

## WEST AREA PLANNING COMMITTEE

12<sup>th</sup> September 2017

**Application Number:** 17/00758/FUL

**Decision Due by:** 23<sup>rd</sup> June 2017

**Extension of Time:** TBC

**Proposal:** Erection of 78 student bedrooms (4 with disabled access) arranged in clusters of 8, over three floors in three 'pavilion' style buildings connected by glazed stairwells; together with a three storey Graduate Centre, landscaping, flood compensation, and associated infrastructure; and including the demolition of staircase 23.

**Site Address:** St Catherine's College, Manor Road, Oxford, OX1 3UJ

**Ward:** Holywell Ward

**Agent:** Ms Debbie Jones

**Applicant:** St Catherine's College  
Development Ltd

**Reason at Committee:** Major Application

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## 1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

**(a) Agree to grant planning permission for the reasons given in the report and subject to:**

1. Confirmation from the Secretary of State that the application will not be 'called in', following the referral of the application in accordance with The Town and Country Planning (Consultation) (England) Direction 2009;

**(b) Agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:**

1. Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary.

## 2. EXECUTIVE SUMMARY

2.1. This report considers the erection of 78 student bedrooms (4 with disabled access) arranged in clusters of 8, over three floors in three 'pavilion' style buildings connected by glazed stairwells. The total floor area of the proposed accommodation buildings would be 2211m<sup>2</sup>.

2.2. The key matters for assessment set out in this report include the following:

- Principle of development;
- Impact on the Character of the Surrounding Area – Heritage/ Design;
- Landscaping;
- Flooding;
- Transport Impacts;
- Energy/ Sustainability;
- Other Matters – Land contamination, archaeology, air quality, ecology and trees.

2.3. Officers consider that the proposal would be acceptable in all regards and would be in accordance with the relevant National and Local Policies.

### **3. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

3.1. The proposal is liable for CIL. The total amount required is £275,395.20.

### **4. SITE AND SURROUNDINGS**

4.1. The site is located within the grounds of St. Catherine's College. The site is triangular in shape and is currently unoccupied green space with a belt of trees lining the north western boundary. A hedge forms the eastern boundary, adjacent to a path and meadow beyond. Music Meadow is located to the north of the application site. The existing Hodder Phase II buildings form the internal southern boundary of the site. The majority of the application site is located within the Oxford Green Belt which extends to the north, east and south (excluding a large section of the original St Catherine's campus).

4.2. The application site is located within Flood Zones 2 and 3 and is within the Central Conservation Area.

4.3. The College was developed in a number of phases. The first buildings were initially constructed between 1960 – 1967 when the architect Arne Jacobsen designed and built the student accommodation, administrative offices, the Senior Common Room (SCR), Junior Common Room (JCR), Hall, Library, The Bernard Sunley Building (Lecture Theatre, teaching rooms and Middle Common Room [MCR]), Squash Court and Music House. The Alan Bullock Building and Mary Sunley Building, designed by Knud Holscher were completed in 1983. This phase is referred to as the 'original' phase.

4.4. Land to the north of the road to Merton College's Sports Ground was subsequently developed in two phases with buildings designed and built by Stephen Hodder. 'Phase I' of the development was completed in 1995 and consisted of a staggered arrangement of student accommodation responding to the Mill Stream along the north west boundary of the site.

4.5. 'Phase II' of the development was completed in 2005 and consisted of two further student accommodation blocks and the Arumugam Building,

accommodating the Porters' Lodge and teaching space. The Phase II development included provision for a lecture theatre which was never constructed.

4.6. The original College buildings were listed Grade I in March 1993 and the Jacobsen gardens, considered an integral part of the overall design of the College, were designated Grade II Registered Gardens in July 1998. The application site lies to the north of the Phase II development and is the only remaining land left undeveloped on the campus.

4.7. A site location plan is included below:



## 5. PROPOSAL

5.1. The application proposes the erection of 78 student bedrooms (4 with disabled access) arranged in clusters of 8, over three floors in three 'pavilion' style buildings connected by glazed stairwells. The total floor area of the proposed accommodation buildings would be 2211m<sup>2</sup> and the proposed accommodation arrangement would be as follows:

Floor	Ground	First	Second	Total
Standard Bedrooms	18	28	28	74
Accessible Bedrooms	4	0	0	4
Pantries	4	4	4	12
Plant	3	0	0	3
Scouts	3	0	0	2

- 5.2. The proposed accommodation would mimic the Phase II Pavillion buildings to continue the existing line of built form to the north and increasing the definition of the existing north-south green corridor which is a notable presence throughout the wider site.
- 5.3. The application also includes the erection of a three storey Graduate Centre, with reception and breakout space on the ground floor, additional seminar space on the first floor and an MCR located on the second floor. The Graduate Centre would have a gross internal floor area (GIA) of 564sqm and would be cylindrical in design.
- 5.4. The proposal also includes the demolition of staircase 23 which is located within the Phase II section of the development.

