Agenda

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OXFORD CITY COUNCIL

Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 26 May 2026**

Time: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

For further information please contact:

Uswah Khan, Committee and Member Services Officer, Committee Services Officer

01865 529117 DemocraticServices@oxford.gov.uk

Members of the public can attend to observe this meeting and.

- may register in advance to speak to the committee in accordance with the committee's rules
- may record all or part of the meeting in accordance with the Council's protocol

Information about speaking and recording is set out in the agenda and on the website

Please contact the Committee Services Officer to register to speak; to discuss recording the meeting; or with any other queries.

View or subscribe to updates for agendas, reports and minutes at mycouncil.oxford.gov.uk.
All public papers are available from the calendar link to this meeting once published

Membership will be confirmed at the Annual Council on Wednesday 20th May 2026.

Agenda

		Pages
	Planning applications - background papers and additional information	
	To see representations, full plans, and supplementary information relating to applications on the agenda, please click here and enter the relevant Planning Reference number in the search box. Any additional information received following the publication of this agenda will be reported and summarised at the meeting.	
1	**Election of Chair**	
2	**Election of Vice-Chair**	
3	**Apologies for absence**	
4	**Declarations of interest**	
5	**Minutes**	13 - 24
	Recommendation: to approve the minutes of the meeting held on 21 April 2026 as a true and accurate record.	
6	**25/03195/FUL Mansfield College, Mansfield Road, Oxford, Oxfordshire**	25 - 88
	Site address: Mansfield College, Mansfield Road, Oxford, Oxfordshire **Proposal:** Demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space. Two storey mews building to the north of the north range of buildings to provide plant and operational space and a three	

storey extension to the Champneys north range buildings to provide lift access. Removal of parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works. Provision of cycle parking (amended plans and additional information)

Reason at Committee: Major Development

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:
    - the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
    - finalise the recommended conditions and informatives as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary; and
    - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Director of Planning and Regulation considers reasonably necessary; and
    - complete the section 106 legal agreement referred to above and issue the planning permission

7 25/03196/LBC Mansfield College, Mansfield Road, Oxford, Oxfordshire

89 - 106

Site address: Mansfield College Mansfield Road Oxford Oxfordshire OX1 3TF

Proposal: Internal and external alterations to the Champneys north range buildings to include creation of new openings and removal of bomb shelter. Three storey extension to the north elevation to provide lift access to the library (Amended description and revised plans).

Reason at Committee: To be considered concurrently with a planning application that is required to be determined by planning committee.

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report, grant listed building consent and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
    - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

8 25/03223/FUL Land At Watlington Road, Cowley, Oxford

107 - 128

Site address: Land At Watlington Road, Cowley, Oxford

Proposal: Installation of an underground high voltage cable to support solar farm (South Oxfordshire Reference P23/S4132/FUL)

Reason at Committee: Major Development

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12

of this report and grant planning permission

2. **Agree to delegate authority** to the Director of Planning and Regulation to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary

9 Forthcoming applications

Items currently expected to be considered by the committee at future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

22/03078/FUL: Land Bounded by Meadow Lane and Church Way, Oxford	Major
23/00988/FUL: Bertie Place Recreation Ground and Land South West of Wytham Street, Oxford	Major
23/01001/CT3: Tumbling Bay, Head of Bulstake Stream, Botley Road, Oxford	Called in
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called in – Cllrs Smowton, Sandelson, Gant, Miles, Fouweather, Munkonge
25/00813/OUT: Land Adjacent The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	Major
24/02361/FUL: New Barclay House, 234 Botley Road, Oxford, OX2 0HP	Major
25/00307/FUL: Oxford Sports Park, Oxford Road, Horspath, Oxford, OX33 1RT	Major
25/01588/FUL: Ozone Leisure Park, Grenoble Road	Major
24/00318/FUL - Land To The North Of Goose Green Lane, Oxford, Oxfordshire	Major
23/01198/FUL - Unit 1, Ozone Leisure Park, Grenoble Road, Oxford, Oxfordshire, OX4 4XP	Major
25/01126/FUL - Land Adjacent To Ivy Lane Oxford Oxfordshire OX3 9BN	Called in – Cllrs Smowton, Roz Smith, Miles, Sandelson, Fouweather,

	Goddard
25/02358/FUL - 11 Broadhead Place, OX3 9RE	Called in – Cllrs Chapman, Munkonge, Ottino, Fry, Pressel, Turner
26/00289/FUL 180 Banbury Road	Called in – Councillors Miles, Gant, Smowton, Smith, Fouweather and Jupp

10 Dates of future meetings

Future meetings of the Committee are scheduled at 6.00pm on:

23 June 2026

14 July 2026

25 August 2026

Information for those attending

Recording and reporting on meetings held in public

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

The Council asks those recording the meeting:

- To follow the protocol which can be found on the Council's website
- Not to disturb or disrupt the meeting
- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule or show a lack of respect towards those being recorded.
- To avoid recording members of the public present, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

Members' Code – Other Registrable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing** of one of your Other Registerable Interests*** then you must declare an

interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Members' Code – Non Registrable Interests

Where a matter arises at a meeting which ***directly relates*** to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under Other Registrable Interests, then you must declare the interest.

You must not take part in any discussion or vote on the matter and must not remain in the room, if you answer in the affirmative to this test:

> "Where a matter affects the financial interest or well-being:
>
> a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
>
> b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest You may speak on the matter only if members of the public are also allowed to speak at the meeting."

Otherwise, you may stay in the room, take part in the discussion and vote.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

** Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

*** Other Registrable Interests: a) any unpaid directorships b) any Body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any Body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Procedure for dealing with planning applications at the Oxford City Planning Committee and Planning Review Committee

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner. Advice on bias, predetermination and declarations of interests is available from the Monitoring Officer.

The following minimum standards of practice will be followed:

1. All members of the Committee will have pre-read the officers' report. Committee members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful. (In accordance with the guidance at 24.15 (Planning Code of Practice) in the Council's Constitution).
2. At the meeting the Chair may draw attention to this procedure. The Chair may also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:
   (a) the planning officer will introduce it with a short presentation;
   (b) any objectors may speak for up to 5 minutes in total;
   (c) any supporters may speak for up to 5 minutes in total;
   (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
   (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant officers and/or other speakers); and
   (f) voting members will debate and determine the application.

4. In determining an application Committee members should not:
   (a) rely on considerations which are not material planning considerations in law;
   (b) question the personal integrity or professionalism of officers in public;
   (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for overturning the officer's recommendation have been formulated including the reasons for refusal or the wording of any planning conditions; or
   (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

Public requests to speak

Members of the public wishing to speak must notify the Committee Services Officer by noon on the working day before the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Committee Services Officer (details are on the front of the Committee agenda).

Written statements from the public

Any written statement that members of the public or Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to give proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays of photos and/or pictures at the meeting or a room provided for that purpose as long as they notify the Committee Services Officer of their intention by noon two working days before the start of the meeting so that members can be notified. Applicants or members of the public are not permitted to exhibit photos and/or pictures in any electronic format.

Recording meetings

This is covered in the general information above.

Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

This procedure is detailed in the Annex to part 24 of the Council's Constitution as agreed at Council in March 2023.

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Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 21 April 2026

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OXFORD CITY COUNCIL

Committee members present:

Councillor Altaf-Khan
Councillor Hollingsworth
Councillor Regisford
Councillor Upton
Councillor Rawle (For Councillor Kerr)
Councillor Henwood
Councillor Hunt
Councillor Railton
Councillor Rehman
Councillor Fry (For Councillor Clarkson)

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer
Ross Chambers, Planning Lawyer
Andrew Murdoch, Development Management Service Manager
Hayley Jeffery, Development Management Team Leader (Majors)
Robert Fowler, Development Management Team Leader (West)
Felicity Byrne, Principal Planning Officer
Chloe Jacobs, Planning Officer
Emma McLeod, Planning Officer
Eva Bryant, Planning Officer
Amy Ridding, Planning Officer
Sarah Halsey, Oxfordshire County Council Senior Transport Development Officer

58. Election of Chair

Councillor Upton was elected Chair for the meeting.

59. Apologies for absence

Councillor Clarkson and Fouweather sent apologies.

Substitutes are shown above.

60. Declarations of interest

General

For 25/01859/OUTFUL and 25/01834/LBC, Councillor Hunt declared that she had signed the petition and had been advised that she held a pre-determined position in the application. She would withdraw for the items and rejoin the Committee after.

For 25/01859/OUTFUL, Councillor Railton declared that she had attended a session on the Warneford Project held in the Town Hall but had not expressed an opinion at the time and she approached the meeting with an open mind.

For 25/01859/OUTFUL, Councillor Upton declared that she was a member of BBOWT and the Oxford Preservation Trust but had taken no part in any comments or discussions and attended the meeting with an open mind.

61. Minutes

The Committee resolved to approve the minutes of the meeting held on 24 February 2026 as a true and accurate record.

62. 25/01859/OUTFUL Warneford Hospital, Warneford Lane, Oxford

The Committee considered an application for the demolition of existing buildings and erection of a graduate college for the University of Oxford comprising Student accommodation (Sui Generis), ancillary college buildings (Sui Generis), provision of landscaping, bin and cycle parking, car parking, public realm and open space. Full application for demolition of existing buildings and partial demolition of existing walls, erection of a hospital building (Use Class C2), a research building (Use Class E(g)(ii)), a hospital research link building (C2/E(g)(ii)), and erection of relocated POWIC/SANE building (Use Class E(g)(i)and (ii)) and pavilion building. Provision of associated car parking, cycle parking, bin storage, access, landscaping, public realm works and associated infrastructure works. Refurbishment and repair of the Gate Lodge and use for residential accommodation associated with the College (Use Class Sui generis)

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site illustrations and existing and proposed elevations and plans:

- The Planning Officer provided a verbal and written update which was circulated around Committee, noting minor corrections to the committee report including but not limited to the Natural England Three Tests in respect of ecology and recommendations since the agenda's publication.
- The Planning Officer further updated Committee on the public consultation, which expired on 21 April. Since publication, one consultee comment had been received from the Environment Agency stating no further remarks. A petition opposing increased parking at the Warneford site had been submitted with 478

signatures, including 452 signatures from residents of Oxford and the other 26 signatures from outside of Oxford. These comments reflected objections already addressed in the report.

- The site had been allocated for redevelopment in both the Oxford Local Plan 2036 and the Emerging Local Plan 2045. Overall, the redevelopment of the Warneford Hospital site for a new mental health hospital, research and development facilities and a graduate college is supported by these policies.
- The Planning Officer stated that the scheme had been carefully designed to deliver a modern mental health facility and research centre, with buildings appropriate in design, siting and context, causing no harm to the surrounding area.
- Transport impacts had been assessed and while parking would increase, it had been considered the minimum necessary. The proposal supported active travel and was supported by an appropriate transport assessment.
- Additional drainage information, including further infiltration testing, hydrogeology reports and flood risk assessments had addressed earlier concerns. Subject to conditions, the drainage strategy had been deemed acceptable with no significant groundwater impact anticipated.
- Officers had concluded the development was acceptable in terms of flooding, air quality, noise, land contamination, design, heritage assets including archaeology, highways, residential amenity, trees, ecology and sustainability, all in line with relevant policies. It was therefore recommended that the Committee resolved to grant planning permission for the development proposed subject to the legal agreement and conditions as listed in the report.

The Chair granted the public speakers on both sides 10 minutes to speak.

Aeron Buchanan, Councillor Hunt, Danny Yee, Councillor Emma Garnett and Iona Foster spoke against the application.

Eric Parry, Heather Smith, Helen Ensor, John Rhodes, Neil Marshall, Nigel Porter and Samantha Robinson spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by officers and the applicant. The Committee's discussions included, but were not limited to:

- Concerns were raised around parking and possible design or enforcements measures to reduce it, particularly informal parking. The Planning Officer noted informal parking was largely beyond their control but that the car park management plan could manage usage.
- Concerns about the future Local Plan requirements with respect to parking were discussed as well as a reduction in basement parking. Officers provided clarification and the Development Management Service Manager confirmed a Car Parking Monitoring and Review Plan secured through the section 106 agreement could regulate permit allocation. Officers confirmed that a phased reduction in the basement parking would be secured through the S106.

- Clarifications had been provided on staff and visitor parking numbers.
- Questions on drainage impacts were addressed, with the Planning Officer explaining that extensive discussions and expert input had satisfied drainage officers that there would be no adverse effects.
- Concerns about traffic affecting bus services and congestion were raised. The Highways Officer stated the CYCLOPS junction would be the most affected, though not due to additional traffic and that impacts at other junctions such as Old Road and Churchill Drive would be acceptable and unlikely to disrupt bus services. The Highways Officer confirmed the highway impacts would not be severe. The Development Management Service Manager confirmed that the applicant had committed to reducing car modal share to 25% and that improvements to bus services secured through the S106 would help deliver that.
- The Development Management Service Manager confirmed that the Local Plan policies do not prevent an increase in parking on this site. Increases in parking are assessed on a case-by-case basis informed by the Transport Assessment.
- Members emphasised that parking management will be crucial and asked officers to ensure the Car Parking Monitoring and Review Plan in the S106 is deliverable and enforceable.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:
    - The satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
    - seek amended plans to show:
        - The revised pedestrian route from the new north gate being diverted around the historic embankment and the 2no trees within this embankment retained. Including any updates to any related architectural, parameter or landscape plans which show these elements.
        - The revised pedestrian route from the new north gate, moving east – this will show a large gap for pedestrians between the car parking spaces. Including any updates to any related architectural, parameter or landscape plans which show these elements.

- The retained trees T245 within Zone 2 and T65 within Zone 1. Including any updates to any related architectural, parameter or landscape plans which show these elements.

- seek amended technical documents to reflect the above changes including:
  - Arboricultural Impact Assessment
  - Landscaping and Planting Character Report
  - Landscaping Management Plan
  - Delivery and Servicing Plan
  - Design and Access Statement
  - Design Code
  - Transport Assessment
  - Travel Plan
- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

63. 25/01834/LBC Warneford Hospital, Warneford Lane, Oxford, Oxfordshire

The Committee considered an application for the interventions including alteration, demolition and repair of listed and curtilage listed structures to facilitate comprehensive development of the site. The works relate to the demolition of the former farmhouse and former stables; dismantling of former pavilion building and onsite reconstruction and relocation; removal of secondary attached and freestanding structures; alterations and repair of historic boundary walls; and repair and restoration of the Gate Lodge.

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed plans:

- The report considered the impact of proposed interventions, including repairs to the Grade II listed Gate Lodge, Front Garden Area Wall and Gate Piers, alongside alteration, demolition and repair of curtilage listed structures associated with the Grade II listed Warneford Hospital building. It also considered effects on other listed and on-designated heritage assets at the site and their settings.
- The assessment focused on identifying the significance of affected assets and determining whether proposals caused harm, preserved or resulted in enhancement to significance. It also focused on evaluating whether any harm was justified, weighing public benefits against harm and considering compliance with local and national planning policies
- Officers concluded that the proposal caused less than substantial harm to the Grade II listed Warneford Hospital building, Gate Lodge and Boundary Wall and other heritage assets due to aspects of the alterations, demolition and repairs. However, this harm was justified and the resulting public benefits, including heritage benefits and other benefits associates with the wider redevelopment of the site, were deemed acceptable to outweigh it, with appropriate weight given to the preservation of the heritage assets.
- It was therefore recommended that Committee resolve to grant Listed Building Consent for the development proposed, subject to the recommended conditions set out in section 12 of the report.

