poorly in ELS Key Employment Suitability. Other densities could be explored such as keeping a certain % of the site for employment.		
Site Size (ha)	0.51	Potential Density on site	55dph
Timescale	Medium	Potential Site Capacity	28

Site Ref:	331	Name	Site at corner of Hayfield Road, and Aristotle Lane
City Council Ref:	n/a	Site Type	Brownfield Opportunity



Planning history	No planning applications in the past 5 years.		
Site information	A Key Employment Site, within a Conservation Area and adjacent to Grade II Listed bridge. Currently in use. Site will be covered by an Article 4 Direction Notice from March 2015.		
Why we consider site has potential	Low quality Key Employment Site, already three stories in height, and should be considered in a policy off approach. Scored poorly in ELS Key Employment Suitability table.		
Site Size (ha)	0.19	Potential Density on site	52.6dph
Timescale	Medium	Potential Site Capacity	10

Site Ref:	336	Name	Warehouses off Kiln Lane
City Council Ref:	n/a	Site Type	Brownfield Opportunity



Planning history	No planning applications in the last five years.		
Site information	Site is an existing Key Employment Site, and will be covered by an Article 4 Direction Notice from March 2015. Site is currently in use.		
Why we consider site has potential	Low quality Key Employment Site in a residential area and should be considered in a policy off approach. Scored poorly in ELS Key Employment Suitability. 10% of the site could be used for open space. Other densities could be explored such as keeping a certain % of the site for employment.		
Site Size (ha)	1.53	Potential Density on site	49dph
Timescale	Medium	Potential Site Capacity	75

Site Ref:	337	Name	Blanchfords Builders Yard, Windmill Road
City Council Ref:	n/a	Site Type	Brownfield Opportunity



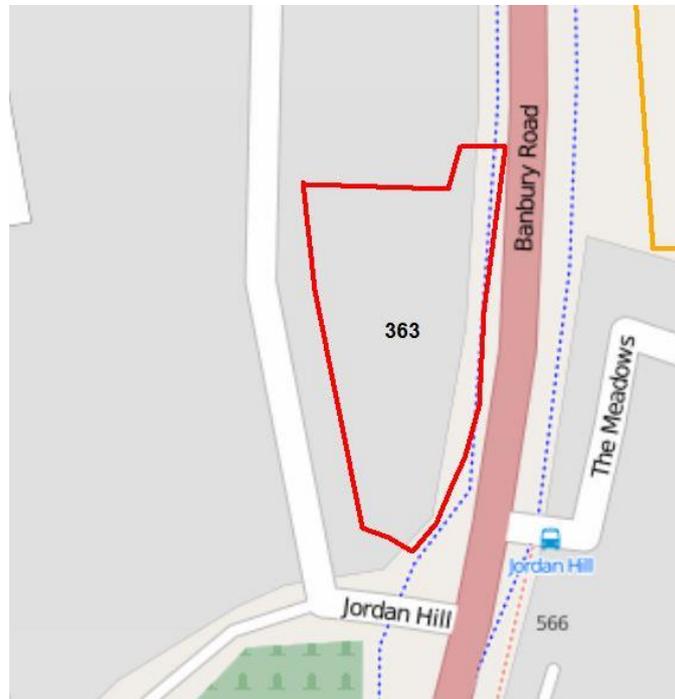
Planning history	No planning application in the last 5 years		
Site information	Site is an existing Key Employment Site, and will be covered by an Article 4 Direction Notice from March 2015. Site is currently in use. Site also falls within a Transport District Area.		
Why we consider site has potential	Low quality Key Employment Site in a residential area, and should be considered in a 'policy off' approach. Scored poorly in ELS Key Employment Suitability. 10% of site could be used for open space. Other densities could be explored such as keeping a certain % of the site for employment. 60dph used due to location in Transport District Area.		
Site Size (ha)	0.96	Potential Density on site	54.2dph
Timescale	Medium	Potential Site Capacity	52

Site Ref:	359	Name	Housing Amenity Land, Sorrel Road
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning application in the last 5 years		
Site information	No known constraints. Used as Housing Amenity Land.		
Why we consider site has potential	Scored poorly in Green Spaces Study. Space for another 3 storey 12 bed set of flats similar to existing. Oxford City Council has built on housing amenity land before (Ref:06/01091/FUL). Suitable for Affordable Housing.		
Site Size (ha)	0.39	Potential Density on site	30.8dph
Timescale	Short	Potential Site Capacity	12

