

On Behalf of: University Of Oxford
C/o Mr Tom Ashley
Turnberry Planning Ltd
41-43 Maddox Street
London
W1S 2PD

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning Act 1990

DECISION DATE: 21st September 2017

PROPOSAL: Outline application (seeking means of access) for up to 190 residential units, employment space, community facilities, public open space and ancillary services and facilities.(Amended plans)(Additional information).

AT: Wolvercote Paper Mill Mill Road Oxford

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

13/01861/OUT

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

- 1 The proposed redevelopment of the former Paper Mill site makes an efficient use of previous developed land and has been allocated for housing development in the Council's Sites and Housing Plan 2011-2026. The vacant former Paper Mill site and buildings detract considerably from the appearance of the locality and street-scene and its future redevelopment for housing will improve both the visual amenity of the locality and make an important contribution towards objectively assessed housing needs for the area, including much needed affordable housing. Whilst the overall layout, scale and design of the proposed buildings are to be determined at a later stage, the information submitted with the outline application indicates that development of the site can be facilitated whilst safeguarding the residential amenities of neighbouring properties, protecting and enhancing wildlife interests, having no unacceptable impacts on the local environment and providing an attractive environment for new residential occupants, community activities and businesses. Future development also provides an opportunity to secure new community facilities and small-scale employment space as part of the overall development and new areas of open space of wildlife and recreational value.

The principle of residential development is also acceptable in highways and transport terms, will be energy efficient and be designed to include some onsite renewable energy generation and does not create any flooding or other environmental impacts. The development would therefore accord with the National Planning Policy Framework and policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016 and the Sites and Housing Plan 2011-2026.

- 2 The Council considers that the proposal accords with the policies of the Development Plan as summarised in this report. It has considered all other material matters, including matters raised in response to consultation and publicity. Any material harm that might otherwise arise as a result of the proposal can be offset or mitigated by the conditions imposed.
- 3 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.

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

CONDITIONS:

- 1
 - i) All application/s for approval in respect of all reserved matters relating to this application must be made not later than the expiration of three years beginning with the date of the grant of this outline planning permission; and
 - ii) the development to which this outline permission relates must be begun not later than either five years from the date of this outline permission; or the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved, whichever is the latter.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 In addition to the principle of development, planning permission is hereby granted for the means of access to the development. The development shall be carried out in full accordance with the approved means of access details, set out in the hereby approved drawings listed in this decision notice, unless otherwise approved in writing by the Local Planning Authority.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Development Procedure) Order 1995.

- 3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by the Local Planning Authority:
 - a) The scale of the development;
 - b) The layout of the development;

- c) The external appearance of the development;
- d) The landscaping of the site.

The development shall be carried out in full accordance with the details as approved.

Reason: To enable the Local Planning Authority to give further consideration to these Reserved Matters in accordance with Articles 7 and 8 of the Town and Country Planning General Development Permitted Order 1995.

- 4 The development hereby permitted shall be constructed in complete accordance with the specifications in the application and approved plans (excluding illustrative masterplan and associated plans contained within the Design and Access Statement), unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 No development (excluding access and highway works) shall take place within any phase of the approved development until details of a Masterplan and a Design Code for the whole development have been submitted to and approved in writing by the Local Planning Authority. The development and reserved matters shall follow the principles established in the approved Masterplan and the Design Code, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to give further consideration to these matters in accordance with 'Policy CP1' of the 'Oxford Local Plan' 2001-2016.

- 6 In this condition "retained tree" means an existing tree which is to be retained on site in accordance with the principles set out in the approved Woodland Management Strategy and tree protection plan details; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity in accordance with 'Policy NE.15' of the 'Oxford Local Plan' 2001-2016.

- 7 The development shall comprise two-storey buildings, designed to enable their adaptation to allow for the provision of accommodation within the roofspace (i.e. 2.5 storeys) and 2.5 storey buildings. In addition a maximum of 5% of all the buildings on site shall be three storeys, to be identified and determined at the Masterplan, Design Code and reserved matters stage(s).

Reason: To reflect the predominant character of Wolvercote and to provide improved legibility within the development in accordance with 'Policy CP8 of the 'Oxford Local Plan' 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 8 The mix of the 190 residential units hereby approved shall comply with the range of proportions of unit size set out in the relevant column of table 6 in the Balance of Dwellings Supplementary Planning Document (2008), or any replacement for the document unless otherwise approved in writing by the LPA .

