

## 9. Sites

- 9.1 A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site or whether the site is protected for certain types of development. The purpose of the site allocations is to allocate sites for built development or to maintain a type of built development on a site. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They are a positive policy towards redevelopment of the site and help ensure the right type of development happens in order to meet the Strategy of this Local Plan and the *National Planning Policy Framework*.
- 9.2 Similar current site allocations can be seen in the Sites and Housing Plan Part B. Some of these have become out of date or have been built so we now need to review them. They will be superseded once the Local Plan 2036 is adopted. We also need to determine which new sites should be allocated for development to meet the needs of Oxford whilst also protecting sites that are important facilities for residents and enable businesses to thrive in Oxford.
- 9.3 Oxford City Council has three Area Action Plans in place covering the West End, Barton and Northern Gateway. These contain detailed policies for future development of those areas.

### Opt 107: Area Action Plans

Policy approach	Consequences of approach/discussion
<p><b>A) Preferred option:</b> Continue to use the existing Area Action Plans as the basis for decisions on appropriate uses in those areas, rather than including detailed new site allocation policies.</p>	<p>The Area Action Plans have considered these areas in detail and already contain policies to guide decision making. There is no clear need for the Local Plan to include new detailed policy allocations for these areas, other than to include a new policy to link to the Area Action Plans. In this approach, the adopted AAPs would remain part of the planning policy framework for the city and would be used in determining planning applications in those areas.</p>
<p><b>B) Alternative Option:</b> Include new site allocation policies for the Area Action Plan areas and any individual sites within them.</p>	<p>This approach would affect the West End in particular, as it is a large area of the city centre that is brownfield land, and where a large number of sites could potentially come forward individually. The West End Area Action Plan looked at the balance of uses necessary across the area, rather than individual site allocations, which seems more appropriate for a large brownfield area of the city centre than a series of individual site allocations within the Local Plan. In this approach, the AAPs would be superseded by the new policies of the Local Plan.</p>

### Compiling the initial list of sites

- 9.4 The full list of 516 sites was compiled from a wide range of sources. The City Council has taken an approach of 'leaving no stone unturned' to find sites suitable for development to meet the needs of Oxford.
- 9.5 Potential sites were identified from the following sources:
- i. Core Strategy allocated sites
  - ii. Sites and Housing allocated sites
  - iii. West End AAP identified sites
  - iv. Other sites from the previous 2014 Strategic Housing Land Availability Assessment

- v. Calls for sites inviting landowners to nominate their sites (2014, 2016, Local Plan)
- vi. Protected Key Employment Sites
- vii. Other employment sites not protected (if greater than 0.25ha)
- viii. Wildlife Corridor and Sites of Local Importance for Nature Conservation (SLINC) designations
- ix. Protected Open Space designations (public open space, open air sports, allotments)
- x. Sites previously rejected through the Sites and Housing Plan process
- xi. Stakeholder consultation (Unlocking Oxford's Development Potential [Cundell] Report)
- xii. City Council department suggestions (Property/Leisure)
- xiii. Commitments (sites with planning permission or Prior Approval for housing, student accommodation)
- xiv. Sites refused planning permission or expired but suitable for housing/ student accommodation in principle
- xv. Map survey (any other piece of land greater than 0.25ha)

### Assessing the list of sites

9.6 A three stage process was followed to identify which of these potential sites should be included as proposed site allocation policies in the Local Plan. The three stages can be summarised as follows:

**Stage 1 Assessment:** Exclude those sites with clear conflicts with national policy and/or insurmountable environmental or physical constraints

**Stage 2 Assessment:** Assessment against the *Sustainability Appraisal* objectives

**Stage 3 Assessment:** Assessment against the Local Plan Preferred Options strategy and deliverability considerations

#### 9.7 Stage 1 Assessment

All sites underwent a Stage 1 filter process; sites were rejected for allocation for development at Stage 1 only if they were:

- i. a Special Area of Conservation (SAC) or Site of Special Scientific Interest;
- ii. greenfield in flood zone 3b;
- iii. less than 0.25 hectares in area;
- iv. already at an advanced stage in the planning process (i.e. development has commenced).

#### 9.8 Stage 2 Assessment

All sites that had passed the Stage 1 filter process were considered against the *Sustainability Appraisal* objectives. The physical criteria were assessed in terms of accessibility, flood risk, topography, contamination, air quality, neighbouring land uses, distance to primary school and GP surgery and location in deprived area. The environmental criteria were assessed in terms of land type, townscape/landscape character, heritage assets, biological/geological importance and green infrastructure. Sites were scored accordingly, however sites were only rejected for allocation for development at Stage 2 if they:

- i. were considered to be part of Oxford's Green Infrastructure network as determined in the Green Infrastructure Study;
- ii. had no clear access.

**A three stage process was followed to identify which of these potential sites should be included as proposed site allocation policies in the Local Plan.**

### 9.9 Stage 3 Assessment

All sites that had passed the Stage 2 assessment were considered in terms of deliverability and against the Local Plan Preferred Options strategy. Sites were rejected for allocation for development at Stage 3 only if:

- i. it is extremely unlikely to become available during the plan period (i.e. before 2036);
- ii. the landowner has indicated that they have no intention to develop;
- iii. there is serious conflict with the NPPF/Oxford Local Plan Preferred Options strategy and no mitigation is possible

9.10 In total, 390 sites were rejected at stage 1, 2 or 3. The remaining 126 were then considered for a preferred option (in terms of use or protection) using the strategy of the *Preferred Options Document*.

### *How the site allocations will deliver the strategy*

9.11 The earlier sections of the *Preferred Options Document* set out the strategy for this Local Plan. Many of the Preferred Options have spatial implications, which mean that they will direct certain types of development to certain locations, will favour certain types of development over others, and will protect certain types of existing uses. The site allocations therefore help to deliver the strategy of the Local Plan 2013.

9.12 The Local Plan Preferred Options strategy would lead to the following spatial approaches.

9.13 Allocating new built development and protecting certain built development (through Site Allocations):

- i. **Allocating as many sites as possible for housing** where deliverable
- ii. **Protecting existing housing** only allowing redevelopment in exceptional circumstances
- iii. **Allowing new purpose built HMOs** in appropriate locations
- iv. Allowing new student accommodation only on allocated sites, existing campuses, in district centres and the city centre
- v. **Supporting older persons accommodation**
- vi. **Allocating Green Belt sites for housing** (if suitable in other respects) and other important infrastructure that are rated as having a 'moderate' and 'low' (but not 'high') impact on the function of the Green Belt
- vii. **Protecting employment uses** that are important to the knowledge economy or are important nationally and regionally (described as Category 1 sites in the Preferred Options)
- viii. **Allowing the loss of B8 sites** to other B1, B2 and Sui Generis that support the local economy
- ix. **Ensuring that uses that attract a lot of people follow the hierarchy of centres:** City centre; primary district centre (Cowley centre); district centres; local centres
- x. **Ensuring that proposals do not conflict with the Primary and Secondary Shopping Frontages** in city and district centres in line with Retail and Leisure Study
- xi. **Ensuring that proposals in the amended district centre boundaries are town centre compatible uses**
- xii. **Resisting the expansion of private language schools**
- xiii. **Protecting existing hospital sites** for hospital related uses, allowing some diversification



Some of these sites will be protected by general policies relating to the use of the sites, for example pubs

- xiv. **Allowing new primary healthcare facilities** in accessible locations
- xv. Providing facilities just outside the city centre to the North/South for tourist coach drop off and pick up, with tourist coach parking provided at Park and Ride sites
- xvi. **Allowing water-compatible uses and essential infrastructure in flood zone 3b** (the functional floodplain)
- xvii. **Allowing development on brownfield sites in flood zone 3b**, with very high standards of flood mitigation measures and reduced run-off required.
- xviii. **Safeguarding land that would be required to deliver the potential expansion of the Cowley branch line** into a passenger railway line and the potential new stations

9.14 Protection of sites from development/redevelopment. Some of these sites will be protected by general policies relating to the use of the sites, for example pubs. Some of the larger and more significant sites will also have a more typical site allocations policy relating specifically with that site, and dealing with issues such as potential for improved access and consolidated parking arrangements, shared open spaces and the potential for intensification and diversification to a wider range of uses (though overarching protection policies not typically Site Allocations):

- xix. **Protecting all other (non-Category 1) employment sites** that provide important local services and maintain a diverse employment base (sites other than Category 1 sites that are identified in the Employment Land Assessment)
- xx. **Protecting sites that are identified as part of the Green Infrastructure Network** through the Green Infrastructure Study
- xxi. **Protecting the Special Area of Conservation, Sites of Special Scientific Interest, Local Nature Reserve, Local Wildlife Sites, Wildlife Corridors** and other sites with biodiversity interest (those with recorded **protected species**).

