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*Site  
Assessment  
Process  
(Site  
selection  
and  
allocation)*

## **Oxford Local Plan 2040**

**BACKGROUND  
PAPER 15b**

## SA Objectives –

4.To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home;

11.To promote good urban design through the protection and enhancement of the historic environment and heritage assets while respecting local character and context and promoting innovation.

SEA theme – Material assets, human health, cultural heritage.

## 1. Introduction

1.1 This background paper forms part of the evidence base for the Oxford Local Plan 2040 and is the second part of Background Paper 15, to explain on how sites were selected for allocation and how the Preferred Options have been developed into the site allocation policies found in Chapter 8 of the Plan.

1.2 The first part of the paper provides background information on the sites considered at Preferred Options Stage, explains how these were identified, and the assessment process used to determine which sites would be taken forward for further consideration.

1.3 The second part of this paper sets out the differences between the list of sites proposed at Preferred Options stage and those taken forward into the Submission Oxford Local Plan 2040, along with commentary on further reasons considered to help determine which sites should go forward or why sites were rejected at this stage. The section also includes commentary on additional sites that were added at this stage and the reasons for this.

1.4 The paper is supported by two Appendices. Appendix 1 lists the sites considered at the Preferred Options stage and the options considered for those sites. Appendix 2 lists further sites considered for site allocations that were identified after the Preferred Options stage of consultation, of which there were only two sites.

### **What is a site allocation policy**

A development 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. These policies 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. Such policies provide a positive approach to the development of a site by ensuring that the right type and amount of development happens in the right place, in accordance with the strategy of this Local Plan and the NPPF.

The Plan also sets out five “Areas of Focus” across the city which have been identified as areas across the city where change by way of new development is likely to occur during the Plan period. The Areas of Focus contain some key policy principles which relate to all

development that comes forward in that specific AoF. This aims to ensure the cumulative impacts are adequately considered to optimise opportunities for infrastructure delivery, high quality design and place making. The Areas of Focus also each include development site allocation policies.

## 2. Identification of sites for consideration at Preferred Options

2.1 In the Interim HELAA (2022) 471 sites across Oxford were identified. These were identified from the following sources:

- i. Oxford Local Plan 2036 allocated sites;
- ii. Other sites from the previous 2019 HELAA;
- iii. Calls for Sites submissions from landowners and third parties;
- iv. Category 1, 2 and 3 employment sites (if greater than 0.25 ha);
- v. Open spaces;
- vi. Sites previously rejected through the Local Plan 2036 process;
- vii. Stakeholder consultation and sites put forward via the former Oxfordshire Plan 2050 process before work ceased;
- viii. City Council department suggestions (Property, Leisure, Regeneration);
- ix. Commitments (sites with planning permission or Prior Approval for residential development);
- x. Sites refused planning permission or expired but suitable for housing/student accommodation in principle;
- xi. Map survey of other land parcels greater than 0.25ha.

## 3. Assessing the sites for suitability for allocations

3.1 A three-stage process was followed to identify which of these sites should be included as site allocation policies in the Preferred Options stage of 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**

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

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

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

All sites that had passed the Stage 1 filter 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 a deprived area. 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 Core Green Infrastructure network; or
- ii. Had no clear opportunity to achieve acceptable vehicle and pedestrian access.

### **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. The landowner has indicated they have no intention to develop the site forward during the plan period (i.e. before 2040); or
- ii. There is serious conflict with the NPPF/ Oxford Local Plan Preferred Options strategy and no mitigation is possible.

## **4. Sites taken forward as allocations in Submission Plan**

- 4.1 All Preferred Options for site allocations were then subjected to further detailed assessment to inform the more-detailed policy drafting. This stage of assessment included:
- i. Detailed assessment of each individual site against the refined policy approaches in the Plan including Sustainability Appraisal;
  - ii. Review of landowner intentions (from consultation responses and additional contact) compared to plan strategy;
  - iii. Protecting the Special Areas of Conservation (SACs), Special Areas of Scientific Interest (SSSI), Local Nature Reserves, Local Wildlife Sites, Wildlife Corridors and other sites with biodiversity interest (those with protected species);
  - iv. Protecting playing pitches and allotments – unless criteria can be met such as replacement facilities provided nearby or improvements to nearby facilities or demonstration they are surplus to requirements;
  - v. Protecting community facilities, allowing loss under certain circumstances, such as replacement nearby; of improvement to nearby facilities; or demonstration they are surplus to requirements; or that opportunities have been explored for multi-use.

