

WEST AREA PLANNING COMMITTEE

21st February 2018

Application Number: 17/02979/FUL

Decision Due by: 12th February 2018

Extension of Time: 16th March 2018

Proposal: Proposed demolition of existing JCR and Goddard Building and erection of new collegiate development comprising an Access Centre and Undergraduate Centre (existing basement to be retained) including 20 accessible student bedrooms and social and academic facilities.

Site Address: Wadham College, Parks Road

Ward: Holywell Ward

Case Officer: Felicity Byrne

Agent: Turnberry's Consultants **Applicant:** Wadham College

Reason at Committee: Major development

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report; and

(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 and issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers the proposed demolition of the existing JCR and Goddard buildings within Wadham College, which fail to meet the Colleges' needs, and the erection of a new building of a similar foot print, height and massing. The building would provide a like for like replacement of existing student bedrooms, including both accessible and assisted accessible, together with teaching and other associated student facilities, and a new Access Centre. The Colleges' new Access Centre is designed to encourage student diversity which is a key and

longstanding ethos of the College and provides public benefits for the proposal.

- 2.2. The report also considers the principle of the development, the impact on the significance of surrounding heritage assets, including listed buildings, Registered Park & Garden, the Central Conservation Area and archaeology, the impact on protected trees and landscaping proposals, and transport & environmental issues. It also considers the higher duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.3. It is concluded that the principle of the development is acceptable. The proposed building is of exceptionally high quality design which is both innovative and contemporary in appearance. Great weight and importance has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, and the settings of the surrounding listed buildings and registered park and garden as designated heritage assets. It is considered that the less than substantial harm to the setting of those assets that would be caused by the proposed development would be adequately mitigated by high quality design and would be outweighed by the public benefits of the scheme. The proposal would positively enhance the Conservation Area. The site is of archaeological interest and conditions securing a written scheme of investigation and a groundworks methodology condition would acceptably mitigate any potential harm in this case.
- 2.4. The proposal would not meet the 20% reduction in carbon emissions target set out in Sites and Housing Policy HP11. However the nature of the proposal and site circumstance justifies an exception this case. There would be no adverse transport issues and adequate cycle parking would be provided on site. Tree removals and landscaping proposed would not harm public amenity. Biodiversity gain and enhancement measures could also be accommodated within the landscaping proposals. There would be no adverse environmental impact.
- 2.5. The report concludes that the development accords with the Local Development Framework and NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and approval it therefore recommended.

3. COMMUNITY INFRASTRUCTURE LEVY (CIL)

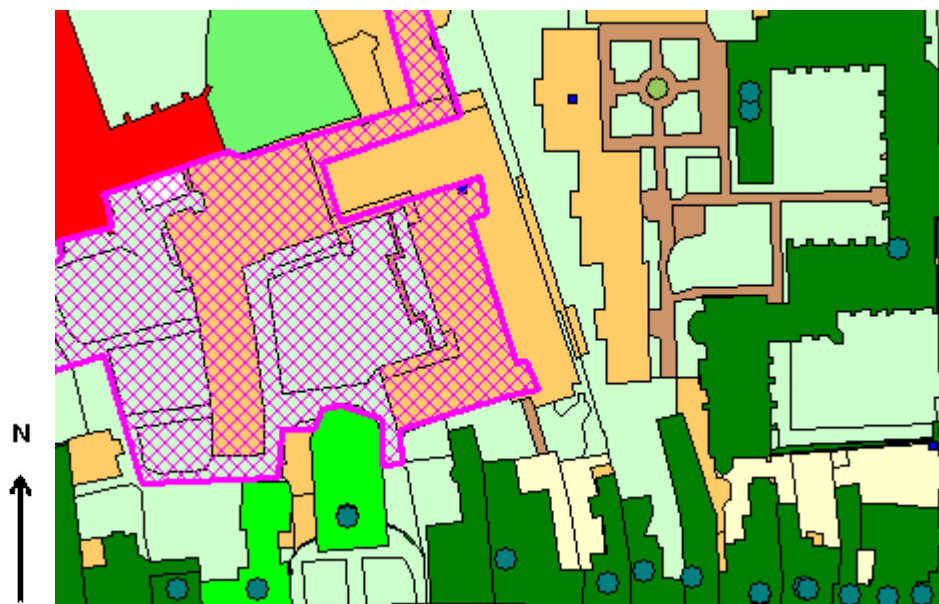
- 3.1. The proposal is liable for CIL amounting to £99,843.97

4. SITE AND SURROUNDINGS

- 4.1. The site forms part of the main campus of Wadham College. Wadham College main entrance is from Parks Road and the campus extends northwards forming a registered park and garden and southwards on to Holywell Street. To the west of the College is New College Choir School on Saville Road, Harris Manchester College and other properties adjacent on Holywell Street. The site comprises the circa 1950's Goddard Building and JCR building with associated steps & raised Library Terrace, JCR Quad and part of the Back Quad.

4.2. The Goddard Building together with the JCR building form an L-shape building that forms part of the Back Quad and JCR Quad. Adjacent to the Goddard building to the south are the grade II* listed Bursary Buildings (No.35 Holywell Street) and to the south-east the grade II* listed Holywell Music Rooms which front onto Holywell Street. To the north of the buildings are the grade I listed Old Library, Hall and South Range of the Main Quadrangle separated by steps and elevated walkway round to the Library, under which is the kitchen and servicing area. Directly abutting the east elevation of the JCR building is the Bowra Building accessed via the raised walkway. The Holywell Music Room and student accommodation built in the 1990's designed by McCormack Jameson and Pritchard architects and Bowra Building sit around the JCR Quad. Adjacent to west of the Goddard Building is the Mcall Macbain Graduate Centre, the grade II* listed South Block and Back Quad which forms part of Wadham's grade II Registered Park & Garden and which has access onto Parks Road.