## 6. RELEVANT PLANNING HISTORY

6.1. The table below sets out the relevant planning history for the application site:

Application Reference	Description of Development	Decision
60/09667/A_H	Outline application for St Catherine college. Formerly Holywell Meadow Site.	Approved 26 <sup>th</sup> July 1960
80/00994/NFH	New lecture and seminar building.	Approved 4 <sup>th</sup> December 1981
88/01215/NOZ	Demolition of flat and punt house. Outline application for student residential block of 34 study bedrooms and building to contain lecture rooms, seminar rooms and common room facilities. New punt house.	Approved 28 <sup>th</sup> June 1989
93/00132/NFZ	Erection of 54 study bedrooms and ancillary accommodation on 3 floors. Rearrangement of existing car park (Amended plans).	Approved 12 <sup>th</sup> April 1993
00/01459/NFZ	Erection of buildings on 3 floors (partly on squash & tennis courts & around car park), to provide 132 student study rooms, 100 seat lecture theatre, seminar rooms & porters lodge, 99 additional cycle stands (497 in total) & retention of 87 car parking spaces.	Recommended for approval March 2001 and subsequently called in by the Secretary of State
APP/G3110/V/01/107119 8	Appeal - Erection of buildings on 3 floors (partly on squash & tennis courts & around car park), to provide 132 student study rooms, 100 seat lecture theatre, seminar rooms & porters lodge, 99	Allowed March 2002

	additional cycle stands (497 in total) & retention of 87 car parking spaces.	
05/00129/FUL	Extension to laundry room and relocation and adaptation of existing vehicular and pedestrian bronze gates.	Approved 4 <sup>th</sup> October 2005
08/02630/FUL	Formation of new ramped access with wall to music room (see also application 08/02629/LBC).	Approved 5 <sup>th</sup> March 2009
15/02108/FUL	Removal of steps to Music House and construction of bridge.	Approved 18 <sup>th</sup> September 2015
15/02692/FUL	Replacement of steps with access ramp.	Approved 02 <sup>nd</sup> November 2015
17/00022/FUL	Formation of new ramp.	Approved 17 <sup>th</sup> March 2017

## 7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
<b>Design</b>	7 (Paragraphs 56 – 68)	CP.1, CP.8, CP.9,	CS18	HP9	
<b>Conservation/ Heritage</b>	12 (Paragraphs 126 – 141)	HE.2, HE.3, HE.7			
<b>Housing</b>	6 (Paragraphs 47 – 55)	CP.6, CP.10	CS25,	HP5, HP6	Affordable Housing and Planning Obligations SPD
<b>Natural Environment</b>	9 (Paragraphs 79 -92); 11 (Paragraphs 109 – 125)	CP.11, CP.17, CP.18, NE.15, NE.16, NE.21, NE.23	CS2, CS4, CS9, CS11, CS12		Natural Resource Impact Analysis SPD; Green Belt Study (May 2017)
<b>Social and community</b>	8 (Paragraphs 69 – 78)		CS19, CS29,		
<b>Transport</b>	4 (Paragraphs	TR.1, TR.2, TR.3,	CS13	HP15	Parking Standards

	29 – 41)	TR.4,TR.6, TR.12, TR.13, TR.14			SPD
<b>Environmental</b>	10 (Paragraphs 93 – 108)	CP19, CP.20, CP.21, CP.22, CP.23	CS10		Energy Statement TAN
<b>Misc</b>	Core Planning Principles (paragraph 17); Achieving Sustainable Development (paragraphs 6 – 16)	CP.13	CS17, CS29	MP1	

## 8. CONSULTATION RESPONSES

- 8.1. Site notices were displayed around the application site on 6<sup>th</sup> April 2017 and an advertisement was published in The Oxford Times newspaper on 13<sup>th</sup> April 2017.

### **Statutory and Non-Statutory Consultees**

#### Oxfordshire County Council (Highways)

- 8.2. No objection subject to conditions requiring a Travel Plan Statement, cycle parking details, a Construction Traffic Management Plan (CTMP) and drainage details.

#### Natural England

- 8.3. Provided an initial response on 5<sup>th</sup> May 2017 requesting further information. Following additional details being submitted by the applicant Natural England issued a final response on 8<sup>th</sup> June stating that they have no objections to the proposal.

#### Environment Agency

- 8.4. Initial comments were received on 14<sup>th</sup> July 2017 objecting to the proposals. The objections centred on issues with flood modelling data and the submitted Flood Risk Assessment (FRA). In response the applicant submitted a revised FRA which was subsequently reviewed by the Environment Agency.
- 8.5. On 18<sup>th</sup> August 2017 revised comments were received which removed the previous objection subject to conditions to ensure the development is in accordance with the revised FRA; to secure the submission of risk assessments

for each phase; to secure the submission of a verification report; to ensure development stops if unexpected contamination is discovered; to restrict any additional/ alternative foundation/ piling designs; and to secure an 8 metre wide buffer zone alongside the River Cherwell.

#### Heritage Officer

- 8.6. No objections to the proposal subject to conditions to secure detailed designs for the proposed buildings, in particular the edges of the building, the junctions of the various elements of the buildings' facades and the points at which they meet the ground; details of the landscape design, including the junction of landscape and buildings; and the submission of samples of all materials, for buildings and landscape in order to ensure that these will be appropriate and allow the new buildings to sit comfortably in the setting of the various heritage assets on this site.