- xxii. **Protecting playing pitches and allotments** unless criteria are met such as replacement nearby or improvement to nearby facilities or demonstration they are surplus to requirements
  - xxiii. **Protecting pubs**, using a criteria based approach requiring evidence of diversification to establish a wider customer base; lack of viability with marketing a key component
  - xxiv. **Protecting community facilities**, allowing loss under certain circumstances, such as replacement nearby; or improvement to nearby facilities; or demonstration they are surplus to requirements; or that opportunities have been explored for multi-use
  - xxv. **Protecting existing state primary and secondary school sites** and support extensions and more intensive uses on site.
- 9.15 It is important to note that should the general policy approach change from that set out in the Preferred Options (for example an alternative option is taken forward instead), this may well have a spatial implication and the appropriate use for a site might change.
- 9.16 At this Preferred Options stage we have also considered information obtained through our Calls for Sites where landowners and developers have promoted sites and provided their justification for certain uses. This information has helped assess the sites against the Preferred Options spatial implications above. **We may not have obtained information from some landowners/developers for some time so we will use this consultation to update our information on intentions for sites and to make factual updates.** We will contact landowners again if we are still missing up-to-date information.
- 9.17 Table 4 and Table 5 show the outcomes of the sites assessment process. Table 4 shows the sites that were rejected, with the reason for rejection, and Table 5 shows the sites that are recommended for further investigation. It includes which uses, if any, the sites should be allocated for on the basis of the strategy, Preferred Options and landowner/developer information.

### Next steps

- 9.18 The site allocations are being progressed alongside the overarching Local Plan strategy and the Preferred Options for delivering it. Depending on the outcome of consultation, and further evidence gathering, the refined policy approach might change from the Preferred Option which in turn might affect the appropriateness of the site allocations as listed in Table 4 and Table 5. Further work to be undertaken which might affect the site allocations are:
- Detailed assessment of individual sites against the refined policy approach including *Sustainability Appraisal* of individual sites;
  - Updated information on land ownership intentions and deliverability identified through the consultation and make any further contact if required;
  - Strategic Flood Risk Assessment and Sequential Test;
  - Updated *Housing and Employment Land Availability Assessment* (HELAA) to assess capacities against refined policy approach to reflect any changes in housing capacity flowing from housing mix, densities, open space requirements etc.;
  - Updated *Strategic Housing Market assessment* to identify Oxford's housing need;
  - *Housing Viability Study* to understand viability of developments.



**Table 4: Rejected Sites**

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSI: Greenfield) F23b: <0.25ha under construction)	REJECT ST 2 (SAC: Green Infrastructure Network; no access)	Broad assessment against Preferred Options	Further work required with landowner/developer on deliverability and suitability	Retirement of uses assuming suitability and evidence of deliverability
<b>Under construction/built</b>							
005	Avis site	Jericho and Osney	REJECTED - under construction				
041	Northway Centre	Headington Hill and Northway	REJECTED - under construction				
056	South Park Depot, Cheney Lane	St Clement's	REJECTED - under construction				
060	Travis Perkins, Chapel Street	St Clement's	REJECTED - under construction				
085	Hooper House	St Clement's	REJECTED - under construction				
091	Kable College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd	North	REJECTED - under construction				
093	333 Banbury Road	Summertown	REJECTED - under construction				
094	376 Banbury Road	Summertown	REJECTED - under construction				
352	Balfour Road	Blackbird Leys	REJECTED - under construction				
441	Fairfield Residential Care Home	St Margaret's	REJECTED - under construction				
015	Cowley Community Centre, Barns Road	Cowley	REJECTED - built				
037	Marywood House, Leiden Rd	Churchill	REJECTED - built				
418	Ruskin College, Walton Street	Jericho and Osney	REJECTED - built				
<b>SSSI/SAC</b>							
290	Shotover Country Park	Lye Valley	REJECTED - SSSI				
524	Wolvercote Green	Wolvercote	REJECTED - SSSI				
528	Magdalen Quarry Nature Reserve	Quarry and Risinghurst	REJECTED - SSSI				
529	Rock Edge Nature Reserve	Headington	REJECTED - SSSI				
530	Lye Valley	Lye Valley	REJECTED - SSSI				
548	Iffley Meadows - South of Donnington Bridge	Hinksey Park	REJECTED - SSSI				
551	Land East of Wolfson College Boatouse	Marston	REJECTED - SSSI				
553	Green Belt Land East of University Parks	Marston	REJECTED - SSSI				
557	Pixey Mead SSSI	Wolvercote	REJECTED - SSSI				
558a	Hook Meadow and the Trap Grounds (West)	Wolvercote	REJECTED - SSSI				
558b	Hook Meadow and the Trap Grounds (Central)	Wolvercote	REJECTED - SSSI				
558c	Hook Meadow and the Trap Grounds (South)	Summertown	REJECTED - SSSI				
279	Port Meadow	Jericho and Osney	REJECTED - SAC				
<b>Less than 0.25ha</b>							
090	Westlands Drive former community centre	Headington Hill and Northway	REJECTED - Less than 0.25ha				
096	Land adjacent to TK Maxx	Cowley	REJECTED - Less than 0.25ha				
098	Workshops Lanham Way	Littlemore	REJECTED - Less than 0.25ha				
099	Rear of 2 Dynham Place	Churchill	REJECTED - Less than 0.25ha				
100	63 Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha				
101	Broad Oak land	Churchill	REJECTED - Less than 0.25ha				
102	Chillingworth Crescent Playground, (between Bracegirdle and Chillingworth)	Churchill	REJECTED - Less than 0.25ha				

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSSI, Greenfield) E30; < 0.25ha; under construction)	REJECT ST 2 (SAC: Green Infrastructure Network; no access)	Broad assessment against Preferred Options	Further work required with landowner/developer on deliverability and suitability	Satisfaction of uses assuming deliverability and suitability
103	Church Hall Edgcombe Road	Barton and Sandhills	REJECTED - Less than 0.25ha				
108	Jubilee Hall	Blackbird Leys	REJECTED - Less than 0.25ha				
109	Rose Hill Scout Hut	Rose Hill and Iffley	REJECTED - Less than 0.25ha				
143	Land off Aristotle Lane	St Margaret's	REJECTED - Less than 0.25ha				
146	Land at Stone Meadow	St Margaret's	REJECTED - Less than 0.25ha				
201	Downside Dip	Quarry and Risinghurst	REJECTED - Less than 0.25ha				
232	Ingle Close Allotments	Headington Hill and Northway	REJECTED - Less than 0.25ha				
282	Ridgefield Road Recreation Ground	Cowley Marsh	REJECTED - Less than 0.25ha				
296	St Andrews Primary School Playing Field	Quarry and Risinghurst	REJECTED - Less than 0.25ha				
322	Town Furze Allotments	Churchill	REJECTED - Less than 0.25ha				
324	Union Street Complex	St Clement's	REJECTED - Less than 0.25ha				
332	Walton Well Road Open Space – South	North	REJECTED - Less than 0.25ha				
334	Wellington Square	Carfax	REJECTED - Less than 0.25ha				
342	Land at Collins Street	St Clement's	REJECTED - Less than 0.25ha				
343	Canterbury House and adjacent land	Cowley Marsh	REJECTED - Less than 0.25ha				
344	Land and building at south east end of MaNor Place	Holywell	REJECTED - Less than 0.25ha				
345	Land at Jowett Walk	Holywell	REJECTED - Less than 0.25ha				
350	Alice Smith House	Littlemore	REJECTED - Less than 0.25ha				
353	149 Banbury Road	St Margaret's	REJECTED - Less than 0.25ha				
363	Cumberledge House	Marston	REJECTED - Less than 0.25ha				
367	Eastern House	Littlemore	REJECTED - Less than 0.25ha				
369	Bainton Road Nursery (Former Bowling Green)	St Margaret's	REJECTED - Less than 0.25ha				
371	Garage Block off Raymond Road	Marston	REJECTED - Less than 0.25ha				
372	Garages Between 102 and 104 The Slade	Churchill	REJECTED - Less than 0.25ha				
373	Garages to the rear of Anchor House, 269 Banbury Road	Summertown	REJECTED - Less than 0.25ha				
384	Jowett walk (east)	Central	REJECTED - Less than 0.25ha				
386	Land Adjacent to 3 Bullingdon Road	St Mary's	REJECTED - Less than 0.25ha				
392	Land east of Abingdon Road (North)	Hinksey Park	REJECTED - Less than 0.25ha				
394	Land north of 8 Headley Way	Headington Hill and Northway	REJECTED - Less than 0.25ha				
396	Land Rear of Green Ridges	Barton and Sandhills	REJECTED - Less than 0.25ha				
400	Leiden Road Health Centre	Churchill	REJECTED - Less than 0.25ha				
410	Parchment Printworks, Crescent Road	Cowley Marsh	REJECTED - Less than 0.25ha				
412	Pusey House site	Carfax	REJECTED - Less than 0.25ha				
414	River Hotel and 3-15 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha				
419	Saxon Centre, Saxon Way	Headington Hill and Northway	REJECTED - Less than 0.25ha				
422	2-5 South Parade, Summertown	Summertown	REJECTED - Less than 0.25ha				
423	St Leonard's Car Park, Headington	Headington	REJECTED - Less than 0.25ha				
425	The Friar Public House	Marston	REJECTED - Less than 0.25ha				
427	The Old Dairy	Headington	REJECTED - Less than 0.25ha				
428	The Rectory Centre (27-29 Rectory Road)	St Clement's	REJECTED - Less than 0.25ha				
429	Tumbledown House in Old High Street	Headington	REJECTED - Less than 0.25ha				



