

**On Behalf of:** Balliol College  
C/o Miss Susannah Byrne  
Turnberry Planning Ltd  
41-43 Maddox Street  
London  
W1S 2PD

### APPLICATION FOR PLANNING PERMISSION

Town and Country Planning Act 1990

DECISION DATE: 30th May 2017

PROPOSAL: Proposed demolition of existing collegiate accommodation and erection of C2 residential institution including sports pavilion, assembly space and associated accommodation, access and landscape.(amended information and revised plans)

AT: Balliol College Sports Ground Jowett Walk Oxford

### NOTICE OF GRANT OF PLANNING PERMISSION

**16/03056/FUL**

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 The Council considers that the development would provide for an identified need for student accommodation and associated College facilities of an appropriate and high quality design and form. Any loss of trees that are important within public views are partly mitigated by new planting. The proposal, subject to the conditions imposed, would accord with the special character, setting of adjacent listed buildings and the Conservation Area. Any harm to these designated and non-designated heritage assets is outweighed in this case by the high quality design and public benefits of the proposed development. There would be no harm to adjoining neighbours. The proposal accords with the Policies contained within the Local Development Framework and NPPF.
- 2 Officers have considered carefully all objections to these proposals. Officers have come to the view, for the detailed reasons set out in the officers report, that the objections do not amount, individually or cumulatively, to a reason for refusal and that all the issues that have been raised have been adequately addressed and the relevant bodies consulted.
- 3 The Council considers that the proposal accords with the policies of the development plan as

summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to following conditions, which have been imposed for the reasons stated:-

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 Prior to the commencement of each phase of development in accordance with the approved Demolition and Construction Phasing Plan excluding demolition and enabling works a schedule of materials together with 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the Central University and City Conservation Area in which it stands in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016.

- 4 Prior to the commencement of development or each phase of development, in accordance with the approved Demolition and Construction Phasing Plan, excluding demolition and enabling works details of biodiversity enhancement measures including bird nesting and bat roosting devices 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 dwellings 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.

- 5 Demolition shall take place in strict accordance the details within the approved Demolition Method Statement ref D005410 Rev 1 by Maylarch Demolition dated 3/04/2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring residential or other amenities in accordance with CP1 of the Oxford Local Plan 2001-2016.

- 6 Enabling works as set out in the approved Enabling Works Plan (1503-PL-051) shall be carried out in complete accordance with the approved Construction Traffic Management Plan REv.3 'Enabling Works Phase' 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.

- 7 Prior to the commencement of development excluding demolition and enabling works a further 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.

- 8 Prior to substantial completion of each phase of development as set out in the Demolition and Construction Phasing Plan (1503-PL-060) or other such timescale as may be agreed further details of the cycle parking and bin storage shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented prior to occupation of those phases. All cycle parking and bin storage shall be retained unobstructed except for their intended uses at all times thereafter, unless otherwise agreed in writing beforehand by the local planning authority

Reason: To ensure adequate and satisfactory bin and cycle provision in accordance with Policies HP14 and HP15 of the Sites and Housing Plan 2013.

- 9 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.

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

- 10 Further to condition 9 above, further details of the Combined Heat and Power (CHP) plant for each phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the approved details shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

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

- 11 Prior to the commencement of the development excluding demolition and enabling works an amended Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The amended Drainage Strategy is to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics and is to include plans, calculations and drainage details in accordance with the following document unless necessarily modified by the requirement of this condition;

- Flood Risk Assessment prepared by Smith and Wallwork Engineers, rev P03 - dated 22/11/2016.

The drainage strategy submitted shall provide details which address the following;

I. Infiltrations testing, at the location of the proposed main soakaway structures. Along with any necessary amended plans and calculations which ensure that excess surface water runoff is infiltrated, or attenuated to greenfield rates.

II. The drainage system must be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event.

The drainage infrastructure shall be constructed in accordance with the approved details prior to occupation and thereafter retained.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 12 Prior to the occupation of the development a Sustainable Drainage (SUDs) Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage (SUDs) Maintenance Plan must be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics. The Sustainable Drainage Maintenance Plan shall provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function in perpetuity. Only the approved SUDs maintenance plan shall be implemented prior to occupation and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development is maintained in perpetuity and to avoid increasing surface water run-off and thereby attenuating flood risk in accordance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 13 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure in accordance with Policy CP1 and NE15 of the Oxford Local Plan 2001-2016.