Helen Ensor and John Rhodes spoke in favour of the application.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report, grant listed building consent and
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
    - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

64. 25/02642/FUL 10 Park Town, Oxford, Oxfordshire OX2 6SH

Councillor Fry left the meeting.

Councillor Hunt rejoined the meeting.

The Committee considered an application for the amalgamation and extension of two basement flats to form one flat. Enlargement of front and rear lightwells. Demolition of ground floor rear conservatory and ground floor side lean-to. Erection of a two storey rear side extension. Erection of a single storey rear extension. Alterations to fenestration. Alterations to driveway and associated landscaping and boundary treatments. Provision of bin and cycle storage. (Amended description) (Amended plans).

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans:

- Officers recommended that the proposal was acceptable in principle, including its design and impact on designated heritage assets, subject to conditions. It was not considered to cause unacceptable harm to residential amenity and was acceptable in terms of impacts on trees, ecology, biodiversity, flooding and drainage, complying with relevant policies in the Oxford Local Plan 2036.
- Policies in the emerging plan were treated as a material consideration but given very limited weight at this stage of the process. However, the proposal was considered to accord with the relevant policies of the emerging Oxford Local Plan 2045.
- Overall, the development was judged an acceptable addition and change of use. The loss of a dwelling was considered justified, as material considerations outweighed policy H5. The scheme complied with relevant design, heritage, amenity, environmental and flood risk policies and would not harm protected trees, ecology or groundwork flow.
- It was recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in Section 12 of this report.

Sarah Goodman (Park Town Trust) and Nik Lyzba spoke against the application.

Pippa Hoyer-Miller, Huw Mellor and Nick Worlledge spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by the officers. The Committee's discussions included, but were not limited to:

- Justification for the loss of one dwelling.
- Concerns about enlarging lightwells were addressed by officers, who clarified this would result in only a low level of less than substantial harm to the basements character and would not detract from the buildings overall architectural significance.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission.
2. **Agree to delegate authority** to the Head of Planning and Regulatory Services to:
    - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning and Regulatory Services considers reasonably necessary.

65. 25/02643/LBC 10 Park Town, Oxford, Oxfordshire OX2 6SH

The Committee considered an application for the enlargement of front and rear lightwells; platform lift to front lightwell. Demolition of ground floor rear conservatory and ground floor side lean-to. Erection of a part single, part two storey rear and side extensions, including basement extension. Alterations and upgrades to fenestration throughout, including replacement windows. External alterations and repair works to roof, masonry, rainwater goods and fenestration. Alterations and repairs to boundary walls. Internal alterations to all floors including alteration of basement floorplan and damp proofing works in association with amalgamation of two basement flats to form one flat; installation of underfloor heating; alterations to existing door openings; new door openings; removal and heightening of ceilings and removal of partitions on second floor; new lightwell and balustrade, repairs and thermal upgrade to belvedere; new and upgraded mechanical, electrical and plumbing services throughout. (Amended description) (Amended plans).

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans:

- The committee report considered the impact of proposed interventions, alterations and repairs to the Grade II listed building 10 Park Town which formed part of the listing for 1-47 and 49-64 Park Town on the historic and architectural significance.
- Although some elements were identified as causing a low level of less than substantial harm, this was considered mitigated by reversing alterations and through appropriate and well justified design. Public benefits, including improved accessibility, thermal performance and energy efficiency, along with securing the buildings long term use were considered to outweigh the harm, while giving great weight to heritage preservation.
- The scheme was considered to give an appropriate balance between preserving and enhancing the buildings historic and architectural significance within the context of the Park Town Estate and its social history.
- The development was therefore considered to meet the objectives of relevant adopted and emerging plan policies. It was recommended that the Committee resolve to grant Listed Building Consent for the development proposed subject to the recommended conditions set out in section 12 of the report.

Sarah Goodman and Nik Lyzba spoke against the application.

Pippa Hoyer-Miller, Huw Mellor and Nick Worlledge spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by officers and the applicant. The Committee's discussions included, but were not limited to:

- Concerns about enlarging lightwells were addressed by officers, who clarified this would result in only a low level of less than substantial harm to the basements character and would not detract from the buildings overall architectural significance.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the required listed building conditions set out in section 12 of this report and grant listed building consent.
2. **Agree to delegate authority** to the Director of Planning and Regulation to:
   - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

66. 25/02880/FUL 2 Steep Rise Oxford, OX3 9QG

The Committee considered an application for the change of use of dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4. Alterations to existing single storey rear extension flat roof eaves detail and amendments to the doors and windows in the rear elevation. Insertion of four windows in the North side elevations at ground and first floor. Provision of bin and bike stores. Part retrospective. (Amended Description) (Amended Drawings).

The Planning Officer provided a verbal update on an additional public comment received that raised issues regarding demonstration of the methodology and compliance with Policy, impacts of intensified occupation relating to bins, cycle and car parking and movements, and wastewater and water capacity. The Officer advised that these issues were addressed within the report with the exception of the wastewater and water capacity which was a matter for Thames Water in this case as utility provider.

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans:

- The report considered minor amendments to the previously approved development of the site under planning permission 24/01687/FUL to include alterations to the single storey rear extension, changes to rear doors and windows, insertion of four windows in the north side elevations and provision of bin and cycle storage, alongside a proposed change of use to a house in multiple occupation. As some works had been carried out, the application was partly retrospective.
- The development was considered to make efficient use of the site and deliver a high-quality sustainable scheme, with the principle of use deemed acceptable and meeting demand for shared accommodation. The design amendments were not considered to materially alter or diminish the approved scheme. There was no change in car parking, adequate cycle parking was provided and no adverse highway impacts were identified, subject to conditions.
- The proposal was not considered to harm neighbouring amenity in terms of overbearing impact, privacy, outlook or light. Officers concluded that the scheme accorded with the aims and objectives of the NPPF and policy S1 and that no material considerations outweighed these policies.
- It was therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in the report.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report.

The Oxford City Planning Committee resolved to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission; and
2. **Agree to delegate authority to** the Director of Planning & Regulation to:
   - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as requested by the Lead Local Flood Authority and as the Director of Planning and Regulation considers reasonably necessary; and
   - and issue the planning permission.

67. Forthcoming applications

The Committee noted the list of forthcoming applications.

68. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6pm and ended at 8.55pm.

Chair …….. **Date: Tuesday 26 May 2026**

When decisions take effect:
Cabinet: after the call-in and review period has expired
Planning Committees: after the call-in and review period has expired and the formal decision notice is issued
All other committees: immediately.
Details are in the Council's Constitution.

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Oxford City Planning Committee 26th May 2026

Application number:	25/03195/FUL
Decision due by	10th March 2026
Extension of time	TBC
Proposal	Demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space. Two storey mews building to the north of the north range of buildings to provide plant and operational space and a three storey extension to the Champneys north range buildings to provide lift access. Removal of parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works. Provision of cycle parking (amended plans and additional information)
Site address	Mansfield College , Mansfield Road, Oxford, Oxfordshire – see **Appendix 1** for site plan
Ward	Holywell Ward
Case officer	Sarah Orchard
Agent: Mrs Dawn Brodie	**Applicant:** Mansfield College
Reason at Committee	Major Development

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1. RECOMMENDATION

1.1 Oxford City Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:

- the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

1.1.2. **agree to delegate authority** to the Director of Planning and Regulation to:

- finalise the recommended conditions and informatives as set out in this

report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary; and

- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Director of Planning and Regulation considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers an application to demolish the existing South Range on the site including the John Marsh Building/6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space. The proposal also includes the erection of a two storey mews building to the north of the north range of buildings to provide plant and operational space and a three storey extension to the Champneys north range buildings to provide lift access. The scheme also includes the removal of a parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works and provision of cycle parking throughout the site.

2.2. The report below considers the proposal and the principle of development, impact on design and heritage, neighbouring amenity, transport and highways, trees and landscaping, flooding and drainage, ecology and biodiversity, land quality, air quality, energy efficiency, utilities and health and wellbeing. It concludes that whilst the proposal is finely balanced in relation to heritage harm and public benefits, the scheme overall is acceptable and accords with the relevant local plan policies.

2.3. It is therefore recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Director of Planning and Regulation) of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers and legal agreements under section 38 and subject also to the conditions in section 12 of this report.

3. LEGAL AGREEMENT

3.1. This application is subject to a legal agreement to cover contributions towards the following:

Contribution	Amount £	Price base	Index	Towards (details)
Highway works	£32,200	January 2026	Baxter	Parks Road cycle scheme
Highway works	£2,250	January 2026	Baxter	Bollards to protect cycle parking
Highway works	£6,295.65	November 2023	Baxter	Cycle parking
Traffic Reg Order (*if not dealt with under S278/S38 agreement*)	£4,224	April 2025	RPI-x	To amend Pay and Display parking
Travel Plan Monitoring	£3,347	April 2025	RPI-x	
Total				

3.2. An obligation to enter into a S278 agreement is also required to secure:

- New crossover access with double yellow lines.
- Relocation of controlled parking zone sign
- Removal of a dropped kerb in front of the existing access and reinstatement of the footway.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

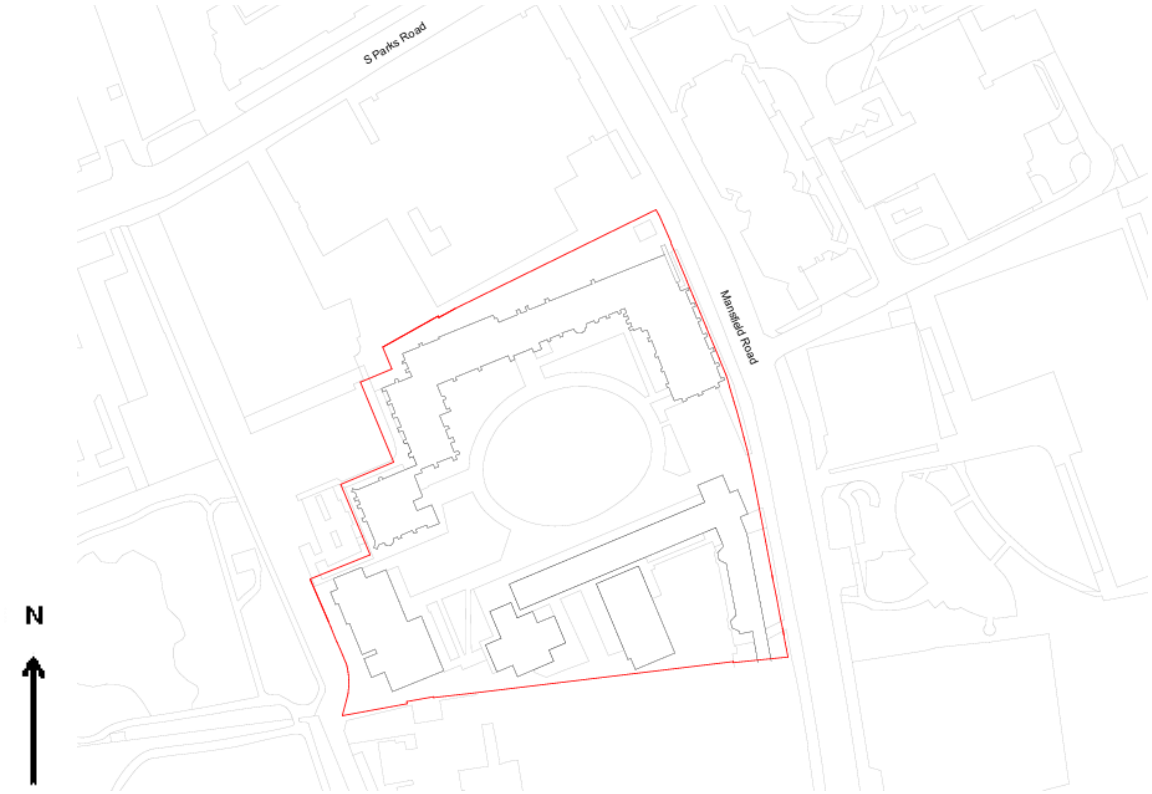
4.1 The proposal is liable for a CIL contribution of £709,552.41.

5. SITE AND SURROUNDINGS

5.1 Mansfield College, with its Grade II* listed Champneys north range, sits within an intrinsic part of the College Architecture character area of the Central (City and University) Conservation Area. The southern range on the site has been developed more recently and includes the John Marsh Building, built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson and more recent additions of Staircase E to the centre of the quad, the Garden Building to the west and the detached Hands Building to the west of the South Range. The college sits on Mansfield Road which forms part of the suburb that was developed to the northwest of the city in the later-19th century on land previously used for open field agriculture and, later, college gardens, sports fields and market gardens, illustrated by the presence of many late-19th and early-20th century college buildings and villas.

5.2 To the north of the site lies the Oxford University Science Area. To the South of the site is New College.

5.3 See site location plan below:



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6. PROPOSAL

6.1 The application proposes the demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space (as a new south range). The application also seeks permission for the erection of a two storey mews building to the north of the north range of buildings to provide plant and operational space and a three storey extension to the Champneys north range buildings to provide lift access. The application also includes the removal of a parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works and provision of cycle parking throughout the site.

6.2 During the course of the application, amended plans were received following officers' concerns in relation to the design of the tower in the proposed South Range and the design of the south gable in the proposed South Range adjacent to Mansfield Road. Initially, the proposals also included the creation of a new entrance doorway on the south elevation of the North Range, adjacent to the Junior Common Room. However, this item has been removed from the scheme and no longer forms part of the development proposals. Reconsultation was carried out in the form of new site notices.

6.3 The proposed south range would measure approximately 21.7 metres high from ground level to the top of the proposed tower (18.9 to the main tower

parapet). The main south range when measured from Mansfield Road would measure approximately between 13.4 and 14.2 metres in height due to the varying ground level along Mansfield Road. This is approximately 3 to 3.8 metres higher than the existing south range which sits at approximately 10.4 metres from ground level (12.4 metres including chimneys).

6.4 The proposed mews building behind the north range would primarily sit at approximately a maximum 7 metres from ground level (excluding any chimneys), this is slightly taller than the kitchen extension at the rear of the chapel which sits at approximately 6 metres high.

6.5 The proposed library lift access extension would sit below the height of the existing library at approximately 9 metres high.

6.6 The rebuilding of the south range would leave an opening of approximately 16.5 metres on Mansfield Road offering views into the site of the north range, this is a reduction from the current opening which currently measures approximately 21.8 metres.

7. RELEVANT PLANNING HISTORY

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

60/09309/AA_H - Demolition of porters lodge and erection of a three storey block for students residential accommodation (revised). APPROVED 16th September 1960.

60/09309/A_H - Demolition of porters lodge and erection of a three storey block for students residential accommodation. APPROVED 12th July 1960.

61/10390/A_H - Screen wall gate, store, electric sub-station. APPROVED 18th February 1961.

62/11789/A_H - Three new vehicular and pedestrian access. APPROVED 27th March 1962.

68/20088/A_H - Alterations and extension to principles house to provide office over garage and basement cloakroom. APPROVED 28th May 1968.

77/00151/A_H - Extension of existing college use to include accommodation for Tourists during vacations. APPROVED 30th March 1977.

84/00836/NFH - Erection of new iron railings and gates at entrance to College. APPROVED 5th November 1984.

89/00790/NFH - Erection of 40 bed, student residential and ancillary accommodation in two storey building, with rooms in roof-space (Amended Plans) (Amended Description). APPROVED 13th February 1990.

