

OXFORD CITY COUNCIL LOCAL PLAN 2018 <https://www.oxfor>
APPENDIX B: CAPACITY AND DEVELOPMENT POTENTIAL
SITE ANALYSIS 2018 <https://www.oxfor>

Ref	Site name	Total site area (ha) Capacity Timescale (housing)	Potential Use
1	Northern Gateway Strategic Site	45.07	Mixed use including residential
2	Barton Park	35.82	Mixed use including residential
3	Summertown Strategic Site	17.01	Residential

5	Avis site	0.32	Residential
6	Banbury Road University Sites	3.12	Residential and academic uses
9	Blackbird Leys Central Area	5.34	Mixed use including residential
10	BT Site	1.59	Residential
11	Canalside Land, Jericho	0.48	Mixed use including residential
12	Churchill Hospital and Ambulance Resource Centre	22.74	Mixed use including residential

13	Court Place Gardens	3.89	Residential/ Student Housing
14	Cowley Centre	3.65	Mixed use including residential
15	Cowley Community Centre	0.26	Mixed use including residential
16	Cowley Marsh Depot	1.71	Residential
17	Crescent Hall	0.96	Residential / Student Housing
18	Diamond Place and Ewert House	1.73	Mixed use including residential

20	Elsfield Hall	0.76	Mixed use including residential
22	Fox and Hounds pub & former petrol station	0.32	Residential
23	Government Buildings	1.28	Residential / Student Housing
24	Harcourt House	1.09	Residential / Student Housing
27	John Radcliffe Hospital Site	27.75	Mixed use including residential

28	Kassam Stadium and surrounding area	11.23	Mixed use including residential
29	Land North Littlemore Mental Health Centre	3.72	Residential
31	Land off Manor Place	1.2	Residential / Student housing
32	Lincoln College Sports Ground	2.35	Residential

34	Littlemore Park	5.44	Residential
37	Marywood House	0.34	Residential
38	Nielsens	4.85	Mixed use including residential
39	Northfield Hostel	0.7	Residential
41	Northway Centre	0.78	Residential
43	Old Road Campus	6.41	Employment (B1)
44	Oriel College land at Edward St and High St	0.27	Residential
46	Oxford Business Park	8.23	Employment (B1)
47	Oxford Science Park - Littlemore	8.08	Employment (B1)
48	Oxford Science Park – Minchery Farm	2.35	Employment

63	Warneford Hospital	8.67	Mixed use including residential
64	Warren Crescent	0.37	Residential
65	West Wellington Square	0.88	Residential / Student Housing
66	Windale House	0.77	Residential
67	Wolvercote Paper Mill	4.94	Residential
69	County Hall	0.35	Mixed use including residential
72	Nursery Osney Lane	0.21	Residential

73	Osney Warehouse Woodins Way	0.24	Residential
75	Oxford Station and Becket Street Car Park	2.56	Mixed use including residential
76	Oxpens	6.38	Mixed use including residential
78	Telephone Exchange	0.4	Mixed use including residential
79	St Aldate's/ Queen Street	1	Mixed use including residential / student housing
80	Westgate Shopping Centre and Abbey Place	4.29	Mixed use including residential
81	Worcester Street Car Park	0.52	Residential and /or employment
85	Hooper House	0.04	Residential

90	Westlands Drive former community centre	0.18	Residential
91	Keble College, former Acland Hosp, 46 Woodstock Rd, 25 Banbury Rd	0.61	Residential / Student Housing
95	Between Towns Road	0.57	Mixed use including residential
97	Scrap Yard, Jackdaw Lane	1.54	Residential and / or employment
98	Workshops Lanham Way	0.24	Residential
106	Grandpont Car Park	0.44	Residential
107	Green Belt land St Frideswide Farm	3.95	Residential
108	Jubilee Hall	0.12	Residential
109	Rose Hill Scout Hut	0.07	Residential
110	Speedwell House (west part)	0.38	Residential

113	Green Belt land east of Redbridge Park and Ride	3.64	Residential OR mixed use
120	Unipart site	12.16	Employment
121	Former DHL site	2.83	Employment
124	Slade House	1.68	Residential
125	Summer Field School athletics site	1.38	Residential
342	Land at Collins St	0.13	Employment
343	Canterbury House and adjacent land	0.21	Residential / Student Housing

345	Land at Jowett Walk	0.13	Residential
346	Former Bartlemas Nursery School	0.26	Residential
348	Littlegate House	0.17	Residential OR mixed use
356	276 Banbury Rd	0.26	Mixed use including residential
367	Eastern House	0.23	Residential