Reason: To enable the Local Planning Authority to control the mix of new development in accordance with 'Policy CP6' of the 'Oxford Local Plan' 2001-2016, 'Policy CS23' of the 'Oxford 'Core Strategy' 2026 and Oxford City Council's Supplementary Planning Document on 'Balance of Dwellings' 2008.

- 9 All residential units shall be built to Lifetime Homes Standard.

Reason: To ensure the dwellings provide adequate habitable accommodation in accordance with policy HP2 of the Sites and Housing Plan' 2013.

- 10 10 (at least 5%) of the new dwellings shall be fully accessible or easily adaptable to full wheelchair use; the access to and within shall be maintained as such thereafter.

Reason: To provide for people with reduced mobility in accordance with policy HP2 of the Sites and Housing Plan

- 11 Provision should be made within the development site for a total of 521m² of non-residential uses and community facilities (e.g. 303m² for doctor's surgery, 110m² for civic building and 108m² of B1c light industrial floorspace), as per the submitted details and shall be retained thereafter for such use, unless agreed otherwise in writing with the Local Planning Authority.

Reason: To ensure a satisfactory provision of non-residential uses and community facilities throughout the development in the interests of the amenity of future residents and in accordance with policy SP63 of the Oxford City Council's Sites and Housing Plan 2013; and with 'Policy' of the 'Oxford 'Core Strategy' 2026.

- 12 No development shall take place within any phase of the approved development until details of the Landscape and Open Space Strategy for those phases have been submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the details as approved.

Reason: To enable the Local Planning Authority to give further consideration to these matters in accordance with 'Policy CP11' of the 'Oxford Local Plan' 2001-2016.

- 13 All soft landscaping comprised in the approved details of the landscaping reserved matters pursuant to condition 3, shall be carried out in the first planting and seeding season following the first occupation of the building(s) or if the development is undertaken in phases, in the

first planting season following first occupation of that phase, unless otherwise agreed in writing with the Local Planning Authority to take account of any phasing of the development. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years of the completion of development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or if the development is undertaken in phases, prior to the occupation of that phase of the development to which the hard landscaping relates, unless otherwise in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in accordance with 'Policy CP11' of the 'Oxford Local Plan' 2001-2016.

- 14 No part of the development hereby permitted shall be occupied until full details of a scheme of public art have been submitted to and approved in writing by the Local Planning Authority and a timetable agreed for its implementation. The public art as approved and implemented shall be retained at all times following its installation/erection on site, unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity and in accordance with 'Policy CP14' of the 'Oxford Local Plan' 2001-2016.

- 15 15 Prior to the commencement of any part of the development or of each phase if developed in phases, or such other period as otherwise agreed beforehand in writing by the local planning authority, a Construction Traffic and Environmental Management Plan shall be submitted to prior to commencement of works and agreed in writing by the Local Planning Authority in consultation with the county council. This should identify and refer to the following matters:

- a) The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
- b) Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
- c) Details of wheel cleaning / wash facilities to prevent mud, etc from migrating on to the adjacent highway,
- d) Contact details for the Site Supervisor responsible for on-site works,
- e) Parking provision for site related worker vehicles,
- f) Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
- g) Engagement with local residents.
- h) Signage for construction traffic, pedestrians and other users of the site;
- i) Controls on arrival and departure times for construction vehicles;
- j) Piling methods (if employed);
- k) Earthworks;
- l) Hoardings to the site, including future development plots on adjacent land;
- m) Noise limits;
- n) Hours of working;
- o) Vibration;
- p) Control of emissions;
- q) Waste management and disposal, and material re use;

- r) Prevention of mud / debris being deposited on public highway;
- s) Materials storage; and
- t) Hazardous material storage and removal.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with 'Policy CP1, CP19, CP21' of the 'Oxford Local Plan' 2001-2016.

- 16 Prior to the commencement of any part of the development or of each phase if developed in phases, or such other period as otherwise agreed beforehand in writing by the local planning authority, a scheme for the mitigation of noise emanating from the adjacent A34 trunk road and the existing Mill Stream Weir in relation to those parts of the development closest to those features shall be submitted to and approved in writing by the local planning authority. The approved measures shall be fully incorporated into the relevant parts of the development prior to their respective occupation and shall be retained at all times thereafter.

Reason: To safeguard the amenities of the occupiers of the proposed development, in accordance with 'Policy CP19 and CP21' of the 'Oxford Local Plan' 2001-2016.