91/01340/NFH - Erection of three storey block (including roof space) to provide 36 study bedrooms and ancillary facilities (Amended Plans). APPROVED 3rd August 1992.

92/00113/L - Conversion of cellar to bar with internal escape stair. Reduce ground level & new fire escape door. External steps up to quadrangle from new bar in cellar. Single storey extension to form bar store & boiler room (Amended Plans). REFUSED 23rd April 1992.

92/00114/NFH - Single storey extension for bar store & boiler room. Reduced ground level & provision of fire escape door. External steps up to quadrangle from new bar in cellar. Single storey extension to form bar store & boiler room (Amended plans). REFUSED 23rd April 1992.

92/00974/L - Conversion of cellar to bar. Basement bar store & external stair from cellar to ground. Emergency escape on rear. Alteration to window & doors to plant room with provision of service delivery area & hatch on north of building. APPROVED 19th December 1992.

94/01368/NFH - 4 levels for 35 study beds, 4 single bed sits, ancillary accommodation for Mansfield College & for Oxford Centre for the Environmental Ethics Society. (Research & administration/meeting/seminar rooms) (Revised NFH/790/89). APPROVED 6th November 1996.

97/01472/NFH - Reduce level part of Mansfield College principals garden. Building on 4 levels for American Institute (teaching, research, library & ancillary facilities). Access from Mansfield Rd & cycle parking. Landscaping.. APPROVED 6th March 1998.

01/01498/NXH - Erection of building on 4 levels (including basement and roofspace) to provide 35 study bedrooms, 4 single bedsits, ancillary accommodation for Mansfield College, and accommodation for the Oxford Centre for the Environment, Ethics and Society. (Research and ancillary administration/meeting/seminar rooms) (Extension of time granted under permission 94/1368/NFH). APPROVED 5th September 2003.

04/00986/FUL - Erection of 4 storey building to house 24 student study rooms, 2 seminar rooms and ancillary facilities. APPROVED 28th October 2004.

05/01442/LBC - Listed building consent for formation of new opening and door through west wall to the JCR to provide a fire escape. Regrading of internal floor adjacent to new opening (Amended Plans). APPROVED 24th February 2006.

05/01762/LBC - Listed building consent for internal alterations to the Main Building to provide wheelchair lift to East Staircase, stair hand rails/ropes and associated works and escape route lighting and signage APPROVED 25th April 2006.

08/01741/FUL - Erection of new buildings over four floors and basement to provide student accommodation (78 rooms), meeting rooms, offices, common rooms and ancillary facilities. Associated landscaping and pedestrian access and landscaping improvements to existing main quadrangle. APPROVED 29th October 2008.

10/03031/LBD - Two storey extension to dining hall to provide new kitchen facilities and link to chapel. Formation of terrace in quad and alteration to existing openings to form doorways. Internal alterations involving removal of walls installation of lift. APPROVED 27th May 2011.

10/03064/FUL - Two storey extension to dining hall to provide new kitchen facilities, formation of terrace in quad. Erection of refuse store. External landscaping including provision of car parking and cycle parking. APPROVED 27th May 2011.

11/02210/EXT - Application to extend the time limit of planning permission 08/01741/FUL for erection of new buildings over four floors and basement to provide student accommodation (78 rooms), meeting rooms, offices, common rooms and ancillary facilities. Associated landscaping and pedestrian access and landscaping improvements to existing main quadrangle. APPROVED 16th December 2011.

13/01637/FUL - Erection of new building on 5 floors plus basement to provide 78 student study rooms, offices, common rooms, ancillary facilities and landscaping improvements. APPROVED 17th October 2013.

8. RELEVANT PLANNING POLICY

8.1 The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Emerging Oxford Local Plan 2046
Design	135-140	DH1 - High quality design and placemaking DH7 - External servicing features and stores	S2 High Quality Design HD1 Principles of high-quality design HD12 Bin and Bike Stores and External Servicing Features
Conservation/ Heritage	207-221	DH2 - Views and building heights DH3 - Designated heritage assets DH4 - Archaeological remains	HD3 Designated Heritage Assets HD5 Archaeology HD6 Views and Building Heights
Housing		H1 - Scale of new housing provision H2 - Delivering affordable homes H8 - Provision of new student accommodation	H1 Housing Requirement H2 Delivering affordable Homes H3 Affordable housing contributions from other developments H8 Location of new student accommodation S4 Plan viability
Commercial		E2 - Teaching and Research H9 - Linking new/used/refurb University	H9 Linking new academic facilities with the adequate provision of student accommodation
Natural environment	187, 193 - 195	G1 - Protection of Green/Blue Infrastructure G2 - Protection of	G1 Protection of green infrastructure G2 Enhancement and

		biodiversity geo-diversity G7 - Protection of existing Green Infrastructure G8 - New and enhanced Green and Blue Infrastructure	provision of new Green and Blue features G6 Protecting Oxford's biodiversity including the ecological network
Social and community		V6 - Cultural and social activities	C5 Protection, Alteration and Provision of Cultural and Social Venues, Pubs and Visitor Attractions
Transport	115 - 118	M1 - Prioritising walking,cycling and public transport M2 - Assessing and managing development M3 - Motor vehicle parking M4 - Provision of electric charging points M5 - Bicycle Parking	C6 Transport Assessments, Travel Plans and Service and Delivery Plans C7 Cycle and Powered Two Wheelers Parking Design Standards C8 Motor Vehicle Parking Design Standards
Environmental	124 – 125, 166, 181 – 182, 196 - 201	H14 - Privacy, daylight and sunlight RE1 - Sustainable design and construction RE2 - Efficient use of Land RE3 - Flood risk management RE4 - Sustainable and foul drainage, surface RE5 - Health, wellbeing, and Health Impact Assessment RE6 - Air Quality RE7 - Managing the impact of development RE8 - Noise and vibration RE9 - Land Quality	R1 Net Zero Buildings in Operation R4 Air Quality Assessments and Standards R7 Land contamination R8 Amenity impacts of development. HD2 Efficient Use of Land HD7 Health Impact Assessment HD8 Privacy, Daylight and Sunlight G7 Flood Risk and Flood Risk Assessments (FRAs) G8 Sustainable Drainage Systems (SuDS) R5 water resource and quality
Miscellaneous		S1 - Sustainable development S2 - Developer contributions V8 - Utilities V9 - Digital Infrastructure	S1 Spatial Strategy and Presumption in Favour of Sustainable Development S3 Infrastructure delivery in new development I1 Digital Infrastructure to Support New Development

9. CONSULTATION RESPONSES

9.1 Site notices were displayed around the application site on 16th December 2025 and 26th March 2026 and an advertisement was published in The Oxford Times newspaper on 25th December 2025.

Statutory and non-statutory consultees

County Council (Highways)

9.2 Initial objection due to the lack of drawing of the proposed relocated access, safe and suitable access to the site for all users, in line with paragraph 115 of NPPF, had therefore not been demonstrated. The applicant proposed insufficient cycle parking. The proposals are therefore not in line with Policy M5 of the Oxford Local Plan. Request for contributions to Parks Road cycle scheme, bollards to protect cycle parking, traffic regulation order to amend pay and display parking and a travel plan monitoring fee.

9.3 Second objection received still requesting further details of the access with swept path. This was then reviewed and the objection was removed.

Environment Agency

9.4 Do not wish to be consulted.

Historic England

9.5 Initial concerns raised over the scale and design of the proposed tower in the south range and south gable of the proposed south range adjacent to Mansfield Road. Following the re-design of the tower, mews building and the south gable of the proposed south range adjacent to Mansfield Road, the objection was removed.

Natural England

9.6 No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Oxford Architectural and Historical Society

9.7 The reason for development and demolition is understood, but every attempt should be made to retain the John Marsh building. Concern with the scale and bulk of the replacement building and the impact on views into the college. Concern with the impact of the tower design on the skyline of Oxford. If the John Marsh building is lost the foundation stone and marble plaque should be incorporated into the development.

Oxford Preservation Trust

9.8 Comprehensive case for the demolition of the of the John Marsh Building, Garden Building and Staircase E. Need a persuasive demonstration that the proposed benefits and mitigations outweigh the environmental, heritage and public realm impacts of demolition. Concern for amount of waste to be produced. Second quad approach appears successful and also provides the opportunity for improved landscaping and for greater legibility of the Civil War Ramparts. New development should respect the scale and character of the street within the Conservation Area and the Champney's range. Support the proposal to improve the existing entrance by removing the car park and replacing it with landscaped, publicly accessible space.

9.9 Concern with the proposed tower's height and detailing particularly in the context of the north range. Not advocating for pastiche, but for a more sympathetic companion to Champneys fine buildings.

9.10 Pleased to see that the WW2 history of the college will be reflected in the proposed interpretation plaque – and that the outline of the bomb shelters will be marked and support the reinstatement of Champney's corridor. Support the proposed modification to the north range, including the lift extension and the replacement of a historic window with an accessible entrance to the library building.

The Gardens Trust

9.11 Have considered the impact on Wadham College, a Grade II registered park and garden and do not wish to comment on the proposals at this stage. This does not in any way signify either an approval or disapproval of the proposals.

Thames Water Utilities Limited

9.12 No objection to foul water capacity to serve the development but informatives are recommended and a SuDs strategy which doesn't discharge into the foul water network should be agreed with the Lead Local Flood Authority (LLFA).

9.13 There is a current inability of the existing water network infrastructure to accommodate the needs of the development proposal. Condition requested that upgrades are carried out to the network before the development is occupied.

Thames Valley Police

9.14 Concerns raised with the open nature of the site and concern for security of staff and students. Concern that there would be three main access points to the site and question why three are necessary or how they would be managed, lack of security and surveillance of the northern wedge bike store, control of access to buildings on the site, security standards/specifications of ground floor doors and windows and roles and responsibilities of security personal and management of visitors.

Public representations

9.15 No third party comments have been received.

Officer response

9.16 Officer's comments and response to any of the points above (where material considerations), are dealt with in the report below.

10. PLANNING MATERIAL CONSIDERATIONS

10.1 Officers consider the determining issues to be:

- Principle of Development
- Design/Impact on Heritage Assets
- Neighbouring Amenity
- Transport and Highways
- Trees and Landscaping
- Flooding and Drainage
- Ecology and biodiversity
- Land Quality
- Air Quality
- Energy
- Utilities
- Health and wellbeing

a) Principle of development

NPPF and housing land supply position

10.2 Paragraph 78 of the NPPF requires Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The latest published Authority Monitoring Report (AMR) (December 2025) shows the Council is currently only able to demonstrate 2.88 years' worth of deliverable sites.

10.3 Subsequently, those policies relating specifically to housing delivery in the Oxford Local Plan 2036 including Policy H1 are currently considered to be out of date. This does not mean they have no weight, but an assessment of consistency will take place throughout this application.

10.4 In relation to the draft Oxford Local Plan 2045 this has undergone consultation pursuant to Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The plan has not yet

been submitted to the Secretary of State for examination and therefore its Policies carry limited weight.

10.5 Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. It goes on to say for decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

10.6 By virtue of the Council's current housing land supply position, the presumption in favour of sustainable development set out in the NPPF at paragraph 11 is now engaged in the decision-making process. Part (i) of paragraph 11 does not apply as there are no strong reasons for refusal in respect of protecting areas or assets of particular importance. Therefore, an assessment needs to be made under point (ii) of paragraph 11 as to whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole (the tilted balance). This balancing exercise is undertaken within the conclusion and planning balance section of this report.

10.7 The proposed redevelopment would include the provision of additional student and academic accommodation which would be sited within the Mansfield College campus.

10.8 Policy E2 states that planning permission will be granted to support the growth of the University of Oxford through the redevelopment and intensification of academic and administrative floorspace on existing University of Oxford and college sites. Applications for all new education, teaching and academic institutional proposals (other than the expansion of schools providing statutory education) should clearly demonstrate how they support the objectives of and accord with the wider policies of this development plan. Planning permission will only be granted for new or additional academic or administrative floorspace for educational institutions if it can be demonstrated that Policy H9 is met or, where this policy does not apply, that a suitable form of student accommodation for all students will be provided, with controls in place to ensure that the provision of accommodation is in step with the expansion of student place.

10.9 Policy C4 of the Emerging Local Plan 2045 allows for new learning and

non-residential institutions, where these would be accessible by active modes of travel and not create unacceptable traffic impacts, where the proposal would meet local needs or an existing deficiency in provision or access, or the proposal will support regeneration or new development, where it would not result in any unacceptable environmental impact or loss of amenity and where possible, joint user and shared user agreements are made. Policy C4 has limited weight at this time.

10.10 Policy H8 states that planning permission will only be granted for student accommodation in specific locations, which includes the city centre. Student accommodation must also be managed in a way which complies with the policy; this includes restricting occupation to full- time students enrolled in courses of one academic year or more and subject to a general management regime that has been agreed with the City Council that will be implemented on first occupation of the development (to be secured by a planning obligation). The development must also comply with the relevant car parking standards.

10.11 The proposed redevelopment would include the provision of additional student accommodation which would be sited within the Mansfield College campus. This is an appropriate location in principle for student accommodation in accordance with Policies E2 and H8 of the Oxford Local Plan and Policies C4 and H8 of the emerging 2045 Local Plan. As this is a campus site, the development would not be required to make a financial contribution towards the provision of off-site affordable housing in accordance with policy H2.

10.12 The National Planning Practice Guidance (NPPG) requires that student accommodation should now be considered as contributing towards the supply of housing, based on the amount of accommodation it releases onto the housing market. A total number of 174 student bedrooms will be delivered by the proposal, which results in a net increase of 70 additional student bedrooms. A ratio of 2.4 is applied as prescribed in the national Housing Delivery Test. In total the development will therefore contribute 29 dwellings equivalent to the City's housing supply.

10.13 The application also proposes new academic floorspace. Policy H9 of the Oxford Local Plan and Policy H9 of the Emerging Local Plan requires that the provision of academic floorspace is linked to the delivery of university accommodation. It needs to be demonstrated that the provision of additional academic floorspace would not lead to increase in student numbers, or that the number of students living in non-university accommodation would not exceed the relevant thresholds specified in the existing and emerging local plans. In relation to the last annual monitoring report, the threshold of Oxford University students living outside of purpose student accommodation was not breached and therefore new academic accommodation in association with Oxford University and its colleges is supported.

10.14 In accordance with Policy H8 of the Oxford Local Plan and Policy H8 of the Emerging Local Plan, use of the college accommodation outside of

term time would be restricted in occupation to students in full-time education on courses of an academic year or more. This restriction does not apply outside the semester of term-time, provided that during term-time the development is occupied only by university students. This ensures opportunity for efficient use of the buildings for short-stay visitors, such as conference delegates or summer language school students, whilst providing permanent university student accommodation when needed. A restrictive condition is therefore recommended to ensure that the accommodation is restricted to use as student accommodation during term time.

Demolition

10.15 Policy RE1 of the adopted Local Plan does not include a presumption in favour of converting or retrofitting existing buildings above the principle of new build, providing that the new buildings exceed the sustainable design criteria outlined under Policy RE1 of the Oxford Local Plan.

10.16 Policy R1 of the Oxford Local Plan 2045 however places a requirement to robustly explore and demonstrate why re-use of any existing buildings is not feasible. If retention is not feasible, waste generation should be minimised, with emphasis on re-use and recycling of materials. Whilst limited weight is currently afforded to this policy, it is however still addressed as a justification for the loss of the existing South Range in the heritage section of the report below.

b) Design and Heritage

10.17 In relation to design, the NPPF emphasises that high quality buildings are fundamental to achieving sustainable development and good design creates better places in which to live and work and helps make development acceptable to communities. New development should function well, be visually attractive, sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible and which promote health and well-being.