397	Land rear of Oxford Retail Park	1.12	Residential and / or employment
412	Pusey House site	0.156	Residential / Student Housing
414	River Hotel and 3-15 Botley Road	0.225	Residential
418	Ruskin College, Walton Street	0.188	Residential/Student Housing
433	Westgate Hotel and 1-7 Mill Street	0.14	Residential
434	Westlands Drive and Redlands Road Square	0.27	Residential
437	Stansfeld Outdoor Study Centre	0.41	Mixed use including residential
439	Oxford Brookes Marston Road Campus	1.18	Mixed use including residential
440	1 Pullens Lane	0.423	Residential /Care home

441	Fairfield Residential Care Home	1.18	Residential / Care home
444	Mansfield College	0.17	Residential / Student Housing
445	Grehan House	0.11	Residential
446	Bryan Gelder Joinery, 7 Jack Straw Lane	0.19	Residential
447	Wadham Court	0.04	Residential
451	Housing Amenity Land, Jordan Hill Road	0.16	Residential
456	242-254 Banbury Road	0.18	Residential
458	4 to 8 Botley Road	0.1	Residential
462	Park Farm, Marston (A)	1.56	Residential
493	Site at corner of Hayfield Road and Aristotle Lane	0.19	Employment and residential

TOTAL DEVELOPMENT LAND HECTARES	301.632
% SOLELY RESIDENTIAL	19%
% MIX RESIDENTIAL OTHER	64%
% EMPLOYMENT USE	13%
highest housing density city centre	100 per ha
MAXIMUM HOUSING CAPACITY ON ALL LAND	30,163

2.1 The ELA forecast that between 2016 and for 135,004m2 of additional employment floorspace:

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- total projected demand for new B1A/B/C floorspace of 113,535m2; and

- projected demand for B2/B8 floorspace of 21,470m²

(ONLY FOR SITES ASSESSED AS SUITABLE, AVAILABLE A

Deliverability

Ca

Likelihood: High/ med/ Low	Barriers to Delivery	High	Mid-point	Low	Student Capacity (rooms)	Capacity (dwellings)
H	Landowner has confirmed intention to develop the site. Multiple landowners.				500	
H					885	
M	Site currently unavailable however landowners have stated that their adjacent site #125 could be available for residential development within the next 5 years	430	400	370		400

H					12
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H					42
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H	Multiple landowners	300	250	200	300
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H		95	72	50	72
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H					22
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H		148	136	125	136
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H		55	40	26		46
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H						50
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H						40
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H	Relocation of existing City Council Direct Services depot	103	78	54		75
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H	Relocation of existing students require for general residential	58	44	30	or 240 student rooms	48
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H	Two landowners					100
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H					17
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H					5
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H		53	40	28	or 265 student rooms	53
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H	Current lease arrangements to resolve.	45	35	24	or 225 student rooms	
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H		180	167	153		167
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H					215
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H					140
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H				200 student rooms	40
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M	Relocation of cricket pitch otherwise no space for development.	137	124	112	112
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M	Re-provision of employment space elsewhere within Oxford.				270
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H					23
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H		206	156	107	156
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M	Relocation of existing care home use		42	33	24
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H					47
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H					
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M				7	7
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					0
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M					
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	Existing occupiers would need to be relocated on adjacent site	19	17	16	or 100 student rooms	20
						10
					13	13
L	Relocation of existing sheltered housing.	60	53	46		53
H						190
L	Existing occupiers would need to be relocated	31	27	24		24
		18	16	14		16

M		21	18	16		18
H	Multiple landowners					24
H	Multiple landowners					300
L	Relocation of existing use	35	31	27		31
M		29	26	23	or 133 student rooms	26
H						13
L		45	40	35		40
H						14

M	Relocation of existing occupiers.					21
H	241 student rooms					39
M		44	39	34	or 195 student rooms	39
M	Relocation of existing use	85	65	45		65
H		16	12	8		12
M	Relocation of existing use	38	34	29		25
M	Currently designated as green belt land. Subject to green belt review through Local Plan.	230	212	195		150
L		4	6	8		6
		5	5	5		5
M	Relocation of existing use. Development would need to have regard to the retained east part of the site.	34	30	26		40

