

Welcome to the West Area Planning Committee

- This planning committee meeting is held in public but it is not a public meeting.
- There will be an opportunity for the public to address the committee on each application.
- If you wish to speak for or against a planning application, you need to have either requested it in advance, or hand in one of the available speaker forms, or speak to the clerk.
- Information on meeting protocol and conduct at the committee is set out in the Code of Practice.
- This is in the committee agenda just before the first planning application report.

APPLICATION: 13/01861/OUT

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Wolvercote Paper Mill, Mill Road
Oxford, Oxfordshire, OX2 8PR

Existing Site Plan



Proposed Site Plan



Historic Site Layout



Existing Cleared Site

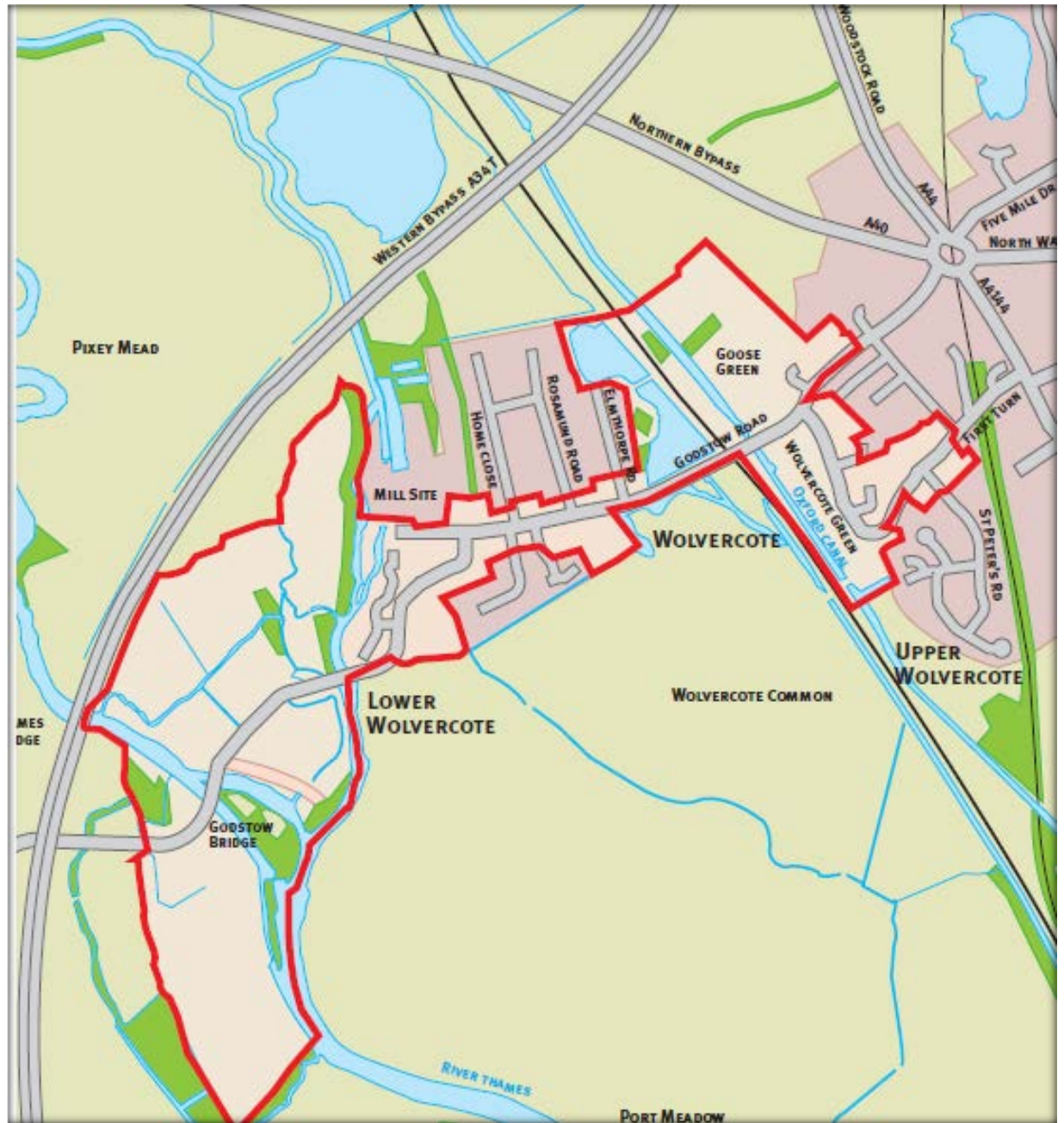


Aerial Photo 2003



Wolvercote within Godstow Conservation Area Map

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















Biodiversity Plan

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Habitat map

-  Area of proposed built development
-  bare ground
-  broad-leaved plantation woodland
-  broad-leaved semi-natural woodland
-  buildings
-  dense scrub
-  ephemeral/short perennial
-  tall ruderal
-  ephemeral/short perennial/tall ruderal mosaic
-  hard standing
-  marginal vegetation
-  neutral grassland of recent origin
-  semi-improved neutral grassland
-  unimproved neutral grassland
-  standing water
-  dry ditch
-  earth bank
-  fence
-  line of trees
-  species-poor hedge with trees
-  individual tree (indicative location)
-  scattered scrub
- scattered introduced shrub