10.18 Policy RE2 states that planning permission will only be granted where development proposals make efficient use of land. It also notes that development proposals must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations of the needs of Oxford, as well as addressing the following criteria:

a. the density must be appropriate for the use proposed;

b. the scale of development, including building heights and massing, should conform to other policies in the plan. It is expected that sites at transportation hubs and within the city and district centres in particular will be capable of accommodating development at an increased scale and density, although this will also be encouraged in

all other appropriate locations where the impact of so doing is shown to be acceptable;

c. opportunities for developing at the maximum appropriate density must be fully explored; and

d. built form and site layout must be appropriate for the capacity of the site

10.19 Policy DH1 of the Oxford Local Plan 2036 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness, and where proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in Appendix 6.1.

10.20 Policies S2 and HD1 of the Emerging Oxford Local Plan 2045 broadly echo the requirements of the existing Local Plan polices in that they promote making the most efficient use of land and providing developments of high-quality design.

10.21 Policy DH3 states that planning permission or listed building consent will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality. Emerging Local Plan policy HD3 is broadly in line with the existing local plan policy and continues to follow the NPPF approach. Policy HD3 has limited weight at this time.

10.22 Policy DH2 states that planning permission will be granted for developments of appropriate height or massing, as demonstrated by the following criteria, all of which should be met:

a. design choices regarding height and massing have a clear design rationale and the impacts will be positive; and

b. any design choice to design buildings to a height that would impact on character should be fully explained, and regard should be had to the guidance on design of higher buildings set out in the High Buildings Study TAN. In particular, the impacts in terms of the four visual tests of obstruction, impact on the skyline, competition and change of character should be explained; and

10.23 It should be demonstrated how proposals have been designed to have a positive impact through their massing, orientation, the relation of the building to the street, and the potential impact on important views including both into the historic skyline and out towards Oxford's green setting.

10.24 Policy HD6 of the Emerging Local Plan is broadly in line with the existing local plan policy DH2 and has limited weight at this time.

Site Context and Heritage Significance

Mansfield College, North Range (Grade II, NHLE ref. 1046678) and the Screen in Front of the Chapel Along Mansfield Road (Grade II, NHLE ref. 1369659)*

10.25 The original Mansfield College buildings, which were constructed between 1887-89, possess a very high level of historic and architectural special interest as a masterpiece of Basil Champneys, conceived and executed as a whole including the layout, carvings, interiors, ironmongery, furniture and decorations, all of which survive in substantially original form. They are also of significance as an example of a late-nineteenth century purpose-designed Non-Conformist college built following the abolition of the Universities Test Act in 1871; and on account of their association with the Government Code and Cyphers School located here during WWII, evidenced by two small bomb shelters attached to the north elevation of the North Range. The listed buildings' setting makes an important contribution to their significance, with the large oval lawn to the south having been a feature of the college since its foundation, and the open space of the Main Quad and the open frontage onto Mansfield Road allowing the ensemble to be read coherently from the public realm. These were designed views and have aesthetic and architectural significance. The remaining screen wall to the east of the chapel is independently listed at Grade II and is a fragment of the original boundary treatment that stretched south along Mansfield Road. Fragments of a similar wall exist to the west of the College on Love Lane, which are curtilage listed.

10.26 The North Range sits in close proximity to the northern boundary of the College's site, but there is a small slither of land to the north side of it - known as the 'Northern Wedge' - that is occupied by hardstanding, parking, and a number of modern *ad-hoc* structures used for back of house functions.

John Marsh Building (Non-Designated)

10.27 The John Marsh Building, which forms the south range of the Main Quadrangle, was built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson, described by Geoffrey Tyack as 'the last of Oxford's Arts and Crafts-inspired architects'. The building is not listed but has been identified in the Oxford Central (City & University) Conservation Area Appraisal as a 'positive contributor' worthy of consideration as a non-designated heritage asset.

10.28 Built of Guilting Stone from the Coscombe quarry, the stone's characteristic orange-yellow colour has intensified with age and consequently, the building does not sit as comfortably in its immediate surroundings as it once did. Nevertheless, its design is restrained and elegant, and it is considered to be a good example of Post-War College architecture. As noted in the submitted Heritage Assessment, the building is planned on the traditional staircase system and is of two storeys plus attic, which is the 'traditional' college height favoured also by Champneys, and moreover ensures that the building is deferential to the more significant North Range of the quad, as well as in-keeping with the scale of

the earlier residential buildings along Mansfield Road.

Oxford Central (City & University) Conservation Area

10.29 Mansfield College forms an intrinsic part of the College Architecture character area of the Central (City and University) Conservation Area. Of the buildings on site, the Champneys buildings and boundary walls and Thomas Rayson building are considered to make a particular contribution to the character and appearance of the Conservation Area, but the open space of the quad itself is equally important in this regard. Firstly, it is illustrative of the continued use of the quadrangle as the basis for laying out colleges into the nineteenth century. Moreover, the openness of the quad and its eastern boundary allow for views of the entirety of the original college from the public realm, something that is unique to Mansfield, and has come to be thought of as a reflection of its inclusive roots and ethos.

10.30 Mansfield Road forms part of the suburb that was developed to the northwest of the city in the later 19th century on land previously used for open field agriculture and, later, college gardens, sports fields and market gardens, illustrated by the presence of many late-19th and early-20th century college buildings and villas. Later-twentieth century development at the northern end and eastern side of the road, and more recent developments such as the Clore Music Room and Gradel Quadrangles, have introduced a diversity of architectural styles. However, Mansfield Road has largely retained a low density, suburban character, with buildings set back from the pavement behind front gardens or areas of landscaping, and mature trees lining much of the street. The exception to this is the very northern end of the road, where the large-scale buildings of the University Science Area have spilled beyond South Parks Road. The buildings at Mansfield College, in particular Champney's chapel which is the largest element of his north range which sits parallel to Mansfield Road, helps to provide a transition in scale from these science buildings to the typically 2-3 storey development further south along the road.

Impact of the proposed development - Demolition

10.31 The John Marsh building should be considered as a non-designated heritage asset and is a positive contributor to the character and appearance of the Central Conservation Area. The proposal seeks to demolish this building to make way for a new south range. The demolition of the John Marsh building would result in a moderate level of less than substantial harm to the character and appearance of the Conservation Area.

10.32 Staircase E and the Garden Building, which also form part of the south range, are considered to be of limited architectural interest and neutral elements within the Conservation Area and setting of the listed buildings and therefore the demolition of these elements is considered to be acceptable in both design and heritage terms.

Impact of the proposed development – New Additions

10.33 The existing John Marsh Building, 6-8 Mansfield Road and the other buildings in the southern part of the site are purposely deferential to the importance of the listed Champneys Range to the north side of the quad. This relationship will change as a result of the proposed development, which is largely 4 storeys tall and substantially larger in bulk and massing, with an entrance tower over the new Porter's Lodge. The CGI visuals submitted with the application suggest that the new development will not appear overbearing from within the College grounds, due to the scale of the quad and distance between the main spines of the North and South ranges. However, in views along Mansfield Road, particularly from the south, the South Range (and in particular the new tower) does compete with the south gable of the Chapel, harming the ability to appreciate its architectural and historic special interest.

10.34 The new south range would reduce the openness of the entrance to the college (i.e. the 'gap' between the Porter's Lodge and southern gable of the chapel), changing the way the College, and in particular Champneys Northern Range, are experienced. As demonstrated by the views study contained in the Design and Access Statement and TVIA visuals, it will become more of a theatrical 'reveal' as one walks northwards along Mansfield Road. The harm caused to the Conservation Area as a result has been mitigated by the creation of new publicly accessible landscaping at the entrance, and the replacement of parking and the existing beech hedging with attractive planting, which has improved the aesthetic quality of the view and allows members of the public to get closer into the quad without entering the college. However, this does not completely mitigate the adverse effect, as the views from the new public landscaping area only benefit those people who have time to dwell and not passers by travelling along the street, and a low level of less than substantial harm would still result.

10.35 Further moderate less than substantial harm would result from the 'urbanising' effect that the new south range would have on the character of Mansfield Road (as shown in TVIA). The revised proposal for the southern end of the wing that runs along Mansfield Road has improved the design somewhat, but the much greater bulk and mass of the new range would still be evident in the streetscene. The overall design of the south range as seen along Mansfield Road has improved greatly through the pre-application process, with the retention of a strip of landscaping and existing trees along Mansfield Road and the stepped back upper floor helping to mitigate the visual impact of the proposal.

10.36 The oval lawn would be preserved, albeit altered, with improved landscaping/planting within the main quad. The tree canopy over the basement cafe terrace has been designed so that it does not obscure/harm the appreciation of the North Range. It is preferable to any other form of sun shading (i.e. umbrellas).

10.37 Overall, accounting for the quality of the design of the new south range, the impact on the setting of the listed buildings would be a low level of less than substantial harm.

10.38 The new tower design was revised during the course of the application due to concerns it would read as a ‘plant screen’ in elevated city centre views. It was also reduced in height to reduce competition with key features of the listed north range. It would appear in front of the gable of Champney's chapel in the high level panoramic view from St Mary's, which is unfortunate, however, the chapel is not a key feature of the skyline (i.e. a dreaming spire) and the revised design proposal means it will be a suitably high quality addition to the historic roofscape of the city centre and would not cause harm to this aspect of the Central Conservation Area.

10.39 The proposed extension to the library wing would enclose a portion of the external wall of the original building, require new openings through this wall to provide access to both levels of the first floor, and minor alterations to part of the original staircase where the extension is to be accessed. Harm to the listed building would be caused due to the localised loss of fabric where the new openings are created and the extension is fixed and flashed into the fabric. Harm would also be caused as a result of the extension obscuring part of the north elevation that is currently visible from the car park from the neighbouring Rothermere Institute.

10.40 However, the impact of this aspect of the proposals has been mitigated through minimising the volume of the new extension as far as possible, and employing a quiet, minimal architectural language that, whilst overtly contemporary and clearly distinguishable from the old, will not visually compete with or distract unduly from Champney’s work. Furthermore, the extension has been designed so that the new openings sit comfortably in the internal spaces, and the new openings and the adaptation to the stairs have been carefully and sympathetically detailed.

10.41 Overall, therefore, the magnitude of harm caused to the listed building as a result of the library lift extension is a minor, less than substantial level.

10.42 The proposed mews building in the northern wedge would somewhat curtail views of the north elevation of the North Range, but this is a secondary elevation and the built context in which the listed building is seen in here is current of poor quality. This would be improved as a result of the proposals. On balance, therefore, the harm arising from this element of the proposals would be low less than substantial harm at most.

10.43 The application also includes the demolition of a WWII bomb shelter on the north elevation of the North Range which is being considered as part of the associated listed building consent application.

Justification for the harm identified

10.44 Loss of existing buildings in the south range, whilst regrettable particularly in relation to the John Marsh Building and 6-8 Mansfield Road, enables the college to meet their brief to provide an adequate number of student rooms for first year students (which in turn frees up open market housing from students). It has been robustly demonstrated that it would not be feasible to adapt or extend the existing accommodation, the provision is

the absolute minimum provision and is not excessive, moves the south range away from the Civil War Ramparts where it is causing harm and intrusion (and would also open up views from Mansfield Road) and would enable a more sustainable building to be put in its place, through a whole life carbon assessment, meeting the energy efficiency aspirations of the college (which is also in the wider public interest).

10.45 The scale and mass of the new south range is justified in terms of meeting the required uplift in student accommodation and teaching/meeting facilities for the College. Through the pre-application process and in the submission, the applicant has robustly shown that this is the minimum required, and not excessive in terms of provision. The number of rooms to be provided is just over the minimum needed to accommodate first year students with some flexibility over disabled access rooms and communal meeting rooms and other academic uses do not greater exceed what is currently provided on site.

10.46 The proposed south range enables all first year students to be accommodated on site through a net increase of 70 student rooms, whilst keeping academic and communal spaces to a minimum. This is calculated to be an equivalent of 29 homes. Currently there is a reliance on private rented accommodation in the city which reduces housing available for the general housing market. Options to keep the harm to a minimum (in terms of height of the scheme along Mansfield Road and width of the gap between the south range and the chapel) have been thoroughly explored through pre-application meetings. This included the building being further south (which was too harmful to the Civil War Ramparts and additional height to the western wing which caused issues with fire regulations).

10.47 The minor, less than substantial harm caused by the library lift extension is clearly and convincingly justified by the desirability of providing disabled access to the library reading rooms, which are a key part of academic life at the College and would also enable any visitors to the college to access this part of the building.

10.48 The addition of a new building to the northern wedge is considered justified as it enables the college to adequately function. There is currently insufficient space within the kitchen extension to accommodate the needs of the college. The building furthermore provides plant space which would otherwise have needed to be accommodated on the roof of the proposed south range which would have been more visible. This plant space also houses air source heat pumps (ASHPs) which are contributing to a more energy efficient college and reducing reliance on fossil fuels.

Secure by Design

10.49 The National Planning Policy Framework 2024 (NPPF) states: “Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (Paragraph 135(f), NPPF). This is echoed as a definition of

high quality design in relation to policy RE1 of the Oxford Local Plan 2036.

10.50 Concerns were raised by Thames Valley Police regarding the open nature of the site and the 3 main access points to be provided and therefore requested an access and security strategy to be provided. The open nature of the site is the current situation and part of the historic character of the college. It is considered that it is reasonable to secure this by condition. This would secure further details of boundary security, bike storage security, access controls to and within buildings, security standards of windows and doors, lighting and formal surveillance and security personnel.

Archaeology

10.1 Local Plan Policy DH4 states that where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define their character, significance and extent of such deposits so far as reasonably practical.

10.2 Policy HD5 of the Emerging Local Plan 2045 takes a similar approach and has limited weight at this time.

10.3 Paragraph 218 of the NPPF states that where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

10.4 This application involves the demolition of buildings of local interest (John Marsh Building and WWII bomb shelter) and the site has potential for multi-period archaeology, Monumental Bronze Age features have been identified to the north under the Chemistry Laboratory, and a Roman settlement is known to extend across the site. Excavations directly to the south of the site in 2020 revealed Roman burials and a small kiln producing wares associated with the significant Oxford Roman pottery manufacturing zone orientated on the Dorchester-Alchester Road in the eastern part of the modern city. Previous excavations to the north have revealed evidence for an area of dispersed Iron Age and Romano-British settlement, the latter arguably ‘village’ like in character. Excavations within Mansfield College have previously identified further Roman features.

10.5 The survival of the Royalist Civil War rampart and ditch between Mansfield Road and South Parks Road, forming the southern boundary of the development site, is exceptional in terms of the Oxford townscape. It is the only section of Royalist defensive line that survives as an above ground readable feature (with adjacent buried ditch) around the entire defensive circuit (with the exception of the heavily landscaped bastion by the University Club and a possible causeway at St Catherine’s College which remains undated). The Civil War remains between Mansfield Road and

South Parks Road can be assessed as of national significance, though not currently scheduled.

10.6 The extension of the built footprint at the southern end of the site will result in a low level of less the substantial harm to the infilled inner Royalist defensive ditch, which can be assessed as a nationally significant asset. The ditch survives to a greater degree than the rampart as a buried feature around the town, though it is important that a full sequence of the extant rampart and buried ditch be protected at Mansfield College. The revisions to the proposed drainage layout which will minimise works in this area is therefore welcomed.