M	Currently designated as green belt land. Subject to green belt review through Local Plan.	120	100	80	100
M					
M					n/a
M	Relocation of existing use	113	86	59	86
M	Relocation of existing open air sports facility. Site could be available for residential development within the next 5 years	93	70	48	70
H					n/a
H					7

H		11	10	9	10
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M	Sensitive design of site. Site not considered appropriate for student accommodation so owner may not pursue residential.	17	13	9	13
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M	Conversion from non-protected employment use to residential in context of shortage of land for economic development in Oxford.	14	13	11	13
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M					25
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H					9
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M	Current lease arrangements to resolve. Site likely to be required for a rail/bus halt/interchange	52	40	27		40
H					53 student rooms	10
M		15	17	16		16
H					90 student rooms	18
M		9	10	12		10
H						21
H	Site on the market	27	20	14		14
M		40	80	60		60
L						40

H	Clear intention to develop.				
H	None, permission granted			78 student rooms	16
M				27	27
M				9	9
M				11	11
L				5	5
H				16	
M		7	6	5	5
M		80	70	60	60
M	Developer intention to redevelop	7	5	4	5
		3129	2755	2345	4489

AND ACHIEVABLE)

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Capacity

Timescale (housing)

Capacity (Employment floorspace m2) ¹	Net developable area (sites over 2 ha)	Capacity comments	Timescale (housing)		
			0-5 years	6-10 years	11-15 years
Up to 90,000sqm B1 employment space		AAP aspiration for 500 homes and up to 90,000 m2 employment space as part of a mixed use scheme	400	100	
Up to 2,500 sq m gross non-residential to include class A1, A2, A3, A4 and A5; 7,350 sq m GEA hotel (Class C1); 3,000 sq m GEA Class D1, D2 floorspace (community hub and primary school).	29	Outline planning permission for 885 homes and associated retail, employment and community uses.	450	435	
	6	Site over 2ha. Assumed 10% for open space, 10% for mature woodland, 30% to re-accommodate sports pitches, plus discount for flood risk area (15%). Transport District Area. Anticipate landowner to retain more land for open space - suggest developable area reduced further to 6ha.		100	200

		Landowner specified 21 for the Sites and Housing Plan. Reduced to reflect context of Victorian suburban street.	12	
		Resolution to grant planning permission for 12 dwellings (Dec 2015).		
		Landowner specified, Mixed use to include primarily academic uses	42	
3,000m2 B1a		Masterplan estimates capacity of 200-300 dwellings. Mixed use to also accommodate community facilities, leisure facilities and retail. Potential for high density due to surrounding tower blocks	100	200
	1.43	Site under 2ha. Former Cowley Barracks buildings have been nominated for a heritage asset. 10% public open space.	72	
Restaurant 264sqm. Community centre and boatyard totaling 2237sqm.		Planning permission. Mixed use to also accommodate community centre, boatyard, public square and canal bridge.	22	
B1b 40,932 sq m	2	Site over 2ha. Minus estimated 90% for hospital and associated uses - residential is only a small component of mixed use as per Sites and Housing Plan policy SP8. Suburban land. Small amount of R&D space expected	36	100

	0.9	Landowner had previously specified 195 (student rooms). To reflect listed building, Conservation Area, village context and position on the Thames, development should be focused on existing built footprint. A further 10% for reduction is made for open space. Sensitive sites due to Listed building on site and adjacent conservation area and the Thames	46
800m2 offices		Landowner specified. Mixed use site predominantly retail. Some scope for housing as complementary use on upper floors.	50
Community centre (215 sq.m), retail and workshop unit (521sqm).		Development has commenced.	40
	1.53	Site under 2ha. And landowner specified at Sites and Housing Plan. 10% public open space.	75
	0.86	Site under 2ha. And landowner specified at Sites and Housing Plan. 10% public open space.	48
Potential uses include retail, health centre min 1,200-1.300sqm. Community hub (at least 300sqm) and other town centre uses.		Landowner specified. Mixed use site to also include retail and community facilities and access to Summer Fields School site #125.	100

Army Cadet building (D1) 123sqm		Planning permission for 17 units	17	
	0.17	0.15ha has been developed already. 0.17ha remains Estimate of 5 units on remainder of site (former petrol station part).	5	
	0.57	Site under 2ha.30% reduction to reflect likely academic use alongside residential/student accommodation. 10% reduction for public open space. Other tall buildings in locality so higher density assumed.	53	
45	0.68	Site under 2ha. 30% reduction to reflect likely academic use alongside residential/student accommodation. Then 10% reduction for public open space. Other tall buildings in locality so higher density assumed.		45
Allocation allows for employment B1b, B1c and B2, primary health care, education, patient hotel, key worker accommodation, and small scale retail. These uses must have an operational link to the hospital. Estimated employment space B1a/c 6400m2	3	Site over 2ha. Minus estimated 90% for hospital and associated uses - residential is only a small component as per Sites and Housing Plan policy SP23. Mostly Suburban land.	167	