433	Westgate Hotel and 1-7 Mill Street	Jericho and Osney	REJECTED - Less than 0.25ha			
444	Mansfield College	Holywell	REJECTED - Less than 0.25ha			
445	Grehan House	Blackbird Leys	REJECTED - Less than 0.25ha			
446	Bryan Gelder Joinery, 7 Jack Straw Lane	Headington Hill and Northway	REJECTED - Less than 0.25ha			
447	Wadham Court	Marston	REJECTED - Less than 0.25ha			
450	Housing Amenity Land, Sorrell Road	Blackbird Leys	REJECTED - Less than 0.25ha			
451	Housing Amenity Land, Jordan Hill Road	Woivercote	REJECTED - Less than 0.25ha			
452	Housing Amenity Land, David Walter Close	Woivercote	REJECTED - Less than 0.25ha			
456	242-254 Banbury Road	Summertown	REJECTED - Less than 0.25ha			
457	Site Of 138 Hollow Way & Land rear of 144/146 Hollow Way	Lye Valley	REJECTED - Less than 0.25ha			
458	4 to 8 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha			
488	SLINC at end of Lewis Close	Quarry and Risinghurst	REJECTED - Less than 0.25ha			
493	Site at corner of Hayfield Road and Aristotle Lane	St Margaret's	REJECTED - Less than 0.25ha			
500	Builders Yard, Southmoor Road	North	REJECTED - Less than 0.25ha			
501	Car and Exhaust depot, 302 Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha			
504	Dairy Depot, Old Abingdon Road	Hinksey Park	REJECTED - Less than 0.25ha			
505	Enterprise Centre, Standingford House, Cave Street	Hinksey Park	REJECTED - Less than 0.25ha			
507	Garage Repair workshop, 2A off Hayfield Road	St Margaret's	REJECTED - Less than 0.25ha			
508	Green St. Bindery 9 Green Street	St Mary's	REJECTED - Less than 0.25ha			
511	J H Cox Ltd, Builders Yard, 108 Temple Road	Cowley Marsh	REJECTED - Less than 0.25ha			
517	Quarry Motoring Centre, Green Road	Quarry and Risinghurst	REJECTED - Less than 0.25ha			
518	Storage building, 91-99 Botley Road	Jericho and Osney	REJECTED - Less than 0.25ha			
519	Summertown Pavilion, 16-24 Middle Way	Summertown	REJECTED - Less than 0.25ha			
521	The Tyre Depot, Marsh Road	Cowley Marsh	REJECTED - Less than 0.25ha			
522	Tyre and Exhaust centre, 72 London Road	Headington	REJECTED - Less than 0.25ha			
526	Thames View Road	Rose Hill and Iffley	REJECTED - Less than 0.25ha			
541	St Giles Churchyard	Carfax	REJECTED - Less than 0.25ha			
542	Mary Magdalen Cemetery	Carfax	REJECTED - Less than 0.25ha			
559	263 Iffley Road - Gladiator Club	Iffley Fields	REJECTED - Less than 0.25ha			
561	Jack FM - 270-272 Woodstock Road	Summertown	REJECTED - Less than 0.25ha			
571	St Margaret's Road	St Margaret's	REJECTED - Less than 0.25ha			
572	Isis Guesthouse	St Mary's	REJECTED - Less than 0.25ha			
575	71 Hill Top Road	St Clement's	REJECTED - Less than 0.25ha			
576	38-40 Woodstock Road	North	REJECTED - Less than 0.25ha			
581	59-60 High Street	Holywell	REJECTED - Less than 0.25ha			
582	95-97 St Aldates	Carfax	REJECTED - Less than 0.25ha			
583	105-106 St Aldates	Carfax	REJECTED - Less than 0.25ha			
584	KI Waynflete & T-11 St Clement	St Clement's	REJECTED - Less than 0.25ha			
563a	St Stephen's House - Moberly Close	St Mary's	REJECTED - Less than 0.25ha			
563b	St Stephen's House - Car Park	St Mary's	REJECTED - Less than 0.25ha			
573	Circus Street Houses	St Mary's	REJECTED - Less than 0.25ha			
563c	St Stephen's House - St John Church	St Mary's	REJECTED - Less than 0.25ha			
<b>Flood Zone 3b greenfield</b>						
119	Land south of Ulfgar Road	Woivercote	REJECTED - Greenfield FZ3b			
126	Land at River Cherwell 8	St Margaret's	REJECTED - Greenfield FZ3b			
127	Land north of South Hinksey	Hinksey Park	REJECTED - Greenfield FZ3b			

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSSI, Greenfield FZ3b, <0.25ha, under construction)	REJECT ST 2 (SA, Green Infrastructure Network, no access)	Broad assessment against Preferred Options	Further work required with landowner/developer on deliverability and suitability	Retention of uses assuming suitability and deliverability
128	Tree belt north of North Hinksey	Jericho and Osney	REJECTED - Greenfield FZ3b				
129	Land at River Cherwell 9	St Margaret's	REJECTED - Greenfield FZ3b				
131	Land at River Cherwell 4	Holywell	REJECTED - Greenfield FZ3b				
133	Land Adjacent North Hinksey Village	Jericho and Osney/Hinksey Park	REJECTED - Greenfield FZ3b				
134	Land at Christ Church Meadow	Holywell	REJECTED - Greenfield FZ3b				
135	Land at River Cherwell 1	Holywell	REJECTED - Greenfield FZ3b				
137	Land to the West of Seacourt Stream	Jericho and Osney	REJECTED - Greenfield FZ3b				
139	Land at River Cherwell 3 (Angel and Greyhound)	Holywell	REJECTED - Greenfield FZ3b				
142	Land at River Cherwell 5	Holywell	REJECTED - Greenfield FZ3b				
145	Land at River Cherwell 6	Marston	REJECTED - Greenfield FZ3b				
147	Land north of Binsey	Jericho and Osney	REJECTED - Greenfield FZ3b				
148	Land at River Cherwell 7	St Margaret's	REJECTED - Greenfield FZ3b				
149	Land at Godstow Holt	Wolvercote	REJECTED - Greenfield FZ3b				
150	Land at West Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b				
151	Land at St Edward's Boat Yard	Wolvercote	REJECTED - Greenfield FZ3b				
152	Land at Lower Wolvercote South of Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b				
153	Land at River Cherwell 10	Summertown	REJECTED - Greenfield FZ3b				
154	Land at River Cherwell 11	Marston	REJECTED - Greenfield FZ3b				
155	Land at Lower Wolvercote north of Godstow Road	Wolvercote	REJECTED - Greenfield FZ3b				
161	Angel and Greyhound Meadow	Holywell	REJECTED - Greenfield FZ3b				
162	Aristotle Lane	North	REJECTED - Greenfield FZ3b				
177	Botley Road Recreation Ground	Jericho and Osney	REJECTED - Greenfield FZ3b				
179	BraseNose College and Queens College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b				
182	Bullstake Close Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b				
186	Christ Church Meadow – South	Holywell	REJECTED - Greenfield FZ3b				
192	Cowmead Allotments	Hinksey Park	REJECTED - Greenfield FZ3b				
200	Donnington Sports Ground, (Donnington recreation ground)	Rose Hill and Iffley	REJECTED - Greenfield FZ3b				
207	Elder Stubbs Charity Allotments – North	Cowley Marsh	REJECTED - Greenfield FZ3b				
208	Elder Stubbs Charity Allotments – South	Cowley Marsh	REJECTED - Greenfield FZ3b				
214	Florence Park	Cowley	REJECTED - Greenfield FZ3b				
215	Former Abingdon Road Allotments	Hinksey Park	REJECTED - Greenfield FZ3b				
217	Former Binsey Lane Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b				
225	Hogacre Common	Hinksey Park	REJECTED - Greenfield FZ3b				
238	King Georges Field	Jericho and Osney	REJECTED - Greenfield FZ3b				
239	Larkrise Primary School Playing Field	Iffley Fields	REJECTED - Greenfield FZ3b				
247	Marston Ferry and Blackhall Allotments	St Margaret's	REJECTED - Greenfield FZ3b				
249	Meadow Lane Recreation Ground	Iffley Fields	REJECTED - Greenfield FZ3b				
256	New Hinksey Bowling Green	Hinksey Park	REJECTED - Greenfield FZ3b				
261	Oatlands Recreation Ground	Jericho and Osney	REJECTED - Greenfield FZ3b				
266	Osney St. Thomas Allotments	Jericho and Osney	REJECTED - Greenfield FZ3b				
267	Oxford Golf Centre	Jericho and Osney	REJECTED - Greenfield FZ3b				