10.7 The harm to the buried ditch can be weighed against the improvements to the setting of the rampart that will result from removing the Staircase E building, thus pulling the built form away from the rampart line and establishing landscaping that seeks to address the rampart rather than ignore it. Furthermore, the movement of the substation and the frontage building will further open-up a view of this section of rampart to the public realm.

10.8 The demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and creation of a slightly larger footprint, along with the attenuation tank and drainage impacts, have the potential to impact on Roman remains of likely local significance, though there is some potential for assets of higher significance to survive in this area. This impact can be assessed as a low level of less than substantial harm to non-designated assets.

10.9 Due to the removal of the 1960s 'John Marsh' building and a WWII bomb shelter that has additional interest because of the link to the colleges war time function a full historic building recording condition has been requested prior to demolition. It is understood that the loss of significance resulting from the demolition of the bomb shelter is to be mitigated by firstly a proposed new memorial tablet in the old opening in the North wall and secondly the wall lines of the bomb shelter remaining visible in the paving.

10.10 In line with the advice in the National Planning Policy Framework, the application is considered to be acceptable subject to conditions to secure historic building recording, controlled demolition, the submission of detailed foundation design, a method statement for the protection of the rampart during development works and a programme of archaeological recording work.

Conclusions

10.11 Considering the above, it is considered that the proposed harm to the heritage and non-designated heritage assets has been clearly and convincingly justified and that cumulatively the public benefits identified above would outweigh the low to moderate level of less-than-substantial harm identified in this case.

10.12 In assessing the impact of the development, officers have attached great weight and importance to the desirability of preserving the setting of listed buildings and important protected views. Any harm caused has been clearly and convincingly justified. It is considered that the level of less-than-substantial harm that would be caused by the proposed development would be outweighed by the level of public benefits that would result. As such the development would in accord with the NPPF and Policies DH1 and DH3 of the Oxford Local Plan 2036, policies HD3, HD4 and HD6 of the Emerging Local Plan 2045, paragraphs 213, 215 and 217 of the NPPF, and the duties set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.13 Special attention has been paid to the statutory test of preserving the listed building or its setting under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the setting of the listed building and so the proposal accords with Section 66 of the Act.

c) Impact on amenity

10.14 Policy H14 of the Oxford Local Plan 2036 states that planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes. Policy H14 sets out guidelines for assessing development in terms of whether it will allow adequate sunlight and daylight to habitable rooms of the neighbouring dwellings. Emerging local plan policy HD8 reinforces the existing local plan policy and as such carries limited weight at this time

10.15 Policy RE7 of the Oxford Local Plan similarly affords protection to the amenity of surrounding uses, including non-residential uses. Emerging local plan policy R8 also reinforces the existing local plan policy and as such carries limited weight at this time.

10.16 Policy RE8 of the Oxford Local Plan 2036 states that planning permission will only be granted for development proposals which manage noise to safeguard or improve amenity, health, and quality of life. Planning permission will also not be granted for development that will generate unacceptable noise and vibration impacts. Planning permission will not be granted for development sensitive to noise in locations which experience high levels of noise, unless it can be demonstrated, through a noise assessment, that appropriate attenuation measures will be provided to ensure an acceptable level of amenity for end users and to prevent harm to the continued operation of existing uses. This requirement is echoed in Policy R8 of the Emerging Local Plan 2045.

10.17 To the north, east and west of the site sits the University of Oxford buildings. To the south of the site sits New College, including residential accommodation.

Privacy

10.18 The existing Garden Building (4 Storeys) sits approximately between 2.6 metres and 5.8 metres from the southern boundary which is shared with New College and Staircase E (3 Storeys) sits between approximately 1.4 metres and 4.6 metres from the southern boundary.

10.19 The proposed replacement 'south range' building would sit in a similar position to the existing building with the built form of the west wing sitting approximately 4.5 metres at its closest from the shared southern boundary. There would be no equivalent replacement for Staircase E leaving an open quad behind the proposed south range.

10.20 Within the 'south range' the proposal would result in an increased number of windows within the southern elevation which face towards New College to the South. However, there would be minimal openings in the south elevations of the wings directly adjacent to New College residential accommodation and the majority of south facing windows would be located over 20 metres from the boundary retaining adequate privacy between bedroom windows in the two colleges. Windows within the northern elevation of the 'south range' would face onto the existing campus and are therefore not considered to give rise to any adverse impacts with regard to loss of privacy and overlooking.

Overbearing

10.21 The west wing of the 'south range' would comprise a four storey building of approximately 11.8 metres high with a pitched roof rising to a total approximate height of 13.5 metres high. This would sit approximately a metre taller (adjacent to the boundary) than the existing 10.8 metre high Garden Building which is to be demolished. Despite the increase in height, it is not considered that the proposed 'south range' would be significantly overbearing when experienced from the surrounding area, including from New College to the south. The proposed building would be further from the boundary with no central wing allowing for a greater sense of space between the two developments at New College Gradel Quad and Mansfield College South Range.

Daylight and sunlight

10.22 A Daylight and Sunlight Assessment has been submitted as part of the application. The report demonstrates that 93% of neighbouring windows tested met the Vertical Sky Component (VSC) criteria and 85% No Sky Line (NSL) for daylight. Any the impact was predominantly minor in impact

10.23 In relation to the No Sky Line (NSL) assessment 85% of windows met with the guidelines meaning 12 windows did not meet the guidance. These 12 windows were student bedrooms or communal kitchen areas. Where bedrooms on adjacent sites are affected by the new development the impact results in a limited reduction in the light reaching the deeper parts of the bedrooms rather than any total loss of block of the light for these spaces. In a small number of rooms, there were improvements to the level of light reached at depth.

10.24 In relation to Annual Probable Sunlight Hours (APSH), all the windows meet the criteria for sunlight.

10.25 Given that the existing building already sits in a constrained urban environment close to the new development at Gradel Quad and the Hands Building, the results are considered to be appropriate for the site given the context within the built up part of the city for accommodation which is fairly transient in nature.

10.26 In relation to the internal daylight and sunlight assessment which was carried out in relation to available light to the proposed development, 72% of internal spaces tested would achieve very good or good levels of daylight. The remaining spaces which did not achieve this standard would see lower levels of light which is common in an urban environment. These spaces can still make the most of available light through siting desks at windows and bed towards the rear of rooms which is commonly seen in student accommodation.

10.27 In relation to sunlight 65% of spaces would have good sunlight exposure. This percentage is typically not higher in student accommodation in urban environments due to the number of rooms which only have a single aspect and are located on the ground floor only. Overall, the proposed development is considered to provide access to sunlight for its context.

Noise

10.28 An acoustic assessment has been submitted to satisfy BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound', Noise Policy Statement for England, Planning Practice Guidance, National Planning Policy Framework and policy RE8 of the Oxford Local Plan 2036 dated 12th November 2025 in relation to the proposed development at the site of Mansfield College, Oxford.

10.29 In relation to all plant and equipment design and selection, appropriate noise guidelines have been followed such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, British Standard 8233: 2014 "Guidance on sound insulation and noise reduction for buildings and BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound" and policy RE8 of the Oxford Local Plan 2036. All plant noise level criteria have been adequately predicted at suitably identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any building. The Council's Environmental Health Team have been consulted on the application and are satisfied that the scheme should meet local plan criteria given appropriate design choice of plant and specified acoustic mitigation design and therefore subject to conditions, the proposal would be acceptable in environmental health terms.

10.30 It is considered therefore subject to conditions the development would be acceptable in environmental health terms and not adversely affect

neighbouring amenity or future occupiers in accordance with policies RE7 and RE8 of the Oxford Local Plan and policy R8 of the Emerging Local Plan 2045.

d) Transport

10.31 Oxford has the ambition to become a world class cycling city with improved air quality, reduced congestion and enhanced public realm. Road space within the city is clearly limited and to achieve its ambition there is a need to prioritise road space and promote sustainable modes of travel. For non-residential development, the presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development. Policies M1, M2, M3, M4 and M5 of the Oxford Local Plan 2036 seek to deliver these objectives.

10.32 Policy M1 states that planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport.

10.33 In accordance with policy M2, a Transport Assessment for major developments should assess the impact of the proposed development and include mitigation measures to ensure no unacceptable impact on highway safety and the road network and sustainable transport modes are prioritised and encouraged.

10.34 Emerging Local Plan Policy C6 aligns with the existing Local Plan Policy M2 in requiring a Transport Assessment to assess the impact of the proposed development and include mitigation measures to ensure no unacceptable impact on highway safety and the road network and sustainable transport modes are prioritised and encouraged.

10.35 Emerging Local Plan Policy C8 requires non-residential development to start with no additional parking except for blue badge and servicing only. The Council will continue to seek a reduction in parking on highly accessible sites. It goes on to state that any additional parking provision above existing levels should be kept to the minimum necessary to ensure the successful functioning of the development, with the need being demonstrated through the submitted Transport Assessment (TA), which should justify proposed parking levels based on the development in the context of the whole site. In addition, a Transport Plan (TP) must take into account the objectives of this Plan to promote and achieve a shift towards sustainable modes of travel, and should set out measures introduced to maximise use of sustainable transport modes, and should demonstrate that there will not be unacceptable impacts on the transport network. The TP will be required to be reviewed to ensure that future opportunities to encourage a shift towards public transport and active travel are taken. The requirements for a TP are set out in Appendix 7.3 of the Plan. This emerging policy takes a similar approach to the existing policy and has limited weight at this time.

Vehicular Access

10.36 The Transport Assessment (TA) states that the existing vehicle crossover would be moved approximately 10m northwards and will measure 4.4m in width. Two existing on street Pay and Display parking bays would need to be removed or relocated to the existing access location.

10.37 The applicant initially did not provide a drawing of the proposed relocated crossover access and the existing parking that will be affected, or the proposed relocation of this parking. This was subsequently provided. The applicant was also required to demonstrate that adequate visibility and pedestrian visibility can be obtained from the proposed relocated access. Instead of re-providing the two Pay and Display spaces, one space would be allocated for micro-mobility, the parking of e-cycles and e-scooters. The second space can be used for cycle parking to offset the shortage of on-site cycle parking if required. In order to change the road in front of the existing access into cycle and scooter parking, bollards will need to be introduced to protect the cycle parking. A financial contribution to fund these bollards would be required. A swept path analysis of the largest vehicle using the access was subsequently provided and found acceptable in conjunction with the micro-mobility and cycle parking shown on the plan. The removal of the Pay and Display parking bays will require an amendment to the Traffic Regulation Order which involves public consultation. A contribution for changing the Traffic Regulation Order would also be required. The existing servicing access at the northern end of the site would be retained for kitchen deliveries and refuse collection.

Sustainable Access and Connectivity

10.38 The TA does not specifically explain how cyclists and pedestrians can access the site however this would be primarily through the main access, with a secondary cycle access in the northern wedge. The TA highlights that the site is well located to a number of National Cycle Routes including NCR5, 51 and 57. There is an OCC cycle improvement scheme for Parks Road, which is part of NCR51. As the proposed development would benefit significantly from this scheme for cycle journeys towards locations north of the site, it is considered that a contribution of £32,200 is required.

Cycle Parking

10.39 Policy M5 of the Oxford Local Plan 2036 states that planning permission will only be granted for development that complies with or exceeds the minimum bicycle parking provision as set out in Appendix 7.4. Bicycle parking should be, well designed and well-located, convenient, secure, covered (where possible enclosed) and provide level, unobstructed external access to the street. Bicycle parking should be designed to accommodate an appropriate amount of parking for the needs of disabled people, bicycle trailers and cargo bicycles, as well as and facilities for electric charging infrastructure. The standards for higher education are 1 space per 2 students (based on anticipated peak number of students on-site at any one time) plus 1 space per 5 staff. The standards for student

accommodation are at least 4 spaces for every 4 study bedrooms unless site specific evidence indicates otherwise in accordance with Policy M5.

10.40 The Emerging Local Plan Policy C7 has slightly different standards to that of the existing Local Plan Policy and stipulates that proposals for higher education are 1 space per 2 students (based on anticipated peak number of students onside at any one time), plus 1 space per 5 staff and the standards for student accommodation are at least 1 space per study bedroom.

10.41 Based on the existing Local Plan Policy standards, the proposal is required to provided 294 cycle parking spaces. This number of spaces is accurately calculated within the submitted Transport Assessment. However, only 256 cycle spaces are proposed to be provided.

10.42 The site is large, especially for Oxford standards, and the County Council therefore consider that further cycle parking could be provided. The applicant has provided further information demonstrating that additional cycle parking cannot be provided within the site due to the impact on the setting of the listed buildings and impact on landscaping. In order to mitigate against the lack of cycle parking on site, Oxfordshire County Councils Highways Authority has requested a contribution towards 38 cycle parking spaces off-site (19 Sheffield stands) to be paid. This would be secured via a S106 or S278 agreement.

10.43 It is also noted that no details regarding the number of non-standard cycle parking spaces nor the enclosure details for the bicycle stores has been provided and therefore a condition has been requested requiring these details to be submitted prior to first occupation.

10.44 Subject to these conditions and financial contributions, the proposed development is considered to be acceptable in accordance with Policy M5 of the Oxford Local Plan 2036.

Car Parking

10.45 Policy M3 states that the parking requirements for all non-residential development, whether this be an expansion of floorspace on existing sites, the redevelopment of existing or cleared sites, or new non- residential development on new sites, will be determined in the light of the submitted Transport Assessment or Travel Plan, which must take into account the objectives of this Plan to promote and achieve a shift towards sustainable modes of travel. The presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.

10.46 In the case of the redevelopment of an existing or previously cleared site, Policy M3 states that there should be no net increase in parking on the site from the previous level and the Council will seek a reduction where there is good accessibility to a range of facilities.

10.47 The application proposes to reduce vehicle parking from 28no. spaces to 6no. spaces including 4no. disabled spaces and 2no. operational spaces. The reduction in vehicle parking on site is welcomed and would be acceptable in accordance with Policy M3 of the Oxford Local Plan 2036.

Servicing and Refuse Collection

10.48 The submitted TA states that the existing servicing access at the northern end of the site would be retained for kitchen deliveries and refuse collection, using the same manoeuvre as existing and additional bin stores will be provided on the ground floor of the new student accommodation, accessed from Mansfield Road. OCC Highways Authority has raised no objection to the principle of this. Furthermore, a Delivery and Servicing Management Plan condition is required.

Traffic Impact

10.49 The applicant has used TRICS to assess the traffic impact. However, the applicant states themselves: "It is considered that public transport trips are likely overestimated and the walking/cycling trips underestimated given the proximity to the city centre and that cycling as a mode of transport is significantly more prevalent in Oxford than other parts of the country." As the TRICS assessment is not representative for the proposed development in this location, an amended trip generation was requested, based on survey information from the current student rooms on-site or other student accommodation sites in Oxford. The TA explains that students will be allocated specific arrival and departure times for loading and unloading their belongings at the start and end of each term, utilising the Main Quad area which is the current arrangement for the College.

10.50 An amended trip generation was provided, based on survey information, however the applicant provided multi-modal trip information on staff travel only. A multimodal trip generation of existing and proposed trips, including student and delivery trips has still not been provided, but based on submitted information of the increase in number of students that would be living on site the highway impact of the proposed development would not be severe in accordance with the requirements of paragraph 116 of the NPPF.

10.51 A condition for a Student Accommodation Management Plan has been included. As the proposed development will significantly increase cycle trips on the local road network, a contribution to the Parks Road Cycle Improvements Scheme would be required.