4.2 The City Council is satisfied that each of the sites taken forward into the Submission Draft Plan is likely to come forward for development at some time during the plan period, although ultimately this is dependent on the landowner.

4.3 The tables in the Appendices to this background paper list all of the sites considered at Preferred Options, and whether they were taken forward as site allocations, or if they were not then an explanation why. In the majority of cases it was because either the landowner had provided updated information about their intentions for the site, or because development had commenced on the site already.

4.4 Also at this stage some further sites were added to the assessment process, for example engagement with landowners had prompted them to submit additional sites, or where officers were aware of confidential pre-application discussions then they encouraged landowners to submit a Call for Sites form so that the site could be considered for an

allocation and to be part of identified supply for the Plan period. These sites are listed in Appendix 2.

## 5. Conclusion

5.1 The final development site allocation policies include a high level of comprehensive detail which aims as far as possible to provide more certainty to both developers and local residents about the proposals and the considerations for a site. The development site allocation policies have been informed by a thorough process building upon urban design appraisals that were carried out for each site. The detail contained within the policies in this chapter is intended to help set out key policy requirements of the Plan relevant to the site allocations, and to set out key considerations and give detailed guidance about the policies may apply to the site allocations. The policies cross-referred to within the site allocation policies do not represent an exhaustive list. The site allocations do not supersede the other policies of the Plan, and all other policies remain relevant.

5.2 To ensure that the minimum densities housing numbers are as robust as possible the policy team undertook detailed urban design assessments to ensure that the constraints within the site allocation are fully considered and the appropriate calculation of minimum housing numbers is included in the policy. Other policies of the plan relevant to site allocations were also considered. See Background Paper 15a to see further explanation about site capacities and densities.

## Appendix 1: Sites audit tables of sites identified at Preferred Options stage

### South Area development sites

Site name and HELAA number	Existing use and type of location	Key considerations, constraints and landowner intention	Options considered	Site allocation
<b>Bertie Place Recreation Ground.</b> HELAA #008a	Suburban location Recreation ground.	Landowner interest in residential development and replacement play area and MUGA all on part of site. Site formerly considered for new primary school, now not needed. Plot B now not available.	A. <b>Allocate for residential development or a primary school if required subject to provision of school playing fields in Wytham St</b> B. Do not allocate	Site allocation SPS8 for residential development. Primary school now not needed.
<b>Kassam Stadium and Ozone Leisure Complex</b> HELAA #028a	Ozone leisure complex, commercial uses, car park, and football stadium.	Site currently in use as stadium and leisure complex. Lease on the stadium to OUFC is due to expire in next few years. Landowner intention to develop site.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u> C. Include a different combination of sites within the area of focus or for different mixes D. Do not designate the area of focus E. Do not allocate sites within the area of focus	Site allocation SPS2 for residential development and community/sport/leisure facilities, and commercial.
<b>Overflow car park at Kassam Stadium #028b</b>	Used as overflow car park	Landowner intention to develop.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the	Site allocation SPS3 for residential development.

			<p>relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
<p><b>Oxford Science Park.</b> <b>HELAA #588</b></p>	<p>Science Park for science and technology businesses</p>	<p>Whilst much of the site has been built out, there is 6 undeveloped plots and potential for intensification on some plots.</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	<p>Site allocation SPS5 and designated Category 1 employment site.</p>
<p><b>ARC Oxford (formerly Oxford Business Park).</b> <b>HELAA #587</b></p>	<p>Employment site with focus on science and innovation.</p>	<p>The ARC Oxford site has some plots of land available for future development and scope within the park to support intensification and modernisation</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its</p>	<p>Site allocation SPS1, and designated Category 1 employment site.</p>

		of existing sites, and as such can help to meet some of the future employment needs of the city in these key sectors	landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u> <u>C.</u> Include a different combination of sites within the area of focus or for different mixes <u>D.</u> Do not designate the area of focus <u>E.</u> Do not allocate sites within the area of focus	
<b>Mini Plant Oxford. HELAA #497</b>	Occupied by Mini Plant for car manufacture.	Scope to support intensification and modernisation of existing sites	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> <u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u> <u>C.</u> Include a different combination of sites within the area of focus or for different mixes <u>D.</u> Do not designate the area of focus <u>E.</u> Do not allocate sites within the area of focus	Designated Category 1 employment site.
<b>Sandy Lane Recreation Ground. HELAA #289</b>	In use as recreation space, football pitches plus pavilion.	Landowner intention to develop for residential plus reprovision of sports facilities.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> <u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its	Site allocation SPS6 for residential development.