#### Tree Officer

- 8.7. No objections subject to conditions requiring a landscape plan, landscape implementation details, hard surfacing design, underground services details, tree protection plan implementation details and an arboricultural method statement.

#### Ecologist

- 8.8. No objections subject to a condition to secure biodiversity compensation and enhancements and an informative relating to vegetation clearance outside the bird nesting season.

#### Flood Mitigation Officer

- 8.9. Oxford City Council's Flood Mitigation Officer raised no objections to the proposals subject to a condition requiring drainage details be submitted prior to commencement.

#### Land Quality Officer

- 8.10. No objection subject to conditions securing a Contamination Validation Report and requirements following the discovery of any unexpected contamination.

#### Archaeological Officer

- 8.11. No objections subject to a condition requiring details of the implementation of the programme of archaeological work.
- 8.12. The following consultees responded with no objections:
- Air Quality Officer
- 8.13. The following consultees responded with no comments:
- Historic England

- 8.14. The following consultees did not respond:
- Oxford Greenbelt Network

### **Public representations**

- 8.15. One letter of support received from the School of Architecture of The Danish Royal Academy of Arts. The writer was of the opinion that the proposal would not interfere with the existing architecture of Arne Jacobson and would be a loyal extension to the Stephen R. Hodder buildings.
- 8.16. One letter of support received from a resident at Manor Place. The writer thought the buildings would be well-mannered and appropriate in scale and the proposed graduate centre would appear pleasant and unobtrusive. It was noted that the proposals would help to meet the “acute shortage” of graduate accommodation in Oxford.

## **9. PLANNING MATERIAL CONSIDERATIONS**

- 9.1. Officers consider the determining issues to be:

- i. Principle of development;
- ii. Impact on the Character of the Surrounding Area – Heritage/ Design;
- iii. Landscaping;
- iv. Flooding;
- v. Transport Impacts;
- vi. Energy/ Sustainability;
- vii. Other Matters – Land contamination, archaeology, air quality, ecology and trees.

### **i. Principle of Development**

- 9.2. The application site is partially located within the Green Belt. The proposed student accommodation would be located within the Green Belt; however the proposed graduate centre would be located outside of it. Section 9 of the National Planning Policy Framework (NPPF) sets out the great importance that the Government attaches to the Green Belt. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence (paragraph 79). Core Strategy Policy CS4 (Green Belt) also states that planning permission will not be granted for “inappropriate development” within the Green Belt.

- 9.3. The Green Belt serves five purposes:

- *To check the unrestricted sprawl of large built up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*



- 9.4. Paragraph 89 states that Local Planning Authorities (LPAs) should regard the construction of new buildings as inappropriate in the Green Belt with the following exceptions:
- Buildings for agriculture and forestry;
  - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - The extension of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - The replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;
  - Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
  - Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.5. The proposed development would not fall within any of these exceptions and as such would be harmful to the Green Belt. As such, Officers must consider the degree of harm which would arise following the approval of the development and whether there are any very special circumstances which would justify the approval of the development.
- 9.6. Turning first to the degree of harm, it is important to remember that development within the Green Belt on the application site has been previously approved by the Secretary of State (see: reference APP/G3110/V/01/1071198). The approved Phase II development included student accommodation and a lecture theatre which would have been constructed within the Green Belt. Due to changes in the College's requirements for teaching spaces the lecture theatre was never built out, however, the Inspector sets out within the decision a clear justification as to why development within this small section of the Green Belt was acceptable.
- 9.7. The Inspector concluded the following:
- The Green Belt boundary at the northern end of the site was not clearly defined;
  - The incursion of the development into the Green Belt would have been extremely small;
  - The proposal would have created a very clear defensible Green Belt boundary despite some loss of openness;
  - There would have been no discernible difference in views from Great Meadow, within the Green Belt, or from Headington Hill and Park further east;
  - There would have been no material harm, other than as a result of inappropriate development in the Green Belt but the proposals would have made a positive contribution to housing provision, preserve the

setting of the listed buildings and improve the appearance of that part of the Conservation Area around the site.

