

To: Oxford University Hospitals NHS Trust
Mrs Sheila Aldred
Estates Directorate
Osler Lodge
Osler Road
Headington
Oxford
Oxfordshire
OX3 9RJ

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning Act 1990

DECISION DATE: 31st March 2016

PROPOSAL: Outline planning application (with all matters reserved) seeking permission for up to 270 residential dwellings of 1 to 4 bedrooms on 2 to 5 floors to incorporate a maximum of 104 houses and 166 flats. Provision of car parking, cycle and bin storage, landscaping and ancillary works.
(Amended plans and additional information)

AT: Littlemore Park Armstrong Road Oxford

NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION

14/02940/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 development is submitted in outline form with all matters such as access, landscape, scale, appearance, and layout reserved for a later date. The proposed development would make an efficient use of an allocated development site to provide much needed good quality affordable and market housing in a manner that would establish a balanced and mixed community within the existing residential suburb of Littlemore. Although the site is primarily allocated for employment, the Oxford University Hospital NHS Trust has demonstrated that an equivalent amount of B1 employment (employees) could be delivered at the Churchill Hospital site to enable the application site to be used for residential purposes. The illustrative masterplan has demonstrated that the quantum of development could be provided in a manner that subject to minor alterations to the layout would create a coherent sense of place suitable scale and appearance to establish a single neighbourhood that is well integrated into the urban fabric of the surrounding residential area without having an impact

upon adjacent residential developments. The application has demonstrated that it would not have an adverse impact in highway safety terms and could provide sufficient off-street cycle and car parking, and pedestrian and cycle links that improve accessibility to the surrounding network. The outline application contains sufficient supporting information to demonstrate that it would not have an impact upon biodiversity; trees; archaeology; flood risk; drainage; air quality; land contamination; or noise that could not be mitigated through the reserved matters applications subject to appropriate measures being secured by condition or associated legal agreements. The proposal would accord with the overall aims of the National Planning Policy Framework and relevant policies of the Oxford Core Strategy 2026, Oxford Local Plan 2001-2016, and Sites and Housing Plan 2011-2026.

- 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 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.

Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990.

- 2 Applications for the approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this outline permission.

Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990

- 3 The detailed drawings submitted pursuant to condition 4 of this permission (the reserved matters) shall accord with the specifications in the application and the approved parameter plans listed below;

Parameter Plan 1 - Types of dwelling;

Parameter Plan 2 - Landscape strategy;

Parameter Plan 3 - Movement and access;

Parameter Plan 4 - Building heights;

Parameter Plan 5 - Parking strategy

Preliminary Ecological Appraisal (ref.Env01) (January 2014)

Biodiversity Offsetting Report (ref.ECO01) (September 2014)

Reptile Method Statement (ref.GC/001785) (September 2014)

Ground Investigation Interpretive Report (ref.JER6381) (October 2014)

Preliminary Risk Assessment (ref.728730) (February 2014)

Transport Assessment (ref.GC1931) (September 2014)

Travel Plan (September 2014)

Flood Risk Assessment - Stage 1 (ref.CS/071256/ST) (June 2014)

Flood Risk Assessment Addendum (v.2) (February 2015)
Environmental Noise Planning Assessment (ref.A786/R01) (October 2014)
Air Quality Assessment (ref.34236R1) (December 2014)
Archaeological Desk-Based Assessment (September 2014)
Arboricultural Report and Impacts Assessment (September 2014)

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.

- 4 The development permitted shall not be begun until full detailed drawings illustrating the following matters have been submitted to, and approved in writing by, the Local Planning Authority and the development shall be carried out in accordance with such details:

(i): layout;
(ii): scale;
(iii): appearance; and
(iv): landscaping
(v): access

Reason: This permission is in outline and details of these reserved matters have yet to be determined.

- 5 No development shall commence, including enabling infrastructure works, until and unless a site wide phasing and implementation plan is submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved phasing and implementation plan. Amendments to the phasing and implementation plan shall be subject to obtaining prior written approval from the local planning authority.

Reason: To ensure an orderly form of development at all times, in accordance with policies CP1, CP19 and CP21 of the adopted Oxford Local Plan 2001 to 2016.

- 6 Samples of the exterior materials to be used in the development shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

- 7 Prior to the commencement of each reserved matters application, or such later period as previously agreed in writing, a landscape plan for the whole site including public realm shall be submitted to and approved in writing by the local planning authority for that reserved matters application. The plan shall show in detail all proposed tree and shrub planting, treatment of paved areas, open spaces, tree pit details, details of street furniture and areas to be grassed or finished in a similar manner. 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 if this is after 1st April. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual appearance of the conservation areas which lie adjacent to the development, in accordance with policies CP1, CP11, NE15 and NE16 of the adopted Oxford Local Plan 2001 to 2016.