4.3. SITE LOCATION PLAN



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5. PROPOSAL

5.1. The application proposes the demolition of the existing JCR and Goddard buildings and erection of a new two storey L-shape building to provide replacement student accommodation, including 20 student ensuite accessible bedrooms, a new Access Centre and teaching space, JCR common Room and other associated facilities.

6. RELEVANT PLANNING HISTORY

6.1. The College has a large planning history and therefore the table below sets out the recent relevant planning history for the application site:

08/00176/LBC - Listed Building Consent for alterations including new entrance and ramp to Porters' Lodge, refurbishment and provision of en-suite accommodation to study beds. Alterations to provide teaching rooms. Restoration of building fabric. Replace existing dormer with new dormer to match existing tripartite dormers on Front Quad: Staircases 4,5,6 and 7 in South and West Ranges, Front Quad (Amended plans). PER 2nd July 2008.

08/00177/FUL - Planning permission for regrading of ground for ramped rear entrance to Staircase 6. Replace existing dormer with new dormer to match existing tripartite dormers on Front Quad. South Range, Front Quad. (Amended plans). PER 2nd July 2008.

09/02706/LBC - Install glass donor panel to wall of cloisters to the right of the door to the Hall.. PER 2nd March 2010.

10/01337/FUL - Grading up of existing external pathway to provide disabled access.. PER 22nd July 2010.

12/01534/LBC - Internal alterations to upgrade fire safety measures and shower room facilities of the Warden's Lodgings and Annex in the North Range.. PER 28th August 2012.

14/02112/LBC - External alterations to fix 1 x timber noticeboard to east elevation of no. 33 Holywell Street, 1 x timber noticeboard to boundary wall abutting no. 35 Holywell Street facing front garden of Holywell Music Room. PER 18th September 2014.

15/00319/LBC - Refurbishment of existing rooms in staircase 1,2 and 3 in the North and West Ranges of the quad to provide ensuite accommodation for students and fellows. Repair works to windows and re-roofing.. PER 27th March 2015.

15/02300/LBC - Installation of Stairiser lift in Cloisters to provide access to the hall and associated works.. PER 2nd October 2015.

17/00124/LBC - Refurbishment of existing rooms in staircase 2 to provide ensuite accommodation. Insertion of mechanical ventilation to extract through external wall at ground floor, with ventilation grille. Temporary ventilation proposed at first floor level.. PER 15th March 2017.

7. RELEVANT PLANNING POLICY

7.1. The following policies are relevant to the application:

Topic	National Planning Policy	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
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	Framework (NPPF)				
Design	Chp.7 Paras.56-68 69, 95-96, 125	CP6, CP8, CP9, CP10, CP11,	CS18_,	HP9_ , HP12_ , HP14_ ,	
Conservation/ Heritage	Chp.12 Paras.56-68 126 -141, 169-170	NE15, NE16, HE2, HE3,	HE7,		
Housing	Chp.6		CS25_ ,		
Commercial	Chp.1, 2				
Natural Environment	Chp.9, 11, 13 Paras. 7-9, 14, 17, 93- 108, 117- 118, 109- 125, 152, 156-157, 162-168, 170	NE21, NE23,	CS11_ , CS12_ ,		
Social and community	Chp.8		CS19_ ,		
Transport	Chp.4			HP15_ , HP16_ ,	Parking Standards SPD
Environmental	Chp.10 Para 124, 17, 91, 93- 98, 156, 162	CP17, CP22, CP23, NE14,	CS9_ ,	HP11_ ,	Energy Statement TAN
Misc	Chp.5	CP.13, CP.24, CP.25		MP1	Telecommu- cations SPD, External Wall Insulation TAN,

8. CONSULTATION RESPONSES

- 8.1. Site notices were displayed around the application site on 13th December 2017 and an advertisement was published in The Oxford Times newspaper on 30th November 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 8.2. No objection subject to conditions securing an updated Draft Construction Traffic Management Plan; Student Travel Information Packs; cycle parking; Surface Water Drainage Scheme.

Historic England:

- 8.3. Historic England has been involved in extensive pre-application discussions with Wadham College regarding this application. We are not of the view that the Goddard Building, which it is proposed to demolish and replace, is of sufficient architectural quality to warrant retention and we are content that the replacement building proposed, being of a similar size to the Goddard Building and virtually invisible from outside the College, will not have a significance impact on key views from within or without the city. Therefore our main concern is the impact that the proposals would have on highly graded listed buildings nearby, these are Wadham College itself (grade I), the south block of the College (grade II*), the Holywell Music Room (grade II*), 35 Holywell Street (grade II*).
- 8.4. As the proposed new building is about the same size as the existing the main issue is whether it is and appropriate response to the existing buildings in architectural terms. The way the proposed building is aligned on the main College is a positive move and the elevations are carefully conceived and of a high quality. While the materials and architectural style is very different to the surrounding buildings the careful texturing of the glass facades, their composition and the colours used should result in a harmonious relationship. We therefore believe that the proposals would relate well to the main College buildings and represent a continuation of the centuries old tradition of Oxford Colleges commissioning innovative and high quality buildings.
- 8.5. Unfortunately, the relationship with the rear of 35 Holywell Street is less happy. The rear of this building is and informally massed collection of roofs of diminishing height, terminating in a two storey outbuilding which was constructed in the mid-20th century, probably at the same time as the Goddard building, and replaced a long yard filled with small outhouses that formed the historic context of this property. The gable of the proposed new building would be larger than that of the Goddard building and, being made of glass, have more of a presence than the stone gable of the Goddard building, which provides an enclosing courtyard around the rear of number 35 which at least is of a sympathetic material. The juxtaposition of styles and massing is a little jarring here and there would thus be a level of harm to the significance of this building. However, this harm is low; the ability to appreciate the rear of the building remains unchanged, there is a reasonable gap between old and new and there is already a large structure here. Furthermore the harm has been minimised by refinements to the design, which have pulled the building away from number 35 and the Holywell Music Room.