- 14 Notwithstanding the submitted landscape plans, tree pit plan and trees and services plan listed below 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 and shall include the area underneath the crown spread of the Veteran beech tree, T59, being covered in a 100mm deep layer of organic mulch, such as chipped bark, to improve the soil conditions for root growth as mitigation for the loss of some of the rooting area around the tree.

1503-PL-080 Soft Landscaping

1503-PL-085 Proposed Trees and Services Coordination

1503-PL-086 Typical Tree Pit for Scots Pines on St Cross Road (including details of nursery stock size)

1503-PL-095 Hard Landscaping

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

- 15 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 Adopted Local Plan 2001-2016.

- 16 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.

- 17 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 and in particular the veteran Beech T59. 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.

- 18 The development shall be carried out in complete accordance with the methods of working contained within the approved Arboricultural Method Statement by Sylva Consulting ref 17017/AM dated 11th April 2017 or as may be amended as a result of determination and agreement of the routing of underground services in relation to condition 17 above wherein an amended AMS shall be submitted to and 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.

- 19 The development shall be carried out in strict accordance with the approved tree protection measures contained within the approved Arboricultural Method Statement by Sylva Consulting ref 17017/AM dated 11th April 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.

- 20 Notwithstanding the submitted plans, further plans showing details of the proposed boundary treatment and entrance gates for the development shall be submitted to and proved in writing prior to substantial completion of the development or any relevant phasing of the development as may be agreed. Only the approved details shall be implemented prior to occupation of the development or each phase of the development as necessary unless otherwise agreed in writing by the Local Planning Authority.

Reason: To give further consideration to these details and the character and appearance of the street scene and Conservation Area within which it stands in accordance with policies CP1, CP8, CP9, CP10 and HE7 of the Oxford Local Plan 2001-2016 and HP9 of the Sites and Housing Plan and CP18 of the Core Strategy.

- 21 All works shall be carried out and completed in accordance with the approved written scheme of investigation, Balliol College Recreation Ground Balliol College Oxford Written Scheme of Investigation Museum of London Archaeology 2017, unless otherwise agreed in writing by the Local Planning Authority, and

i) The programme and methodology of site investigation (including provision for trial trenching followed by further archaeological recording) and the nomination of a competent person(s) or organisation to undertake the agreed works; and

ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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 in accordance with Policy HE2 of the Oxford Local Plan 2001-2016.

- 22 Prior to occupation of the first phase of the development involving residential accommodation a Residential Travel Plan (RTP) including 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 plan shall incorporate details of the promotion of non car modes of transport together with the means of implementation and methods of monitoring. The whole development shall be occupied in strict accordance with the approved RTP or as amended and agreed in writing by the Local Planning Authority and the 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.

- 23 During term time the development hereby permitted shall be used for student accommodation as specified in the submitted application and for no other purpose without the prior written approval of the Local Planning Authority. Outside term time the permitted use may be extended to include accommodation for cultural and academic visitors and summer school delegates but not for conference use. The buildings shall be used for no other purpose without the prior written approval of the Local Planning Authority.

Reason: To avoid doubt and to allow the Local Planning Authority to give further consideration to other forms of occupation which may result in the loss of student

accommodation in accordance with Policy CS25 of the Core Strategy 2026.

- 24 The development shall be occupied and operated in complete accordance with the submitted and approved Student Traffic Management Plan. The details as approved shall be brought into operation upon first occupation of the development and remain in place at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and in order to ensure the development is appropriately managed so as to protect the amenities of neighbouring occupiers, in accordance with policy CS25 of the Oxford Core Strategy 2026.

- 25 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.

- 26 The development hereby permitted will not be occupied until the existing access onto Jowett Walk is closed and the new means of access onto Jowett Walk has been constructed and retained in accordance with the approved details shown on drawing ref 8170254/6101 rev A unless otherwise varied as a result of consultation with the Highways Authority under the S278 agreement, the further details of which shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The development shall only be constructed in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policies CP1 and TR1 of the Oxford Local Plan 2001-2016.