- 8 Prior to the commencement of development, including enabling works, a tree protection plan shall be submitted to and approved in writing by the local planning authority in accordance with BS 5837 (2012). Approved protection measures, including fencing shall be maintained

during the course of development operations where such works would have an effect on those trees. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing by the local planning authority.

Reason: In the interests of the safety and well being of existing trees on the application site, in accordance with policies CP1, CP11, NE15 and NE16 of the adopted Oxford Local Plan 2001 to 2016.

- 9 Prior to development being first occupied a landscape management plan including long term design objectives, management responsibilities and maintenance schedules and aftercare periods for landscaped areas within the reserved matters application (other than private domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. The landscape management plan shall be implemented only as approved.

Reason: In the interests of amenity and the appearance of the area in accordance with policies CP1 and CP11 of the adopted Oxford Local Plan 2001 to 2016.

- 10 The site layout in any reserved matters application shall incorporate space for a potential pedestrian and cycle access to be created through to the Oxford Science Park, Minchery Road, or any potential station on the Cowley Branch Line. These spaces should be provided as shown on the approved site layout and be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enable opportunities to enhance pedestrian and cycle links throughout the area in accordance with Sites and Housing Plan Policy SP30.

- 11 No site clearance, ground works or development shall proceed until an Ecological Mitigation, Compensation and Management Plan (EMCMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:

- (i): A biodiversity offset agreement resulting in a neutral or positive ecological unit score as outlined in Littlemore Park biodiversity offsetting report.
- (ii): Monitoring and reporting mechanisms for the offset area including necessary remedial action identified by monitoring to achieve stated condition.
- (iii): Details of habitat creation and management of onsite mitigation measures including mechanisms to ensure in perpetuity management
- (iv): Details of native species to be used in planting schemes
- (v): Timetable for reptile survey and relocation programme as outlined in Littlemore Park reptile method statement
- (vi): Location and detailed description of reptile translocation site including management and monitoring regimes.
- (vii): Details of site clearance protocols
- (viii): Details of protection measures for retained flora.
- (ix): Working methods including lighting regimes to ensure minimum disturbance of onsite fauna identified in reports.
- (x): Details of pre development badger survey requirement
- (xi): Location and details of make and model of 10 integrated bat and 10 integrated Swift boxes to be incorporated into the fabric of the development.

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

- 12 All residential units shall be built to Lifetime Homes standards (or nearest equivalent

standard) unless it can be demonstrated or justified to the local planning authority that meeting these standards is not achievable

Reason: To ensure compliance with the requirements of policy HP2 of the adopted Oxford Sites and Housing Plan 2011 to 2026.

- 13 The car parking to serve the development shall be provided in accordance with the maximum standards set out within the adopted Oxford Sites and Housing Plan 2013 unless otherwise agreed in writing by the local planning authority. No dwelling shall be occupied until car parking space (s) to serve them have been provided accordingly. All car parking shall be retained at all times thereafter, unless otherwise agreed in writing beforehand by the local planning authority

Reason: To ensure appropriate levels of car parking are available at all times to serve the development, in accordance with policy HP16 and Appendix 8 of the adopted Oxford Sites and Housing Plan 2013.

- 14 The cycle parking to serve the development shall be provided in accordance with the maximum standards set out within the adopted Oxford Sites and Housing Plan 2013 unless otherwise agreed in writing by the local planning authority. The cycle parking shall be provided in covered, secure conditions wherever possible and retained at all times thereafter, unless otherwise agreed in writing beforehand by the local planning authority. No dwelling shall be occupied or implemented until appropriate cycle parking has been provided accordingly.

Reason: To ensure appropriate levels of cycle parking are available at all times to serve the development, in accordance with policy HP15 of the adopted Oxford Sites and Housing Plan 2013.

- 15 Upon submission of any reserved matters application to which it relates, an Energy Strategy and NRIA shall be submitted to and approved in writing by the local planning authority. The features as approved shall be incorporated into the development prior to its first occupation. The strategy shall demonstrate that across the totality of the development the overall target of 20% of energy requirements will be delivered through on-site renewable or low-carbon energy sources.

Reason: In the interests of sustainability, in accordance with policy CS.9 of the adopted Oxford Core Strategy 2026.