Indicative Masterplan

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Indicative Parking Plan

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Site Density Plan

WOLVERCOTE INDICATIVE MASTERPLAN

— SITE GROSS AREA: 7.33 ha
 — SITE NET AREA: 4.87 ha
 *excludes Green Belt land

— BOUNDARY OF GREEN BELT AS NOTIFIED BY OXFORD CITY COUNCIL

NUMBER OF RESIDENTIAL UNITS: 190

PROPOSED SITE NET DENSITY: 39 units/ha

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<p>MILL ROAD 16 Residential units 0.375 hectares 42.6 units/ha</p> <p>MILL SQUARE 55 Residential units 0.791 hectares 69.5 units/ha</p> <p>ISLAND 19 Residential units 0.852 hectares 22.3 units/ha</p>	<p>MILL POND 52 Residential units 1.193 hectares 43.6 units/ha</p> <p>MEADOW LANE 48 Residential units 1.77 hectares 27.1 units/ha</p>	<p>HOME CLOSE 95 units (est) 3.47 hectares 27.3 units/ha</p> <p>MILL ROAD 42 units (est) 0.98 hectares 42.8 units/ha</p>
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




Character Areas and Densities

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	MILL ROAD 16 Residential units 0.375 hectares 42.6 units/ha		MILL POND 52 Residential units 1.193 hectares 43.6 units/ha
	MILL SQUARE 55 Residential units 0.791 hectares 69.5 units/ha		MEADOW LANE 48 Residential units 1.77 hectares 27.1 units/ha
	ISLAND 19 Residential units 0.852 hectares 22.3 units/ha		



Street Network Plan

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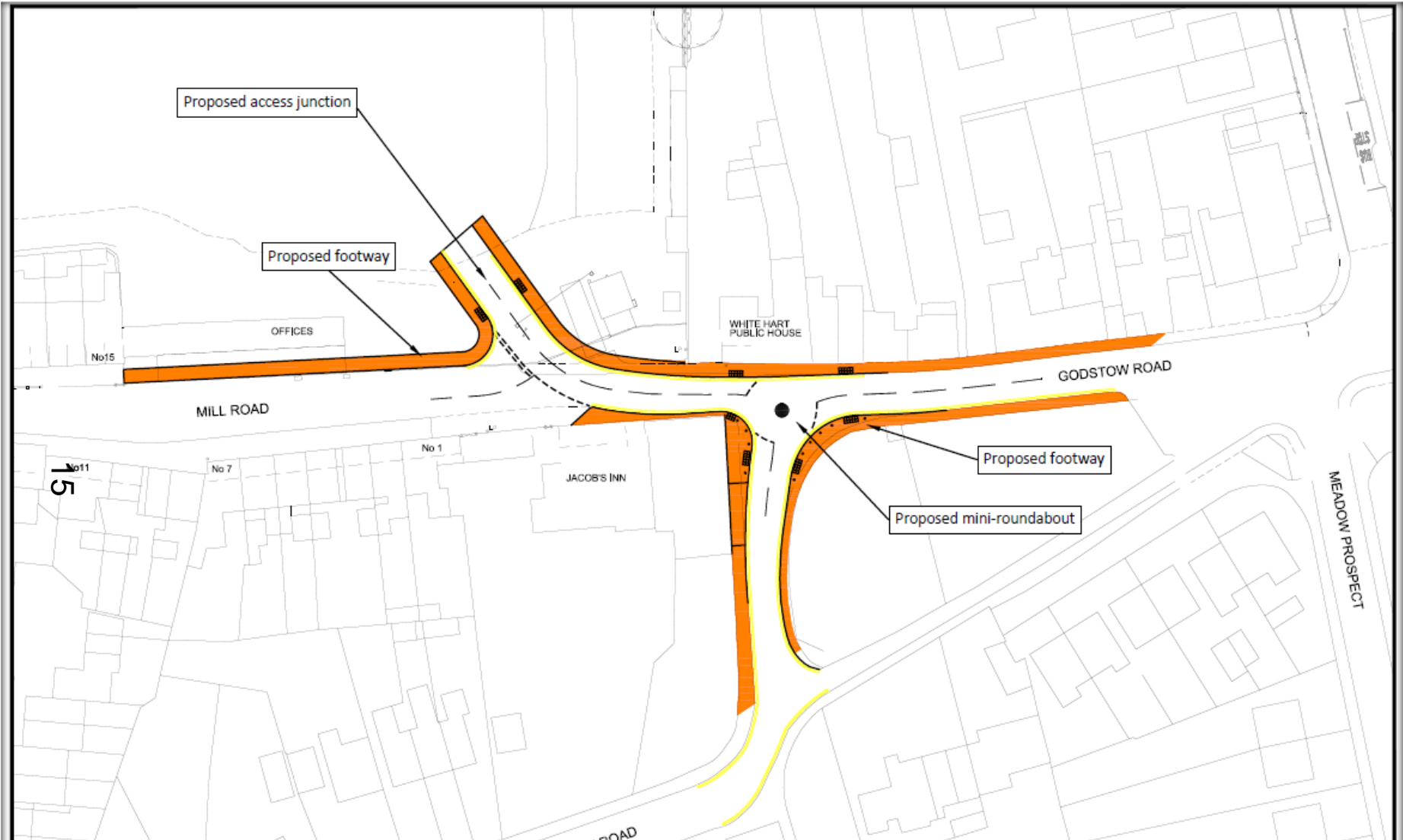
- 1. Civic Building
 - 2. GP Surgery
 - 3. Employment Units
- BUS STOP
- MAIN STREET
 - RESIDENTIAL STREET
 - SHARED SURFACE
 - LANE
 - FOOTPATH NETWORK
 - MAINTENANCE ACCESS