- 27 The development shall be undertaken in strict accordance with the approved Watching Brief dated 10th February 2017 by Smith and Wallwork Engineers for the identification of unexpected contamination throughout the course of the development by a suitably competent person. If unexpected contamination is found to be present on the site, an appropriate specialist company and Oxford City Council should be informed and an investigation undertaken to determine the nature and extent of the contamination and any need for remediation.

Reason- To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and 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.

- 28 Prior to occupation of the development a remediation strategy in accordance with the conclusions of the report entitled "Supplementary Phase II Site Investigation at Balliol College Master's Field" Report no. S. 4918 dated February 2017, produced by Ground Investigation Services Ltd. shall be submitted in writing and approved by the LPA.

Reason- To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and 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.

- 29 The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by the Local Planning Authority.

Reason- To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and 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.

- 30 Prior to occupation of the development as a whole or occupation of each phase thereof as agreed, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority and only the agreed details shall be implemented and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To give further consideration to these details in the interest of appearance within the CA and visual and neighbouring residential amenities in accordance with policies CP1, CP8, CP9 and CP20 of the Oxford Local Plan 2001-2016, HP9 of the Sites and Housing Plan and CS18 of the Core Strategy.

- 31 No demolition of the Leslie Martin Building shall take place until an appropriate programme of architectural recording of the building by measurement, drawing and photography to Historic England Level 3 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.

- 32 The self-contained dwelling unit within the development shall be solely used as a warden's flat within Use Class C3 of The Town and Country Planning (Use Classes) Order 1987 or as amended and for no other purpose.

Reason: in order to retain a self-contained family dwelling in accordance with HP1 of the Sites and Housing Plan 2013.

- 33 Prior to the commencement of Phase 2 of the development details of the public art within the public open space beside the Assembly Hall shall be submitted to and approved in writing by the Local Planning Authority. The public Art shall be installed prior to occupation of the final phase of the development or within 4 years from the date of the decision whichever is the sooner and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To give further consideration to the matter and in order to comply with CP25 of the Oxford Local Plan 2001-2016.

#### INFORMATIVES :-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the



opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

- 2 The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Oxford City Council prior to commencement of development. For more information see: [www.oxford.gov.uk/CIL](http://www.oxford.gov.uk/CIL)
  
- 3 **Nesting birds**  
All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The City Council advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

**CP1** - Oxford Local Plan 2001-2016

Development Proposals - Sets out key criteria expected from new development.

**CP6** - Oxford Local Plan 2001-2016

Efficient Use of Land and Density - Requires development to make maximum and appropriate use of land.

**CP8** - Oxford Local Plan 2001-2016

Designing Development to Relate to its Context - Sets out criteria required from development to demonstrate that it will respect the local context.

**CP9** - Oxford Local Plan 2001-2016

Creating Successful New Places - Sets out criteria required from development to create a successful public realm.

**CP10** - Oxford Local Plan 2001-2016

Siting of Development to Meet its Functional Needs - Sets out criteria required from development to ensure functional needs are met.

**CP11** - Oxford Local Plan 2001-2016

Landscape Design - Requires development to incorporate appropriate hard and soft landscaping.

**CP13** - Oxford Local Plan 2001-2016

Accessibility - Requires development to make reasonable provision for access by all members of the community.

**CP14** - Oxford Local Plan 2001-2016

Public Art - Seeks the provision of public art in association with major development.

**CP17** - Oxford Local Plan 2001-2016

Recycled Materials - Requires the use of recycled or reclaimed materials in developments above a certain threshold.

**CP20** - Oxford Local Plan 2001-2016

Lighting - Prevents development that would result in unacceptable levels of light pollution and light spillage.

**CP22** - Oxford Local Plan 2001-2016

Contaminated Land - Sets out the considerations that apply to development on or near to former landfill sites or other contaminated land.

**CP23** - Oxford Local Plan 2001-2016

Air Quality Management Areas - Prevents development that would have a net adverse impact on air quality in the AQMA or in other areas of poor air quality.