Site Ref:	363	Name	Housing Amenity Land, Jordan Hill Road
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning application in the last 5 years		
Site information	Site is adjacent to Grade II Listed Building. Vacant housing amenity land		
Why we consider site has potential	Scored poorly in Green Spaces Study. Oxford City Council has built on housing amenity land before (Ref:06/01091/FUL). A candidate for City Council Affordable Homes Programme.		
Site Size (ha)	0.16	Potential Density on site	62.5dph
Timescale	Short	Potential Site Capacity	10

Site Ref:	364	Name	Housing Amenity Land, David Walter Close
City Council Ref:	n/a	Site Type	Greenfield



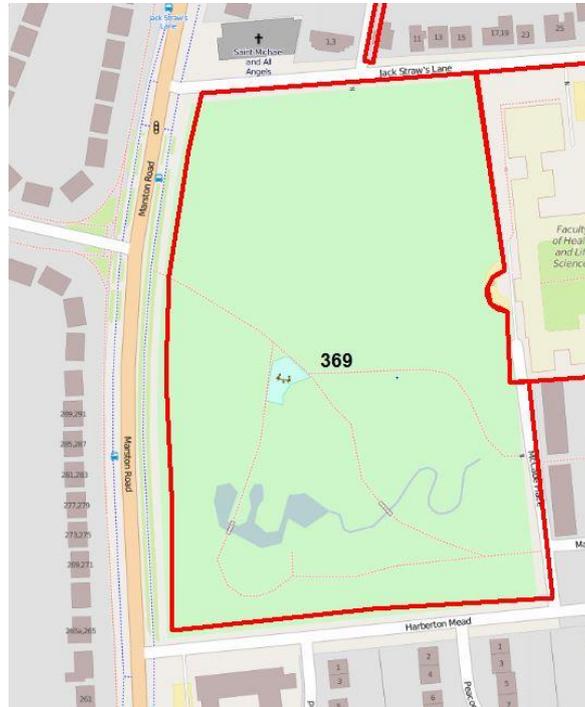
Planning history	No planning application in the last 5 years		
Site information	No known policy constraints, but trees on site would require surveying.		
Why we consider site has potential	Scored poorly in Green Spaces Study. Oxford City Council has built on housing amenity land before (Ref:06/01091/FUL). A candidate for City Council Affordable Homes Programme.		
Site Size (ha)	0.21	Potential Density on site	52.4dph
Timescale	Short	Potential Site Capacity	11

Site Ref:	366	Name	Housing Amenity Land off Townsend Square and Donnington Community Centre
City Council Ref:	n/a	Site Type	Mix of Brownfield and Greenfield



Planning history	No planning application in the last 5 years		
Site information	No known constraints. Existing Community Centre looks to still be in use.		
Why we consider site has potential	Scored poorly in Green Spaces Study. Oxford City Council has built on housing amenity land before (Ref:06/01091/FUL). Combine site with Donnington Community Centre, could provide new centre on nearby amenity land.		
Site Size (ha)	0.27	Potential Density on site	51.9dph
Timescale	Medium	Potential Site Capacity	14

Site Ref:	369	Name	Former Milham Ford School playing fields
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning application in the last 5 years		
Site information	Site is covered by Protected Open Space Policy SR.2 and SR.5. Former school playing field. Soft landscaping to the south.		
Why we consider site has potential	Scored Poorly in Green Spaces Study, but has seen improvements following neighbouring residential development. Potential to develop northern part, and further improve southern area of potential ecological value. Northern part is 1.36ha x 55dph.		
Site Size (ha)	3.46	Potential Density on site	21.4dph
Timescale	Medium	Potential Site Capacity	74

Site Ref:	372	Name	Housing Amenity Land and garages, between Wood Farm Road and Nuffield Road
City Council Ref:	n/a	Site Type	Mix of Brownfield and Greenfield



Planning history	No planning application in the last 5 years		
Site information	No known constraints. Part of site in use as garages.		
Why we consider site has potential	Amenity land scored poorly in Green Spaces Study, the site could house a similar block of flats to adjacent. A candidate for City Council Affordable Homes Programme.		
Site Size (ha)	0.28	Potential Density on site	46.4dph
Timescale	Short	Potential Site Capacity	13

Site Ref:	374	Name	Housing Amenity Land, Nether Durnford Close
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning application in the last 5 years		
Site information	Site is adjacent to Brasenose Wood and Shotover Hill SSSI. Site includes, and is near to mature trees.		
Why we consider site has potential	Scored poorly in Green Spaces Study. OCC has built on housing amenity land before (Ref:06/01091/FUL). A candidate for City Council Affordable Homes Programme. 0.29ha at 55dph due to location of trees.		
Site Size (ha)	0.38	Potential Density on site	39.5dph
Timescale	Short	Potential Site Capacity	15

Site Ref:	376	Name	Boults Lane Recreation Ground
City Council Ref:	178	Site Type	Greenfield