- 9.8. Officers note that the proposed student accommodation would extend approximately 15 metres further into the Green Belt than the approved lecture theatre. However, the features of the site and impact on the openness of the Green Belt remain unchanged from the Inspector's decision.
- 9.9. The Oxford City Council Green Belt Study (May 2017) has been produced as part of the evidence base to support the preferred options for the emerging Local Plan. The Green Belt Study (GBS) identifies the land at St Catherine's College (site 562) and makes an assessment of its value to the Green Belt. While this document is not part of the development plan it represents a publicly available, sound and up-to-date evidence base study.
- 9.10. The site is closely bounded by vegetation to the north and the existing brick wall to the eastern boundary will be retained which separates the Green Belt and the campus and signifies the move from a more urban, developed area, to a more rural, open area. As such, the development site does not 'read' as being part of the wider Green Belt which extends in visibly open space to the north and east. The GBS confirms that the form and function of the remaining open land relate strongly to the built development within the site. Therefore, Officers consider that the proposed student accommodation would create a reduction in the openness of the Green Belt but that this would be limited and would remain within the well-defined parcel of land that comprises the site location, not as uncontained sprawl.
- 9.11. The application site is more closely associated with the settlement edge than the open Green belt, and the River Cherwell and associated woodland form a strong barrier between, on the one side, the site and Great Meadow, and on the other New Marston, which is situated over 300m to the east. The site therefore makes no significant contribution preventing the merger of settlements. Likewise, the proposal would not result in the coalescence of settlements
- 9.12. The riverside meadows are a very important element in Oxford's special character but the application site's boundary hedge and tree-lined watercourse mark a clear distinction between formal landscaping, associated with college buildings, and the meadows alongside the Cherwell. The site itself is too developed to be considered to play any significant role in safeguarding countryside and it is considered that the proposal would maintain the historic setting of Oxford City.
- 9.13. The proposal would not significantly impact on views into and within the Green Belt and due to the proposed design which would mimic scale and design of the existing Phase II buildings, the proposed buildings would not appear incongruous or immediately obvious within the setting.
- 9.14. Additionally, the proposal would create a very clear defensible Green Belt boundary and as such would not significantly reduce the permanence of the Green Belt. Therefore, Officers conclude that the degree of harm to the Green

Belt would be 'low' (as supported by the findings of the GBS) and would not be substantially different from that which was approved under the previously approved scheme.

- 9.15. Furthermore, Officers are of the opinion that there are very special circumstances which justify this low degree of harm to the Green Belt. As previously set out by the Inspector, the current proposal would make a positive contribution to Oxford's significant housing need by effectively releasing existing housing stock back into circulation for the general population.
- 9.16. The design of the proposals is considered in detail below, however, Officers consider that the proposals would preserve and enhance the setting of both the on-site listed buildings and the surrounding Conservation Area. As such there would be public benefits arising from the development.
- 9.17. Therefore, Officers conclude that the proposal would be harmful to Green Belt but this harm would be limited and the public benefits arising from the development would constitute very special circumstances under which the proposal is found to be acceptable and not to conflict with the aims of Section 9 of the NPPF and to be compliant with Core Strategy Policy CS4.
- 9.18. Policy HP5 (Location of Student Accommodation) of the Sites and Housing Plan sets out the locations where student accommodation would be appropriate. The policy states that proposals for additional accommodation would be acceptable on or adjacent to an existing university/ college campus. As the proposal would be located on the existing campus of St. Catherine's College the proposal is found to comply with Policy HP5 of the Sites and Housing Plan.

ii. **Design and Impact on Character of Surrounding Area**

- 9.19. The NPPF requires that local authorities seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It suggests that opportunities should be taken through the design of new development to improve the character and quality of an area and the way it functions. Policies CP1, CP6 and CP8 of the Oxford Local Plan, together with Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan in combination require that development proposals incorporate high standards of design and respect local character.

Heritage/ Design

- 9.20. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that:

*"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

- 9.21. The application site lies in close proximity to a number of listed buildings and within the designated boundary of the Central Conservation Area.
- 9.22. The proposed accommodation building has been designed to carefully replicate the architectural detail of the Hodder building picking up on the importance of grids with variation occurring only in order to accommodate an updated response to energy use and to respond to issues that have arisen through the existing building's use. It is proposed that the northernmost bay of new build will be set at 90° to the line of the main building run in order to "finish" the run of building.
- 9.23. The proposed three-floor MCR/ Graduate Centre building would be sited to the north of Hodder's northern block in a triangular plot of land that is bordered to the north by a tributary stream of the Cherwell. The building has been designed to accommodate a new MCR at second floor with seminar room at first floor and a "break-out" space at ground floor. The building is designed on a circular plan, storey heights following the heights of the Hodder buildings, with an expressed, external grid of vertical fins subdividing the building façade which is proposed to be solid or glazed depending upon the demands of the internal uses. The building siting is proposed to be such that it will project in to the "green corridor" which extends through Hodder's part of the campus as a considered response to Jacobsen's "front lawn". The circular pavilion is designed to sit on a concrete plinth above the surrounding lawn.
- 9.24. The design and access statement sets out clearly the design development that the applicant has undertaken in reaching the design that is now proposed. The extension of Hodder's eastern range northward would project built form to the northern edge of the college's site. However, in contrast to Jacobsen's pavilions which, through continuation of the linear form extend the viewers' eye out into the landscape, the proposal seeks to create a visual stop by turning the end bay at 90° to the building line. The design of this element presents a reworking of Hodder's phase II design which given the juxtaposition/attachment of the extension and the relatively small amount of new building is found to be a reasonable response.
- 9.25. The design development of the new pavilion is also clearly set out in the supporting documentation which presents a logical explanation for the proposed design and its siting.
- 9.26. Therefore Officers conclude that the proposed building would represent high quality design which would not harm the setting of the surrounding listed buildings and Conservation Area. As such the proposal is found to comply with Section 7 of the NPPF, Policies CP1, CP6 and CP8 of the Oxford Local Plan, Policy CS18 of the Core Strategy and Policies HP9, HP13 and HP14 of the Sites and Housing Plan.
- 9.27. To ensure that the detailed design of the buildings is of a suitably high quality conditions have been included in the officer recommendation to secure the detailed design of the edges of the buildings, the junctions of the various elements of the buildings' facades and the points at which they meet the ground. Conditions have also been included relating to the landscape design, including

the junction of landscape and building.