**NE14** - Oxford Local Plan 2001-2016

Water and Sewerage Infrastructure - Seeks to ensure that sufficient water and sewerage capacity exists in time to serve new development

**NE15** - Oxford Local Plan 2001-2016

Loss of Trees and Hedgerows - Protects trees and hedgerows if their loss would have a significant impact on public amenity or ecological interest.

**NE16** - Oxford Local Plan 2001-2016

Protected Trees - Sets out approach to proposals affecting protected trees.

**NE21** - Oxford Local Plan 2001-2016

Species Protection - Protects plant and animal species for which there is a statutory duty to protect under other legislation.

**NE23** - Oxford Local Plan 2001-2016

Habitat Creation in New Developments - Supports the creation of new habitats or habitat enhancement as part of development proposals.

**SR2** - Oxford Local Plan 2001-2016

Protection of Open Air Sports Facilities - Prevents the loss of open air sports facilities unless certain criteria are met.

**HE2** - Oxford Local Plan 2001-2016

Archaeology - Identifies the City Centre Archaeological Area and sets out approach to the investigation, recording and conservation of archaeological deposits.

**HE3** - Oxford Local Plan 2001-2016

Listed Buildings and their Setting - Sets out approach to development affecting listed buildings or their setting.

**HE7** - Oxford Local Plan 2001-2016

Conservation Areas - Identifies Conservation Areas and sets out approach to development within Conservation Areas.

**CS2\_** - Core Strategy

Previously Developed Land and Greenfield Land - Sets out approach to development on previously developed and greenfield land.

**CS9\_** - Core Strategy

Energy and Natural Resources - Requires development to demonstrate how sustainable design and construction methods will be incorporated.

**CS10\_** - Core Strategy

Waste and Recycling - Requires development to have regard to the waste management hierarchy.

**CS11\_** - Core Strategy

Flooding - Sets out approach to development in the flood plain and other flood zones, and to reducing flood risk from all development.

**CS12\_** - Core Strategy

Biodiversity - Requires development to maintain and where appropriate enhance biodiversity.

**CS16\_** - Core Strategy

Access to education - Sets out approach to the provision of education facilities.

**CS18\_** - Core Strategy

Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment.

**CS19\_** - Core Strategy

Community safety - Requires development to promote safe and attractive environments that reduce the opportunity for crime and fear of crime.

**CS25\_ - Core Strategy**

Student accommodation - Sets out approach to the provision of student accommodation for students at Oxford Brookes University and the University of Oxford.

**CS29\_ - Core Strategy**

The universities - Sets out approach to development by Oxford Brookes University and the University of Oxford.

**MP1 - Sites and Housing Plan**

Policy requiring the Council to work positively and proactively with the applicant/agent.

**HP1\_ - Sites and Housing Plan**

Changes of use to existing homes - Policy resisting the net loss of one or more dwellings to any other use and setting out criteria for the change of use of part of a dwelling

**HP5\_ - Sites and Housing Plan**

Location of Student Accommodation - Policy setting out locational criteria for student accommodation

**HP6\_ - Sites and Housing Plan**

Affordable Housing from Student Accommodation - Policy setting out the mechanism for collecting financial contributions from student accommodation developments

**HP9\_ - Sites and Housing Plan**

Design, Character and Context - Policy relating to elements of development including design, density, landscaping and streets and public spaces

**HP11\_ - Sites and Housing Plan**

Low Carbon Homes - Policy requiring qualifying developments to provide 20% of their energy needs from on-site renewable or low carbon technologies, and requiring an energy statement from all development proposals to show how energy efficiencies have been incorporated

**HP12\_ - Sites and Housing Plan**

Indoor Space - Policy setting out minimum internal space requirements and related criteria for residential dwellings

**HP13\_ - Sites and Housing Plan**

Outdoor Space - Policy setting out criteria for appropriate levels of outdoor space in residential developments, and requiring adequate provision for the safe, discrete and conveniently accessible storage of refuse and recycling

**HP14\_ - Sites and Housing Plan**

Privacy and Daylight - Policy setting out criteria for assessing whether residential development provides an appropriate degree of privacy and daylight for the occupants of both existing and new homes

**HP15\_ - Sites and Housing Plan**

Residential cycle parking - Policy setting out minimum standards for cycle parking in residential developments