Travel Plan

10.52 A Travel Plan has been submitted to support this application, but further information is required before the submitted Travel Plan meets OCC criteria and a revised plan is therefore requested by condition. A Travel Plan monitoring fee is also required to enable the Travel Plan to be monitored for a period of five years which would be secured through a

legal agreement.

10.53 This shall make reference to the Oxford University Local Transport Strategy 2024 – 2029, information about micromobility, information about car club, park and rides, reducing the need to travel, facilities are available on site reducing the need for staff and students to travel, use and survey of current students to obtain qualitative and quantitative data instead of reliance on TRICS data, targets for all modes for a period of five years, any known barriers from previous surveys that have been undertaken to the promotion of sustainable, active travel, whether all lectures are held on site or whether students also travel elsewhere, budget of the Travel Plan Co-ordinator, trip generation figures to include am/pm peaks, a commitment that if targets are not met at the end of year 5, monitoring may be required to continue into years 7 and 9 and use of student rooms and their uses for conferences and events outside of term time.

10.54 In conclusion subject to the recommended conditions, the proposed highway impact would be acceptable and would not be severe and is therefore considered to accord with policies M1 to M5 of the Oxford Local Plan 2036 and the NPPF.

e) Trees and Landscaping

10.55 Policy G7 of the Oxford Local Plan 2036 requires that planning permission will not be granted for development resulting in the loss of trees except in the following circumstances:

a. it can be demonstrated that retention of the trees is not feasible; and

b. where tree retention is not feasible, any loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional tree cover (with consideration to the predicted future tree canopy on the site following development); and

c. where loss of trees cannot be mitigated by tree planting onsite then it should be demonstrated that alternative proposals for new Green Infrastructure will mitigate the loss of trees, such as green roofs or walls

10.56 Policy G8 continues that development proposals affecting existing Green Infrastructure features should demonstrate how these have been incorporated within the design of the new development where appropriate.

10.57 Policy G1 of the Emerging Local Plan Policy combines policies G7 and G8 of the existing Local Plan and follows a similar approach. The Emerging Local Plan Policy carries limited weight at this time.

10.58 The proposal results in the loss of 22no. trees (including 10no. Category B trees and 12no. Category C trees, and 1no. Category C hedge. These are to be removed due to their location on the 1642-1649 civil war ramparts, their poor condition, and the fact that development would not be feasible if some would be retained. In this instance it is considered that the removal of 22no. trees and 1no hedge would meet the requirements of Policy G7

and the emerging policies.

Tree Canopy Cover Assessment

10.59 The submitted Tree Canopy Cover Assessment shows that the proposal would result in an immediate reduction in canopy cover of 320m2. The proposed new trees would compensate for approx. 151m2 at the time of planting. There would therefore be a net loss of 169m2 in canopy cover at the time of development.

10.60 However, at 30 years post development, there will be a net gain of approx. 1304m2 compared with the 'no development' scenario. In terms of canopy cover as a percentage of the total site area, the current baseline is 6.3%, estimated to reach 16.7% after 30 years with no development. The proposed development estimates the 30 years canopy cover to reach 17.9%. This is still below the TAN9 guidance target of 20%. A landscape plan condition has been requested to increase the estimated canopy cover to meet the 20% target. On this basis the proposals are considered to comply with policy G7 as well as the emerging policies.

f) Flooding and Drainage

10.61 Policy RE3 of the Oxford Local Plan 2036 states that planning permission will not be granted for development in Flood zone 3b except where it is for water-compatible uses or essential infrastructure; or where it is on previously developed land, and it will represent an improvement for the existing situation in terms of flood risk. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding. Policy G7 of the Emerging Loal Plan 2045 broadly follows the same approach to the existing Local Plan Policy RE3 and is therefore given limited weight at this time.

10.62 Policy RE4 of the Oxford Local Plan 2036 states that all development proposals will be required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites. Surface water runoff should be managed as close to its source as possible, in line with the drainage hierarchy outlined in the policy. Applicants must demonstrate that they have had regard to the SuDS Design and Evaluation Guide SPD/ TAN for minor development and Oxfordshire County Council guidance for major development.

10.63 Policy R5 of the Emerging Local Plan 2045 requires developments that utilises water supplies prudently and protects water quality and to demonstrate compliance with the policy through a water awareness statement. In regard to drainage, the policy seeks to separate foul and surface water drainage with no surface water from new development to be discharged to the public foul or combined sewer system. This policy is given little weight at this time.

Flooding

10.64 The application site is located in Flood Zone 1 and is not at significant risk of flooding from any sources.

Groundwater

10.65 The proposals include a new basement to the South Range Building. Policy RE4 states that planning permission will not be granted for development that would have an adverse impact on groundwater flow. The applicant should demonstrate this with the submission of a Basement Impact Assessment. This assessment should also consider the impact of groundwater on the proposed development. A basement Impact Assessment has been submitted which clarifies that the basement will be excavated into the Oxford Clay Formation by approximately 0.45m and that the neighbouring, upstream Hands Building is also founded within this foundation. The basement slab level would be 54.990mAOD where it would sit approximately 1.4m below the water table at 58.40mAOD. The basement is to be constructed as a water resisting box and the final design of the waterproofing design would be secured via condition prior to commencement. Subject to this assessment and conditions, it is considered that the proposed new basement will have minimal impact on groundwater flow.

Surface Water Drainage

10.66 The surface water proposal is to utilise the good infiltration potential of the ground, working with the constraints presented by groundwater levels, tree root protection zones, topography, and existing and proposed buildings. Cellular crate soakaways and raingardens are proposed to enable the infiltration. The development includes proposals to harvest rainwater for grey water use within the building. The existing Hands Building to the south west currently uses a pumped rising main for surface water discharge, and this is to be re-routed into the new system as part of the proposals.

10.67 The submitted design includes a connection to the public surface water sewer in Mansfield Road. During storm events greater than the 1 in 1 year event, the proposed system will not contain all surface water and instead an 'overflow' discharge at 2l/s is proposed into the public surface water sewer.

10.68 Subject to conditions requiring the development to be carried out in accordance with the submitted drainage strategy and for a SUDs maintenance and management plan to be submitted prior to commencement, Officers consider the proposal would be acceptable and comply with Policies RE3 and RE4, of the Oxford Local Plan 2036 and the NPPF.

g) Ecology and Biodiversity

10.69 Policy G2 states that development that results in a net loss of sites and species of ecological value will not be permitted. Compensation and

mitigation measures must offset any loss and achieve an overall net gain for biodiversity. For all major developments proposed on greenfield sites or brownfield sites that have become vegetated, this should be measured through use of a recognised biodiversity calculator. To demonstrate an overall net gain for biodiversity, the biodiversity calculator should demonstrate an improvement of 5% or more from the existing situation. The Local Plan requires a 5% net gain to be demonstrated however, this was superseded by the mandatory requirement to provide 10% net gain which was introduced as part of the Environment Act 2024.

10.70 Policy G1 of the Emerging Local Plan 2036 has a similar approach to existing Local Plan Policy G2 and therefore has limited weight at this time.

10.71 Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species.

Protected species

10.72 All species of bats and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017 (as amended). All wild birds, their nests and young are protected under The Wildlife and Countryside Act 1981 (as amended).

10.73 A Preliminary Ecological Appraisal was carried out in July 2024, which included a Preliminary Ecological Appraisal (PEA), Daytime Bat Walkover (DBW), Preliminary Roost Assessment (PRA), Ground Level Tree Assessment (GLTA), Habitat Suitability Index Assessment (HSI) of ponds and badger walkover survey. Further bat surveys were carried out December 2024 – October 2025. There are no ponds within the site and two ponds within 500m of the site. Invasive species present within the site will be removed to prevent their spread.

10.74 Low potential features for bats are present on some of the trees which are to be felled. Therefore, a precautionary approach is required to address residual risk of bats being present, with an inspection and soft-fell approach as required to be included within the CEMP which is to be conditioned.

10.75 The proposals will result in the loss of a habitat of a UK protected species. From an ecological perspective and considering the NPPF mitigation hierarchy which sets out a framework to reduce biodiversity impact, it is considered beneficial to retain this in situ and mitigate for temporary impact, however, it is there are archaeological drivers to restore the historic feature. A licence for this protected species must be sought prior to proceeding with the works. Given that this is not a European Protected Species (EPS), the relevant three tests are not required.

10.76 Given the historic formal landscape and function of the site it is understood that formal lawns and introduced shrubs which will be subject to elements of climate change with greater rainfall and hotter summers needs to be resilient to these conditions especially within a landscape dominated by hard standing. However, where there is opportunity to choose native species to be incorporated into the planting scheme this should be undertaken utilising species native and with resilience to urban conditions.

10.77 A precautionary method of works/CEMP, incorporating a toolbox talk prior to demolition, is considered an appropriate measure to address the residual risk of bats being present. This is warranted due to the presence of lifted roof tiles and inaccessible loft voids, as well as the fact that the activity surveys were undertaken at the end of August, when maternity roosts are typically no longer active.

10.78 A detailed ecological enhancement plan has been requested via condition.

Biodiversity Net Gain (BNG)

10.79 Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers of major developments must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

10.80 A statutory BNG metric has been submitted as part of the application. The site was assessed as having a baseline biodiversity value of 4.81 habitat units and 0.03 hedgerow units. The proposals have been projected to lose 1.43 area habitat units (equivalent to -29.73%). The proposals will result in an increase of 0.11 hedgerow units resulting in a +350% gain for hedgerow units. The Applicant intends to make up the units to achieve 10% net gain by purchasing off-site credits with an legally secured appropriate provider. The provider will deliver net gain of the units required and will provide a 30 year management plan for those space as required by the Environment Act. This would be secured via the S106.

10.81 Subject to conditions and informatives the proposals accord with Policy G2 of the Oxford Local Plan 2036, Policy GSP3 of the Headington Neighbourhood Plan, the NPPF, The Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended), and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

h) Land Quality

10.82 Policy RE9 of the Oxford Local Plan 2036 states that planning applications where proposals would be affected by contamination or where contamination may present a risk to the surrounding environment, must be accompanied by a report which fulfils the relevant criteria set out in the policy. Where mitigation measures are needed, these will be required as a condition of any planning permission.

10.83 Policy R7 of the Emerging Local Plan 2045 reinforces the requirements of Policy RE9 of the Oxford Local Plan 2036 and is therefore given limited weight at this time.

10.84 The submitted Ground Investigation Report with desk study information and the intrusive investigation completed at the site provides sufficient information to indicate the absence of any potentially significant ground contamination risks at the site. No significant soil contamination was identified and there is no potential source for any potential ground gas risks. Groundwater risks have been discounted on the basis of the lack of any identified significant ground contamination source.

10.85 The land quality report submitted with the application highlights that new pipework for potable water supply pipework may be required at the site due the potential contamination risk. Should this be required a condition would secure that evidence of the installation shall be provided prior to the occupation of the development, otherwise there are no specific remedial works considered necessary for this development.

10.86 A watching brief for unexpected contamination should be maintained during the site works in case any contamination is encountered which would be secured by condition. A condition is also recommended that any materials to be salvaged from the demolition of the existing buildings for re-use in the landscaping shall also be tested for contamination risk before their installation. Subject to these conditions, the proposed development would be acceptable in regard to Policy RE9 of the Oxford Local Plan 2036 and paragraph 196 of the National Planning Policy Framework.

i) Air Quality

10.87 Policy RE6 of the Oxford Local Plan 2036 states that planning permission will only be granted where the impact of new development on air quality is mitigated and where exposure to poor air quality is minimised or reduced. Additionally, applications for major proposals (10 or more dwellings or 1000 square metres) which would carry a risk of exposing individuals to unacceptable levels of air pollution must be accompanied by an Air Quality Assessment (AQA). Where the Air Quality Assessment indicates that a development would cause harm to air quality, planning permission will not be granted unless specific measures are proposed and secured to mitigate those impacts.

10.88 Policy R4 of the Emerging Local Plan 2045 reinforces the requirements of the current Local Plan Policy RE6 and is given limited weight at this time.

10.89 The baseline assessment shows that the application site is located within the Oxford city-wide Air Quality Management Area (AQMA), declared by Oxford City Council (OCC) for exceedances of the annual mean NO2 air quality objective (AQO).

10.90 The air quality baseline desk assessment shows that current air quality

levels at the application site are well below relevant air quality objectives for NO2, PM10 and PM2.5 concentrations. Therefore, the location of the application site is considered suitable for its intended use - the introduction of future residents (new receptors) without mitigation.

10.91 According to the site's energy statement, the proposed energy strategy is expected to be all electric, utilising zero-combustion emission technologies such as air-source heat pumps, roof-mounted solar PV, mechanical ventilation and heat recovery and wastewater heat recovery. As no combustion sources are proposed for the primary energy supply, no local air quality impacts are anticipated and a detailed assessment of impacts of combustion emissions from the energy plant will not be required.

10.92 The impacts of the proposed demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed in the AQA. This has identified that the site is found to be at medium risk for dust soiling and PM10 effects. The risk of dust causing a loss of local amenity and increased exposure to PM10 concentrations has been used to identify appropriate dust mitigation measures. Provided these measures are implemented and included within a dust management plan, the residual impacts are considered to be not significant. These measures will be secured via condition.

10.93 The Transport Assessment has evaluated the impact of the proposed development on the local highway network. The development is proposed to be car-free and conservative estimates indicate an increase of only five LDV (Light Duty Vehicle) flows in Annual Average Daily Traffic (AADT) terms. This is well below the IAQM threshold of 100 LDVs or 25 HDVs, which would require detailed dispersion modelling. It is therefore likely that the development will lead to an overall reduction in traffic flows compared to existing uses and, as a result, will not significantly impact local air quality. There will be a reduction from 28 existing car parking spaces to 6 (a reduction of 22 car parking spaces). As a result, the level of car parking on the site will be significantly reduced. Policy M4 of the Oxford Local Plan 2036 requires that at least 25% of parking spaces in non-residential developments are equipped with electric vehicle (EV) charging points (with a minimum of two). In addition, all parking spaces should include adequate ducting to allow for future installation of additional charging points as demand grows. The provision of EV chargers and future enabling works will be secured via condition. The development proposals are supported by a comprehensive Travel Plan, whose primary objective is to reduce the number of single-occupancy car journeys to the site by promoting sustainable travel alternatives such as active travel and public transport. The plan outlines a range of measures designed to achieve this goal, and progress will be monitored for five years following the occupation of each plot to ensure implementation and assess effectiveness.

10.94 Based on the information provided, pollutant concentrations at the site are predicted to remain below the relevant Air Quality Objectives (AQOs). Consequently, no additional mitigation is required during the operational phase. Subject to conditions, the proposed development complies

with Policy RE6 of the Oxford Local Plan 2036 and the air quality principles set out in the National Planning Policy Framework.

j) Energy

10.141. The Council is committed to tackling the causes of climate change by ensuring developments use less energy and assess the opportunities for using renewable energy technologies. As such, policy RE1 of the Oxford Local Plan 2036 requires schemes to incorporate a number of sustainable design and construction principles.

10.142. Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated in line with Policy RE1 of the Oxford Local Plan. All development must optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help achieve Zero Carbon Developments.

10.143. Policy RE1 requires that planning permission will only be granted for development proposals for new build residential developments which achieve at least a 40% reduction in the carbon emissions from code 2013 Building Regulations, which has now been superseded by the 2021 Part L Building Regulations. Given that the previous regulations have been superseded, it is a requirement that new planning applications are measured against the 2021 Part L standards for the purposes of considering carbon reduction against Policy RE1.