			<p>landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
<b>Oxford Stadium. HELAA #111</b>	Operational stadium (greyhound racing/speedway).	Landowner former intentions to develop residential to fund reopening the speedway, but stadium has since reopened and no intention to redevelop further as car park is needed to support the operational stadium.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><u>B.</u> Include detailed site development guidance for sites listed.</p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E. Do not allocate sites within the area of focus</u></p>	Site now operational stadium, site not allocated. If landowner wishes to bring forward any residential on the very small remaining land (the small car park) then capacity is likely to be limited so it could come forward as windfall.
<b>Redbridge Paddock. HELAA #113</b>	Gateway site Meadowland used for grazing	Landowner interest in residential development and moorings, proximity to Iffley Meadow SSSI	<p>A. <b>Allocate for residential use</b></p> <p>B. Do not allocate</p>	Site allocation SPS15 for residential development
<b>Court Place Gardens.</b>	Suburban site	Landowner interest in redeveloping this site for	<p>A. Allocate for residential use for graduate student</p>	Site not allocated because construction has already

<b>HELAA #013</b>	Post graduate student accommodation	graduate student accommodation – an application has been determined on this site and issued January 2022 with anticipated completion in 2023/24.	accommodation or residential development or a mix of both <b>B. Do not allocate if the development has commenced</b>	commenced for residential development (21/01388/FUL & 23/00154/VAR)
<b>Land at Meadow Lane. HELAA #389</b>	Site lies within the Iffley Village Conservation area currently a paddock	Landowner interested in developing the site for residential development, area of Memorial Field would not be developed.	A. <b>Allocate for residential use</b> B. Do not allocate	Site allocation SPS13 for residential development
<b>Northfield Hostel, Sandy Lane West. HELAA #039</b>	Suburban site former hostel site for pupils at Northfield school	Landowner interest in developing for residential development. Planning permission granted for redevelopment of the site for residential development anticipated completion end of 2024.	A. Allocate for residential B. <b>Do not allocate if the development has commenced</b>	Site not allocated because already has extant planning permission (2022) for residential development (21/03328/OUTFUL)
<b>Former Iffley Mead Playing Fields. HELAA #104</b>	Former playing fields which were once part of St Augustine's School now fenced off and has become overgrown grassy scrubland	Landowner interest in in developing for residential development.	A. <b>Allocate for residential</b> B. Do not allocate	Site allocation SPS14 for residential development
<b>Unipart. HELAA #120</b>	Important employment site on the edge of the city adjacent to Northfield Strategic Site	Landowner interest is for continuation of this site to be used for employment.	A. <b>Allocate for employment</b> B. Do not allocate	Site allocation SPS7 for employment uses, also designated as a Category 1 Employment Site (Unipart)
<b>Blackbird Leys Central Area. HELAA #009</b>	This area comprises a mix of uses including the district centre and residential area, a range of leisure uses.	Landowner interest in the redevelopment of this area for mixed uses including residential, retail and commercial, and community centre.	A. <b>Allocate for mixed use development</b> B. Do not allocate	Site allocation SPS9 for mixed use including residential development. Also hybrid resolution to grant permission 23/00405/OUTFUL for residential, retail, commercial.
<b>Knight's Road. HELAA #593</b>	Open space within suburban area	Landowner interest in a residential led scheme with public open space	A. <b>Allocate for residential</b> B. Do not allocate	Site allocation SPS10 for residential development. Also hybrid resolution to grant permission for residential development.