- 8.6. The NPPF, in paragraph 131, requires local planning authorities to take into account the desirability of new development making a positive contribution to local character and distinctiveness. In our view the proposals would achieve this aim. Arguably they enhance the significance of the conservation area by perpetuating the tradition of high quality architecture in Oxford, and thus should be treated favourably in accordance with paragraph 137 of the Framework. While there is an element of harm to the significance of 35 Holywell Street this is low and Historic England does not see that it could be avoided without compromising the architectural integrity of the scheme or the accommodation required by the design brief. Therefore the requirement of paragraph 132 of the Framework that any harm to the significance of a heritage asset affected by the proposal should be clearly and convincingly justified has been met. It is up to the Council to determine whether the public benefits of the proposal outweigh what we consider to be a very low level of harm in accordance with paragraph 134 of the NPPF.
- 8.7. Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 131, 132 and 137.
- 8.8. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Thames Water Utilities Limited

- 8.9. No comments received.

Public representations

- 8.10. No individual representations have been received. Representations have been received from the following associations, and are summarised below:
- Oxford Civic Society has been impressed by the care which has gone into developing this scheme and indeed this is reflected in the very detailed design and access statement, which is exemplary. The project is in the heart of the college, and apart from a glimpse of an upper storey from Holywell Street, it is completely outside the public realm. The existing JCR and Goddard buildings, which it is proposed to demolish, contain outdated facilities and are of limited architectural merit and historic interest. The Access and Undergraduate Centre which replace them will create important new facilities. Inserting a large uncompromisingly modern building into the midst of ancient ones can be controversial. On the other hand, the new building can serve as a foil for the old, and vice-versa. The overall design is refreshing and bold. We think that it is a good scheme and deserves to succeed. Our main reservation is that on some facades

the decorative cladding (at least as presented in the application) is visually very striking and might or might not succeed in enhancing the external appearance. This is not a major issue. Minor adjustments could be made if necessary in finalising the details of the scheme.

- Oxfordshire Architectural & Historical Society: We favour a compromise involving demolition of the JCR building and retention of the Goddard building. Hence our objections relate only to the demolition of the Goddard Building. There are three main reasons for our objections to its demolition: a) the building is structurally sound and makes a positive contribution to the group of buildings forming two of the quadrangles of Wadham College, b) the building has historic connections with the college and is by an architect from a long-standing dynasty, b) the replacement building is out of character with the context and is of little architectural merit.
- Oxford Preservation Trust: Supports Wadham in their Access to Excellence programme and are aware of the considerable thought give to the proposal. It applauds the new and innovative approach taken but feel that the use of glass needs to be done with great care. They make no comments in relation to views that are contained within the College and are not visible within the public domain. However they raise concerns regarding public accessible views from Holywell Street. The Design and Access statement shows that the building is not visible from public views beside the Holywell Music Room, but views clearly change as one travel along the street. From the Sheldonian the proposed view shows that the building is visible at its top floor and roof scape. The materials chosen make a statement and will have an impact. Good or bad OPT cannot see any detailed analysis including various lighting conditions or seasonality. They understand the requirements for sustainable and viable buildings however the approach taken in putting services on the top of the building which can be seen from public views points does not seem appropriate. Innovation is needed to find discreet ways of managing this aspect of the building and not within the historic skyline of Oxford. Further information and assessment should be provided to understand the true impact of the proposal.

Pre – App Discussion:

- 8.11. The Applicant undertook extensive joint pre-application discussion with Officers of the Council and Historic England. The applicant engaged with interested amenity groups such as Oxford Presevation Trust and Oxford Civic Society on various occasions during the pre-application stage and also consulted neighbouring Colleges. A public consultation event was held on 18th and 19th October 2017.
- 8.12. The ODRP was involved early on in the form of a design workshop and later a full detailed design review. ODRP supported the proposal and considered that it would enhance the amenities and accommodation offered by the College, and that the architecture had the potential to be exceptional. An exemplary approach to the architecture and landscape would be required in any event to justify the

demolition of the existing 1950s Goddard Building, which in their view has some charm and character. They felt that the design team had devised an excellent solution given the surrounding constraints and challenges overall (the sensitive heritage context, level changes and tight site). The relationship between the Access Centre Building and the listed Holywell Music Room & the Bursars Buildings needed further consideration however. They supported the ambition to create a new building of contrasting qualities through the architectural design but felt more work was still necessary to ensure a distinctive piece of new college architecture. They also felt more work was required on the landscape design to better support the new buildings.

9. PLANNING MATERIAL CONSIDERATIONS

9.1. Officers consider the determining issues to be:

- i. Principle of Development;
- ii. Design & Heritage;
- iii. Trees & Landscaping;
- iv. Transport;
- v. Energy Efficiency
- vi. Flood risk and drainage;
- vii. Contamination
- viii. Biodiversity;
- ix. Air Quality;
- x. Archaeology;

i. Principle of Development:

9.2. The National Planning Policy Framework (NPPF) states that sustainable development should be granted planning permission without delay, unless other materials considerations dictate otherwise. The NPPF and Oxford Core Strategy Policy CS2 encourage the reuse of previously developed land, while Policy CP6 of the Oxford Local Plan 2001-2016 requires development proposals to make an efficient use of land in a manner where the built form suits the sites capacity. The Council supports access to education set out in Policy CS16.