10.144. Policy R1 of the Emerging Local Plan 2045 requires all new buildings to be net zero carbon in operation. At the time of determining this application this policy has little weight and so the application has not been considered against this policy requirement.

10.145. A Sustainability and Energy Assessment has been submitted as part of the application which demonstrates that the proposal would meet the requirements of policy RE1 and would achieve a 42% reduction in carbon emissions over the building regulations baseline (relevant at the time of submission). The proposal includes the use of an ambient loop through the site using air source heat pumps (ASHPs). The report initially submitted outlined that a ground source heat network could be added to the system to further carbon savings but these additional ground source boreholes would need to subject to further feasibility testing. Whilst officers would encourage the addition of these to the scheme to provide greater carbon savings over time, insufficient information has been included in the application to support them (particularly in relation to archaeology) and therefore a revised energy statement was provided to clarify they are not proposed at this stage.

10.146. Despite the exclusion of GSHPs, the scheme is considered acceptable in relation to policy RE1 of the Oxford Local Plan 2036 as it achieves at least a 40% carbon reduction and subject to a condition that the development is carried out in accordance with the submitted revised

energy statement.

k) Utilities

10.95 Local Plan Policy V8 requires developers to explore existing capacity (and opportunities for extending it) with the appropriate utilities providers.

10.96 Emerging Local Plan Policy S3 goes further than just utilities and seeks opportunities to enhance the city's rail and bus networks and public transport accessibility within the south-east of the city. This emerging policy has limited weight at this time.

10.97 A Utilities Report has been submitted in support of the application which demonstrates that discussions have been commenced with Scottish & Southern Electricity Networks (SSE), Virgin Media, City Fibre, BT data and Telecoms and Thames Water.

10.98 The proposed development will require reconfiguration of the existing incoming utilities, including the diversion of current Low Voltage utility supplies from the existing substations to new substations (with planned use of a temporary substation to aid development works). Utility diversions will be undertaken as part of the works, including electrical supply cabling, decommissioning of existing gas infrastructure, adjustments to existing water supplies with new connections provided, and modifications to data and telecommunications networks.

Waste

10.99 The application indicates that surface water will not be regularly discharged to the public network and as such Thames Water has no objection.

Water

10.100 Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water has requested a condition restricting occupation of the proposed development until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

10.101 In light of the above and subject to the necessary conditions, it is considered that the proposed development complies with policy V8 of the Oxford Local Plan 2036.

l) Health, Wellbeing, and Health Impact Assessments

10.102 Policy RE5 of the Oxford Local Plan 2036 states that planning

applications for major proposals, the Council will require a Health Impact Assessment to be submitted, which should include details of implementation and monitoring. This must provide the information outlined in the template provided at Appendix 4.

10.103 Policy HD7 of the Emerging Local Plan echoes Policy RE5 and is given limited weight at this time.

10.104 Paragraph 96 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

10.105 Paragraph 135 (f) of the NPPF also states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.106 A health impact assessment has been submitted with the application which aligns with the requirement for major developments as stipulated in Policy RE5. Overall, the assessment concludes there would be positive health impacts arising from the development and as such no mitigation implementation nor monitoring is proposed. Officers are satisfied that the proposals would help promote social interaction, would be safe and accessible, and enable and support healthy lives, and as such the development would have a positive health impact.

10.107 Inclusive design has been considered both internally and externally

throughout the scheme with wheelchair accessibility and flexibility available.

10.108 As above, the scheme would provide employment locally in both the construction and operational phases and the applicant has committed to entering into a Community Employment Procurement Plan which will be secured by condition.

10.109 In light of the above, and the contents of this report as a whole, it is considered that the proposed development would comply with policy RE5 of the Oxford Local Plan 2036.

11. CONCLUSION

11.1 Having regard to the matters discussed in the report, the starting point for the consideration of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2 The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver sustainable development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework.

11.3 As the Council cannot demonstrate a five year supply of housing, paragraph 11(d) of the Framework indicates that planning permission should be granted unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or (ii) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Compliance with development plan policies

11.4 It is necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

11.5 In summary the proposed development is acceptable with regard to the principle of development, impact on design and heritage, neighbouring amenity, transport and highways, trees and landscaping, flooding and drainage, ecology and biodiversity, land quality, air quality, energy efficiency, utilities and health and wellbeing. Whilst the proposal causes a

range of low-moderate heritage harms, it is finely balanced in relation to public benefits and the scheme overall is therefore on balance considered acceptable and accords with the relevant local plan policies and the NPPF.

11.6 Whilst the housing policies which are important for determining this application are out of date by virtue of the absence of a 5 year housing land supply, that does not mean the policies carry no weight. The weight attached to the development plan policies is a matter for the decision maker(s).

11.7 The benefits and disbenefits associated with the application are:

Economic:

11.8 In redeveloping the site, the proposal would make a positive contribution to Oxford's significant housing need by effectively releasing existing housing stock back into circulation for the general population. This would constitute a public benefit and given the need for housing in Oxford this is afforded a high level of beneficial weight;

11.9 Use of the site for University residential purposes supporting the active use of the city centre including shops and recreational activities. This is given a high level of beneficial weight.

11.10 The development would support on and off site construction jobs over an extensive construction period.

Social:

11.11 Provision of purpose-built student accommodation to promote the education including community courses to the benefit of the City, regional and UK economy. This is afforded a moderate level of beneficial weight in this case;

11.12 Provision of accommodation on site to improve the health and wellbeing of its students and is afforded a moderate level of beneficial weight;

11.13 Improvements to accessibility creating a more inclusive environment for students, staff and visitors. This is afforded a moderate level of beneficial weight in this case.

Environmental:

11.14 No car parking would be provided for students of the college, further promoting students to use sustainable and active modes of travel. Officers attribute moderate weight to this public benefit.

11.15 Reduction in the carbon emissions of the College through introduction of

Air Source Heat Pumps and efficient built form. Officers attribute moderate weight to this benefit.

11.16 All other material planning consideration matters where no harm has been identified are neutral in the planning balance. Overall, it is considered that the benefits would outweigh the harms (none identified by Officers) of the scheme.

Material considerations

11.17 The principal material considerations which arise are addressed above, and follow the analysis set out in earlier sections of this report.

11.18 Officers consider that the proposed application would accord with the overall aims and objectives of the NPPF for the reasons set out in the report. Therefore, in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.

11.19 Officers would advise members that, having considered the application carefully, including all representations made with respect to the application, the proposal are considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Local Plan 2036, and that there are no material considerations that would outweigh these policies.

11.20 It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990.

12. CONDITIONS

Time Limit

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

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

Approved plans

2. Subject to other conditions requiring updated or revised documents submitted with the application, the development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy S1 of the Oxford Local Plan 2036.

Occupation by Students

3. During term time (any parts of a whole academic year that fall outside of the published term dates for the University of Oxford which may vary from year to year) the student accommodation hereby permitted shall be used for student accommodation occupied by students on full time courses (being not less than 24 weeks per academic year) and for no other purpose without the prior written approval of the Local Planning Authority. Outside term time (any parts of a whole academic year that fall outside of the published term dates for the University of Oxford which may vary from year to year) the permitted student use may be extended to include accommodation for cultural and academic visitors and for conference and summer school delegates. The student accommodation shall be used for no other purpose without the prior written approval of the Local Planning Authority.

   Reason: To avoid doubt and to allow the Local Planning Authority to give further consideration to other forms of occupation which may result in the loss of student accommodation, in accordance with Policy H8 of the Oxford Local Plan 2036.

Tenancy Agreements

4. Prior to the first occupation of the student accommodation, details relating to tenancy agreement clauses that a) prohibits occupiers of the approved development from parking vehicles on site and b) states that the occupiers shall be enrolled on a full time course at the College for a minimum of 12 months shall be submitted to and approved in writing by the Local Planning Authority. The approved tenancy clauses shall be included with all tenancy agreements and signed by each occupier of the student accommodation prior to the commencement of their occupation of the approved building unless agreed otherwise in writing by the Local Planning Authority.

   Reason: To ensure compliance with policy H8 of the Oxford Local Plan 2036.

Student Management Regime

5. Prior to the first occupation of the student accommodation, details of the day to day management of the student accommodation permitted shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be brought into operation upon first occupation of the development and shall remain in place and be adhered to at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

   Reason: To avoid doubt and in order to ensure the development is appropriately managed so as to protect the amenities of neighbouring occupiers, in

accordance with policies RE7 and H8 of the Oxford Local Plan 2036.

Community Employment and Procurement Plan (CEPP)

6. No development shall commence until a Community Employment and Procurement Plan Construction Employment Plan (CEPP) has been submitted to and approved in writing by the Local Planning Authority. The CEPP shall include measures during the construction and occupation phases of the development to secure:
   · engagement with local schools and education providers, and other organisations including charities, social and community enterprises in order to support local employment and procurement;
   · provision of accredited Apprenticeships and training opportunities which must follow an accredited framework, to provide Apprentices and trainees with the right level of skills to enter and sustain employment within the construction and employment sectors.
   · a timetable of works for construction and completion of the development;
   · details of work and labour forecast by job group and occupation;
   · opportunities for planned recruitment including Apprenticeships (minimum of 5 per cent of all employment as apprenticeships);
   · advertise a minimum of 20 per cent of job vacancies to local residents (within the oxfordshire post codes) for a period of not less than 2 weeks
   · a schedule with baseline employment figures which are expected to be created in the construction (excluding demolition and piling) and occupation phases and from that a schedule of the expected job vacancies (types and number) and identifying the type and number of these vacancies that will be promoted for work placements:
   · identify the type and number of job vacancies that will be promoted for new start apprenticeships;
   · a schedule of construction contracts and suppliers required including job vacancies for contracted and sub-contracted supplies and services. The schedule will show an estimate of contract types for contracted and sub-contracted supplies and services and include a method statement setting out how Local Businesses and Suppliers (within the Oxfordshire post codes) will be notified and supported with tender opportunities;
   · no less than 20 per cent of the total value of the goods and services procured locally (within the Oxfordshire post codes) throughout the Construction and Occupation Phases but subject to any reasonable requirements of the Owner to secure materials and services from elsewhere in order to meet relevant requirements of the Planning Permission
   · measures for the communication of the approved CEPP during the construction and occupation phases including to prospective contractors, sub-contractors and occupiers.
   · details of monitoring and reporting on progress of the employment, training and enterprise including submitting a CEPP Monitoring Report to the City Council quarterly following Commencement and then annually from one year following Commencement.

   The development shall thereafter be carried out and occupied in accordance with the approved CEP.

Reason: To secure local employment and skills development opportunities during construction, in accordance with the National Planning Policy Framework.

Materials

7. i) Samples of the exterior materials to be used shall be made available for inspection on site and approved in writing by the Local Planning Authority before their installation on the site and only the approved materials shall be used.

   ii) sample panels of the stonework/brickwork demonstrating the colours, textures, face bonds, pointing, and any applied finishes, shall be erected on site and approved in writing by the Local Planning Authority before relevant parts of the work are commenced.

   Reason: In the interests of the visual appearance of the Central (City and University) Conservation Area in which it stands in accordance with policies DH1, DH2, DH3 and DH7 of the Oxford Local Plan 2036.

Plant Screen Details

8. Prior to their installation, details (with sample mock ups held on site for inspection) of plant screen details behind openings in the tower in the south range and the mews building 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 the approved screening shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In the interests of the visual appearance of the Central (City and University) Conservation Area in which it stands in accordance with policies DH1, DH2, DH3 and DH7 of the Oxford Local Plan 2036.

Railing and Gate Details

9. Notwithstanding the approved plans, prior to the installation of the proposed railings and gates at the front of the college adjoining Mansfield Road, the following details shall be submitted to, and approved in writing by, the Local Planning Authority and the railings shall be installed in accordance with the approved details only thereafter:
   a. Elevations drawings of the new railings at a scale of at least 1:20
   b. Either by sample or by large scale (i.e. 1:2) scale drawings, profiles and sections of the different elements of the new railings and gate;
   c. Material, colour and finish of the new railings;
   d. Method of fixing the new railings.

   Reason: In the interests of the visual appearance of the Central (City

and University) Conservation Area in which it stands in accordance with policies DH1, DH2, DH3 and DH7 of the Oxford Local Plan 2036.

Reuse of materials

10. No development, including demolition, shall take place until a detailed scheme for the salvage, retention, and reuse of materials and features from the John Marsh Building and Nos. 6-8 Mansfield Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

    a. An annotated schedule identifying those elements of the existing building to be salvaged, retained, and/or reused, including (but not limited to) the foundation stone and marble plaque and other elements of carved stonework.
    b. Details of the methodology for the careful dismantling, storage, and protection of salvaged materials;
    c. And, where relevant, details of the methodology for repurposing existing materials for the landscaping proposals; and
    d. Proposals for how and where salvaged materials and features will be incorporated into the new development;

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

    Reason: To mitigate the impact of the loss of the non-designated heritage asset and ensure that opportunities to retain and reuse elements of historic fabric are maximised following its demolition, in the interests of conserving Oxford's historic environment and local distinctiveness, in accordance with Policies DH1, DH3 and DH5 of the Oxford Local Plan 2036.

Further details - windows and doors

11. Prior to their installation, details of all proposed new windows and doors shall be submitted to, and approved in writing by, the Local Planning Authority. These should comprise detailed drawings at a scale of 1:5 or 1:10, including sections, a manufacturer's specification, and details of the proposed materials and finishes. Development shall be carried out in accordance with the approved details only.

    Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special character and appearance of the Conservation Area and setting of the Grade II* listed building, in accordance with policies DH1 and DH3 of the adopted Oxford Local Plan 2036.

Historic building recording condition

12. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been first been submitted by the applicant and approved in writing by the

Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including early modern built fabric and to comply with Policy DH4 of the Oxford Local Plan.

Archaeology - Demolition

13. No demolition shall take place until the applicant, or their agents or successors in title, has submitted a method statement for demolition setting out how demolition will be undertaken in such a manner as to avoid unnecessary damage to below ground archaeology and standing historic fabric which has been first been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

    Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Bronze Age, Iron Age, Roman and Civil War remains and to comply with Policy DH4 of the Oxford Local Plan.

Foundation Condition

14. No development shall take place until the applicant, or their agents or successors in title, has submitted detailed foundation, service route designs and details of other groundworks and a method statement for construction setting out how this will be undertaken in such a manner as to avoid unnecessary damage to below ground archaeology which has been first been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

    Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Bronze Age, Iron Age, Roman and Civil War remains and to comply with Policy DH4 of the Oxford Local Plan.

Method statement for the protection of the rampart during development works

15. No development shall take place until the applicant, or their agents or successors in title, has submitted a Method statement for the protection of the rampart during development works which has been first been submitted to and approved in writing by the Local Planning Authority . All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning

Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Bronze Age, Iron Age, Roman and Civil War remains and to comply with Policy DH4 of the Oxford Local Plan.

Archaeological - WSI

16. No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development shall take place other than in accordance with the approved WSI, which shall include the statement of significance and research objectives, and

    • The programme and methodology of site investigation comprising 1) post-controlled demolition (to ground level only) trial trenching and 2) archaeological excavation, recording and public outreach work and the nomination of a competent person(s) or organisation to undertake the agreed works.
    • The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

    Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Bronze Age, Iron Age, Roman and Civil War remains and to comply with Policy DH4 of the Oxford Local Plan.