274	Park Adjacent Rowing Clubs	Iffley Fields	REJECTED - Greenfield FZ3b		
278	Pembroke College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b		
294	Spragglesea Mead and Deans Ham Allotments	Hinksey Park	REJECTED - Greenfield FZ3b		
298	St Catherine's, Exeter, Hertford College Sports Grounds	Marston	REJECTED - Greenfield FZ3b		
303	St Gregory the Great Playing Field	Iffley Fields	REJECTED - Greenfield FZ3b		
323	Trap Grounds Allotments	St Margaret's	REJECTED - Greenfield FZ3b		
325	University College Sports Ground	Hinksey Park	REJECTED - Greenfield FZ3b		
336	Wolfson College Playing Field	St Margaret's	REJECTED - Greenfield FZ3b		
347	Iffley Meadow	Rose Hill and Iffley	REJECTED - Greenfield FZ3b		
380	Iffley Road Sports Centre (west)	St Mary's	REJECTED - Greenfield FZ3b		
390	Land at Wolvercote Viaduct (west of canal)	Wolvercote	REJECTED - Greenfield FZ3b		
391	Land at Wolvercote Viaduct (east of canal)	Wolvercote	REJECTED - Greenfield FZ3b		
393	Land east of Abingdon Road (south)	Hinksey Park	REJECTED - Greenfield FZ3b		
464	Land adjacent Seacourt P&R	Jericho and Osney	REJECTED - Greenfield FZ3b		
468	Sunnymead	Marston	REJECTED - Greenfield FZ3b		
469	North of Botley Road/around Binsey/Cripley Meadow	Jericho and Osney	REJECTED - Greenfield FZ3b		
470	Land north of Goodstow Bridge	Wolvercote	REJECTED - Greenfield FZ3b		
471	SLINC north of Marston Ferry	Marston	REJECTED - Greenfield FZ3b		
473	Land west of Willow walk & site to east – an extension of Bulstake stream SLINC site.	Jericho and Osney	REJECTED - Greenfield FZ3b		
476	Kendal's Copse	Hinksey Park	REJECTED - Greenfield FZ3b		
478	SLINC to north of Wiers Lane (Long Bridge Nature Park)	Hinksey Park	REJECTED - Greenfield FZ3b		
479	Isis Hotel (Now Isis pub) and surrounding SLINC area	Hinksey Park	REJECTED - Greenfield FZ3b		
480	Meadow Lane/opposite Isis boat house, (extension to site #347)	Rose Hill and Iffley	REJECTED - Greenfield FZ3b		
489	Marston – gap between SSSI	Marston	REJECTED - Greenfield FZ3b		
490	Park Farm and adjoining SLINC/CS12 area	Marston	REJECTED - Greenfield FZ3b		
525	Traps Grounds Nature Area	St Margaret's	REJECTED - Greenfield FZ3b		
534	Grandpont Nature Reserve and Whitehouse Road	Jericho and Osney	REJECTED - Greenfield FZ3b		
536	Donnington Riverside	Hinksey Park	REJECTED - Greenfield FZ3b		
546	Sidling Island	Jericho and Osney	REJECTED - Greenfield FZ3b		
547	Fiddler's Island	Jericho and Osney	REJECTED - Greenfield FZ3b		
550	Green Belt Land East of Iffley Road	St Mary's	REJECTED - Greenfield FZ3b		
552	Land East of Wolfson College	St Margaret's	REJECTED - Greenfield FZ3b		
554	Long Meadow	Holywell	REJECTED - Greenfield FZ3b		
556	The Water Meadow	Holywell	REJECTED - Greenfield FZ3b		
229a	Hinksey Park	Hinksey Park	REJECTED - Greenfield FZ3b		
229b	Dean's Ham	Hinksey Park	REJECTED - Greenfield FZ3b		
477a	Land behind Four Pillars Hotel, Abingdon Road	Hinksey Park	REJECTED - Greenfield FZ3b		
<b>Green Infrastructure</b>					
230	Horspath Road Recreation Ground	Iye Valley	No	REJECTED - GI	
268	Oxford Road (Littlemore) Park	Littlemore	No	REJECTED - GI	
269	Oxford Road (Marston) Recreation Ground	Marston	No	REJECTED - GI	
280	Quarry Hollow Play Area	Quarry and Risinghurst	No	REJECTED - GI	
285	Risinghurst Recreation Ground	Quarry and Risinghurst	No	REJECTED - GI	
288	Sandfield Road	Headington	No	REJECTED - GI	

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSSI, Greenfield F30p, <0.25ha, under construction)	REJECT ST 2 (SAC, Green Infrastructure Network, no access)	Broad assessment against Preferred Options	Further work required with landowner/developer on deliverability and suitability	Satisfaction of uses assuming deliverability and suitability
112a2	Green Belt land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm, Land at Mill Lane) Green Belt Parcel 2	Marston	No	REJECTED - GI			
140	Land at Headington Hill Park	Headington Hill and Northway	No	REJECTED - GI			
115	Green Belt land west of Meadow Lane	Rose Hill and Iffley	No	REJECTED - GI			
118	Land rear of Wolvercote Social Club	Wolvercote	No	REJECTED - GI			
130	Land at Warneford Meadow	Churchill	No	REJECTED - GI			
132	Land at centre of Southfield Golf Course	Cowley Marsh	No	REJECTED - GI			
136	Land at River Cherwell 2	Holywell	No	REJECTED - GI			
138	Land at South Park	St Clement's	No	REJECTED - GI			
156	Land at River Cherwell 12	Summertown	No	REJECTED - GI			
157	Land at Hill Farm	Marston	No	REJECTED - GI			
158	Land South of Pixey Mead	Wolvercote	No	REJECTED - GI			
159	Land Adjacent to Duke's Meadow	Wolvercote	No	REJECTED - GI			
160	Alexandria Courts Recreation Ground, (Alexander Park, Woodstock Road)	Summertown	No	REJECTED - GI			
164	Balfour Park	Blackbird Leys	No	REJECTED - GI			
174	Bernwood Park	Barton and Sandhills	No	REJECTED - GI			
175	Blackbird Leys Park East	Blackbird Leys	No	REJECTED - GI			
176	Blackbird Leys Park West	Blackbird Leys	No	REJECTED - GI			
180	BraseNose Farm Allotments	lye Valley	No	REJECTED - GI			
181	Broad Oak Nature Park	Churchill	No	REJECTED - GI			
183	Burgess Field, (edge of Port Meadow)	Summertown	No	REJECTED - GI			
184	Bury Knowle Park	Barton and Sandhills	No	REJECTED - GI			
193	Cripley Meadow Allotments	Jericho and Osney	No	REJECTED - GI			
194	Cuttleslowe Park 1	Wolvercote	No	REJECTED - GI			
195	Cuttleslowe Park 2	Wolvercote	No	REJECTED - GI			
196	Cuttleslowe Park 3	Wolvercote	No	REJECTED - GI			
197	Cuttleslowe Park 4	Wolvercote	No	REJECTED - GI			
198	Cuttleslowe Park Allotments	Wolvercote	No	REJECTED - GI			
211	Fettiplace Recreation Ground	Barton and Sandhills	No	REJECTED - GI			
222	Gillians Park	Northfield Brook	No	REJECTED - GI			
223	Goose Green	Wolvercote	No	REJECTED - GI			
226	Headington Hill Park	Headington Hill and Northway	No	REJECTED - GI			
233	Jack Straws Lane Park	Headington Hill and Northway	No	REJECTED - GI			
235	John Allen Recreation Ground	Cowley	No	REJECTED - GI			
244	Magdalen Wood	Churchill	No	REJECTED - GI			
245	Manzil Way Gardens	St Clement's	No	REJECTED - GI			
250	Memorial Garden	Holywell	No	REJECTED - GI			
253	Milham Ford Playing Field, Headington	Headington Hill and Northway	No	REJECTED - GI			
263	Oriel College Sports Ground	St Clement's	No	REJECTED - GI			