**HP16\_ - Sites and Housing Plan**

Residential car parking - Policy setting out maximum standards for car parking in residential developments

## APPROVED PLANS

| <b>Reference Number</b>         | <b>Version</b> | <b>Description</b>     |
|---------------------------------|----------------|------------------------|
| ARB SURVEY<br>ECOLOGY<br>REPORT |                | Other<br>Report        |
| PL-021                          |                | Elevations - Existing  |
| PL-001                          |                | Location Plan          |
| PL-002                          |                | Site Plan Existing     |
| PL-020                          |                | Elevations - Existing  |
| PL-010                          |                | Section Existing       |
| PL-011                          |                | Section Existing       |
| PL-012                          |                | Section Existing       |
| PL-013                          |                | Section Existing       |
| PL-094                          |                | Site Plan Proposed     |
| PL-400                          |                | Site plans             |
| PL-401                          |                | Site plans             |
| PL-095                          |                | Hard Landscaping       |
| PL-080                          |                | Soft Landscaping       |
| PL-100                          |                | Floor Plans - Proposed |
| PL-101                          |                | Floor Plans - Proposed |
| PL-102                          |                | Floor Plans - Proposed |
| PL-103                          |                | Floor Plans - Proposed |
| PL-104                          |                | Floor Plans - Proposed |
| PL-105                          |                | Floor Plans - Proposed |
| PL-110                          |                | Roof Plan Proposed     |
| PL-150                          |                | Floor Plans - Proposed |
| PL-151                          |                | Floor Plans - Proposed |
| PL-152                          |                | Floor Plans - Proposed |
| PL-153                          |                | Floor Plans - Proposed |
| PL-154                          |                | Floor Plans - Proposed |
| PL-155                          |                | Floor Plans - Proposed |
| PL-156                          |                | Roof Plan Proposed     |
| PL-160                          |                | Floor Plans - Proposed |
| PL-161                          |                | Floor Plans - Proposed |
| PL-162                          |                | Floor Plans - Proposed |
| PL-163                          |                | Floor Plans - Proposed |
| PL-164                          |                | Floor Plans - Proposed |
| PL-165                          |                | Roof Plan Proposed     |
| PL-170                          |                | Floor Plans - Proposed |
| PL-171                          |                | Floor Plans - Proposed |
| PL-172                          |                | Floor Plans - Proposed |
| PL-173                          |                | Floor Plans - Proposed |
| PL-174                          |                | Roof Plan Proposed     |

|        |                        |
|--------|------------------------|
| PL-180 | Floor Plans - Proposed |
| PL-181 | Floor Plans - Proposed |
| PL-182 | Floor Plans - Proposed |
| PL-183 | Roof Plan Proposed     |
| PL-301 | Elevations - Proposed  |
| PL-302 | Elevations - Proposed  |
| PL-303 | Elevations - Proposed  |
| PL-304 | Elevations - Proposed  |
| PL-305 | Elevations - Proposed  |
| PL-306 | Elevations - Proposed  |
| PL-310 | Elevations - Proposed  |
| PL-311 | Elevations - Proposed  |
| PL-312 | Elevations - Proposed  |
| PL-313 | Elevations - Proposed  |
| PL-314 | Elevations - Proposed  |
| PL-315 | Elevations - Proposed  |
| PL-316 | Elevations - Proposed  |
| PL-320 | Elevations - Proposed  |
| PL-321 | Elevations - Proposed  |
| PL-322 | Elevations - Proposed  |
| PL-323 | Elevations - Proposed  |
| PL-324 | Elevations - Proposed  |
| PL-330 | Elevations - Proposed  |
| PL-334 | Elevations - Proposed  |
| PL-331 | Elevations - Proposed  |
| PL-332 | Elevations - Proposed  |
| PL-333 | Elevations - Proposed  |
| PL-335 | Elevations - Proposed  |
| PL-336 | Elevations - Proposed  |
| PL-340 | Elevations - Proposed  |
| PL-341 | Elevations - Proposed  |
| PL-342 | Elevations - Proposed  |
| PL-343 | Elevations - Proposed  |
| PL-201 | Section Proposed       |
| PL-202 | Section Proposed       |
| PL-203 | Section Proposed       |
| PL-204 | Section Proposed       |
| PL-205 | Section Proposed       |
| PL-210 | Section Proposed       |
| PL-211 | Section Proposed       |
| PL-212 | Section Proposed       |
| PL-213 | Section Proposed       |
| PL-220 | Section Proposed       |
| PL-221 | Section Proposed       |
| PL-222 | Section Proposed       |
| PL-223 | Section Proposed       |