- 17 Prior to the installation of any mechanical plant to serve the non-residential parts of the development, details of the proposed mechanical plant to serve those elements of the development, including anticipated sound attenuation measures, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the operation of any mechanical plant and shall be maintained thereafter.

Reason: In the interest of amenity and in accordance with 'Policy CP19 and CP21' of the 'Oxford Local Plan' 2001-2016.

- 18 The reserved matters to be approved in accordance with condition 3 above shall include measures which demonstrate how 'Secured by Design (SBD)' accreditation will be achieved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until the Council has acknowledged in writing that it has received written confirmation of SBD accreditation.

Reason: In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with 'Policy CS19' of the 'Oxford 'Core Strategy' 2026.

- 19 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and in accordance with 'Policy CP20' of the 'Oxford Local Plan' 2001-2016.

- 20 No part of the development hereby approved shall be occupied until the approved means of access as shown in approved drawing no. IMA-14-121-18B has been provided. The approved means of access shall be permanently maintained thereafter.

Reason: To ensure that the development is served by an adequate means of access and in

accordance with 'Policy CP1 and CP10' of the 'Oxford Local Plan' 2001-2016 and policy CS13 of the Oxford Core Strategy 2026.

- 21 No part of the development hereby approved shall be occupied until full details of a framework travel plan, to include a residential travel information pack for the residents, workers and users of the development, has been submitted and approved by the Local Planning Authority in consultation with the County Council highway Authority.

Reason: To encourage the use of sustainable modes of transport in accordance with 'Policies CP1, TR2 and TR12' of the 'Oxford Local Plan' 2001-2016 and policy CS13 of the Oxford Core Strategy 2026.

- 22 The approved travel plan measures pursuant to condition 21 above shall be implemented prior to the occupation of any parts of the site and maintained thereafter until the travel plan review. The approved travel plan shall be reviewed upon occupation of 50% of the site (95th residential unit), on the basis of survey data available at the time, and shall be updated if necessary and the updated measures shall be implemented and maintained thereafter.

Reason: To encourage the use of sustainable modes of transport in accordance with 'Policies CP1, TR2 and TR12' of the 'Oxford Local Plan' 2001-2016 and policy CS13 of the Oxford Core Strategy 2026.

- 23 No part of the development hereby approved shall be occupied until full details of the visibility splays to be provided in both directions at the junction of Mill Road / site access road have been submitted and approved by the Local Planning Authority in consultation with the County Council Highways Authority. The approved visibility splays shall be designed to ensure there is no obstruction to vision above 0.9 metres in height to the centre line of the adjacent carriageway over the whole of each visibility splay area and shall be provided prior to the occupation of any part of the approved development. Thereafter, the visibility splays shall be kept permanently free from obstruction to vision.

Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with 'Policy CP1 and CP10' of the 'Oxford Local Plan' 2001-2016.

- 24 No more than 50 residential units shall be occupied on site, until replacement bus stops have been provided and are operational in either direction on Godstow Road in consultation with Oxfordshire County Council, the Police, the bus operator/s, county councillor and parish representative, unless otherwise agreed in writing by the LPA..

Reason: To encourage the use of sustainable modes as a means of transport and in accordance with 'Policy TR7' of the 'Oxford Local Plan' 2001-2016.

- 25 No part of the development hereby approved shall be commenced (except access and highways works) until provision has been made and implemented for a Traffic Regulation Order to introduce parking restrictions at the new mini-roundabout junction on Godstow Road, unless otherwise agreed in writing by the LPA.

Reason: In the interest of highway safety in accordance with 'Policy CP1, CP9 and CP10' of the 'Oxford Local Plan' 2001-2016.

- 26 The development permitted by this planning permission shall be carried out in accordance

with the approved Peter Brett Associates Flood Risk Assessment ref. 31321/001 rev. E dated 1st July 2015 (FRA) and the following mitigation measures detailed within the FRA, unless otherwise agreed in writing by the LPA:

- a) There shall be no built development within those parts of the site which are affected by the 1 in 1000 annual probability or greater flood extent. Additionally, finished floor levels will be set a minimum of 300mm above the 1% including climate change Annual Probability flood level.
- b) To inform the development layout at Reserved Matters application stage, the design of the proposed fish pass, connecting channels and alteration of hydraulic control structures including provision of a sweetening flow in the new watercourse watercourse, shall be supported by a detailed hydrological and hydraulic assessment
- c) Provision of a safe route(s) into and out of the site in accordance with PBA Flood Extents Plan Sheet 2 of 2 Drawing ref 31321/001/002
- d) Maintaining a minimum 4m width access to the Wolvercote Mill weir.