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Access Plan



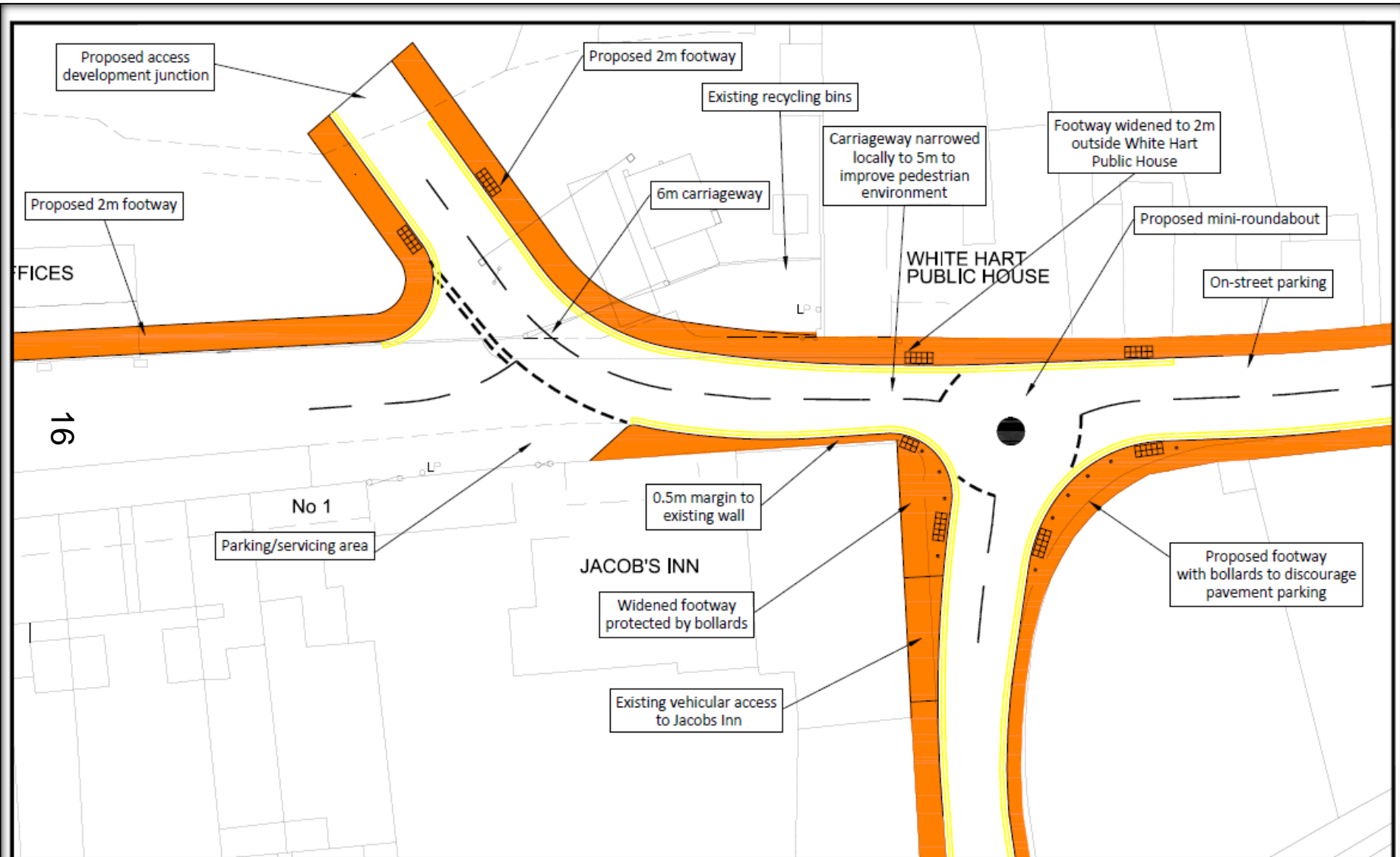
TRANSPORT PLANNING
 11 KINGSMEAD SQUARE
 BATH BA1 2AB
 T01225 444 011
 F01225 444 055
 e.bath@ima-tp.com