<p>Potential commercial leisure, education and small scale local shops. Estimated employment floorspace 1750 sqm B1</p>	4	<p>Mixed use development to retain stadium and include commercial leisure, public open space and multi parking for stadium. Existing car park site to north is 2.29ha, - 10% for open space could deliver 72-138. Knights Road site could deliver 60-80. Remainder of land surrounding Stadium depends on other uses but estimate another 40. Mid-point suburban densities assumed due to urban edge location.</p>	70	145
	3	<p>Planning permission (outline and reserved matters) for 140 units.</p>	140	
		<p>Landowner estimate of 286 student rooms is too high considering sensitivity of sites. Site is adjacent to Holywell cemetery and deer park plus Conservation Area surrounded by Listed Buildings. Lower HELAA capacity estimate of 200 student rooms (equating to 40 dwellings) reflects very sensitive nature of site.</p>	40	
	2.1	<p>Site over 2ha. 10% public open space. Site adjacent to the very sensitive Bartlemas Conservation Area. Lower capacity assumed and reduced due to Conservation Area.</p>		112

		Site over 2ha. Planning permission for 270 units. .	270
		Playing field to be re-provided plus 10% public open space.	
		Development commenced.	23
No net gain in employment	3.08	Site over 2ha. Re-provision of playing field (1ha) Minus assumed 20% to re-accommodate employment uses as per Policy SP34 of Sites and Housing Plan. Minus 10% for open space. Suburban site.	156
33	0.63	Site under 2ha. 10% public open space.	33
48,000 sq m B1 R&D space		Development has commenced.	47
		Planning permission	
		Site under 2ha. Assume 50% of capacity estimate to reflect only part of the site (some upper floors) available for residential.	7
Currently vacant floorspace 1,395 sq m B1 and land for 27, 871 sq m B1		Potential for employment use on vacant plots. Figures taken from Oxford Business Park website.	
27, 871 sq m B1		Figure provided by property agent	
Estimated employment 21,150 sq m B1 floorspace		AECOM estimat	

Policy SP59 allows for hospital and medical related B1a and B1b Employment floorspace estimate 9600m2	1	Site over 2ha. Policy SP59 of the Sites and Housing Plan says residential and student accommodation will be allowed alongside range of other uses. Assumed 30% will be developed for residential and/or student accommodation and 10% reduction for open space. Further 10% capacity reduction for listed buildings and trees. Suburban site.	20
		Planning permission. Landowner specified (66 student rooms, divided by 5 to reflect equivalent dwellings)	10 13
	0.69	Site under 2ha. Suburban site but if replaced as sheltered accommodation likely to be more like Transport Central Area density. 10% public open space.	53
108 sq m B1	413 sq m D1	Outline permission includes 108sq.m of B1(c) light industrial floorspace (plus 303sq.m of space to accommodate a new doctor's surgery, if required, a new civic building of 110sq.m)	190
Estimated employment B1 2158 sq m		Site under 2ha. Lower capacity applied as site may include other uses. Employment capacity assumes a split between residential, retail and B1 use.	24
	0.21	Call for Sites	16

	0.24	Call for sites	18	
	6,000 sq m (B1)	Oxford City Council estimate of 6,000 sq m of B1 space and 1,650 sq m of housing. Assuming 1320 sq m net floorspace and 58sq m per unit this would equate to 23 units.	23	
	8100sqm B1 offices, 4300sqm B1C R&D, 7400sqm hotel, 1500sqm A1-A5 uses.	Figure taken from masterplanning work/SPD	150	150
	Employment use 3,600 sq m B1	Site under 2 ha. Transport Central Area. Capacity figure assumes either housing OR employment. AECOM estimate.		31
	A1 = 1,229sqm A3= 174.38 sqm	Site under 2ha. Transport Central Area. Planning permission for 133 student rooms (equivalent to 26 dwellings), Development commenced.	26	
114,998 sq m non-residential floorspace		Mixed use retail-led development. Development has commenced. Net increase of 13 dwellings.	13	
Estimated B1 use 4,680 0sqm.		Capacity figure assumes either housing OR employment. Site under 2ha. Transport Central Area		40
		Prior approval for 14 units. Development commenced.	14	