- 16 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. The drainage works shall be provided in accordance with these approved details and no discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

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 2026

- 17 No development shall proceed until the developer has:
1. carried out an archaeological evaluation of the site in accordance with a written scheme of investigation approved in writing by the planning authority and ;
 2. secured the implementation of a scheme of mitigation of any significant archaeological

impact, which may be achieved by redesign, or by archaeological recording action in accordance with a supplementary written scheme of investigation , to be approved 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 in accordance with policy HE2 of the Adopted Oxford Local Plan 2001-2016.

- 18 All residential accommodation will be designed to meet the agreed noise level of 30 dB LAeq in living rooms and bedrooms prior to occupation with no single noise event to exceed 45dB LAmax as recommended in the approved Noise Assessment. In addition applicable rooms should be capable of meeting these levels with windows in the open position, but where windows need to remain in the closed position to achieve agreed levels, acoustic ventilation shall be installed to ensure that an adequate supply of fresh air is provided.

Reason: To safeguard the amenities of the residents of the proposed development, in accordance with policies CP19 and HS19 of the Adopted Oxford Local Plan 2001 - 2016.

- 19 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment Addendum produced by JBA Consulting (dated 11 February 2015) and the following mitigation measures detailed within:

(i): There will be no residential development in Flood Zone 3

(ii): There will be no basements or below ground parking in Flood Zone 2 or 3

(iii): Finished Floor Levels will be set no lower than 300mm above the climate change flood level.

(iv): No development including SuDS features will be within the 8m buffer zone of the Littlemore Brook.

(v): All above ground SuDS storage features will be sited outside the 1 in 100 year plus climate change outline.

The mitigation measures 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 in accordance with Oxford Core Strategy CS11

- 20 Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority

A Phase 1 has already been undertaken ("Preliminary Risk Assessment" dated February 2014 report ref: 728730, produced by Structural Soils Ltd) and has identified the potential for contamination to exist on the site. A Phase 2 shall be undertaken and shall include: a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

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 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall also be submitted to an approved in writing 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 Oxford Core Strategy Policy Policy CS11 and Oxford Local Plan Policy CP22

- 21 No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy 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 contamination at the site is remediated, such that the site does not pose a threat to controlled waters in accordance with Oxford Core Strategy Policy Policy CS11 and Oxford Local Plan Policy CP22

- 22 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unexpected contamination encountered during the developments is suitable assessed and dealt with, such that it does not pose a unacceptable risk to ground or surface water in accordance with Oxford Core Strategy Policy CS11 and Oxford Local Plan Policy CP22

- 23 No development shall commence until details of the piling or any other foundation design have been submitted to and approved in writing by the Local Planning Authority. Any piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: In order to demonstrate that there is no unacceptable risk to controlled waters in accordance with Oxford Core Strategy Policy CS11 and Oxford Local Plan Policy CP22.

- 24 Prior to commencement of the development details of the measures to be incorporated into the development to demonstrate how 'Secured by Design (SBD)' accreditation will be achieved shall be submitted to and approved in writing by the Local Planning Authority. 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 community safety in accordance with Policy CS19 of the Core

Strategy and HP9 of the Sites and Housing Plan.

- 25 Before the development is commenced details of the access road, parking areas, and street lighting shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the following
- i) the layout of the access road and pedestrian footpaths and cycleways, including longitudinal and cross sections showing the means of construction, method for the disposal of surface water, together with position of street lighting.
 - ii) a plan showing the parking areas including their means of construction, method for disposal of surface water
 - iii) the vision splays for each individual access point of 2m x 2, and the height of any obstruction within each splay must not exceed 0.6m.
 - iv) a lighting scheme for all external lighting within the development

The access road, footways, cycleways, parking areas, and street lighting shall be bound, formed, and laid out in accordance with these details before the development is first occupied and shall remain in place thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of providing appropriate access arrangements and parking provision in accordance with Policy CP1 of the Oxford Local Plan 2001-2016, and Policy SP30 of the Sites and Housing Plan 2011-2026

- 26 Prior to the commencement of the development a Construction Traffic Management Plan, which shall include routing arrangements for construction vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the Construction Traffic Management Plan as approved at all times.

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.

- 27 Prior to the first occupation of the development hereby permitted the applicant shall submit to and obtain the agreement in writing of the local planning authority, a travel plan. The plan shall detail how it is proposed to achieve an annual reduction in the amount of vehicles accessing this site, the means for implementing the plan, method of monitoring and amending the plan on an annual basis. The results of the annual monitoring exercise shall be submitted to the local planning authority in writing and the travel plan amended accordingly in light of discussions with the local planning authority.

Reason. To limit the number of journeys by private motor car and reduce the pressure for car parking in the locality in accordance with policies CP1, TR2 and TR12 of the Adopted Oxford Local Plan 2001-2016.