275	Part Trinity and Magdalen Sports Grounds – North	Marston	No	REJECTED - GI
276	Peat Moors Recreation Ground	Lye Valley	No	REJECTED - GI
291	South Park	St Clement's	No	REJECTED - GI
295	SS Mary and John Primary School Playing Field	Iffley Fields	No	REJECTED - GI
308	St Sepulchre's Cemetery	North	No	REJECTED - GI
311	Sunnymead Park	Summertown	No	REJECTED - GI
313	Harlequins Rugby Ground	St Margaret's	No	REJECTED - GI
326	University Parks	North	No	REJECTED - GI
328	Upper Wolvercote Allotments	Wolvercote	No	REJECTED - GI
331	Walton Well Road Open Space – North	North	No	REJECTED - GI
340	Worcester College Cricket Ground	Jericho and Osney	No	REJECTED - GI
387	Land Adjacent to Lye Valley	Cowley Marsh	No	REJECTED - GI
398	Land rear of Reliance Way	Cowley Marsh	No	REJECTED - GI
432	Warneford Meadow	Churchill	No	REJECTED - GI
472	Extension to Colthorn farm site #359	Marston	No	REJECTED - GI
474	Extension to site #127	Hinksey Park	No	REJECTED - GI
475	Land adjacent Cold Harbour campsite and behind Go Outdoors	Hinksey Park	No	REJECTED - GI
481	North of Barracks Lane SLINC	Cowley Marsh	No	REJECTED - GI
482	Back gardens to Rear of Hill Top Road	St Clement's	No	REJECTED - GI
483	Boundary Brook SLINC	Cowley Marsh	No	REJECTED - GI
484	Extension of Stansfeld study centre (#437)	Quarry and Risinghurst	No	REJECTED - GI
485	SLINC Dorchester close	Quarry and Risinghurst	No	REJECTED - GI
486	SLINC off fielden grove	Headington Hill and Northway	No	REJECTED - GI
487	Add in SLINC at peasmore piece, Northway	Headington Hill and Northway	No	REJECTED - GI
491	East of Wolvercote Paper Mill site (Nixey's Field)	Wolvercote	No	REJECTED - GI
527	Rivermead Nature Reserve	Rose Hill and Iffley	No	REJECTED - GI
544	Holywell Churchyard	Holywell	No	REJECTED - GI
549	Scrub by Little Heyford Hill Roundabout	Littlemore	No	REJECTED - GI
555	Magdalen Grove	Holywell	No	REJECTED - GI
163a	Astons Eyot	Iffley Fields	No	REJECTED - GI
163b	The Kidneys	Iffley Fields	No	REJECTED - GI
224a	Grandpont Park	Hinksey Park	No	REJECTED - GI
224b	Grandpont Playing Pitch	Hinksey Park	No	REJECTED - GI
293a	Spindleberry Nature Park	Northfield Brook	No	REJECTED - GI
293b	Fry's Hill Park	Northfield Brook	No	REJECTED - GI
301a	St Edwards School Playing Fields	Summertown	No	REJECTED - GI
301b	Keble College Sports Ground	Summertown	No	REJECTED - GI
577	Boundary Brooke Nature Reserve	Iffley Fields	No	REJECTED - GI
532	Mistletoe Green Park	Northfield Brook	No	REJECTED - GI
533	Whitehouse Road Adventure Playground	Hinksey Park	No	REJECTED - GI
<b>Access/Noise</b>				
141	Land at Headington Quarry Glebe	Quarry and Risinghurst	No	REJECTED - ACCESS
221	Gaisford Road Recreation Ground	Cowley	No	REJECTED - ACCESS
219	Foxwell Drive	Headington Hill and Northway	No	REJECTED - NOISE
535	Ridley Road Recreation Ground	Lye Valley	No	REJECTED - ACCESS

Site name  
 Ref no  
 Ward  
 REJECT ST 1 (SAC/SSSI; Greenfield F33b; <0.25ha; under construction)  
 REJECT ST 2 (SAC; Green Infrastructure Network; no access)  
 Broad assessment against Preferred Options  
 Further work required with landowner/developer on deliverability and suitability  
 Refinement of uses assuming deliverability and suitability  
 Refinement of uses assuming deliverability and suitability

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSSI; Greenfield F33b; <0.25ha; under construction)	REJECT ST 2 (SAC; Green Infrastructure Network; no access)	Broad assessment against Preferred Options	Further work required with landowner/developer on deliverability and suitability	Refinement of uses assuming deliverability and suitability
403	MaNor Farm, Binsey	Jericho and Osney	No	REJECTED - ACCESS			
<b>Sports or community use</b>							
339	Wood Farm Recreation Ground, (between Nuffield Road and Wood Farm Road)	Churchill	No	No	REJECTED - SPORTS (unless evidence provided)		
292	Southfield Golf Course	Cowley Marsh	No	PART - GI	REJECTED - SPORTS (unless evidence provided)	Because of the open air sports use the site would only be considered further if there is landowner interest and it is suggested improvements to public open space would be achieved. In this case the landowner has Stated they are have no interest in developing the site at the current time.	
248	Marston Recreation Ground	Marston	No	No	REJECTED - SPORTS (unless evidence provided)		
262	Herschel Crescent Recreation Ground	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)		
286	Rose Hill Spencer Crescent Park	Rose Hill and Iffley	No	No	REJECTED - SPORTS (unless evidence provided)		
178	Boult Lane Recreation Ground	Marston	No	No	REJECTED - SPORTS (unless evidence provided)		
165	Balliol College Sports Ground	Holywell	No	No	REJECTED - SPORTS (unless evidence provided)		
166	Barbury Road North Sports Club	Wolvercote	No	No	REJECTED - SPORTS (unless evidence provided)		
172	Barton Village Sports Ground	Barton and Sandhills	No	No	REJECTED - SPORTS (unless evidence provided)		
173	Bayards Hill Primary School Playing Fields	Barton and Sandhills	No	No	REJECTED - SPORTS (unless evidence provided)		
185	Cheney School Playing Fields	Churchill	No	No	REJECTED - SPORTS (unless evidence provided)		
187	Church Cowley Primary School Playing Field	Cowley	No	No	REJECTED - SPORTS (unless evidence provided)		

188	Court Place Farm – East	Marston	No	No	REJECTED - SPORTS (unless evidence provided)	
189	Court Place Farm – West	Marston	No	No	REJECTED - SPORTS (unless evidence provided)	
191	Cowley Marsh playground/sports field	Cowley Marsh	No	No	REJECTED - SPORTS (unless evidence provided)	
199	Cuttleslowe Primary School Playing Fields	Summertown	No	No	REJECTED - SPORTS (unless evidence provided)	
202	Dragon School & Lady Margaret Hall Playing Fields	North	No	No	REJECTED - SPORTS (unless evidence provided)	
213	Five Mile Drive Recreation Ground	Wolvercote	No	No	REJECTED - SPORTS (unless evidence provided)	
227	Headington Middle School Playing Field	Headington	No	No	REJECTED - SPORTS (unless evidence provided)	
228	Headington School Playing Fields	Headington Hill and Northway	No	No	REJECTED - SPORTS (unless evidence provided)	
231	Iffley Mead School Playing Field	Rose Hill and Iffley	No	No	REJECTED - SPORTS (unless evidence provided)	
234	Jesus College Playing Field – North	Cowley Marsh	No	No	REJECTED - SPORTS (unless evidence provided)	
242	Mabel Pritchard School Playing Field	Blackbird Leys	No	No	REJECTED - SPORTS (unless evidence provided)	
243	Magdalen College Sports Ground – South	St Clement's	No	No	REJECTED - SPORTS (unless evidence provided)	
246	Margaret Road Recreation Ground	Quarry and Risinghurst	No	No	REJECTED - SPORTS (unless evidence provided)	
251	Merton College Sports Ground	Holywell	No	No	REJECTED - SPORTS (unless evidence provided)	
257	New Marston Primary School Playing Fields	Headington Hill and Northway	No	No	REJECTED - SPORTS (unless evidence provided)	
258	New University Club Sports Ground	Holywell	No	No	REJECTED - SPORTS (unless evidence provided)	
259	North Oxford Bowls Club	St Margaret's	No	No	REJECTED - SPORTS (unless evidence provided)	
260	Northway Playing Field	Headington Hill and Northway	No	No	REJECTED - SPORTS (unless evidence provided)	
264	Osler Road Bowling Green	Headington	No	No	REJECTED - SPORTS (unless evidence provided)	
270	Oxford Spires Academy Playing Field - East	Cowley Marsh	No	No	REJECTED - SPORTS (unless evidence provided)	
271	Oxford Spires Academy Playing Field – West	Cowley	No	No	REJECTED - SPORTS (unless evidence provided)	
277	Pegasus Primary School Playing Field	Blackbird Leys	No	No	REJECTED - SPORTS (unless evidence provided)	
287	Rye St Anthony School Playing Fields	Headington Hill and Northway	No	No	REJECTED - SPORTS (unless evidence provided)	