<b>Cowley Marsh Depot. HELAA #16</b>	Council depot in suburban area	Landowner seeking an alternative site to relocate the depot, and if achieved this site could be released for housing.	A. <b>Allocate for residential use</b> B. Do not allocate	Site allocation SPS11 for residential development.
<b>Between Towns Road on corner of St Luke's Road. HELAA #95a2</b>	Former conservative club on the edge of the district centre	Some of this area has already been built out for student accommodation and only remaining area would need an allocation	A. Allocate for residential use B. <b>Do not allocate</b>	Site not allocated because already has extant planning permission to develop for student accommodation (21/00300/FUL & 23/00348/VAR & 23/00810/VAR)
<b>Royal British Legion, Lakefield Road. HELAA #604</b>	British Legion Club in suburban area	Landowner seeking residential scheme on the site in the longer term	A. Allocate for residential use B. <b>Do not allocate</b>	Site not allocated because whilst the landowner intention in the longer term is to develop, there are complex leasing issues to be resolved requiring vacant possession. Significant uncertainty. Unlikely to be resolved during plan period so unlikely to be deliverable site. If issues are resolved sooner then it can be delivered as windfall.
<b>Crescent Hall. HELAA #017</b>	Currently in use as student accommodation in suburban area.	Landowner interest in further development for student accommodation to intensify use of site.	A. <b>Allocate for residential use for student accommodation.</b> B. Do not allocate	Site allocation SPS16 for net gain in residential/student development.
<b>Workshops, Lanham Way. HELAA #098</b>	Former brownfield site in suburban area.	Landowner seeking residential scheme on the site.	A. Allocate for residential use B. <b>Do not allocate</b>	Site not allocated because already has extant planning permission to develop for residential development (21/03114/CT3)
<b>Grandpont Car Park. HELAA #106</b>	Currently in use as a car park	Landowner no longer seeking residential scheme on the site	A. Allocate for residential use B. <b>Do not allocate</b>	Site not allocated because landowner no longer intends to develop the site/retain as car park.
<b>Littlemore House (formerly Littlemore Park,</b>	Currently in economic use as mixed B1 and D1.	Landowner expressed interest in intensification of site for further economic use for R&D.	A. Allocate for economic use. B. <b>Do not allocate</b>	Site not allocated as no landowner intention to develop in a way that requires an allocation policy (i.e. keeping same use class, no

<b>SAE Institute). HELAA #401</b>				particular aspects of likely applications that need site-specific detail beyond generic policies).
<b>Former Powells Timber Yard, 574 Cowley Road. HELAA #516</b>	Former brownfield site in suburban area.	Landowner seeking residential scheme on the site (care home)	<b>A. Allocate for residential</b> <b>B. Allocate for care home</b> C. Do not allocate.	Site allocation SPS18 for residential development/care home.
<b>Templars Square Shopping Centre. HELAA #014</b>	District Centre Shopping centre and town centre uses	Landowner interest in redevelopment of the site for mix of commercial, leisure and residential uses. Extant permission for mixed use but landowner intending to resubmit amended proposals (mixed use).	<b>A. Allocate for district centre/mix uses, commercial, leisure and residential</b> B. Do not allocate	Site allocation SPS12 for mixed use including residential development.

### East Area development sites

Site name and HELAA number	Existing use and type of location	Key considerations, constraints and landowner intention	Options considered	Site allocation
<b>Hill View Farm. HELAA #112a1</b>	Former Green Belt land released from GB in OLP 2036.	Landowner seeking to deliver residential development. Planning permission granted for residential development. Suburban location	<b>A. Allocate for residential development</b> B. Do not allocate if development has commenced.	Site allocation SPE10 for residential development, and planning permission for residential development (20/03034/FUL) (not commenced)
<b>Land West of Mill Lane. HELAA #112b1</b>	Former GB land released in OLP 2036 for residential development. Suburban location.	Landowner seeking to deliver a residential scheme. Planning permission granted for residential development.	<b>A. Allocate for residential development</b> B. Do not allocate if development has commenced	Site allocation SPE11 for residential development, and planning permission for residential development (21/01217/FUL) (not commenced).
<b>Marston Paddock. HELAA #114d</b>	Former GB land released in OLP 2036 for residential development.	Landowner interested in residential development. Planning	<b>A. Allocate for residential development</b> B. Do not allocate	Site allocation SPE12 for residential development, and planning