9.3. The proposal seeks make best & most efficient use of previously developed land owned by Wadham to provide improved under graduate student accommodation for existing students at the College which is designed to meet their needs. It is a like for like replacement m of student bedroom numbers and there is no intention to increase student numbers at Wadham as a result. As the proposal is within an existing College site and is in the City Centre it accords with Policy HP5 of SHP and Policies CP6 of the OLP and CS2 of the CS.

9.4. SHP Policy HP6 sets out the requirement to either provide or contribute towards affordable housing on student accommodation of over 20 bedrooms, and also criteria for exemption. As the proposal within an existing College site and is in the City centre, the proposed development is exempt from this Policy requirement.

9.5. Policy CS25 of the Core Strategy encourages the provision of high quality purpose-built student accommodation buildings that do not significantly harm the amenity enjoyed by local residents. The policy also states that the Council will seek appropriate management controls to restrict students from bringing cars to Oxford through the imposition of appropriate conditions or planning obligations. It is proposed that the student accommodation would be car-free in any event. Such conditions are recommended by officers should permission be granted and the proposal accord with CS25.

ii. Design and Heritage:

9.6. The NPPF states that new development should be of high quality and inclusive design that responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para's 56-68). However, it makes clear that development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused (para.64).

9.7. Policy CS18 of the Oxford Core Strategy 2026 require proposals to demonstrate high-quality urban design that responds appropriately to the site and surroundings; creates a strong sense of place; contributes to an attractive public realm; and high quality architecture. The Local Plan expects new development to enhance the quality of the environment, with Policy CP1 central to this purpose and Policy CP8 encourages development to relate to its context with the siting, massing and design creating an appropriate visual relationship with the form, grain and scale of the surrounding area.

9.8. In relation to Heritage, the NPPF reiterates the Government's commitment to the historic environment and its heritage assets which should be conserved and enjoyed for the quality of life they bring to this and future generations. It emphasises that the historic environment is a finite and irreplaceable resource and the conservation of heritage assets should take a high priority. Local Planning Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets in considering a proposal and also desirability of new development making a positive contribution to local character and distinctiveness (paragraphs 126 -141). Proposals that make a positive contribution should be treated favourably. However, development that causes harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm. The Local Planning Authority also has a statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

9.9. The aims for the NPPF are embodied in CS18 of the CS and Local Plan Policy HE7 which requires development proposals to preserve or enhance the special character and appearance of the heritage assets, including listed buildings and conservation areas.

- 9.10. The development site is within and surrounded by a number of designated heritage assets that would be affected by the proposed development: it is situated in the Central Conservation Area, sited to the north are the grade I listed Old Library, Hall and South Range of the Main Quadrangle, to the west the grade II* listed South Block, to the south the grade II* listed No.35 Holywell Street and to the south-east the grade II* listed Holywell Music Rooms. The grade II registered park and garden of Wadham extends south of the Main Quadrangle to include the Back Quad and Bursary Quad, which are sited directly to the west and south of the development site.
- 9.11. The proposed development is a replacement L-shape building of a lightweight glass construction with metal detailing and with a parapet flat roof. It has been designed as two distinct halves of the L-shape linked by a central connecting atrium and staircase. These two halves perform different functions; the north-south element facing onto Back & JCR Quads, in the location of the Goddard Building, would provide teaching and academic space for the College including their Access Centre and 20 student bedrooms above. The east-west element that sits adjacent to the Bowra Building and elevated Library Terrace, facing the Library and JCR Quad, provides replacement undergrad accommodation, staff offices and other associated facilities (e.g. café/ bar/ E-Hub). The undergrad element fronting onto the elevated library terrace is accessed via a new sweeping staircase up from Back Quad; the Access Centre element fronts both Back and JCR Quads, both of which can be access via a pedestrian passageway under the central linking staircase and atrium. Other associated works are proposed including improvements to the Library Terrace.
- 9.12. The building would be of similar footprint, height and massing to that of the existing JCR and Goddard Buildings. It uses the existing ground levels and re-uses the existing basement which goes across both buildings and which contains central heating plant and services for the whole Campus and an existing bike store. The proposal has a cohesive architectural language of form and materials which is highly innovative and contemporary in architectural style. Detailed consideration has been given to the rhythm, proportion and massing of existing buildings surrounding the site which has informed the façade treatment. Externally the east-west and north-south halves of the building have been expressed in a slightly differently way within the common architectural language to reflect the differing internal use and layout. The north-south Access Centre has a vertical rhythm across the facade created through the combination of inset windows and vertical fins which provide shading to the facades in these areas. Innovative use of the triple glazing proposed with patterns printed on each of the interlayered glass would create a 3D multi-layered effect. These patterns would vary in design and also colour that echoes the stained glass windows of the Chapel, and which would also create further dimension to the building facade. This innovative use of a simple panel system adds richness and complexity to the proposed building and reflects the traditional architecture in a modern way.
- 9.13. The east-west Undergrad element has a horizontal emphasis and is composed of panels of clear and opaque glazing. The facades would be formed of glazing with the same pattern as the Access Centre part, but which has been rotated horizontally and would be applied using etching/fritting to provide solar control in

combination with insulated areas of façade instead of external fins. This array of transparent, translucent and opaque serves to break down the perceived mass of this part of the building.