Ref no	Site name	Ward	REJECT ST 1 (SAC/SSSI; Greenfield F30; <0.25ha; under construction)	REJECT ST 2 (SAC; Green Infrastructure Network; no access)	Broad assessment against Preferred Options	Further work required on landowner/developer on deliverability and suitability	Referral of uses assuming satisfactory evidence of deliverability
297	St Barnabus Primary School Playing Fields	Jericho and Osney	No	No	REJECTED - SPORTS (unless evidence provided)		
299	St Christophers First School Playing Fields	Cowley Marsh	No	No	REJECTED - SPORTS (unless evidence provided)		
302	St Francis Primary School Playing Field	Lye Valley	No	No	REJECTED - SPORTS (unless evidence provided)		
304	St John Fisher School Playing Field	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)		
305	St John's, Keble and St Hugh's Sports Ground	St Margaret's	No	No	REJECTED - SPORTS (unless evidence provided)		
306	St Joseph's Primary School Playing Field	Headington Hill and Northway	No	No	REJECTED - SPORTS (unless evidence provided)		
307	St Michaels Primary School Playing Field	Marston	No	No	REJECTED - SPORTS (unless evidence provided)		
312	The Cherwell School Playing Fields – Central	St Margaret's	No	No	REJECTED - SPORTS (unless evidence provided)		
314	The Cherwell School Playing Fields – North	St Margaret's	No	No	REJECTED - SPORTS (unless evidence provided)		
315	The Harlow Centre Playing Fields	Marston	No	No	REJECTED - SPORTS (unless evidence provided)		
252	Merton Field	Holywell	No	No	REJECTED - SPORTS (unless evidence provided)		
531	Hundred Acre Park	Lye Valley	No	No	REJECTED - SPORTS (unless evidence provided)		
316	The John Henry Newman Academy Playing Fields	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)		
318	The Oxford Academy Playing Field – North	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)		
319	The Oxford Academy Playing Field – South	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)		
327	University Sports Centre	St Mary's	No	No	REJECTED - SPORTS (unless evidence provided)		
330	Wadham College Playing Field	St Margaret's	No	No	REJECTED - SPORTS (unless evidence provided)		
337	Wolvercote Primary School Playing Field	Wolvercote	No	No	REJECTED - SPORTS (unless evidence provided)		
338	Wood Farm Primary School Playing Field	Churchill	No	No	REJECTED - SPORTS (unless evidence provided)		
204	East Oxford Bowls Club	St Clement's	No	No	REJECTED - SPORTS (unless evidence provided)		



354	Barton Community Centre and Underhill Circus shops	Barton and Sandhills	No	No	REJECTED - COMMUNITY FACILITY (unless evidence provided)	
362	Cowley Road Bingo Hall	St Mary's	No	No	REJECTED - COMMUNITY FACILITY (unless evidence provided)	
381	Indoor Bowling Centre, Sandy West Lane	Littlemore	No	No	REJECTED - COMMUNITY FACILITY (unless evidence provided)	
421	Snooker Club, Cowley Workers Social Club and Church Hall, Between Towns Road	Cowley	No	No	REJECTED - COMMUNITY FACILITY (unless evidence provided)	
<b>No landowner interest or conflict with strategy</b>						
035	Longland, Balfour Road	Blackbird Leys	No	No	REJECTED - no current landowner interest	
036	Marston Court, Marston Rd	Marston	No	No	REJECTED - no current landowner interest	
405	Meadowbrook College, (Harlow Centre)	Marston	No	No	REJECTED - STATE SCHOOL SITE	
406	Ormerod School	Barton and Sandhills	No	No	REJECTED - STATE SCHOOL SITE	
376	Headington Preparatory School	Headington	No	No	REJECTED - no interest from school	
377	Headington School	Headington Hill and Northway	No	No	REJECTED - no interest from school	
435	Westlands Drive Shopping Parade	Headington Hill and Northway	No	No	REJECTED - no interest from landowner	
401	Littlemore Park (SAE Institute)	Littlemore	No	No	REJECTED - no current landowner interest	
413	Redbridge Recycling Centre	Hinksey Park	No	No	REJECTED - no current landowner interest	
589	John Allen Centre (whole site)	Cowley	No	No	REJECTED - site not put forward since 2009 and no significant redevelopment or change of use is anticipated	
409	Oxford Retail Park, Ambassador Avenue	Blackbird Leys	No	No	REJECTED - conflict with strategy. The site was considered in the Sites and Housing Plan, but was rejected because the landowner interest was in retail, as an out-of-centre location an allocation for retail would be contrary to the strategy. There has been	



255	Minchery Farm Allotments (west)	Littlemore	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
281	Ramsay Road Allotments	Quarry and Risinghurst	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
284	Risinghurst Allotments	Quarry and Risinghurst	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
300	St Clements Pullens Lane Allotments	Headington Hill and Northway	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
317	The Links Barracks Lane Allotments	Cowley Marsh	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
321	Thomson Terrace Allotments	Littlemore	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
333	Watlington Road Allotments	Blackbird Leys	No	No	REJECTED - ALLOTMENTS (unless evidence provided)	
<b>Green Belt no landowner interest or high/moderate-high harm</b>						
112c	Land at Marston	Marston	No	No	REJECTED - Green Belt Moderate-high and High harm	
112b 2-6	Land at Old Marston, (Northern part of previous site 112) Green Belt Parcels 2-6	Marston	No	No	REJECTED - Green Belt Moderate-high and High harm, apart from 112b-4 where the landowner has no intention of developing.	
144a	Land at Marston Brook (Northern part)	Marston	No	No	"Not assessed due to no landowner interest in this area of Green Belt"	
144b	Land at Marston Brook (southern part)	Marston	No	No	"Not assessed due to no landowner interest in this area of Green Belt"	
114a	Green Belt land east of Old Marston, (includes Land at	Marston Marsh Lane, and Land at Butts Lane)	No	No	Not assessed due to no landowner interest in Green Belt	
114b	Showmans Field	Marston	No	No	Not assessed due to no landowner interest in Green Belt	
114c	Marston Saints Sports Ground	Marston	No	No	Not assessed due to no landowner interest in Green Belt	
<b>Cemetery/Churchyard</b>						
537	Wolvercote Cemetery	Wolvercote	No	No	REJECTED - CEMETERY	
539	Headington Cemetery	Headington	No	No	REJECTED - CEMETERY	
545	Holy Trinity Churchyard	Quarry and Risinghurst	No	No	REJECTED - CHURCHYARD	
265	Osney Cemetery	Jericho and Osney	No	No	REJECTED - CEMETERY	
538	Rose Hill Cemetery	Rose Hill and Iffley	No	No	REJECTED - CEMETERY	
543	SS Mary and Joseph Churchyard	St Mary's	No	No	REJECTED - CEMETERY	



Table 5: Sites recommended for further investigation

Ref. no	Site name	Ward	REJECT ST 1 (SAC/SSE: Greenfield) E30: <0.25ha: under construction)	REJECT ST 2 (SA: Green Infrastructure Network: no access) Preferred Options	Update required	Further work required with landowner/deliverer on deliverability and suitability	REINVENT OF USES ASSUMING SUSTAINABILITY AND DELIVERABILITY
<b>Sites allocated in the Sites and Housing Plan</b>							
003	Summertown Strategic Site	Summertown	No	REJECTED - SPORTS (unless evidence provided)	Update required	Housing and re-provide open air sports	
006	Banbury Road University Sites	North	No	Potentially suitable for development	Update required	Academic; student and staff accommodation	
008	Berrie Place Recreation Ground and Land behind Wytham Street	Hinksey Park	No	Potentially suitable for development	Update required	Primary school or housing	
009	Blackbird Leys Central Area	Blackbird Leys	No	Potentially suitable for development	Update required	Mixed use 'town centre' uses and residential	
010	BT Site, Hollow Way	Lye Valley	No	Potentially suitable for development	No	Student accommodation or housing	
011	Canalside Land, Jericho	Jericho and Osney	No	Potentially suitable for development	Update required	Housing; community centre; boatyard (Jericho Canalside SPD)	
012	Churchill Hospital and Ambulance Resource Centre	Churchill	No	Protect employment (Category 1)	Yes (Masterplan forthcoming)	Hospital related uses and: employment; academic; hotel; primary health care; education; staff accommodation; housing; student accommodation	
013	Court Place Gardens, Iffley Village	Rose Hill and Iffley	No	Potentially suitable for development	Update required	Staff accommodation	
014	Cowley Centre (Templars Square)	Cowley	No	Potentially suitable for development	No	Retail; housing; town centre uses	
016	Cowley Marsh Depot, Marsh Road	Cowley Marsh	No	Protect employment (Category 2)	Update required	Relocate depot to new site. Housing	
017	Crescent Hall, Crescent Rd	Cowley Marsh	No	Potentially suitable for development	Update required	Housing if student accommodation replaced; student accommodation	
018	Diamond Place and Ewert House	St Margaret's	No	Potentially suitable for development	Update required	Retail; health centre; community and leisure facilities; housing; public car parking (Diamond Place SPD)	
020	Elisfield Hall	Wolvercote	No	Protect employment (Category 2)	Update required	Housing provided existing number of employees retained	
021	Faculty of Music, St Aldate's	Holywell	No	Potentially suitable for development	Update required	Housing and student accommodation with academic	
022	Former petrol station, Abingdon Rd	Hinksey Park	No	Potentially suitable for development	Update required	Housing	
023	Government Buildings, Marston Road	Headington Hill and Northway	No	Potentially suitable for development	Update required	Housing; student accommodation; academic	
024	Harcourt House, Marston Road	Headington Hill and Northway	No	Potentially suitable for development	Update required	Housing	
025	Horspath Site	Lye Valley	No	Potentially suitable for development	Change in landowner since call for sites		
026	Jesus College Sports Ground, (Herbert close)	Cowley Marsh	No	REJECTED - SPORTS (unless evidence provided)	No	Sports pitches	
027	John Radcliffe Hospital Site	Headington	No	Protect employment (Category 1)	Update required	Housing	
028	Kassam Stadium and surrounding area	Littlemore	No	Protect stadium	Yes (Masterplan forthcoming)	Hospital related uses and: employment; academic; hotel; primary health care; education; staff accommodation; housing; student accommodation	
029	Land north Littlemore Mental Health Centre	Littlemore	No	Protect stadium	Update required	Stadium; housing; public open space; commercial leisure; education; small-scale local shops	
031	Land off MaNor Place	Holywell	No	Potentially suitable for development	Update required	Housing (planning permission granted for 140 dwellings)	
032	Lincoln College Sports Ground	Cowley Marsh	No	REJECTED - SPORTS (unless evidence provided)	No	Housing (car free); student accommodation	
			No		Update required	Housing	