		permission granted for residential development.		permission for residential development (21/02580/FUL)
<b>Barton Community Centre and Underhill Circus Shops HELAA #354</b>	Community centre and local shops not a local centre but being proposed in the policy options in suburban area of Barton.	Proposed to include as a local centre.	A. Allocated for mix of uses as part of local centre B. <b>Do not allocate</b>	Most of the site has already been developed for Community Centre use, and there is no landowner intent at the current time to regenerate the shops/ maisonettes. Therefore, the site is not allocated as a development site. However, it is designated as a Local Centre in Policy C1.
<b>John Radcliffe Hospital site. HELAA #027</b>	Hospital and complementary health care, some residential development in suburban area	Landowner intends to retain/intensify Hospital, health care and complementary uses including key worker housing /employer linked housing, small scale retail units ancillary to the hospital.	A. <b>Allocate for health care and complementary uses</b> B. Do not allocate	Site allocation SPE20 for hospital uses and other complementary uses
<b>Ruskin Field. HELAA #463</b>	Green open space, college field	Landowner intention to develop for residential development	A. <b>Allocate for residential development</b> B. Do not allocate	Site allocation SPE19 for residential development
<b>Ruskin College Campus. HELAA #054</b>	Educational campus with student accommodation	Landowner seeking to ensure the most efficient use of land	A. <b>Allocate for educational and student accommodation</b> B. Do not allocate	Site allocation SPE18 for academic and residential development including student accommodation. Planning permission for residential development (22/00962/FUL)
<b>Thornhill Park. HELAA #38a2</b>	Residential development and former employment site. Former Nielsen building on adjoining plot has already been converted to residential accommodation.	Landowner seeking to deliver a residential scheme	A. <b>Allocate for residential development</b> B. Do not allocate	Site allocation SPE15 for residential development, also resolution to grant permission for residential development.
<b>Oxford Trust Wood Centre for Innovation. HELAA #437</b>	Employment use set in woodland in suburban part of the city	Employment uses	A. Allocate for employment uses if there is opportunity for expansion/intensification on the site	Recently been redeveloped as a science education and innovation centre, no landowner intention to develop any further.

<b>Slade House. HELAA #124</b>	Health care and ancillary office accommodation	Landowner seeking to use the site for health care facilities and/or residential development	<b>B. Do not allocate</b> <b>A. Allocate for health and/or residential development</b> B. Do not allocate	Site allocation SPE14 for healthcare and residential development,
<b>Manzil Resource Centre. HELAA #574</b>	Health care, complementary uses and employer linked housing	Landowner seeking to use the site for existing uses and/or residential development in form of employer linked housing	<b>A. Allocate for health and/or residential development which could be employer linked housing.</b> B. Do not allocate	Site allocation SPE13 for healthcare and residential development,
<b>Union Street Car park and 159-161 Cowley Road. HELAA #061</b>	Car park in district centre, retail, and student accommodation	Landowner interested in residential or student accommodation with some car parking	<b>A. Allocate for residential/student development</b> B. Do not allocate	Site allocation SPE16 for residential development/student accommodation
<b>Park Farm. HELAA #462</b>	Land is grassland and a small area of hardstanding	Landowner no longer interested in residential development on the site	A. Allocate for residential development <b>B. Do not allocate</b>	Landowner circumstances changed, no longer intend to develop. Site not allocated.
<b>Carpenter's Yard. HELAA #446</b>	Former employment uses in this Suburban area	Landowner seeking a care home, residential and student accommodation	A. Allocate for residential development <b>B. Do not allocate</b> C. Allocate for care home and or student accommodation	Extant planning permission and development has commenced on part of site for residential use (care home) 21/00216/FUL. Site not allocated.
<b>Valentia Road. HELAA #329</b>	Informal recreational and play area suburban area	Landowner interested in residential development with improvements to the play area	A. Allocate for residential development <b>B. Do not allocate</b>	Landowner intention to develop part of site but unlikely to deliver 10+ dwellings so would come forward as windfall, site not allocated.
<b>Jesus College Sports Ground (Herbert Close) HELAA #026</b>	Private open-air sports facility	Landowner seeking residential development and public open space. Sports facility must be retained or delivered elsewhere in the city	<b>A. Allocate for residential development</b> B. Do not allocate	Combined with site 032 as site allocation SPE17 for residential development/ graduate accommodation
<b>Lincoln College Sports Ground. HELAA #032</b>	Private open-air sports facility	Landowner seeking residential or student accommodation and sports facility must be retained or delivered elsewhere in the city.	<b>A. Allocate for residential development</b> B. Do not allocate	Combined with site 026 as site allocation SPE17 for residential development/ graduate accommodation