- 9.14. The central main atrium entrance and connecting staircase is in clear glass, again reflecting the different use within and celebrating the animating vitality of the staircase and the students. This permeability gives everyone an intuitive understanding of what is behind the building and views to and from the JCR Quad and Back Quads.
- 9.15. Officers are of the view that this is a very well-considered building of exceptional architectural design. Historic England considers that the proposals would relate well to the main College buildings and represent a continuation of the centuries old tradition of Oxford Colleges commissioning innovative and high quality buildings and Officers concur with this view.
- 9.16. The existing JCR and Goddard Buildings successfully relate to the surrounding context, being sensitive in respect of their size, massing and design, and therefore having a sympathetic impact on the settings of the surrounding designated heritage assets. The buildings, designed by H.G. Goddard and constructed between 1951 and 1954, have heritage interest as part of the development and evolution of the college campus, being associated with a relatively well-known architect, and as an early example of modernism in an Oxford college. However it is considered that their architectural quality is not exceptional and lessened by the low quality of the interiors and their unfitness for purpose. The buildings' heritage interest can be described as architectural and historic interest of local significance, and the positive contribution they make to the special interest of the conservation area. It is considered that the demolition of these buildings would cause a degree of harm to the special interest, character and appearance of the conservation area. The level of harm is assessed as low less than substantial harm and the high quality of the proposed building would outweigh the harm in this case.
- 9.17. The building has been carefully considered so that it would in general relate successfully to surrounding buildings and in terms of the impact to the settings of the surrounding heritage assets, it is considered that the impact to the settings of the listed Old Library and Hall, South Range, South Block, and registered Back Quad and Cloister Garden would be greater than the existing. However, due to the design quality and treatment of the open spaces in between the buildings, the impact is not assessed as harmful to the settings.
- 9.18. However, due to the massing and realignment of the north- south Access Centre element, it is considered that the proposed building's relationship to Holywell Music Room and the Bursary buildings would be more uncomfortable than existing and therefore there would be a degree of harm to their setting. The new building would be of larger massing than the existing Goddard Building and come closer, resulting in a closer proximity and more overbearing impact. However, it is considered that the lightweight construction and use of glass, its colour, patterning and degree of reflectivity of the façade, would mitigate this relationship to a degree, as demonstrated in the submitted visualisations. Officers are

satisfied that the building cannot meet the requirements of the College and in particular the specialised fully accessible bedroom accommodation within this constrained site in any other way. It is therefore considered that this harm would be less than substantial. Historic England also considers that the proposal would have a level of harm to the Bursary Buildings but in their opinion it would be a very low level of harm. They do not consider there would be harm to the setting of the Holywell Music Rooms.

- 9.19. The NPPF is clear that any less than substantial harm to a heritage asset or its setting should be avoided unless there is a public benefit to outweigh that harm. Wadham College prides itself on celebrating academic excellence, diversity and independence within a progressive and liberal community. Wadham is building on this tradition through its Access to Excellence programme, which seeks to engage talented students regardless of their backgrounds. The Access Centre will provide outreach facilities designed to raise aspirations and encourage more applications from state schools. The building has been specifically designed to accommodate students with a range of diverse needs and includes fully accessible student bedrooms to ensure anyone, regardless of circumstance, can live in College. It is considered that the Access to Excellence is a public benefit.
- 9.20. Officers consider that the less-than-substantial harm has largely been adequately mitigated by the high quality design response, which has been refined through the pre-application advice and design review process, and subject to conditions, will result in an architecturally distinctive and high quality addition to the campus. It is also considered that the low level of less than substantial harm is outweighed in this case.
- 9.21. Officers have noted representations regarding the visibility of the proposed building from outside the College within the public realm. The existing roof of the Goddard building is only just visible behind the bursary buildings and beside the Holywell Music Room when viewed from Holywell Street, and only during winter months due to the trees in front. The base of the Goddard Building and Bursary Quad is also visible through the upper half of the access gates to No.35 Holywell Street. The existing building is also visible to an extent within elevated public views, identifiable because of its green roof, in particular St Mary's tower and the Sheldonian. There are no other views to the site from outside the College. It is considered that, due to the height, massing and proposed use of materials, the development would not cause harm to views, the settings of surrounding heritage assets within those views, or the character and appearance of the conservation area. However, the PV's that would be visible above the parapet are considered an unfortunate visual addition that would detract from the character and appearance of the roofscape when seen from various viewpoints including the Sheldonian and St Mary's Tower. However the impact on these views would not be harmful given the limited degree of visibility, distance, variety of existing roofscapes and existing taller building elements that punctuate and would restrict the view of the new building within those views.
- 9.22. Great weight and importance has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, and the settings of the surrounding listed buildings and registered park and garden as

designated heritage assets. It is considered that the less than substantial harm that would be caused by the proposed development has been adequately mitigated by high quality design and is outweighed by the public benefits that would result, namely the need for more adequate and fit for purpose accommodation, including 20 accessible bedrooms, to enable the college to realise their Access for Excellence programme. Subject to conditions, the proposal is considered to comply with sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 132 and 134 of the NPPF, policies CP1, CP8, HE3, HE7 and HE8 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy.

iii. Trees and Landscaping:

- 9.23. The trees within the site are protected by virtue of location within the Central Area Conservation Area. The OLP requires that as far as possible existing trees and other landscape features are successfully retained within new development and that new trees and new soft landscaping including tree planting is included whenever it is appropriate. Policy NE16 of the OLP seeks to ensure that development will not destroy protected trees if it will have a significant adverse effect upon public amenity. Any protected tree that is destroyed must be replaced by a tree, or trees, suitable for the location. Policy NE15 seeks to ensure that development will not destroy hedgerows and other valuable features where this would again have a significant adverse impact upon public amenity or ecological interest.
- 9.24. The Back Quad contains a large and mature Tree of Heaven and a Gutta Percha adjacent to the Goddard Building, which itself is covered in climbing plants and surrounded by mature herbaceous boarder planting. Within the Back Quad adjacent to the Bursary buildings is an old magnolia tree surrounded by hard landscaping. The JCR Quad is mainly put to grass with some limited planting.
- 9.25. A Landscape strategy has been built up for the proposal which embraces the opportunity to create a cohesive hard and soft landscape around the building that is accessible and beautiful. Proposed indicative tree planting would enhance the College's legacy of rare and diverse tree specimens, for example a Gutta Percha and Tree of Heaven. Officers agree with the overall strategy proposed and conditions can suitably secure the further details of the landscape planting.
- 9.26. The proposals also require the removal of the Gutta Percha tree and the magnolia, from the Back Quad. Both are relatively small trees that are only visible in permissive views from within the quad. While the Gutta Percha is an uncommon species and this adds to its interest and value, there is another specimen of the same species which is growing within the Fellow's Garden at Wadham. It is considered therefore that the removal of these trees will not have a significant detrimental effect on public amenity in the area.
- 9.27. Retained trees must be adequately protected during the demolition and construction phases of development; the application includes detailed Tree Protection Plans and an Arboricultural Method Statement which are appropriate to ensure trees are adequately protected and these should be strictly

implemented. New constructed elements would encroach within the Root Protection Areas of the retained Tree of Heaven, but detailed site investigations have been undertaken to determine the extent of any likely root damage and the application includes special measures that are intended to minimise root damage. Officers are therefore satisfied that the submitted details demonstrate that the proposals will not be significantly detrimental to the viability of this tree. An Arboricultural Clerk of Works should be appointed to oversee tree protection including construction activities within its RPA. Details of underground utility services and drainage should be required for approval to ensure that the roots of retained trees are not damaged. These could be suitably secured by condition.

9.28. It is considered that the proposal accords with NE15 and NE16 of the OLP.

iv. Transport

Transport Sustainability

9.29. The site lies within the City Centre which has excellent public transport links into and out of the City and is therefore in a sustainable location. The HA has commented that the development would not alter the current situation on site with regards to student numbers and would not result in additional car parking and therefore a Travel Plan Statement is not required. However, a Student Travel Pack should be conditioned to encourage sustainable modes of transport.

9.30. It is considered that in this sustainable location within the City Centre and within an existing College Campus that the proposal would accord with TR1 and TR2 of the OLP and HP16 of the SHP, subject to conditions ensuring that students are not permitted to bring cars to Oxford.

Cycle Parking

9.31. The existing cycle parking within the existing basement is to be reused and re-designed as part of this proposal. The HA has noted that the existing total number of cycle parking spaces would be maintained and therefore there would be no loss in the number of cycle parking spaces. No increase in the number of students or staff is proposed and therefore additional cycle parking would not be required. Approximately 130 cycle parking spaces in the form of vertical bike storage and some will be Sheffield bike stands would be accommodated and an additional 21 folding bike lockers provided. The HA suggests a condition requiring details of the cycle parking. Officer concurs with the comments of the HA and it is considered that the proposal accords with HP15 of the SHP subject to condition.

Waste Management and Servicing Arrangements

9.32. Waste management and servicing of the development would be the same as it is currently done for the College and therefore the proposal accords with CS10 of the CS.

9.33. In conclusion there would be no harm in terms of transport issues and the proposal accords with CP1, TR1, TR2 of the OLP, HP15 and HP16 of SHP and CS10 of the CS.

v. Energy Efficiency

- 9.34. An Energy Efficiency Statement has been submitted to show whether 20% on site renewables can be achieved in accordance with Policies HP11 of the SHP and Core strategy CS11. In this case the existing building is served by an existing district heating system using natural gas boilers. These boilers are located in the basement of the proposed building and serve the entire college. The proposed development would connect into this existing heating system, which has sufficient capacity to provide for the heating needs of both proposed buildings. The development has prioritised retaining the basement and existing energy centre. As noted in the energy statement, this approach saves approximately 30% of the total building carbon emission over 30 years. To further reduce the impact of the proposed building the design has allowed for as much renewables as possible on the roof, which is the only space available. This includes photovoltaics and solar thermal panels for the generation of hot water in conjunction with the existing heating systems in place. Passive measures such as maximising the use of natural ventilation to reduce energy use and the use of active daylight control are also employed.
- 9.35. The report demonstrates that the building would not achieve the target of 20% reduction in carbon emissions but that there are factors in the form of embodied carbon saving from re-use of the existing basement; the passive and other measures going beyond Building Regulations to reduce energy demand; use of available roof area for solar energy systems; and connection to an existing heating network that mitigate this. It is considered therefore due to these mitigating factors and the high quality architectural design of the proposal within a constrained site, that on balance that an exception could be made in this case, in general accordance with Policies HP11 of the SHP and CS9 of the CS. Implementation could be secured by condition.

vi. Flood risk:

- 9.36. A Drainage report was submitted that states that with the implementation of high performing, low flow fixtures and sanitary ware coupled with existing surface water strategy to retain all surface water on, replacing any rainfall to the water table through local soak away infiltration pits, the building achieves an overall reduction in site discharge volume when compared to the existing building condition.
- 9.37. The development is a like for like replacement of existing buildings within the College. It is proposed that the surface water drainage would connect to the existing drainage network externally along the East side of the Undergraduate Centre and the South side of the Access Centre. Further survey work would be undertaken to finalise the SUDs measures. The County as lead Flood Authority has commented that surface water would not be permitted to drain into the highway and further information on the capacity of the surface water sewer is needed.
- 9.38. It is considered that in this case given the like for like replacement and drainage

report that the proposal is unlikely to result in additional flood risk and details of a surface water drainage scheme would satisfactorily mitigate any potential harm. This could be suitably secured by condition in accordance with CS11 of the CS.