Further work required with landowner/developer on deliverability and suitability  
 Reconfirm of uses assuming suitability and deliverability

REJECT ST 1 (SACSST Greenfield)  
 REJECT ST 2 (S4 - Green Infrastructure Network - no access)  
 REJECT ST 3 (S4 - Green Preferred Options Broad assessment against)

Ref no  
 Site name  
 Ward

Ref no	Site name	Ward	REJECT ST 1 (SACSST Greenfield) F3b: <0.25ha, under construction)	REJECT ST 2 (S4 - Green Infrastructure Network - no access) Preferred Options	REJECT ST 3 (S4 - Green Broad assessment against)	Update required	Health care
033	Littlemore Mental Health Centre, Sandford Road	Littlemore	No	No	Protect employment (Category 1)	Update required	Health care
034	Littlemore Park, Armstrong Rd	Littlemore	No	PART - GI	Potentially suitable for development (part not GI)	Update required	Housing (outline planning permission granted for up to 270 dwellings); employment
038	Nielsens, London Road	Quarry and Risinghurst	No	No	Protect employment (Category 1)	No	Housing: care accommodation provided existing number of employees retained
039	Northfield Hostel, Sandy Lane West	Littlemore	No	No	Potentially suitable for development	Update required	Housing
040	Northfield School	Northfield Brook	No	PART - GI	Protect for state school	Update required	Housing if not needed for school
042	Nuffield Orthopaedic Centre	Headington	No	No	Protect employment (Category 1)	Update required	Healthcare and medical research
043	Old Road Campus	Churchill	No	No	Protect employment (Category 1)	Update required	Medical teaching and research
044	Oriel College land at Edward St and High St	Holywell	No	No	Potentially suitable for development	Update required	B1 office; student accommodation; A uses ground floor
049	Oxford University Press Sports Ground, Jordan Hill	Wolvercote	No	No	REJECTED - SPORTS (unless evidence provided)	Update required	Housing if sports facility replaced
050	Paul Kent Hall, James Wolfe Road	Lye Valley	No	No	Potentially suitable for development	Update required	Housing if student accommodation replaced; student accommodation
052	Railway Lane, Littlemore	Littlemore	No	No	Potentially suitable for development	Update required	Housing
053	Rover Sports and Social Club, Roman Way	Lye Valley	No	No	Potentially suitable for development	No	Car manufacturing with sports use replaced
054	Ruskin College Campus, Dunstan Rd	Headington	No	No	Potentially suitable for development	Update required	Academic; student accommodation; housing
058	Temple Cowley Pools	Cowley Marsh	No	No	Potentially suitable for development	Update required	Housing
059	Townsend House, Bayswater Road	Barton and Sandhills	No	No	Potentially suitable for development	No - site unavailable	Housing: care accommodation
061	Union Street Car Park	St Clement's	No	No	Potentially suitable for development	Update required	Housing; student accommodation
062	University of Oxford Science Area & Keble Road Triangle	Holywell	No	No	Protect employment (Category 1)	No	Academic and research
063	Warneford Hospital	Churchill	No	No	Protect employment (Category 1)	Yes	Healthcare related uses; housing; student accommodation; hospital and medical research; B1(a) and B1(b); academic institutional; education.
064	Warren Crescent	Churchill	No	No	Potentially suitable for development	No	Housing
065	West Wellington Square	Carfax	No	No	Potentially suitable for development	Update required	Housing; student accommodation; academic uses
066	Windale House	Blackbird Leys	No	No	Potentially suitable for development	Update required	Older persons accommodation; housing
067	Wolvercote Paper Mill	Wolvercote	No	GI - associated with new open space	Potentially suitable for development	Update required	Housing; employment; community facilities

Previously developed land							
477b	Oxford Spire Hotel (Formerly 4 Pillars)	Hinksey Park	No	No	Protect hotel use	Yes - further work on flood risk and approach to flood zone 3b	Hotel
560	Headington Hill Hall Site	Headington Hill and Northway	No	No	Potentially suitable for development	No	Academic, student accommodation, sport and leisure
095	Between Towns Road	Cowley	No	No	Potentially suitable for development	Update required	Housing
097	Scrap Yard, Jackdaw Lane	Iffley Fields	No	No	Potentially suitable for development	Update required	Housing
106	Grandpoint Car Park	Hinksey Park	No	No	Potentially suitable for development	Update required	Housing

124	Slade House	Lye Valley	No	No	Potentially suitable for development	Yes (check availability)	Housing
411	Petrol Filling Station and Telephone Exchange, London Road	Headington	No	No	Potentially suitable for development	Update required	Housing
346	Former Bartlemas Nursery School	St Clement's	No	No	Potentially suitable for development	No	Housing
439	Oxford Brookes Marston Road Campus	Headington Hill and Northway	No	No	Potentially suitable for development	No	Housing
580	Summertown House	Summertown	No	No	Potentially suitable for development	No	Housing and student accommodation
440	1 Pullens Lane	Headington Hill and Northway	No	No	Potentially suitable for development	Yes	Housing, care home
349	Old Power Station	Jericho and Osney	No	No	Potentially suitable for development	Yes (Level 2 SFRA)	Housing, student accommodation, academic
117	Land north of St Clement's Church	St Clement's	No	No	Potentially suitable for development	Yes	Housing; Student accommodation
574	Manzil Resource Centre	St Clement's	No	No	PROTECT COMMUNITY FACILITY (unless evidence provided)	Yes - to investigate potential for development that maintains community facility	Clinic and associated offices, residential, student accommodation
364	Donnington Bridge Road Riversports Centre	Iffley Fields	No	No	REJECTED - COMMUNITY FACILITY (unless evidence provided)	Yes	Replacement river sports facility, housing
111	Oxford Stadium, (former Greyhound stadium)	Blackbird Leys	No	No	REJECTED - COMMUNITY FACILITY and SPORTS (unless evidence provided)	Yes - need evidence of replacement facilities and lack of harm to Conservation Area	Housing; Community facilities; sports
356	276 Banbury Road	Summertown	No	No	Potentially suitable for development	No	Retail on ground floor, housing, student and office above
437	Stansfeld Outdoor Study Centre	Quarry and Risinghurst	No	No	Potentially suitable for development	No	Science education and in/Novation centre
570	Rewley Abbey Court	Jericho and Osney	No	No	Potentially suitable for development	No	Student accommodation
045a	Oxford Brookes University Gypsy Lane campus	Churchill	No	No	Potentially suitable for development	Update required	Teaching; academic; student accommodation
<b>Public open space/former allotments</b>							
170	Barton Road Recreation Ground (part)	Barton and Sandhills	No	No	potentially suitable for development	Yes - improvements to public open space	Housing and public open space
203	Dunstan Park	Headington Hill and Northway	No	No	Potentially suitable for development	Yes - improvements to public open space	Housing
216	Former Barns Road East Allotments	Cowley	No	No	Potentially suitable for development	Yes	Housing
241	Little Park	Littlemore	No	No	Potentially suitable for development	Yes - improvements to public open space	Housing
329	Valentia Road recreation ground (part)	Churchill	No	No	potentially suitable for development	Yes - improvements to public open space	Housing
430	Wadham Park	Marston	No	No	Potentially suitable for development	Yes - improvements to public open space	Housing
289	Sandy Lane Recreation Ground (part)	Blackbird Leys	No	No	REJECTED - SPORTS (unless evidence provided)	Yes - improvements to public open space	Housing and open air sports
<b>Housing amenity land</b>							
453	Housing Amenity Land off Townsend Square and Donnington Community Centre	Iffley Fields	No	No	Potentially suitable for development	Yes-on impact of loss of amenity land	Housing