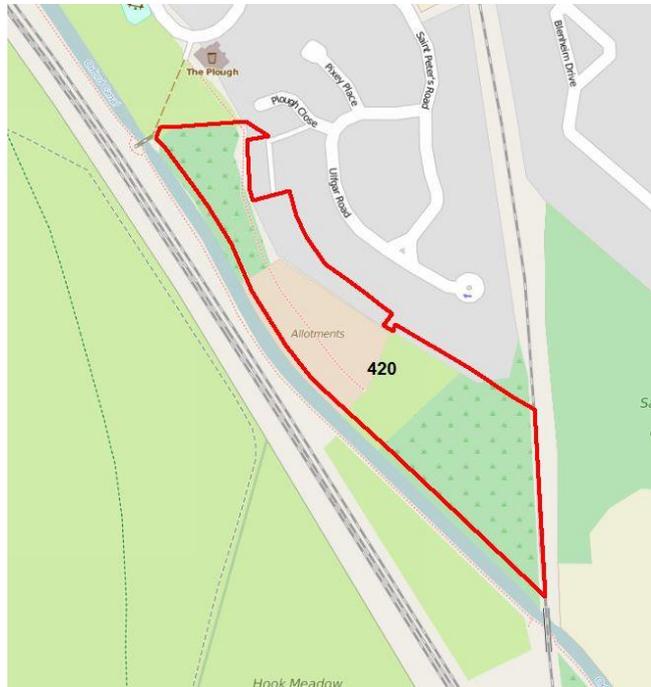
Planning history	No planning applications in the last 5 years.		
Site information	Site is Protected Open Space, and within a Conservation Area and the Green Belt. Owned by Parish Council and used as Open Air Sports facility.		
Why we consider site has potential	Assessed as being potentially surplus to requirements in Green Spaces Study. Open Space to be retained as part of any development. Site does not meet the 5 purposes of the Green Belt, and should be officially removed following a formal Green Belt Review. Known over provision of senior football pitches in the area. 1.41ha x 40dph		
Site Size (ha)	1.57	Potential Density on site	35.7dph
Timescale	Medium	Potential Site Capacity	56

Site Ref:	377	Name	Broad Oak Nature Park
City Council Ref:	n/a	Site Type	Greenfield



Planning history	No planning application in the last 5 years		
Site information	Site is Protected Open Space SR.5, and adjacent to Brasenose Wood and Shotover Hill SSSI. Mature trees on site.		
Why we consider site has potential	Classed as being potentially surplus to requirements in Green Spaces Study, and site is similar to Site 023. Suitable if access issues can be addressed. Lower density due to irregular shape and trees. 0.98ha x 40dph		
Site Size (ha)	1.22	Potential Density on site	32dph
Timescale	Medium	Potential Site Capacity	39

Site Ref:	420	Name	Area of land south west of Ulfgar Road
City Council Ref:	118/119	Site Type	Mix of Brownfield and Greenfield



Planning history	No planning application in the last 5 years		
Site information	Mix of allotments and vacant amenity land . Site is adjacent to local nature reserve and Conservation Area, adjacent to Grade II Listed Structure, potential flood risk issues, part Protected Open Space SR.8, adjacent to Port Meadow with Wolvercote Common & Green SSSI and Hook Meadow and the Trap Grounds SSSI.		
Why we consider site has potential	Site includes two accepted sites in Draft 2014 SHLAA. By combining these with the allotments, it improves access and deliverability and increases capacity. Relocate allotments within the eastern end of the site. 2.56ha x 55dph		
Site Size (ha)	3.34	Potential Density on site	40.1dph
Timescale	Medium/Long	Potential Site Capacity	134

Site Ref:	421	Name	Donnington Recreation Ground and Former St Augustine's Playing Fields
City Council Ref:	104/200	Site Type	Greenfield



Planning history	No planning application in the last 5 years.		
Site information	Site is adjacent to Conservation Area, and is Protected Open Space SR.2, Part of Donnington Rec is in Flood Zone 3b and former recreational football pitches. Former St Augustine's field is a former school playing fields.		
Why we consider site has potential	Donnington Rec scored poorly in Green Spaces Study and partly within Flood Zone 3b. Former use as senior football pitch not required. St Augustine former playing pitches currently fenced off and not in use. Was removed from SHLAA 2010 as County Council likely to retain site for playing fields for St Gregory School, but the Draft 2014 SHLAA assessment has County Council promoting the site for housing but site rejected as it is protected open space. Approximately 1.04ha on FZ 3b but can be used for Open Space/ Sports/ Play facilities. 3.69ha x 55dph		
Site Size (ha)	4.73	Potential Density on site	42.7dph
Timescale	Short	Potential Site Capacity	202