- 9.28. Finally, a condition to secure the submission of samples of all materials, for buildings and landscape, has been included in the officer recommendation order to ensure that these will be appropriate and allow the new buildings to sit comfortably in the setting of the various heritage assets on this site.

### Landscape

- 9.29. The ground level of the application site drops by approximately 0.6 metres towards Music Meadow to the north. The existing footpaths are proposed to be retained with new paths extended to serve the proposed residential block. Additionally, a low upstand brick wall (0.25 metres in height) would form an edge to all the paths and with the existing level change would help to protect the new development from flood water from the River Cherwell. The proposed wall would be detailed to match the existing slim brick (calcium silicate) walls with concrete copings that characterise both the Jacobsen and Hodder schemes.
- 9.30. The proposed graduate centre would be positioned lower than the accommodation buildings and would include a raised floor level compared to the accommodation buildings to assist with flood protection. A new paved entrance 'Plinth' is proposed that connects it to the path.
- 9.31. The Plinth would be defined by the orthogonal geometry of Hodder's green corridor to the south and would follow a logical desire line from the footpath. It would also provide a break-out space of roughly 100m<sup>2</sup> to be used by visitors of the graduate centre meeting or for students using the middle common room. The plinth would share the same finish as the thin concrete surround that will form the base of the building. The step from the plinth down to the flood meadow beyond does would not exceed 0.38 metres to comply with building regulations.
- 9.32. A seating wall is also proposed to reflect similar elements that characterise the Hodder landscape design, and that originate in the Jacobsen scheme.
- 9.33. In terms of soft landscaping, there would be a net loss of biodiversity resulting from the loss of the existing greenspace, so to mitigate this locally indigenous grassland species and wildflowers would be planted. The proposals would reference the surrounding lowland meadows around the neighbouring River Cherwell. Shadier parts of the landscape such as underneath the existing Wingnut tree would be planted with ferns and other native shade tolerant perennials. Wild pears are proposed to be planted loosely along the boundary to Music Meadow to provide early seasonal interest.
- 9.34. The landscaping proposals are found to be acceptable subject to conditions to secure the delivery of the proposed soft landscaping.

### **iii. Impact on Neighbouring Amenity**

- 9.35. The nearest residential properties are located approximately 120 metres to the south west of the application site on Manor Place. Due to the considerable

separation distance between the proposed buildings and the properties on Manor Place Officers consider that there will not be any significant harm arising for neighbouring occupiers in terms of overlooking, overbearing or loss of light.

- 9.36. The proposed student accommodation blocks would afford views towards the sports field to the east of the application site. The arrangement of the proposed buildings would match that of the existing accommodation so while the number of windows with views east would increase the fundamental relationship between the accommodation blocks and the sports pitch would not significantly alter. As such the relationship between the proposed accommodation block and the sports pitch is not considered to be unduly detrimental to the users of the sports pitch.

#### **iv. Transport**

##### Accessibility

- 9.37. The site is located within the Transport Central Area (TCA) of Oxford within which there are excellent opportunities for the use of sustainable transport modes. As such a car-free development, as is being proposed, would be considered acceptable. The site is well connected to the wider city centre for walking and cycling. While the nearest bus stops are almost a 1km walk from the site, these stops are served by a large number of frequent bus routes.

##### Traffic Impacts

- 9.38. As required under planning policy within Oxford, no parking is to be provided for the increase in student accommodation. Furthermore, parking restrictions in place in the local area, which do not allow eligibility to parking permits for residents of student accommodation, restrict the possibility for students to keep vehicles while they are staying at the site. It is therefore not considered that the increase in student numbers at the site would lead to a significant increase in vehicle trips to the site.
- 9.39. Also, as noted above, due to the location of the site within the TCA it is expected that a high proportion of trips to and from the site will be made by sustainable transport modes. The development is not expected to result in a significant number of additional deliveries or servicing trips. Refuse collections would continue as per the existing situation with the same frequency.
- 9.40. The submitted Transport Statement sets out that any increase in supplies required as a result of the increased numbers of students residents at the site are likely to be accommodated within the existing number of deliveries to the site.
- 9.41. While there may be a small increase in vehicle trips to and from the site following the development, Officers and the Highways Authority do not consider that this increase would be severe or be to the detriment of the safe and efficient operation of the highway.

- 9.42. A Travel Plan was submitted with the application however additional details are required to satisfy the Local Highways Authority. As such a condition has been included to secure a revised Travel Plan document.