		Planning permission for 21 units	21	
		Planning permission for student rooms and flats equivalent to 39 units. Development commenced.	39	
Estimated employment 5,130 sq m B1 OR 2,166 B2/B8	0.51	Site under 2ha. 10% public open space. Transport District Area.	39	
Estimated employment B2/B8 5,852 sq m	1.3	Capacity estimate assumes housing OR employment. Site under 2ha. 10% public open spaces. Suburban.	65	
		Site under 2ha. Suburban	12	
		Transport Central Area. Landowner through consultation suggested a capacity less than 30.	25	
No employment currently proposed	3.55	10% public open space. Adjacent to Green Belt so lower capacity to consider sensitivity of being on the urban edge and to reflect landowner suggestion of 100-150.	150	
	0.12		6	
	0.07			5
		AECOM estimate. Landowner estimate considered high but further information on the internal floor area has been provided by the landowner indicating that 40 would be an appropriate estimate.	40	

Estimated employment (B1) 21,592 sq m	3.28	Site over 2ha, within Suburban area. Site not allocated in the Sites and Housing Plan or the Local Plan. 10% open space requirement. Adjacent to Green Belt so lower capacity to consider sensitivity of being on the urban edge, and the high flood risk on 3 sides of adjoining areas which would require further site-specific flood risk assessment. Capacity figures assume either residential OR mixed use AECOM estimate.	100
Estimated employment 47,918 sq m of B2/B8		Estimate based on site boundary submitted to HELAA	
Estimated employment B2/B8 1,140sqm	0.3	Vacant plots suitable for employment. Employment land assessment estimates 0.3 ha available.	
	1.51	Site under 2ha. 10% public open space	86
		Site under 2ha. Capacity adjusted down following landowner concern about suitability of flatted development in close proximity to their school.	70
Planning permission for 725sqm of B2		Planning permission for employment (B2) Resolution to grant planning permission for 36 student rooms.	7

Site under 2ha. Sensitive site within central Conservation Area. Cautious capacity estimated 10

Site under 2ha. Suburban. 13

Estimated employment (B1) 1530 sq m

Site under 2ha. Transport Central Area. Capacity figures assume either residential OR employment. 13

B1a office, A1 retail (food and non-food), A3, A4, D2 and tourism/hotel

The agent states circa 9,290-11,161 sq m of floorspace. Call for Sites .Agent estimate of 100 units too high for a site of this size 0.26ha, even for central location. 25

Planning permission 9

<p>Estimated employment B2/B8 4,256 sq m</p>	<p>0.78</p>	<p>Capacity estimates assumes housing OR employment. Developable area reduced by 30% (to 0.67ha) to take account of likely need for rail/bus interchange. Then a further 10% reduction for public open space provision (to 0.6ha). Suburban site.</p>	<p>40</p>
		<p>Planning permission - 53 student rooms</p>	<p>10</p>
		<p>Call for sites</p>	<p>16</p>
		<p>Planning permission for 90 student rooms. Development commenced.</p>	<p>18</p>
		<p>Call for sites</p>	<p>10</p>
		<p>Planning permission</p>	<p>21</p>
<p>35,000sqft comprising 25,000sqft B1 Innovation centre, plus 10,000sqft science education Estimated employment as part of mixed use development 7,000 sq m B1</p>		<p>Developable area may be reduced by Great Crested Newt mitigation measures. Site is surrounded by woodland so low density would be</p>	<p>14</p>
		<p>Capacity figures assume residential OR mixed use</p>	<p>60</p>
		<p>Planning application for 55 bed care home. Impact on conservation area. Assume 40 bed care home equivalent.</p>	<p>40</p>

38 replacement care home bedrooms (existing 29)		Many trees have TPOs therefore limits capacity. Planning permission for 38 residential care home rooms proposed to replace the 29 existing rooms so a net gain of 9 rooms (equating to 9 dwellings). Total of 9 equivalent dwellings.	9			
			Planning permission for 78 student rooms.	16		
			Prior approval	27		
			Planning application		9	
			Prior approval	11		
						5
			Prior approval	16		
			Call for sites	5		
			Call for sites			60
			No net gain in employment expected	0.1	Assume 50% of site available for residential as part of mixed use development.	5
			2671	2800	405	

16+ years

100