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

Reason To reduce the risk of flooding to the proposed development and future occupants; to prevent flooding elsewhere and to reduce the impact of flooding to the proposed development and future occupants; to ensure safe access and egress from and to the site; and to ensure vehicular access for maintenance is available over the lifetime of the development in accordance with 'Policy CS11' of the 'Oxford 'Core Strategy' 2011; and 'Policy NE11 and NE14' of the 'Oxford Local Plan' 2001-2016.

- 27 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

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

(The following ENVIRON reports for Wolvercote Mill have been reviewed on behalf of the Environment Agency - Environmental Site Assessment dated July 2013; Supplementary Phase II Assessment dated June 2013; Hydrological Assessment dated June 2013 and the Phase II Environmental Assessment dated March 2007 and are satisfied that parts a and b of this condition have already been addressed. Any changes to these components shall require the express written consent of the local planning authority.)

The scheme shall be implemented as approved and maintained thereafter accordingly.

Reason: The geology that underlies this site is Alluvium (Secondary A Aquifer) and

Northmoor Sand and Gravel Member (Secondary A Aquifer) over the Oxford Clay (Unproductive Stratum). The River Thames is located on the boundary of the site and we need to protect the Secondary A Aquifers and the river from any historic contamination that might be mobilised during development of this former Paper Mill site, in accordance with policy CP22 of the Oxford Local Plan' 2001-2016 .

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

Reason: To ensure that any ground and water contamination has been 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 'Policy CP22' of the 'Oxford Local Plan' 2001-2016.

- 29 A watching brief for the identification of unexpected contamination shall be undertaken throughout the course of the development by a suitably qualified engineer. 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 unexpected contamination is identified and appropriately addressed to ensure the safety of the development, the environment, and to ensure the site is suitable for the proposed use in accordance with 'Policy CP22' of the 'Oxford City Council's Local Plan' 2001-2016.

- 30 Development shall not begin until a foul water drainage scheme for the site, has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. The approved scheme shall be implemented prior to the completion of the development or the first occupation of any part of the development, whichever the earlier, unless otherwise agreed beforehand in writing with the Local Planning Authority to take into account of any phasing of the development. The approved scheme shall be maintained thereafter.

Reason: To provide adequate foul water drainage in accordance with 'Policy NE14' of the 'Oxford Local Plan' 2001-2016.

- 31 Development shall not begin until 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 or prior to the occupation of any part of the development, whichever is the earlier, unless otherwise agreed beforehand in writing with the Local Planning Authority to take into account any phasing of the development. The scheme shall also include:
- a) Discharge Rates;

- b) Discharge Volumes;
- c) Maintenance and management of SUDS features;
- d) Sizing of features - attenuation volume;
- e) Detailed drainage layout;
- f) SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy);
- g) Network drainage calculations; and
- h) Phasing.

Reason: To prevent flooding affecting the highway in accordance with 'Policy CS11' of the 'Oxford 'Core Strategy' 2011; and 'Policy NE11 and NE14' of the 'Oxford Local Plan' 2001-2016.

- 32 No development shall commence until details of a scheme of management of an 8m-wide buffer zone to provide a protected wildlife corridor alongside Mill Stream has been submitted and approved by the Local Planning authority. The approved scheme shall be implemented prior to the commencement of any works on site and shall be maintained permanently thereafter.

Reason: In the interest of wildlife and biodiversity in accordance with policies NE20, NE21 and NE23 of the Oxford Local Plan 2001-2016

- 33 Notwithstanding the baseline ecological survey data submitted with the outline planning application, if the development permitted or any works of demolition are scheduled to take place more than one calendar year following that survey, then a survey update by a suitably qualified ecologist is required to be carried out to verify baseline conditions in advance of the commencement of any works on site or as otherwise agreed beforehand in writing with the local Planning authority to take into account of any phasing of the development. The results shall inform, as appropriate, the Ecological Mitigation and Management Strategies.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended), and to ensure the wellbeing of wildlife which may exist on the site, in accordance with Policy NE21 of the Oxford Local Plan 2001 to 2016.