#### Cycle Parking

- 9.43. Sites and Housing Plan Policy HP15 sets the targets for cycle parking stands, and requires 1 cycle stand per 2 bedrooms, where the student accommodation is located close to the institution where its occupants will be studying. The student accommodation located within the Campus and as such 39 cycle stands are proposed as part of the application.
- 9.44. There are 485 existing cycle spaces on the site which serve 487 student bedrooms. This equates to approximately 1 cycle space per bedroom, a level above that required by Policy HP15.
- 9.45. The additional 78 proposed bedrooms would increase the number of student bedrooms on the site to 565 which would require a total of 283 cycle spaces, based upon 1 cycle stand per 2 student bedrooms. The total number of cycle spaces proposed would be 524. As such Officers and the Highway Authority are satisfied that the cycle parking provision would meet the needs of the increased student population. A condition has been included to secure details of the cycle parking areas.

#### On-site Parking

- 9.46. The application proposes that the existing provision of 87 vehicle parking spaces on the site is to remain, with no additional spaces proposed. Four accessible rooms are proposed as part of the application. It is not clear from the information submitted where the site's disabled parking spaces are located, however the disabled parking spaces must be located as close to the main entrances to the buildings (and accessible student rooms) as possible and must have a clear and level route to the entrances. A condition has been included to secure this.

#### Access and Layout

- 9.47. No changes to the existing access are proposed as part of the application. Currently a footway runs alongside the southern side of the access road, across the bridge at the end of Manor Road. Within the site the footway continues along the northern side of the access road. An informal crossing with dropped kerbs and tactile paving is present where the footway on the southern side ends and the footway on the northern side begins. Pedestrian access to the additional student accommodation buildings and Graduate Centre would be provided via a direct continuation of the existing footpaths within the site.

#### Construction Traffic

- 9.48. The application sets out that a Construction Traffic Management Plan (CTMP) would be implemented during the construction phase of the development. A condition has been included to secure this.

**v. Sustainability and Energy**

- 9.49. Core Strategy Policy CS9 (Energy and Natural Resources) states that all developments should seek to minimise their carbon emissions and should demonstrate sustainable design and construction methods and energy efficiency through design, layout, orientation, landscaping and materials. Qualifying developments, i.e. 10 or more dwellings or developments for over 2000m<sup>2</sup>, should be energy efficient, deliver a proportion of renewable or low-carbon energy and incorporate recycled or reclaimed materials.
- 9.50. The proposed development would meet the definition of qualifying development and the applicant has submitted an Energy Statement in support of the application.
- 9.51. The submitted document sets out that energy reduction would be secured through passive initiatives and high efficiency boilers. The wider site would also benefit from the new site-wide boiler which would improve the efficiency of the site heat network and provide the proposed buildings with heat and hot water. The result of these measures would be a 13% reduction in energy demand.
- 9.52. Additionally, the proposed buildings would:
- Exceed the minimum requirements set out in Part L of the Building Regulations by 11%;
  - Demonstrate building airtightness;
  - Include façade engineering to maximise peak summer sun but permit low season sun where possible.
- 9.53. Considering the measures taken through the construction of the building that would contribute towards energy efficiency and sustainability and the site wide improvements gained through the replacement boilers Officers consider that the proposal would minimise the carbon emissions resulting from the development and does demonstrate sustainable design and construction methods and energy efficiency through design and materials. As such, Officers do not consider the proposal to conflict with the aims of Core Strategy Policy CS9.

**vi. Flooding**

- 9.54. The application site is located within Flood Zones 2 and 3. In addition Oxford City Council's Strategic Flood Risk Assessment (SFRA) identifies that the site has some areas affected by Flood Zone 3b.
- 9.55. Table 2 of National Planning Policy Guidance, Flood Risk Vulnerability Classification, student halls of residence are classed as More Vulnerable development.
- 9.56. Table 3: Flood Risk Vulnerability and Flood Zone 'Compatibility' of the National Planning Policy Guidance is recreated below with the relevant section highlighted for reference:



Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	X	Exception Test required	✓	✓
Zone 3b	Exception Test required	X	X	X	✓*

**Key:**

- ✓ Development is appropriate
- X Development should not be permitted.

- 9.57. The above table indicates that the proposal would be permitted within Flood Zones 1 and 2 as well as 3a subject to the Exception Test. It is noted that More Vulnerable developments are not permitted in Flood Zone 3b.
- 9.58. Additionally, Core Strategy Policy CS11 (Flooding) requires that qualifying developments are accompanied by a full Flood Risk Assessment (FRA), which includes information to show how the proposed development will not increase flood risk. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.
- 9.59. The submitted FRA explains that while some of the site is located within Flood Zone 3b the built form would not be located within Flood Zone 3b but rather within Flood Zones 2 and 3a. Consequently, the proposed development must undertake the Exception Test. The two parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall
- 9.60. As set out above the application site is relatively constrained with limited locations for expansion of the St. Catherine's campus being available, or suitable for further development. In accordance with Sites and Housing Plan Policy HP5 the proposed accommodation would be located on the existing campus which is supported by Officers and which will bring a number of public benefits including releasing existing housing stock within the City for occupation.
- 9.61. The FRA has successfully demonstrated that the proposal can provide suitable levels of flood plain storage, in the form of earthworks, to mitigate the 1% Annual Exceedance Probability (AEP) flood event plus 35% Climate Change. Likewise the proposed finished floor levels would be raised to a suitable level to compensate for flooding and climate change. As such, Officers and the EA are satisfied that the proposal would not increase flood risk elsewhere and can mitigate the harm arising from developing within the Flood Zones 2 and 3.

