

West Area Planning Committee

14th April 2015

Application Number: 11/02881/FUL

Proposal: Extension to existing student accommodation at Castle Mill to provide additional 312 postgraduate units consisting of 208 student study rooms, 90 x 1 bed graduate flats and 14 x 2 bed graduate flats, plus ancillary facilities, 360 covered cycle spaces and 3 car parking spaces.

Site Address: Castle Mill, Roger Dudman Way.

Ward: Jericho and Osney

Applicant: The University Of Oxford

Recommendation: Committee is asked to note the progress reported.

1. The purpose of this report is to advise Members of progress following the close of the public consultation on the University of Oxford's voluntary Environmental Assessment for this development in December 2014.
2. The City Council received before Christmas its own independent review of the ES from the consultants SLR. The review accepted the ES in large measure, but also identified some potential areas where further information and clarification should be sought. (A copy of this review report has been published on the Council's website). The City Council wrote to the University before Christmas enclosing our consultant's report on the University's ES. The University's informal response was that it would be able to provide additional information, but that some of the requests were not proportionate or directly relevant to the particular circumstances. The City Council's legal advice is that the University's response is reasonable, and that there is room for differing views in some areas on whether additional information is needed.
3. Arrangements were made for the University and the City Council's consultants to agree so far as possible on what would be proportionate and relevant. In February there was a meeting involving both sets of consultants to explore these requests. This has led to the City Council's consultants providing revised advice to the City Council on this matter, and the University's consultants confirming where additional information may be supplied.
4. A letter has been sent to the University (copy attached to this agenda item), based on this revised advice, with a formal request that it provides the necessary information (under Section 22 of the EIA Regs). The University has

agreed, upon receipt of this letter, to confirm promptly the further work, information and clarification it is willing to provide and the timescale. Once received the City Council will need to publish any addendum to the voluntary Environmental Statement for public consultation for at least 21 days.

5. Therefore, in practical terms, it is likely that officers will not be in a position to report to WAPC until after May this year.
6. At that meeting it is anticipated that the first section of the report will invite Members to confirm compliance or otherwise with the outstanding planning conditions. Once these decisions have been made the second section of the report will advise Members whether there are any outstanding breaches of planning control and whether it would or would not be expedient to consider enforcement proceedings against the University. The third section will report on the nature of the mitigation that the University is offering to ameliorate the size and impact of the development and the further planning process that would be involved. The final section of the report is anticipated to address the option to ask the Secretary of State to discontinue the planning permission for the development.

Appendices

- The City Council's letter to the University of Oxford

Background Papers: none

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Date: 24 March 2015