- 34 No development shall take place (including any demolition, ground works or site clearance) until a method statement for
- a) Creation of new wildlife features
 - b) Creation, restoration and enhancement of semi-natural habitats
 - c) Tree and hedgerow planting and establishment
 - d) Reptile mitigation, including a specification for the construction of the reptile refugia area, rescue and translocation
 - e) Badger mitigation, including protection during construction, and exclusion methodology
 - f) Bat mitigation
 - g) Biodiversity monitoring
- has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include the:

- i. Purpose and objectives for the proposed works
- ii. Detailed designs and working methods necessary to achieve stated objectives (including type and source of materials to be used
- iii. Extent and location of proposed works shown on appropriate scale maps and plans

- iv. Timetable for implantation, demonstrating that works are aligned with the proposed phasing of construction
- v. Persons responsible for implementing the works
- vi. Initial aftercare and five year establishment
- vii. Disposal of any wastes arising from the works
- viii. Management in the long term if required

The works shall be carried strictly in accordance with the approved details and shall be retained in that manner thereafter

Reason: To comply with the requirements of the Conservation of Habitats and Species Regulations 2010, Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended), and the Protection of Badgers Act 199 and in the interests of biodiversity protection, conservation and enhancement, in accordance with policy NE23 of the adopted Oxford Local Plan 2001 to 2016

- 35 A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of any phase of the development to which it relates. The content of the LEMP shall include the following:
- a) Description and evaluation of the features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

Reason: in the interests of biodiversity protection, conservation and enhancement, in accordance with policy NE23 of the adopted Oxford Local Plan 2001 to 2016

- 36 No development (save for demolition to ground level) shall take place until the developer has:
- a) Carried out an archaeological evaluation of the site (after demolition to ground level only) in accordance with a written scheme of investigation approved in writing by the Local Planning Authority and;
 - b) Secured the implementation of a scheme of mitigation of any significant archaeological impact in respect to the development which may be achieved by redesign, or by archaeological recording action in accordance with a written scheme of investigation, to be approved in writing by the Local Planning Authority. This scheme shall include on-site work, and off-site work such as the analysis, publication, public outreach and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric, medieval and early-modern in accordance with 'Policy HE2' of the 'Oxford Local Plan' 2001-2016.

- 37 No development hereby approved shall be carried out until a detailed Natural Resource Impact Analysis (NRIA) report has been produced, submitted and approved by the Local Planning Authority, in accordance with the principles and proposals set out in the Renewable Energy Strategy. The approved NRIA scheme/measures shall be implemented prior to the

occupation of the relevant parts of the development, or as otherwise agreed beforehand in writing with the Local Planning authority, to take account of any phasing. The implemented measures shall be maintained thereafter.

Reason: To ensure a sustainable development in accordance with policy CS9 of the Oxford Core Strategy 2026 and the Oxford NRIA SPD.

- 38 No part of the development shall be occupied until details of a scheme for the provision of electric vehicle charging points has been submitted and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the occupation of the development, unless otherwise agreed beforehand with the Local Planning authority, to take account of any phasing. The implemented scheme shall be maintained permanently thereafter.

Reason: To provide a sustainable development in accordance with policy CS9 of the Oxford Core Strategy 2026

INFORMATIVES :-

- 1 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
- 2 Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme. Details of the scheme are available from

Considerate Contractors Scheme
PO Box 75
Ware
Hertfordshire
SG12 9UY

01920 485959
0800 7831423

enquiries@ccscheme.org.uk
www.considerateconstructorsscheme.org.uk
- 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.

- 4 The applicant is kindly requested to give the Council's Tree Officer 14 days prior notice in writing of any approved tree works that are to be undertaken as part of this development. This will enable the Council to inform local Councillors about imminent tree works, who can then answer enquiries from members of the public. Tree works, in particular tree felling associated with development, are often controversial and this information is requested because it will assist in reducing the potential for conflict when tree works are taking place.
- 5 To avoid doubt public art shall mean works of adornment or decoration to the development or its surroundings, whether freestanding or otherwise, which can be viewed and enjoyed by the public at large, other than hard or soft landscaping measures.
- 6 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.
- 7 The applicant is requested to ensure that any cooking smells emanating from non - residential premises are mitigated prior to emission to air, in order to ensure that no nuisance is caused to residential householders of the development.
- 8 The applicant is requested to provide to the local planning authority of details relating to any flues required to serve renewable energy sources prior to their installation within the development.
- 9 The local planning authority would welcome the development achieving carbon neutral status and would encourage the applicant to seek to do so.
- 10 The local planning authority would request the applicant to investigate the incorporation into the development of a Combined Heat and Power system and archimedes screw to generate electricity from local watercourses and to include these facilities into the development if feasible.
- 11 The applicant is requested to draw up a weir management plan for the Mill Stream to include measures for the appropriate future maintenance and management of the weir.