- 28 Prior to the commencement of development, details of the Electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following provision:
- 1 charging point per unit (house with dedicated parking); or
 - 1 charging point per 10 spaces (unallocated parking, i.e. flat development)

The electric vehicle infrastructure shall be formed, and laid out in accordance with these details before the development is first occupied and shall remain in place thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of improving air quality in accordance with Policy CP23 of the Oxford Local Plan 2001-2016

- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure including additions to the dwelling house as defined in Classes A, B, C, D, E of Schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority.

Reason: The Local Planning Authority considers that even minor changes in the design or enlargement of the development should be subject of further consideration to safeguard the appearance of the area in accordance with policies CP1 and CP8 of the Adopted 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 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 A Construction Traffic Management Plan (CTMP) will need to incorporate the following in detail:
- The CTMP must be appropriately titled, include the site and planning permission number.
 - Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
 - Details of and approval of any road closures needed during construction.
 - Details of and approval of any traffic management needed during construction.
 - Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
 - Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
 - The erection and maintenance of security hoarding / scaffolding if required.
 - A regime to inspect and maintain all signing, barriers etc.
 - Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
 - The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
 - No unnecessary parking of site related vehicles (worker transport etc) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
 - Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
 - A before-work commencement highway condition survey and agreement with a representative of the Highways Depot - contact 0845 310 1111. Final correspondence is required to be submitted.
 - Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
 - Any temporary access arrangements to be agreed with and approved by Highways Depot.
 - Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

5 Environment Agency Advice to LPA/Applicant

While we are aware that voluntary remediation has taken place on site in the 1990s. We are not aware: -

If the remedial work brought the site up to all relevant current standards
 If site conditions have changed in the intervening 15-20 years.
 If the previous remedial works covered all areas with the current application area.
 If the previous investigation was in line with all applicable current guidance

As such we would require targeted soil and groundwater sampling based on submitted Phase 1 assessment and the (structural soils, 728730. Feb 2008) and the previous 1990's site investigation. These will all help determine the need for any additional investigation/remediation.

Any investigation must include targeted surface and groundwater sampling; this should be tested for a suitable suite of contaminants given the history of the site.

6 Oxfordshire County Council Local Highways Authority

Agreements will be required to be entered into to work on the highway and deliver an estate design.

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

Prior to commencement of development, a separate consent must be obtained from OCC Road Agreements Team for all works on and immediately adjacent to the highway under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

7 Water Comments

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

No impact 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.

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. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Running through the south of the proposed development are easements and way leaves. These are Thames Water Assets. The company will seek assurances that these will not be affected by the proposed development. On the Map a dashed yellow line shows the easements and wayleaves.

The receiving network is known to be at, or approaching capacity. Thames Water request that an impact study be undertaken to ascertain, with a greater degree of certainty, whether the proposed development will lead to overloading of existing infrastructure, and, if required, recommend network upgrades. Please liaises with Thames Water Development Control Department (telephone 0845 850 2777) with regard to arranging an impact study.

8 The Planning Review Committee would recommend the following

1. Any CIL contribution to be used to improve Oxford Road and links into Littlemore
2. A proportion of the development's houses be exclusively available for NHS staff.
3. Bus Service improvements should be secured for Littlemore

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.
- 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.

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.

NE20 - Oxford Local Plan 2001-2016

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

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.

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.

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.

CS14_ - Core Strategy

Supporting city-wide movement - Promotes improvements in access to and between the city and district centres, and other key destinations.

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.

CS22_ - Core Strategy

Level of housing growth - Sets out the amount of housing to be provided over the plan period.

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.

CS28_ - Core Strategy

Employment sites - Sets out approach to the retention, modernisation and change of use of existing employment sites.

CS30_ - Core Strategy

Hospitals and medical research - Sets out approach to hospital-related development and medical research on existing sites in Headington and Marston.

HP2_ - Sites and Housing Plan

Accessible and Adaptable Homes - Policy requiring new dwellings to meet Lifetime Homes standards and provide a percentage of wheelchair accessible dwellings

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_ - Core Strategy

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

SP30_ - Sites and Housing Plan

Littlemore Park, Armstrong Road - Policy setting out what type of development is appropriate on this site

APPROVED PLANS

Reference Number	Version	Description
PARAMETER PLAN 1		Plans - Proposed
PARAMETER PLAN 2		Plans - Proposed
PARAMETER PLAN 3		Plans - Proposed
PARAMETER PLAN 4		Plans - Proposed
PARAMETER PLAN 5		Plans - Proposed
TREE CONSTRAINTS		Other



DAVID EDWARDS

Executive Director of Regeneration and Housing

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).