- 9.62. The Council's Flood Mitigation Officer has recommended that a condition be imposed require the inclusion of backflow devices be installed on both the surface water systems, to avoid flooding of the surface water system. This suggestion is considered reasonable and necessary in addition to the conditions suggested by the EA.
- 9.63. Officers consider that the submitted FRA and details contained within the application documents comply with the requirements of section 10 of the NPPF and Core Strategy Policy CS11.

**vii. Other Matters**

- 9.64. Officers have considered land contamination, archaeology and biodiversity impacts and impact on trees and have found the proposal to be acceptable subject to the conditions set out in section 10 of this report.

**10. CONCLUSION**

- 10.1. The proposal would result in the extension of the existing student accommodation and the creation of a new graduate centre at the St. Catherine's College campus. As the proposal would be located on the existing campus of St. Catherine's College the proposal is found to comply with Policy HP5 of the Sites and Housing Plan.
- 10.2. The proposal would be partially located within an area of Green Belt however Officers consider that the harm to the Green Belt would be limited and the public benefits arising from the development would constitute very special circumstances under which the proposal is found to be acceptable, not to conflict with the aims of Section 9 of the NPPF, and to be compliant with Core Strategy Policy CS4.
- 10.3. The proposal would not be detrimental to the character of the surrounding Conservation Area and Listed Buildings and is considered to comply with Policies CP1, CP6, CP8 and HE7 of the Oxford Local Plan and Policy CS18 of the Core Strategy.
- 10.4. Due to the significant separation distance between the proposed buildings and the neighbouring properties the proposal is considered to be acceptable in terms of its impact on neighbouring amenity.
- 10.5. Highways, flooding, land contamination, air quality, archaeology and biodiversity impacts and the impact on existing trees is found to be acceptable.
- 10.6. Therefore, it is recommended that the West Area Planning Committee resolve to grant planning permission for the development proposed subject to conditions set out in section 11 of this report.

**11. CONDITIONS**

**1. Time Limit**

The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

## **2. Development in Accordance with Approved Plans**

The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans listed below.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings.

## **3. Material Samples**

Samples of exterior materials proposed to be used, including hard landscaping materials, shall be made available for inspection on site and approved in writing by the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the external appearance of the approved works/building, in the interest of visual amenity, in accordance with policies CP1, CP8, HE3 and HE7 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

## **4. Detailed Design**

Large scale details to include:

- the designs and finishing of the edges of the proposed buildings;
- the junctions of the various elements of the buildings' facades and the points at which they meet the ground;
- details of the landscape design, including the junction of landscape and buildings;

shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and so that the Local Planning Authority can agree these details in accordance with policies CP1, HE3 and HE7 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

## **5. Occupation of Student Accommodation**

(i) The student accommodation hereby permitted shall only be occupied during term time by students in full time education on courses of an academic year or

more.

(ii) Outside term time the permitted use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates.

The buildings shall be used for no other purpose without the prior written approval of the Local Planning Authority.

Reason: In order to maintain the availability of appropriate student accommodation in accordance with policy CS25 of the Adopted Oxford Core Strategy 2026.

## **6. Student Accommodation Car Restriction**

The student study bedrooms comprised in the development shall not be occupied until the wording of a clause in the tenancy agreement under which the study bedrooms are to be occupied restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city has been submitted to and approved by the local planning authority; and the study bedrooms shall only be let on tenancies which include that clause or any alternative approved by the local planning authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies CP1, TR12, ED6 and ED8 of the Adopted Oxford Local Plan 2001-2016 and Policy HP5 of the Sites and Housing Plan 2011-2026 Travel Plan Statement including Student Accommodation Management Plan

## **7. Travel Plan Statement including Student Accommodation Management Plan**

Prior to the first occupation of any new accommodation on this site, a Travel Plan Statement, as set out in the Oxfordshire County Council Guidance: Transport for new developments; Transport Assessments and Travel Plans (March 2014), should be submitted to the planning authority for approval.

The Travel Plan Statement must set out how arrivals and departures are to be managed during the times of the year when students are moving into, and out of, the student accommodation.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with the Government guidance contained within the National Planning Policy Framework.

## **8. Cycle Parking**

Before the development permitted is commenced details showing secure, covered cycle parking areas, shall be submitted to, and approved in writing by, the Local

Planning Authority. The development shall not be brought into use until the cycle parking areas have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in line with policy HP15.