Client: **University of Oxford**
 Project: **Wolvercote Paper Mill
 Proposed Residential Development**

Title: **Proposed Access Junction**

Scale (x1)	1:500	Client	IMA	Project	IMA
Drawn by	IMA	Checked by	IMA	Date	December 2014
Project No.	IMA-14-121	Drawn No.	TP-1		

Access Plan



Bus stops along Godstow Road.



The existing bus stop for the No.6 Bus Service, which would be relocated to Godstow Road, when the bus service was re-routed into the Paper Mill site.



The centre of the village, looking west along Godstow Road towards Mill Road and the access to Paper Mill site.



Looking west along Godstow Road towards the centre of the site, with Jacob's Inn in the background.



On-street parking in Godstow Road naturally slows local traffic, whilst pedestrians walk through the village.



Looking across to the site access point from the children's play area in Godstow Road. Jacob's Inn and the White Hart Inn on either side.



Godstow Road looking north towards the site access and the White Hart Inn.



Godstow Road looking north towards the site access and the White Hart Inn.



Looking west up Mill Road, into the site. A new mini-roundabout would provide access into the development. Oxfordshire County Council raises no objections to its design.



Visibility from the new access, looking south along Godstow Road. The pavement on the right would be widened and new parking introduced on the other side of the road, to produce a safe crossing point to the children's play area. Bollards would also be introduced to emphasise footways and crossing points.

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Visibility from the new access, looking east along Godstow Road. The pavement on the left would be widened and new pavement introduced on the other side of the road. Bollards would be introduced to emphasise footways and crossings.



In and around the new mini-roundabout junction, car parking restrictions would be put in place through a Traffic Regulation Order (TRO)



Looking west along Mill Road, the site entrance on the right. Existing on-street parking would be restricted around the new mini-roundabout into the site.



Most housing in the village is two-storey, but some three-storey development also exists, here in Rowland Close and at Webbs Close



Looking west along Mill Road. The frontage of the disused office block, to be demolished – an opportunity to enhance this part of the conservation area.



The terrace of four character cottages on the northern side of Mill Road – with little or no off-street car parking. Existing parked cars reduce the attractiveness of this part of the conservation area.



New development will sit 'cheek by jowl' with the existing historic cottages in Mill Road and will require very careful design.



Looking south, across to the office building and rear of properties in Mill Road. Significant hard-standing left by the Paper Mill.



Views south-west across the site towards the office building and properties in Mill Road.



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The office building to be demolished, viewed from within the site.



The site entrance, with Jacob's Inn opposite.



Looking east from Mill Road. The site sits behind the fence on the left. The White Hart Inn is in the distance.



Some of the semi-natural vegetation within the centre of the site, looking north.



Centre of Paper Mill site, looking south. Boundary tree belt with Home Close on the left of picture.



Outbuildings to be demolished, which will open up Mill Stream frontage.



Mature tree-belt within the site.



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Looking south-west towards the rear of properties in Mill Road.



Looking north along the mature tree boundary with properties in Home Close. Glimpsed views of properties through the trees.



View from the southern part of the site across to the rear of the White Hart Inn.



The mature tree-belt adjacent Home Close. Both deciduous and coniferous trees. View south-east.



Occasional gaps in the tree belt where trees have been pruned or removed, give Home Close properties a view into the site.



The mature tree-belt adjacent Home Close. Both deciduous and coniferous trees. View directly east.



Looking north, across Dukes Meadow toward the A34



Looking across Dukes Meadow towards A34. Reptilian habitat proposed in the far corner of the Meadow



Looking west along Godstow Road. On-street car parking slows traffic entering and leaving the village.



View west along Godstow Road, from the footpath over the railway bridge.



View east along Godstow Road, showing the footpath over the railway bridge and single-file traffic passing over the bridge.



Footpath across Wolvercote Common – an alternative route in and out of the village for walkers and cyclists.



Sustainable travel modes within the village – a cyclist coming into the village and a local bus stop in the background



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