vii. Contamination:

- 9.39. The development proposals at Wadham College involve the creation of student facilities on existing University land. The proposals indicate that much of the basement area is to be retained and the overall footprint of the new buildings proposed will not be very different to that already in place. It is understood that ground investigation work for archaeological investigations did not reveal any potential contamination although this cannot be ruled out. Such student developments are considered to be sensitive uses and although the risk of any significant contamination being present on the site is low, it is the developer's responsibility to ensure that the site is suitable for the proposed use. On this basis it is considered that a Watching Brief approach should be carried out during development and imported soils for landscaping purposes must be tested to ensure they are free from contamination and suitable for use prior to importation to site. This can be secured by condition. The proposal accords with Policy CS12 of the CS subject to the required condition.

viii. Biodiversity:

- 9.40. The site is not of any significant or designated ecological value. CS12 of the CS states that there should be no net loss of sites and species of ecological value and where there is opportunity development will be expected to enhance Oxford's biodiversity. The NPPF, paras 117-118, sets out that the planning system should contribute to and enhance the natural and local environment by minimising adverse impacts on biodiversity and incorporating opportunities to enhance it.
- 9.41. A Preliminary Ecological Appraisal and Bat Report was submitted. There was no evidence of bats using the existing buildings, although the Goddard offered potential roosts or nesting birds. It concludes that the development proposal is unlikely to have any direct or indirect adverse impact on any statutory or non-statutory wildlife sites given that significant buffers of urban infrastructure exist between the college and nearby wildlife sites. Whilst there is some tree and planting removal proposed, it could be mitigated within the proposed new landscaping. The report suggests measures for biodiversity enhancement such as bird and bat boxes and biodiverse planting. These enhancement measures could be secured by condition and on this basis the proposal accords with CS12 of the CS and the NPPF.

ix. Air Quality

- 9.42. The site lies within Oxford's Air Quality Management Area. (AQMA). The NPPF, para 124, states that planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan. Policy CP23 of the Oxford Local Plan states planning

permission will not be granted for development which would have a net adverse impact upon the air quality in the Air Quality Management Area, or in other areas where air quality objectives are unlikely to be met.

- 9.43. The proposal does not include any car parking or alterations to existing traffic to the College site as a whole and therefore there would be no net increase in traffic or car parking as a result that could potentially result in increased air pollution. The proposal replaces an existing building and facilities within the college environs and therefore it would not introduce new or additional people in to this environment that would be exposed to existing sources of air pollutants. It is proposed to connect into the College's existing heating system and therefore it would not introduce new sources of air pollution. In relation to biodiversity, see para.10.10 above, the proposal would be unlikely to adversely affect biodiversity as a result. There may be a potential impact during construction phase, although given the size of the project this is unlikely to be significant. It is considered that an assessment that demonstrates the potential impact of the proposal to on air quality within the AQAMA during construction and any mitigation measures necessary could be secured by condition. On this basis it is considered that the proposal would accord with CP23 of the OLP and the NPPF.

x. **Archaeology:**

- 9.44. This application is of interest because of the potential for medieval and post-medieval remains, including those relating to the medieval Austin Friary that occupied this site between the 13th and 16th century. The 2017 field evaluation encountered a single inhumation which adds to previous observations suggesting the extensive nature of the likely friary burial ground or grounds within the former

precinct now occupied by Wadham College. Medieval pits dating to the 12th-13th

century, perhaps related to gravel extraction, were recorded but it was not possible to establish if these related to activity pre-dating of contemporary with

the friary. There was some evidence for post-dissolution landscaping which may

have been contemporary with the demolition of the Friary buildings and the laying

out of tenements fronting onto Holywell Street in the early-mid 17th century.

Evidence for large cut features to the rear of these properties was also revealed

along with some evidence for a later phase of landscaping in the 18th-19th century.

9.45. In this case, bearing in mind the results of the archaeological desk based assessment and field evaluation I would request that, in line with the advice in the National Planning Policy Framework, any consent granted for this application should be subject to groundworks methodology condition and an archaeological written scheme of investigation condition.

10. CONCLUSION

10.1. The development is acceptable in principle and would be of high quality architectural design that takes reference from the surrounding College buildings in an innovative and contemporary way. It is considered that the less than substantial harm to the setting of heritage assets that would be caused by the proposed development has been adequately mitigated by high quality design and is outweighed by the public benefits that would result. The proposal would preserve and positively enhance the character and appearance of the Conservation Area. There would be no harm to public amenity from proposed tree removals and landscaping proposals would positively enhance and mitigate the setting of the new building and heritage assets. There would be no adverse environmental impacts.

10.2. It is therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to conditions.

11. CONDITIONS

1. 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. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

3. Samples of the exterior materials to be used shall be submitted to, 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: In the interests of the visual appearance of the Headington Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

4. Notwithstanding the submitted Construction Traffic Management Plan, prior to the commencement of development including demolition and enabling works a revised Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The construction of the development shall be carried out in strict accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local amenity and the free flow of traffic on the public highway in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

5. Notwithstanding the submitted landscape strategy and landscape plans, further detailed plan(s) shall be submitted to and approved in writing by the Local Planning Authority prior to substantial completion of the development as a whole or relevant phase or phases of the development as may be agreed. The plans shall show in detail all proposed tree and shrub planting including tree pits, treatment of paved areas, and areas to be grassed or finished in a similar manner.