<b>Former Bartlemas Nursery School. HELAA #346</b>	Redundant land used to be site of nursery school	Landowner has sought permission for student accommodation	A. Allocate for residential development B. <b>Do not allocate</b>	Landowner intention to develop for student/graduate uses but unlikely to deliver 10+ dwellings and is not consistent with locational strategy for student accommodation. If landowner seeks to bring forward residential it would come forward as windfall, site not allocated.
<b>Halliday Hill/ Westlands Drive. HELAA #602</b>	Regeneration area within Northway	Landowner seeking residential development and application has been submitted.	A. Allocate for residential development B. <b>Do not allocate</b>	Resolution to grant permission for residential development, site not allocated (22/01554/FUL)
<b>Rectory Centre. HELAA #620</b>	Site currently in use for healthcare. Located within District Centre	Landowner interested in residential development subject to consolidation of healthcare services onto other site/s.	A. <b>Allocate for residential development</b> B. Do not allocate	Site allocation SPE21 for residential development

## Central and West Oxford Area development sites

Site name and HELAA number	Existing use and type of location	Key considerations, constraints and landowner intention	Options considered	Site allocation
<b>University of Oxford Science Area and Keble Road Triangle. HELAA #062</b>	Academic and research uses.	Landowner intention to develop for academic and research uses only.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u>	Designated Category 1 employment site.

			<p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
<p><b>Radcliffe Observatory Quarter (ROQ). HELAA #579</b></p>	<p>Academic and research uses.</p>	<p>University-related developments have recently been implemented in accordance with the ROQ masterplan, based on academic, research, university uses.</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b><u>B.</u> Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	<p>Designated Category 1 employment site.</p>
<p><b>Banbury Road University Sites. HELAA #006b</b></p>	<p>University uses.</p>	<p>Landowner intention to develop this part of site for residential and retain adjoining site.</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b><u>B.</u> Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p>	<p>Site allocation SPCW4 for residential development, and resolution to grant permission for residential development.</p>



			<p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
<p><b>West Wellington Square.</b> <b>HELAA #65</b></p>	<p>Currently in academic use.</p>	<p>Landowner intention to develop for residential, contingent upon development at ROQ site so that current uses can move across from this site.</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b><u>B.</u> Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	<p>Site allocation SPCW1 for residential development.</p>
<p><b>University Press, Walton Street.</b> <b>HELAA #523</b></p>	<p>Major publishing site linked to university/knowledge economy.</p>	<p>Landowner intention to retain for employment use.</p>	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p><u>A.</u> Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b><u>B.</u> Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p>	<p>Designated Category 1 employment site</p>

			<p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
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## Central and West Area development sites

Site name and HELAA number	Existing use and type of location	Key considerations, constraints and landowner intention	Options considered	Site allocation
<b>Canalside Land Jericho.</b> <b>HELAA #011</b>	Former boat yard, suburban area	Landowner interested in residential scheme, boat yard, community centre and public square	<p>A. <b>Allocate for mix of uses</b></p> <p>B. Do not allocate</p>	Site allocation SPCW2 for mix of uses including residential.
<b>Oxpens.</b> <b>HELAA #076.</b>	Mix of uses including ice rink, Royal Mail sorting office, residential.	Multiple landowners (under OxWED) interested in mixed use development / regeneration in accordance with West End and Osney Mead SPD.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u></p> <p>A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	Site allocation SPCW5 for mixed use development including residential development. West End and Osney Mead SPD provides additional guidance.
<b>Osney Mead.</b> <b>HELAA #586</b>	In use as industrial estate / commercial use.	Landowner intention for comprehensive redevelopment in	<u>Considered at Preferred Options as a site within Area of Focus, which had the</u>	Site allocation SPCW7 for mixed use development including

		accordance with West End and Osney Mead SPD.	<p><u>following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p>C. Include a different combination of sites within the area of focus or for different mixes</p> <p>D. Do not designate the area of focus</p> <p>E. Do not allocate sites within the area of focus</p>	employment, academic, R&D, and residential development. West End and Osney Mead SPD provides further supplementary guidance. Also designated Category 2 employment site.
<b>Oxford Railway Station. HELAA #075</b>	Railway station	Landowner intention to redevelop for improved railway and interchange between rail, bus, and active travel.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p>C. Include a different combination of sites within the area of focus or for different mixes</p> <p>D. Do not designate the area of focus</p> <p><b>E. Do not allocate sites within the area of focus</b></p>	Ongoing work on the masterplan indicates landowner intention to develop for economic uses only in order to deliver the Station redevelopment, with the scale of what's needed for the station and interchange, and therefore the scope for supporting development is still unclear. Therefore, site not allocated
<b>Island Site. HELAA #070</b>	Range of city centre uses including retail, hotel, cafes, bars, offices.	Landowner intention to facilitate a general improvement to the area including mixed uses.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the</p>	Part of site allocation SPCW6 (Nuffield Sites) for mix of uses including residential, employment, and retail. West End

			relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u> <u>C.</u> Include a different combination of sites within the area of focus or for different mixes <u>D.</u> Do not designate the area of focus <u>E.</u> Do not allocate sites within the area of focus	and Osney Mead SPD provides further guidance.
<b>Worcester Street Car Park. HELAA #081</b>	Car park	Landowner intention to facilitate a general improvement to the area including mixed uses.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles. <b>B. Include detailed site development guidance for sites listed.</b> <u>Alternative Option:</u> <u>C.</u> Include a different combination of sites within the area of focus or for different mixes <u>D.</u> Do not designate the area of focus <u>E.</u> Do not allocate sites within the area of focus	Part of site allocation SPCW6 (Nuffield Sites) for mix of uses including residential, employment, and retail.
<b>Macclesfield House (Oxford Centre for Innovation). HELAA #448</b>	In use for employment by Oxford Centre for Innovation.	Retain for employment use.	<u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by	Designated Category 1 employment site.

			<p>both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	
<b>Botley Road Retail Park. HELAA #607b</b>	Retail units and car parking.	Landowner intention to redevelop/intensify uses for employment on parts of site.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p> <p><b>B. Include detailed site development guidance for sites listed.</b></p> <p><u>Alternative Option:</u></p> <p><u>C.</u> Include a different combination of sites within the area of focus or for different mixes</p> <p><u>D.</u> Do not designate the area of focus</p> <p><u>E.</u> Do not allocate sites within the area of focus</p>	Site allocation SPCW8, and extant permission for R&D use on part of site (21/02053/FUL).
<b>Units 1 and 2, 135-137 Botley Road. HELAA #607a</b>	Retail park and car parking	Landowner interest to redevelop for R&D economic use.	<p><u>Considered at Preferred Options as a site within Area of Focus, which had the following options:</u> A. Designate area of focus ensuring policy sets out the relationship of this area to its landscape setting, sustainable locations as served by both road and rail and seek to ensure alignment with West End SPD principles.</p>	Site included within the larger site boundary of allocated site SPCW8.

			<p><b>B. Include detailed site development guidance for sites listed.</b>  <u>Alternative Option:</u>  <b>C.</b> Include a different combination of sites within the area of focus or for different mixes  <b>D.</b> Do not designate the area of focus  <b>E.</b> Do not allocate sites within the area of focus</p>	
<p><b>Faculty of Music.</b>  <b>HELAA #021</b></p>	Administrative and educational uses, city centre location	Landowner formerly interested in residential use if uses move to the ROQ	<p>A. Allocate for residential and educational uses  B. <b>Do not allocate</b></p>	Landowner now intends to retain site for academic use. Site not allocated.
<p><b>Manor Place.</b>  <b>HELAA #031</b></p>	Former tennis courts, abandoned allotments and an orchard. Very sensitive location as it is close to Holywell Cemetery and within the Central Conservation Area.	Landowner interest in residential development	<p>A. <b>Allocate for residential development</b>  B. Do not allocate</p>	Site allocation SPCW5 for residential development/student accommodation.
<p><b>Oriel College Land at King Edward Street and High Street.</b>  <b>HELAA #044</b></p>	Retail and office uses City Centre	Landowner formerly considered student accommodation and or residential development and town centre uses	<p>A. Allocate for mix of uses  B. <b>Do not allocate</b></p>	Landowner no longer intends to develop for student accommodation within plan period. If landowner intentions change, only upper floors have potential for redevelopment (ground floor retail frontage) so net gain likely to be less than 10 dwellings and would come forward as windfall. Site not allocated.
<p><b>Sites adjacent to the east of Osney Bridge to the north and south of Botley Road.</b></p>	Riverside Hotel and adjacent area, edge of city centre	Landowner interest in residential development. It depends upon the policy position in the draft plan about the protection for hotels.	<p>A. Allocate for residential  B. <b>Do not allocate</b>  C. Continue to protect hotels</p>	Site is currently in use as a hotel (less than 10 rooms), residential and retail, so unlikely that any net gain would be 10+ dwellings, and site could come forward as windfall, site not allocated.