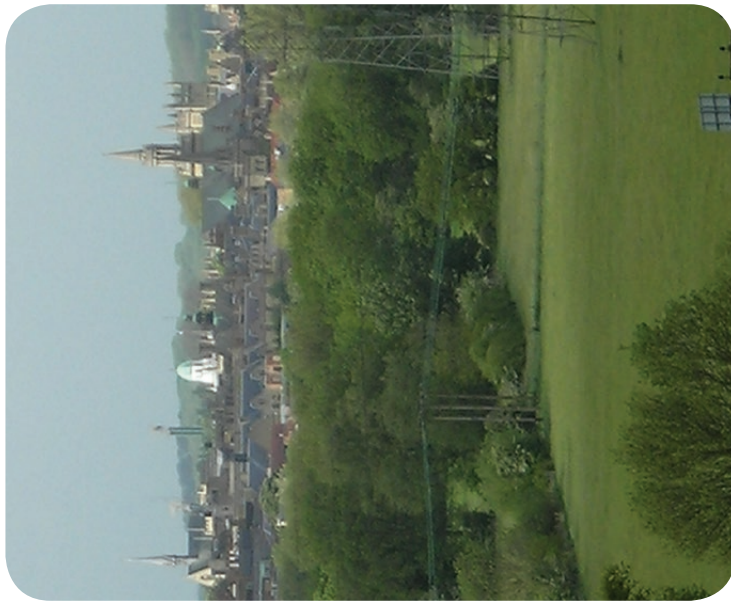
Ref no Site name Ward  
 REFLECT 1 (SACS51 Greenfield) Broad assessment against  
 REFLECT 2 (S4 Green Preferred Options  
 F3b: <0.25ha, under construction) Infrastructure Network - no access  
 Further work required with  
 deliverability and suitability  
 Refinement of uses assuming  
 satisfactory evidence of  
 deliverability and deliverability

Ref no	Site name	Ward	No	No	Potentially suitable for development	Yes-on impact of loss of amenity land	Housing
454	Housing Amenity land and garages, between Wood Farm Road and Nuffield Road	Churchill	No	No	Potentially suitable for development	Yes - impact of loss of amenity land	Housing
434	Westlands Drive and Redlands Road Square and Northway	Headington Hill	No	No	Potentially suitable for development to public open space	Yes - improvements	Housing
455	Housing Amenity land, Nether Durnford	Lye Valley	No	No	Potentially suitable for development	Yes-on impact of loss of amenity land and trees, noise and air quality	Housing
<b>Green Belt</b>							
112 a1	Green Belt land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm, Land at Mill Lane) Green Belt Parcel 1	Marston	No	No	Potentially suitable for development (Green belt - low/moderate harm)	Yes	Housing (exceptional circumstances will need to be demonstrated)
112 b1	Green Belt land at Cherwell Valley/Old Marston, northern part of previous site 112), (includes land west of Mill Lane) Green Belt Parcel 1	Marston	No	No	Potentially suitable for development (Green Belt - low/moderate harm)	Yes	Housing (exceptional circumstances will need to be demonstrated)
114d	Marston Paddock	Marston	No	No	Potentially suitable for development (Green Belt - low/moderate harm)	Yes	Housing (exceptional circumstances will need to be demonstrated)
592	St Catherine's College	Holywell	No	No	Potentially suitable for development (Green Belt - low harm)	Yes	Academic and student accommodation (exceptional circumstances will need to be demonstrated)
462	Park Farm, Marston	Marston	No	No	Potentially suitable for development (Green Belt - moderate harm)	Yes - Green Belt review required	Housing
590	Pear Tree Farm	Wolvercote	No	No	Potentially suitable for development (Green Belt - moderate harm)	Yes - Green Belt review required	Housing
107	Green Belt land St Frideswide Farm	Wolvercote	No	No	Potentially suitable for development (Green Belt - moderate harm)	Yes	Housing (exceptional circumstances will need to be demonstrated)
113	Green Belt land east of Redbridge Park and Ride	Hinksey Park	No	No	Potentially suitable for development (Green Belt - moderate harm)	Yes	Housing, depot (exceptional circumstances will need to be demonstrated)
<b>Restricted access green spaces</b>							
463	Ruskin Field (whole site)	Headington	No	No	Potentially suitable for development	Yes (investigate impact on Conservation Area)	Housing
389	Land at Meadow Lane	Rose Hill and Iffley	No	No	Potentially suitable for development	Yes (investigate impact on Conservation Area)	Housing
399	Land to the rear and north of Church Cottage, Church Way	Rose Hill and Iffley	No	No	Potentially suitable for development	Yes (investigate impact on Conservation Area)	Housing
125	Summer Field School athletics site	St Margaret's	No	No	Potentially suitable for development	No	Housing



309	Summer Fields School Playing Field – West	Summertown	No	No	REJECTED - SPORTS (unless evidence provided)	Yes	Housing and re-provide open space	
341	William Morris Close Sports Ground	Cowley Marsh	No	No	REJECTED - SPORTS (unless evidence provided)	Yes	Housing; replacement sports	
104	Former Iffley Mead Playing Field	Rose Hill and Iffley	No	No	REJECTED - SPORTS (unless evidence provided)	Yes	School; housing	
467	Edge of Playing fields Oxford Academy	Littlemore	No	No	REJECTED - SPORTS (unless evidence provided)	Yes - sports pitches	Housing	
569	Green Templeton College	North	No	No	REJECTED - SPORTS (unless evidence provided)	Yes - sports pitches	Student accommodation with sports use	
<b>Employment sites for protection/site-specific allocations</b>								
588	Oxford Science Park (whole site)	Littlemore	No	No	Protect employment (Category 1)	No	B1 office	
587	Oxford Business Park (whole site)	Lye Valley	No	No	Protect employment (Category 1)	No	B1 office; B2 general industrial	
579	ROQ Site	North	No	No	Protect employment (Category 1)	No	Employment, academic, student accommodation, staff accommodation	
120	Unipart Group	Lye Valley	No	No	Protect employment (Category 1)	No	n/a	
492	Blackwells Publishing, Marston Street	St Mary's	No	No	Protect employment (Category 1)	No	n/a	
496	Blackwells, Beaver House, Hythe Bridge Street	Jericho and Osney	No	No	Protect employment (Category 1)	No	n/a	
497	BMW Garsington Road	Lye Valley	No	No	Protect employment (Category 1)	No	n/a	
523	University Press, Walton Street	Jericho and Osney	No	No	Protect employment (Category 1)	No	n/a	
586	Osney Mead (whole site)	Jericho and Osney	No	No	Protect employment (Category 2)	No	Housing, student accommodation, employment, retail, academic, primary healthcare, hospital/medical research, hotel, community/cultural facilities, open space	
121	Former DHL site	Littlemore	No	No	Protect employment (Category 2)	No	n/a	
122	New Barclay House	Jericho and Osney	No	No	Protect employment (Category 2)	No	n/a	
123	Pathway Workshop	Northfield Brook	No	No	Protect employment (Category 2)	No	n/a	
379	Horspath Road Offices and Depot	Lye Valley	No	No	Protect employment (Category 2)	Update required	n/a	
438	Blanchford's Building Merchants/Builders yard	Headington	No	No	Protect employment (Category 2)	No	n/a	
459	Buildbase Watlington Road	Lye Valley	No	No	Protect employment (Category 2)	No	n/a	
494	Warehouses off Kiln Lane	Quarry and Risinghurst	No	No	Protect employment (Category 2)	No	n/a	
495	Bacordo Court, 79-83 Temple Road	Temple Cowley	No	No	Protect employment (Category 2)	No	n/a	
498	Broadfield House, Between Towns Road	Cowley	No	No	Protect employment (Category 2)	No	n/a	
499	Builders Yard, Lamarsh Road	Jericho and Osney	No	No	Protect employment (Category 2)	No	n/a	
502	Chiltern Business Centre, Garsington Road	Blackbird Leys	No	No	Protect employment (Category 2)	No	n/a	
503	County Trading Estate Watlington Road	Lye Valley	No	No	Protect employment (Category 2)	No	n/a	
506	Fenchurch Court, Bobby Fryer Close	Blackbird Leys	No	No	Protect employment (Category 2)	No	n/a	
509	Harrow Road Industrial Estate, Watlington Road	Blackbird Leys	No	No	Protect employment (Category 2)	No	n/a	
510	Horspath Industrial Estate, Peterley Rd/ Pony Road	Lye Valley	No	No	Protect employment (Category 2)	No	n/a	
512	Jordon Hill Business Park, Banbury Road	Wolvercote	No	No	Protect employment (Category 2)	No	n/a	
513	King Charles House, Park End Street	Carfax	No	No	Protect employment (Category 2)	No	n/a	
514	Magdalen Road and Newtec Place	St Mary's	No	No	Protect employment (Category 2)	No	n/a	
515	Nuffield Industrial Estate, Sandy Lane West	Littlemore	No	No	Protect employment (Category 2)	No	n/a	

Ref. no	Site name	Ward		REFLECT 1 (SAC/SSSI, Greenfield) E13b: <0.25ha; under construction		REFLECT 2 (S4: Green Infrastructure Network; no access) Broad assessment against Preferred Options		Further work required with landowner/developer on deliverability and suitability	Reinforcement of uses assuming satisfactory evidence of suitability and deliverability
				No	No	Protect employment (Category 2)	Protect employment (Category 2)		
516	Powell's Timber Yard, 474 Cowley Road	Cowley Marsh	Cowley Marsh	No	No	Protect employment (Category 2)	Protect employment (Category 2)	No	n/a
520	Telephone Exchange and offices, St. Luke's Road/Between Towns Road	Cowley	Cowley	No	No	Protect employment (Category 2)	Protect employment (Category 2)	No	n/a







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**Please give us your comments  
by 25th August 2017**