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.

CP18 - Oxford Local Plan 2001-2016

Natural Resource Impact Analysis - Requires the submission of an NRIA in association with developments above a certain threshold.

CP19 - Oxford Local Plan 2001-2016

Nuisance - Sets out considerations that apply to developments that cause nuisance.

CP20 - Oxford Local Plan 2001-2016

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

CP21 - Oxford Local Plan 2001-2016

Noise - Sets out considerations that apply to developments that cause noise, and developments that are sensitive to noise.

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.

TR1 - Oxford Local Plan 2001-2016

Transport Assessments - Sets out when a transport assessment will be required as part of development proposals.

TR2 - Oxford Local Plan 2001-2016

Travel Plans - Sets out when a travel plan will be required as part of development proposals.

TR3 - Oxford Local Plan 2001-2016

Car Parking Standards - Sets maximum car parking standards and identifies the Transport Central Area and Transport District Areas.

TR4 - Oxford Local Plan 2001-2016

Pedestrian and Cycle Facilities - Seeks to secure pedestrian and cycle facilities as part of development proposals. Sets cycle parking standards.

NE3 - Oxford Local Plan 2001-2016

Safeguarded Land - Seeks to keep Safeguarded Land free to fulfil its purpose of meeting possible longer-term development needs.

NE6 - Oxford Local Plan 2001-2016

Oxford's Watercourses - Seeks to ensure that waterside development proposals compliment and enhance the waterside setting.

NE11 - Oxford Local Plan 2001-2016

Land Drainage and River Engineering Works - Seeks to protect the flora and fauna of Oxford's flood meadows and other wetland habitats, particularly from culverting.

NE12 - Oxford Local Plan 2001-2016

Groundwater Flow - Seeks to prevent adverse impacts on groundwater flow.

NE13 - Oxford Local Plan 2001-2016

Water Quality - Seeks to maintain surface and groundwater 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.

NE20 - Oxford Local Plan 2001-2016

Wildlife Corridors - Sets out policy approach to designated Wildlife Corridors.

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.

NE22 - Oxford Local Plan 2001-2016

Independent Assessment - Requires ecological assessment of development proposals that might affect designated sites or protected species.

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.

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.

CS1_ - Core Strategy

Hierarchy of Centres - Sets out the hierarchy and role of different types of centres.

CS2_ - Core Strategy

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

CS4_ - Core Strategy

Green Belt - Sets out the approach to development in the Green Belt and outlines the criteria to be met for land to be released from the Green Belt.

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.

CS13_ - Core Strategy

Supporting access to new development - Requires development to prioritise access by walking, cycling and public transport, and sets out approach to access at the strategic locations.

CS15_ - Core Strategy

Primary Healthcare - Sets out approach to the provision of primary healthcare facilities.

CS16_ - Core Strategy

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

CS17_ - Core Strategy

Infrastructure and developer contributions - Sets out approach to the provision of infrastructure improvements and developer contributions.

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.

CS20_ - Core Strategy

Cultural and community development - Sets out approach to the retention of cultural and community facilities, and the provision of new facilities.

CS21_ - Core Strategy

Green spaces, leisure and sport - Policy seeking the maintenance of an average of 5.75 ha of publicly accessible green space per 1000 population.

CS23_ - Core Strategy

Mix of housing - Seeks to achieve a balanced mix of housing within each site and across the city.

CS24_ - Core Strategy

Affordable housing - Sets out approach towards the provision of affordable housing from residential development on qualifying sites and from some commercial development.

MP1 - Sites and Housing Plan

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

HP3_ - Sites and Housing Plan

Affordable Homes from Large Housing Sites - Policy setting out the City Council's approach to affordable housing provision and contributions from residential development on sites with a capacity of 10 or more dwellings, or which have an area of 0.25 hectares or greater

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

SP63_ - Sites and Housing Plan

Wolvercote Paper Mill, Mill Road - Policy setting out what type of development is appropriate on this site

APPROVED PLANS

Reference Number	Version	Description
IMA-14-121-018B	Detail	Plans - Proposed
IMA-14-121-018B		Plans - Proposed
TPL1		Site plans
REVISED FLOOD RISK ASSESSMENT	E	Other



Patsy Dell

Head of Planning, Sustainable Development and Regulatory Services

Please quote reference number 13/01861/OUT in all communications

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. 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).

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