<p><b>HELAA #613</b> <b>Site to the south of Cripsey Place.</b> <b>HELAA #614</b></p>	<p>Residential area with scope for redevelopment, suburban area</p>	<p>Landowner interest in redeveloping area with higher densities</p>	<p>A. Allocate for residential B. <b>Do not allocate because landowner interested in only student accommodation</b></p>	<p>Site is currently in use as residential so unlikely that any net gain would be 10+ dwellings; too small for site allocation and site could come forward as windfall. Anything larger would likely only come forward if student accommodation were permitted, but that is contrary to the strategic policies of the Plan. Site not allocated.</p>
<p><b>Osney Warehouse and St Thomas School.</b> <b>HELAA #616</b></p>	<p>Buildings currently used by a range of SMEs and arts organisations</p>	<p>Landowner interest in redeveloping area for residential and other uses</p>	<p>A. Mixed use development B. <b>Do not allocate</b> C. Allocate for employment</p>	<p>Site is currently in use as multiple social enterprises/community uses. Community uses would need to be reprovided which would limit capacity for net gain of residential so unlikely that any net gain would be 10+ dwellings, and site could come forward as windfall, site not allocated.</p>
<p><b>St. Stephen's House, 17 Norham Gardens.</b> <b>HELAA #609</b></p>	<p>Currently in use as student accommodation. Suburban area.</p>	<p>Landowner interest in redeveloping for student accommodation and academic uses.</p>	<p>A. Allocate for residential (student accommodation) and academic use only. B. <b>Do not allocate</b></p>	<p>Site has extant planning permission for student accommodation (22/01842/FUL). Site not allocated.</p>
<p><b>1-3 Cambridge Terrace.</b> <b>HELAA #611</b></p>	<p>Site currently in employment (office) use. Located within City Centre.</p>	<p>Landowner interest in redeveloping for student accommodation and employment uses.</p>	<p>A. Allocate for mixed use. B. Allocate for residential (student accommodation only). C. Allocate for employment D. <b>Do not allocate</b></p>	<p>Site is currently in use as employment Category 2, so would need to re-provide employment. As such unlikely that any net gain would be 10+ dwellings, and site could come forward as windfall and does not need site allocation. Also, site within City Centre Area of Focus, with no site-specific details beyond this necessitating</p>

				an allocation. Therefore, site not allocated. Site designated Cat 2 employment site.
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### Explanation of Category 1 and Category 2 employment sites referenced in table above

Oxford's employment sites fall into one of three categories.

**Category 1** sites are nationally and regionally important to the knowledge economy or are significant employers or sectors usually within Use Class E(g)<sup>[1]</sup> and B2<sup>[2]</sup>, with some B8<sup>[3]</sup> uses relating to their function. Many of these sites are large and often include a range of uses. Examples of category 1 sites include the hospital and research sites, hi-tech manufacturing, bio-engineering companies and the BMW Mini Plant.

**Category 2** employment sites provide important local services and often include a mix of E(g) and B2 uses. These sites have been assessed in the Employment Land Needs Assessment against set criteria and identified as performing well and having long-term potential for continued employment uses. These sites make a valuable employment contribution and often provide important supporting infrastructure for the larger employment uses in Oxford. These businesses meet local needs. They may offer skilled manual work and lower skilled jobs which are important to delivering a diverse range of employment opportunities, and local services in Oxford.

**Category 3** employment sites mainly comprise smaller, poorly located sites that do not perform such an important economic function or are likely to be able to in the future. Should these sites become available for redevelopment, they should be considered for housing in order to help ensure that Oxford maximises the delivery of homes within the city.

For more detail see Policy E1 Employment Strategy.





## Appendix 2: Sites audit tables of sites identified after Preferred Options stage

Site name and HELAA number	Existing use and type of location	Key considerations, constraints and landowner intention	Options considered	Site allocation
<b>Wood farm Health Centre. HELAA #629</b>	Formerly in use as health centre, now vacant.	Landowner submission at Preferred Options stage, propose for residential development.	Allocate <b>Don't allocate</b>	Site is unlikely to deliver 10+ dwellings due to small size (0.12ha), so could come forward as windfall. Site not allocated.
<b>49-51 Jeune Street. HELAA #631</b>	Formerly in use as MOT centre and car wash, now vacant.	Landowner submission at Preferred Options stage, propose for residential development.	Allocate <b>Don't allocate</b>	Site is unlikely to deliver 10+ dwellings due to small size (0.05ha), so could come forward as windfall. Site not allocated.

Note – these sites are assessed in the HELAA for completeness but due to site capacity, these two additional sites were not assessed against Sustainability Appraisal criteria or individual site assessments for site allocations.