## **9. Construction Traffic Management Plan (CTMP)**

A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. The CTMP should follow Oxfordshire County Council's template if possible. This should identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman;
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network);
- Details of wheel cleaning / wash facilities to prevent mud, etc. from migrating on to the adjacent highway;
- Contact details for the Site Supervisor responsible for on-site works;
- Travel initiatives for site related worker vehicles;
- Parking provision for site related worker vehicles;
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours;
- Engagement with local residents, including the adjacent care home.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

## **10. Disabled Car Parking Spaces**

Provision shall be made within the site for 4 disabled parking spaces which must be located as close to the main entrances to the buildings (and accessible student rooms) as possible and must have a clear and level route to the entrances. Details of such provisions shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development.

Reason: To ensure adequate provision for access for the disabled within the development.

## **11. Landscaping Plan**

A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Notwithstanding details contained in the Tree Survey Report (REFERENCE) details of the trees to be felled and retained in group TG1 and also new rural hedgerow tree and shrub planting along this boundary shall approved in writing by the LPA before any existing trees are removed

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

## **12. Landscape Implementation**

The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

## **13. Hard Surface Design – Tree Roots**

Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

## **14. Underground Services – Tree Roots**

Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction-Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1, CP11 and NE15.

## **15. Tree Protection Plan Implementation**

The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details unless

otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

## **16. Arboricultural Method Statement**

A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

## **17. Biodiversity Compensation and Enhancements**

No development shall take place until an Ecological Design Strategy (EDS) addressing biodiversity compensation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

- a) Wildflower meadow of 300m<sup>2</sup>;
- b) Seed source for meadow to be a Flora Locale specified supplier;
- c) Details of biodiversity enhancement measures including at least 10 x bird nesting and 5 x bat roosting devices;
- d) Extent and location/area of proposed works on appropriate scale maps and plans;
- e) Type and source of materials to be used where appropriate, e.g. design of bird box;
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) Persons responsible for implementing the works;
- h) Details of initial aftercare and long-term maintenance.

The EDS shall be implemented in accordance with the approved details and all features shall be incorporated into the scheme and be fully constructed prior to occupation of the approved buildings and be retained as such thereafter.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy CS12 of the Oxford Core Strategy 2026.

## **18. Drainage**

Prior to the commencement of construction, attenuation volume calculations for the underground storage area must be submitted to, and agreed by, the Local

Planning Authority in consultation with the County Drainage Engineer. The outfall of the proposed drainage system is to be fitted with an appropriate backflow device to ensure flood water from the neighbouring channel is not permitted to flow into the system or into the area protected by the proposed flood defence wall.

Reason: In order to ensure that flooding is not increased downstream due to increased permeable area and runoff rates, and to ensure compliance with Oxford City Council Policy CS11.

## **19. Flood Risk Assessment**

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) St. Catherine's College, Oxford, OX1 3UJ Flood Risk Assessment & Drainage Strategy Report version 6 (Price & Myers, August 2017) and the following mitigation measures detailed within the FRA:

1. 29.49m<sup>3</sup> of compensatory flood plain storage is provided as shown in drawing no. 25545-SKCIV01 6 (03.08.2017).
2. Finished flood levels are set no lower than 57.35 metres above Ordnance Datum.
3. There shall be no raising of existing ground levels on the site.
4. There shall be no storage of any materials, including soil, within the 1% annual probability (1 in 100) flood extent with an appropriate allowance for climate change.

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided; to reduce the risk of flooding to the proposed development and future occupants; to ensure that there will be no increased risk of flooding elsewhere due to impedance of flood flows and/or reduction of flood storage capacity; and to ensure that there will be no increased risk of flooding elsewhere due to impedance of flood flows and/or reduction of flood storage capacity in accordance with Paragraph 103 of the NPPF.

## **20. Contamination**

Prior to each phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
  - all previous uses - potential contaminants associated with those



- uses;
  - a conceptual model of the site indicating sources, pathways and receptors;
  - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016 and Paragraph 109 of the NPPF.

## **21. Contamination – Verification Report**

No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy, the effectiveness of the remediation and demonstrating that gas protection measures have been installed in accordance with BS8485:2015 and CIRIA C665 shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016 and Paragraph 109 of the NPPF.

## **22. Unexpected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing

with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016 and Paragraph 109 of the NPPF.

### **23. Foundation Designs**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016 and Paragraph 109 of the NPPF.

### **24. River Buffer Zone**

No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the River Cherwell shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- plans showing the extent and layout of the buffer zone;
- details of any proposed planting scheme (within the corridor, only native species should be used, not hybrids or cultivars thereof, in order to maximise ecological benefit);
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan;
- details of any proposed footpaths, fencing, lighting etc.

Reason: To protect the ecological value of the watercourses in accordance with paragraph 109 of the NPPF and policy CS12 of the Oxford Core Strategy 2026.

### **25. Archaeology**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Late Saxon, medieval and post-medieval remains (Local Plan Policy HE2).

### Informatives

#### **1. Nesting Birds**

Removal of vegetation and demolition of buildings shall be undertaken outside of bird nesting season. This is weather dependent but generally extends between March and August inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation or buildings shall not be removed until the fledglings have left the nest.

#### **1. APPENDICES**

##### **Appendix 1 – Site Location Plan**

#### **1. HUMAN RIGHTS ACT 1998**

11.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to refuse this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

#### **2. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

11.2. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to refusal of planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community

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