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

6. The landscaping proposals as approved by the Local Planning Authority shall be carried out in the first planting season following substantial completion of the development as a whole or each phase of development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

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

7. Prior to the commencement of development excluding enabling works and demolition, 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. The development shall be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

8. Prior to the commencement of the development excluding demolition and enabling works, 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 unless otherwise agreed in writing by the Local Planning Authority.

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

9. The development shall be carried out in complete accordance with the methods of working contained within the approved Arboricultural Method Statement unless otherwise agreed in writing by the Local Planning Authority prior to commencement of development.

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

10. The development shall be carried out in strict accordance with the approved tree protection measures contained within the approved Tree Survey and Arboricultural Method Statement dated November 2017 or as amended unless otherwise agreed in writing by the Local Planning Authority.

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

11. Development shall not begin until details of a Tree Protection Monitoring Plan (TPMP) have been submitted to and approved in writing by the LPA. The TPMP shall include details of a monitoring programme for compliance with the approved Tree Protection Plan and Arboricultural Method Statement. An Arboricultural Clerk of Works (ACoW) appointed by the applicant shall oversee implementation of the approved TPMP. The TPMP shall include the following details:

- The role and responsibilities on site of the ACoW or similarly competent person;
- Responsible persons and lines of communication and reporting including with the LPA Tree Officer;
- The times during construction when ACoW will be present on site to oversee works.

Reason: To demonstrate compliance with tree protection conditions and to ensure that trees are protected from injury or damage during development. To ensure a high quality landscape appearance in the interests of public visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

12. The cycle parking hereby approved shall be implemented prior to occupation in accordance with the approved basement plans and there after retained at all times thereafter.

Reason: To ensure adequate cycle parking provision in accordance with HP15 of the Sites and Housing Plan 2013.

13. 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.

14. Prior to occupation of the development involving residential accommodation details of a Student Travel Information Pack shall be submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The approved Student Travel Information Pack Travel information pack shall be provided to every resident on their first occupation.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy CS25 of the Core Strategy and the National Planning Policy Framework.

15. Prior to the commencement of the development excluding demolition, details of biodiversity enhancement measures including at least 6 x bat roosting devices ('woodcrete' type) shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation and 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.

16. Prior to the occupation of the development, a revised landscaping plan detailing species to be planted as recommended by Section 4 of the Preliminary Ecological Appraisal and Bat Report (Applied Ecology, July 2017), shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved building and retained as such.

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

17. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 1 years from July 2017, a further bat survey of the buildings to be undertaken. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, new mitigation measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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. A watching brief should be undertaken throughout the course of the development to identify any unexpected contamination. Any unexpected contamination that is found during the course of construction of the approved development shall be reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued. All soil materials imported to the site for landscaping purposes should be tested for suitability prior to importation to site. The developer should obtain certification from the topsoil provider to ensure that the material is appropriate for the proposed end use and evidence of this must be submitted to this authority for approval.

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.

19. Prior to the commencement of development including demolition, an assessment of potential impacts of the development on air quality during the construction phases within the Air Quality Management Area has been submitted to and approved in writing by the Local Planning Authority. The assessment should demonstrate no net adverse impact on the local air quality and in particular during construction phase, and identify scheme of mitigate measures if necessary. The development shall be constructed in accordance with the approved AQA and mitigation measures.

Reason: To ensure that the development will not have a net adverse impact on the local air quality, in accordance with Policy CP23 of the Oxford Local Plan 2001- 2016 and the NPPF.

20. No demolition works shall take place until an appropriate programme of architectural recording of the buildings to be demolished by measurement, drawing and photography to Historic England Level 2 Historic Building Survey has been secured and implemented in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority. One copy of the final report shall be deposited in the College's archives and one copy shall be deposited in the County Records Office.

Reason: To preserve by record the heritage assets that would be affected by the works hereby granted consent/permission in accordance with policies HE2 and HE4 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

21. Prior to the commencement of development excluding demolition, details of the new work (new steps and wall alterations) abutting the southern elevation of the Old Library, to include a schedule of work / details of workmanship and method statement shall be submitted to and approved in writing by the local

planning authority. The development shall be fully constructed in accordance with the approved details.

Reason: To preserve by record the heritage assets that would be affected by the works hereby granted consent/permission in accordance with policies HE2 and HE4 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026

22. Prior to the commencement of development excluding demolition large scale drawn design details, i.e. sections and junctions through elevations, including windows, doors, roof junctions shall be submitted to and approved in writing by the local planning authority. The development shall be fully constructed in accordance with the approved details.

Reason: To preserve by record the heritage assets that would be affected by the works hereby granted consent/permission in accordance with policies HE2 and HE4 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026

23. Prior to the occupation of development external lighting strategy shall be submitted to and approved in writing by the local planning authority. The development shall be fully constructed in accordance with the approved details.

Reason: To preserve by record the heritage assets that would be affected by the works hereby granted consent/permission in accordance with policies HE2 and HE4 of the Adopted Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026

24. Prior to the commencement of the development excluding demolition and enabling works, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features – attenuation volume
- Infiltration in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
- Network drainage calculations

- Details and soakage test results are to be provided.

Reason: To prevent flood risk in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026.

25. The development shall be implemented in strict accordance with the approved Energy Statement. Prior to the full occupation of the whole development evidence shall be submitted to the Local Planning Authority to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement to achieve the target performance. The development should be maintained to continue to achieve or improve on this performance target over its lifetime.

Reason: To ensure compliance with Policies CS9 of the Core Strategy and HP11 of the Sites and Housing Plan.

12. APPENDICES

Appendix 1 – Site Location Plan

Appendix 2 - Block Plan

13. HUMAN RIGHTS ACT 1998

13.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve 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.

14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

14.1. 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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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