|   |            |                                   |
|---|------------|-----------------------------------|
| PL-224  |            | Section Proposed                  |
| PL-230  |            | Section Proposed                  |
| PL-231  |            | Section Proposed                  |
| PL-232  |            | Section Proposed                  |
| PL-233  |            | Section Proposed                  |
| PL-240  |            | Section Proposed                  |
| PL-241  |            | Section Proposed                  |
|   |            | Design and Access Statement       |
| PL-004  |            | Block plans                       |
| CTMP ENABLING<br>WORKS PHASE                              |            | Report                            |
| CONTAMINATION<br>WATCHING BRIEF                           |            | Report                            |
| 6101  |            | Details/Freetext (e.g. Advs, LBs) |
| PL-051  |            | Floor Plans - Proposed            |
| PL-060 PHASING<br>PLAN                                    |            | Floor Plans - Proposed            |
| THAMES WATER<br>LETTER                                    |            | Other                             |
| D00541  | Rev 1      | Report                            |
| DEMOLITN<br>METHOD<br>STATMNT                             |            |                                   |
| PL-086 TREE PIT<br>ARBORICULTURA<br>L METHOD<br>STATEMENT | 17017/AM   | Other<br>Report                   |
| PL-085  |            | Other                             |
| WRITTEN<br>SCHEME OF<br>INVESTIGATION                     | Revision 1 | Report                            |
| 0102  | P03        | Floor plans                       |
| PHASE II SITE<br>INVESTIGATION                            |            | Report                            |
| 0100  | P03        | Floor plans                       |
| 0101  | P03        | Floor plans                       |



**Patsy Dell**

Head of Planning, Sustainable Development and Regulatory Services

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to the Director of City Works, Cowley Marsh Depot, Marsh Road, Cowley, Oxford OX4 2HH.

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE**



## **GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED**

### **1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.**

If you object to the Local Planning Authority's decision to grant permission, approval or consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. With regard to approved applications concerning listed buildings in a conservation area, you may appeal under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Please make your appeal using a form from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Secretary of State may allow a longer period for you to give notice of appeal, but will normally only do so if there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could have granted permission for the proposed development only subject to the conditions it imposed, bearing in mind the statutory requirements, the development order, and any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority made its decision on the grounds of a direction that he or she had given.

It may be that planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment; but you, as the landowner, claim that the land is no longer fit for reasonably beneficial use in its existing state and you cannot make it fit for such use by carrying out the permitted development. If so, you may serve a purchase notice on Oxford City Council requiring the Council to buy your interest in the land. You can do this under Section 137 of the Town and Country Planning Act 1980 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.

You may claim compensation against the Local Planning Authority if the Secretary of State has refused or granted permission subject to conditions, either on appeal or when the application was referred to her or him.

Compensation is payable in the circumstances set out in:

(a) Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990; or (b) Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings.

### **2. ADDITIONAL NOTES ON LISTED BUILDING CONSENT**

- 1 If you wish to modify the development referred to in your application or to vary it in any way, you must make another application.
- 2 This notice refers only to the grant of listed building consent and does not entitle you to assume that the City Council has granted its consent for all purposes:
  - (a) If you have applied for planning permission under Section 57(1) of the Town and Country Planning Act 1990, we will send you a separate notice of decision;
  - (b) We will send you a separate notice about plans you have submitted under the Building Regulations 2000;
  - (c) If the development for which listed building consent has been granted includes putting up a building for which you have to submit plans under the Building Regulations 2000, you should not do any work connected with erecting that building until you have satisfied yourself that you have complied with Section 219 of the Highways Act 1980 or that they do not apply to this building.
- 3 Even if you have gained listed building consent, you must comply with any restrictive covenants that affect the land referred to in the application.

### **3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS**

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)).

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