Access and Security Strategy

17. Notwithstanding the approved plans, prior to the commencement of above ground works (excluding demolition), an access and security strategy shall be submitted to and approved in writing by the Local Planning Authority which includes:
    - Control of the three main entrances with CCTV. Fob access and how to limit the potential for tailgating.
    - Security and surveillance of the northern wedge bike store.
    - Control of access to and within buildings
    - Security standards/specifications of ground floor doors and windows
    - CCTV and lighting strategy.
    - Roles and responsibilities of security personal and management of visitors

    The site shall be managed in accordance with the approved strategy thereafter unless otherwise agreed in writing by the Local Planning Authority.

    Reason: In the interests of high quality design and security in accordance with the requirements of policy DH1 of the Oxford Local Plan 2036 and the NPPF.

Noise

18. The noise emitted from the proposed installations located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 “Methods for rating and assessing industrial and commercial sound,” with all machinery operating together at maximum capacity.

    Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.

    Noise – Anti Vibration

19. Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

    Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.
    Access

20. No development shall commence unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.

    Reason: To ensure a safe and adequate access in accordance with the requirements of the NPPF.

    Cycle Parking

21. Prior to first occupation of the development hereby approved, details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

    Reason: To encourage the use of sustainable modes of transport in line with policy M5.

    Student Accommodation Management Plan

22. Prior to occupation of the development, a finalised Student Accommodation Management Plan to include allocated time slots for the moving in / out of the accommodation appropriately staggered to prevent any adverse impacts on the operation of the highway shall be submitted to and approved in writing by the

Local Planning Authority in advance of the occupation of the student accommodation. The development shall thereafter be carried out strictly in accordance with the approved Student Accommodation Management Plan.

Reason: In the reason of highway safety and the efficient operation of the public highway in accordance with policies M2, RE7 and H8 of the Oxford Local Plan 2036.

Delivery and Servicing Management Plan

23. The development shall not be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Delivery and Servicing Management Plan will include details of delivery times which must be outside network peak hours. The development shall thereafter be carried out strictly in accordance with the approved Delivery and Servicing Management Plan.

    Reason: In the interests of highway safety and to comply with Government guidance within the National Planning Policy Framework.

Construction Traffic Management Plan

24. Prior to commencement of the development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall identify;

    • 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.
    • 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 hours.

The development shall only be carried out in strict accordance with the approved CTMP.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and to comply with policy RE7 and M1 of the Oxford Local Plan.

Travel Plan

25. Notwithstanding the submitted Travel Plan, prior to the first occupation of each phase of the development, as identified on the Phasing and Implementation Strategy, hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

    Reason: In the interest of promoting sustainable modes of transport in accordance with policy M1 of the Oxford Local Plan 2036, with Government guidance contained within the National Planning Policy Framework.

Landscape Plan

26. A landscape plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation or first use of the development hereby approved. The plan shall show details of treatment of paved areas, and areas to be grassed or finished in a similar manner, existing retained trees and proposed new tree, shrub and hedge planting. The plan shall correspond to a schedule detailing plant numbers, sizes and nursery stock types.

    Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Landscape Proposals: Implementation

27. The landscaping proposals as approved by the Local Planning Authority shall be carried out no later than the first planting season after first occupation of the development hereby approved unless otherwise agreed in writing beforehand by the Local Planning Authority.

    Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2036.

Landscape Proposals: Reinstatement

28. Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

    Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Landscape Management Plan

29. Prior to first occupation or first use of the development hereby approved a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and timing for all landscape areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved by the Local Planning Authority.

    Reason: In the interests of amenity and the appearance of the area in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Landscape Surface Design – Tree Roots

30. No development shall take place until details of the design of all new hard surfaces and a method statement for their construction shall first have been submitted to and approved in writing by the Local Planning Authority and the hard surfaces shall be constructed in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the Root Protection Area of any retained tree and where appropriate the Local Planning Authority will expect "no dig" techniques to be used, which require hard surfaces to be constructed on top of existing soil levels in accordance with the current British Standard 5837: ‘’Trees in Relation to Design, Demolition and Construction – Recommendations’’.

    Reason: To avoid damage to the roots of retained trees in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Underground Services – Tree Roots

31. No development shall take place until details of the location of all underground services and soakaways have been submitted to and approved in writing by the Local Planning Authority. The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas of retained trees as defined in the current British Standard 5837 ”Trees in Relation to Design, Demolition and Construction - Recommendations”. Works shall only be carried out in accordance with the approved details unless

otherwise agreed in writing beforehand by the local planning authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Tree Protection Plan

32. No development, including demolition or enabling works, shall take place until a Tree Protection Plan (TPP) has been submitted to, and approved in writing by the Local Planning Authority. The TPP shall include such details as are appropriate for the protection of retained trees during development, and shall be in accordance with the current BS. 5837: “Trees in Relation to Design, Demolition and Construction – Recommendations” unless otherwise agreed in writing by the Local Planning Authority. The TPP shall include a scale plan indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. The approved physical protection measures shall be in place prior to the commencement of any development, including demolition or enabling works, and shall be retained for the duration of construction, unless otherwise agreed in writing beforehand by the Local Planning Authority. The Local Planning Authority shall be informed in writing when physical measures are in place, in order to allow Officers to make an inspection prior to the commencement of development. No works or other activities including storage of materials shall take place within designated Construction Exclusion Zones unless otherwise agreed in writing beforehand by the Local Planning Authority.

    Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2036.

Arboricultural Method Statement

33. No development, including demolition and enabling works, shall take place until a detailed statement (the Arboricultural Method Statement (AMS)) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall detail any access or other facilitation pruning proposals and shall set out the methods of any workings or other forms of ingress into the Root Protection Areas (RPAs) or Construction Exclusion Zones (CEZs) of retained trees. Such details shall take account of the need to avoid damage to the branches, stems and roots of retained trees, through impacts, excavations, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing beforehand by the Local Planning Authority.

    Reason: To protect retained trees during construction in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Monitoring Programme

34. Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) have been submitted

to and approved in writing by the Local Planning Authority. The AMP shall include a schedule of a monitoring and reporting programme of all on-site supervision and checks of compliance with the details of the Tree Protection Plan and/or Arboricultural Method Statement, as approved by the Local Planning Authority. The AMP shall include details of an appropriate Arboricultural Clerk of Works (ACoW) who shall conduct such monitoring and supervision, and a written and photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approved AMP.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2036.

Surface Water Drainage

35. The drainage strategy shall be implemented in accordance with the approved Subteno Flood Risk Assesmsnet & Drainage Strategy (S240808-SUB-99-XX-FRA-C-00001, issue 4 (dated 10.03.26)), and its associated appendices.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development in accordance with policy RE4 of the Oxford Local Plan 2036.

SuDS As Built and Maintenance Details

36. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include: (a) As built plans in both .pdf and .shp file format; (b) Photographs to document each key stage of the drainage system when installed on site; (c) Photographs to document the completed installation of the drainage structures on site; (d) The name and contact details of any appointed management company information.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development in accordance with policy RE4 of the Oxford Local Plan 2036.

SuDs Maintenance & Management Plan

37. Prior to the commencement of development, a SuDs maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved maintenance and management plan thereafter.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development in accordance with policy RE4 of the Oxford Local Plan 2036.

Groundwater Flood Mitigation

38. Prior to the commencement of development, plans and details to show how groundwater ingress into the development will be mitigated against shall be

submitted to and approved in writing by the Local Planning Authority. The plan and details will be required to be completed by a suitably qualified and experience person. The development shall then only be carried out in accordance with the approved details.

Reason: To manage flood risk in accordance with the NPPF and policy RE3 of the Oxford Local Plan 2036.

Construction Environmental Management Plan (Biodiversity) Condition

39. No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall be in line with the recommendations stated within all reports submitted including the Ecological Impact Assessment and Biodiversity Net Gain Assessment (Ecology by Design, Nov 2025) as well as include the following:
a) Risk assessment of potentially damaging construction activities;
b) Identification of "biodiversity protection zones" in respect of protected and notable species and habitats;
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols;
d) The location and timing of sensitive works to avoid harm to biodiversity features;
e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;
f) Responsible persons and lines of communication;
g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person if required, and times and activities during construction when they need to be present to oversee works; and
h) Use of protective fences, exclusion barriers and warning signs;

The CEMP shall include measures to address the residual potential for bats be present within the building and for trees to be removed which were assessed as having potential roost features.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent harm to species and habitats within and outside the site during construction in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), The Wildlife and Countryside Act 1981 (as amended) and Policy G2 of the Oxford Local Plan 2036.

Ecology – Lighting

40. Prior to the installation of any lighting, a lighting plan in line with the recommendations within the submitted EcIA and BNG report (Ecology by Design, 2025) including glare from both internal and external light sources

within the development shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented on its first occupation or use. No lighting shall be directed towards new features for bats. There shall be no variation to the approved details without the further prior written approval of the Local Planning Authority.

Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187(d) of the National Planning Policy Framework and Policy G2 of the Oxford City Council Local Plan 2036.

Ecological Enhancements Plan

41. Prior to commencement of the development, details of ecological enhancement measures in line with recommendations made within Ecological Impact Assessment and BNG report produced by Ecology by Design, shall be submitted to and approved in writing by the Local Planning Authority. These features will need to be positioned with consideration of aspect, location, surrounding habitat and lighting to maximise potential for uptake by relevant species. Details must include the proposed specifications, locations, and arrangements for any required maintenance. The approved devices shall be fully constructed under the oversight of a suitably qualified ecologist prior to occupation of the approved development. The design of the site must ensure that permeability for mammals such as badgers is retained. The approved devices and fencing holes shall be maintained and retained in perpetuity unless otherwise approved in writing by the local planning authority.

    Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187 of the National Planning Policy Framework.

Ecological Enhancements Compliance

42. Prior to occupation of the development, evidence must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the ecological enhancements are in place as detailed within the approved Ecological Enhancements Plan. Photos can be submitted to support the compliance of the ecological enhancement measures.

    Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187 of the National Planning Policy Framework.

Habitat Management and Monitoring Plan

43. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
    (a) a non-technical summary;
    (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
    (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,
has been submitted to and approved in writing by the Local Planning Authority.

Notice in writing shall be given to the Council when the:
(f) HMMP has been implemented;
(g) and habitat creation and enhancement works as set out in the [HMMP] have been completed.
No occupation shall take place until:
(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Pre-commencement Natural England licence submission

44. The following works shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
a) a licence issued by Natural England authorising the specified activity/development to go ahead; or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure works comply with Protected Species legislation in accordance with policy G2 of the Oxford Local Plan 2036.

Lifespan of Assessment

45. If the development hereby approved does not commence within 12 months, further ecological survey(s) shall be considered, in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys to establish if there have been any changes in the presence of roosting bats, and identify any likely new ecological impacts that might arise from any changes through professional validation or additional surveys. The results of professional validation and/ or the survey(s) shall be submitted to and approved in writing by the Local Planning Authority.

Where validation and/ or survey results indicate that changes have occurred

that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the approved scheme, under licence from Natural England.

Reason: To ensure bats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Land Quality – Watching Brief

46. Throughout the course of the development, a watching brief for the identification of unexpected contamination shall be undertaken by a suitably competent person, details of which should be provided to this authority for review. Any unexpected contamination that is found during the course of construction of the approved development shall be reported immediately to the Local Planning Authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2036.

Re-Use of Demolition Material

47. Any demolition material that is to be re-used within the landscape areas of the site must be tested for suitability and potential contamination risks prior to the re-use or importation to site to ensure that it is suitable for use. Any soil materials imported to the site must include certification from the topsoil provider to ensure that that the material is appropriate for the proposed end use. Evidence of the material used in landscape areas, together with the appropriate test data, must be provided to the Local Authority for approval prior to the occupation of the site.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2036.

Potable Water Supply

48. Should the water authority insist on the use of barrier pipe for potable water supply or that service trenches are over-dug and backfilled with suitable clean materials, evidence of installation shall be submitted to and 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 site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2036.

Air Quality - Dust

49. No development shall commence until all site-specific dust mitigation measures and recommendations listed in Appendix A (pages 37–39) of the submitted Air Quality Assessment have been incorporated into the site's Construction Environmental Management Plan (CEMP). The updated CEMP must be submitted to and approved in writing by the Local Planning Authority prior to works starting on site. The CEMP shall be adhered to at all times during the construction of the development.

    Reason: To ensure that dust impacts during the construction phase remain "not significant," in accordance with the findings of the dust assessment and Core Policy RE6 of the Oxford Local Plan 2016–2036.

EV Charging Infrastructure

50. 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:
    • Location of EV charging points;
    • The amount of electric car charging points should cover at least 25% of the amount of permitted parking of the development;
    • Appropriate cable provision to prepare for increased demand in future years.
    The electric vehicle infrastructure shall be formed and laid out in accordance with these details before the development is first in operation and shall remain in place thereafter.

    Reason: To contribute to improving local air quality in accordance with policy M4 of the Oxford Local Plan 2016-2036 and enable the provision of low emission vehicle infrastructure.

Energy

51. The development shall be carried out in accordance with the revised Skelly and Couch Sustainability and Energy Assessment received on 26th March 2026. The energy efficiency measures shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

    Reason: In the interest of energy and sustainability in accordance with policy RE1 of the Oxford Local Plan 2036.

Thames Water – Water Capacity

52. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing

plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with policy V8 of the Oxford Local Plan 2036.

13. Informatives

1. **NPPF** - 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. **CIL** - This development is liable for CIL.

3. **Work hours construction** - Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 – 19:00 Monday to Friday daily, 08:00 – 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

4. **Neighbour notification** - at least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

5. **Waste** - All waste materials and rubbish associated with demolition and/or

construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

6. **Contamination** - Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:

- Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

7. **Protected species -** All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.

8. **Birds** - All wild birds, their nests and young are protected under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

9. **Biodiversity Net Gain**: The applicant has provided separate information for individual phases of works. The following should be noted: Local Nature Recovery Strategy (LNRS) - The Oxfordshire LNRS has not been included correctly within the metric(s). LNRS information needs to reflect the situation at the point of the biodiversity gain plan submission. So The applicant should take this opportunity to correct the omission (see BNG administration, above and notes on need for overall metric, below).

10. **Metric** - A single metric which combines the habitat delivery for the development is requested, because although we need to understand how much is delivered in each phase we will also need the overall metric to demonstrate that 10% BNG is delivered (these values will be submitted into the Overall Biodiversity Gain Plan which is separate from each phase biodiversity gain plans which the current metrics relate to). Calculations should show the overall pre-development biodiversity value and the proposed overall post-development biodiversity value of the entire development along with calculations for each phase.

11. **HMMP** - There should be one HMMP, within which it should reference the different proposed phases. It is noted that LEMPs are traditionally more used by Landscape Architects. From a planning ecology perspective, a HMMP should sufficiently do the job as long as it reflects the agreed biodiversity net gain delivery. To this end, the PAS draft conditions utilise either an HMMP or a LEMP depending on the type of development.

12. **Mapping/calculation chec**k – the OBGP should be accompanied by a post-development habitat/ biodiversity gain map to confirm the post-development calculation.

13. **Street naming/numbering** -Due to the nature of your application you will need to apply for Street Naming & Numbering:

    https://www.oxford.gov.uk/info/20000/planning/324/street_naming_and_numbering

    You can only request a new address or property name after you have received approved planning permission for your development: we cannot accept a street/property naming/numbering application without this permission. For further information, please contact the team at snn@oxford.gov.uk

14. APPENDICES

- **Appendix 1 –** Site Plan

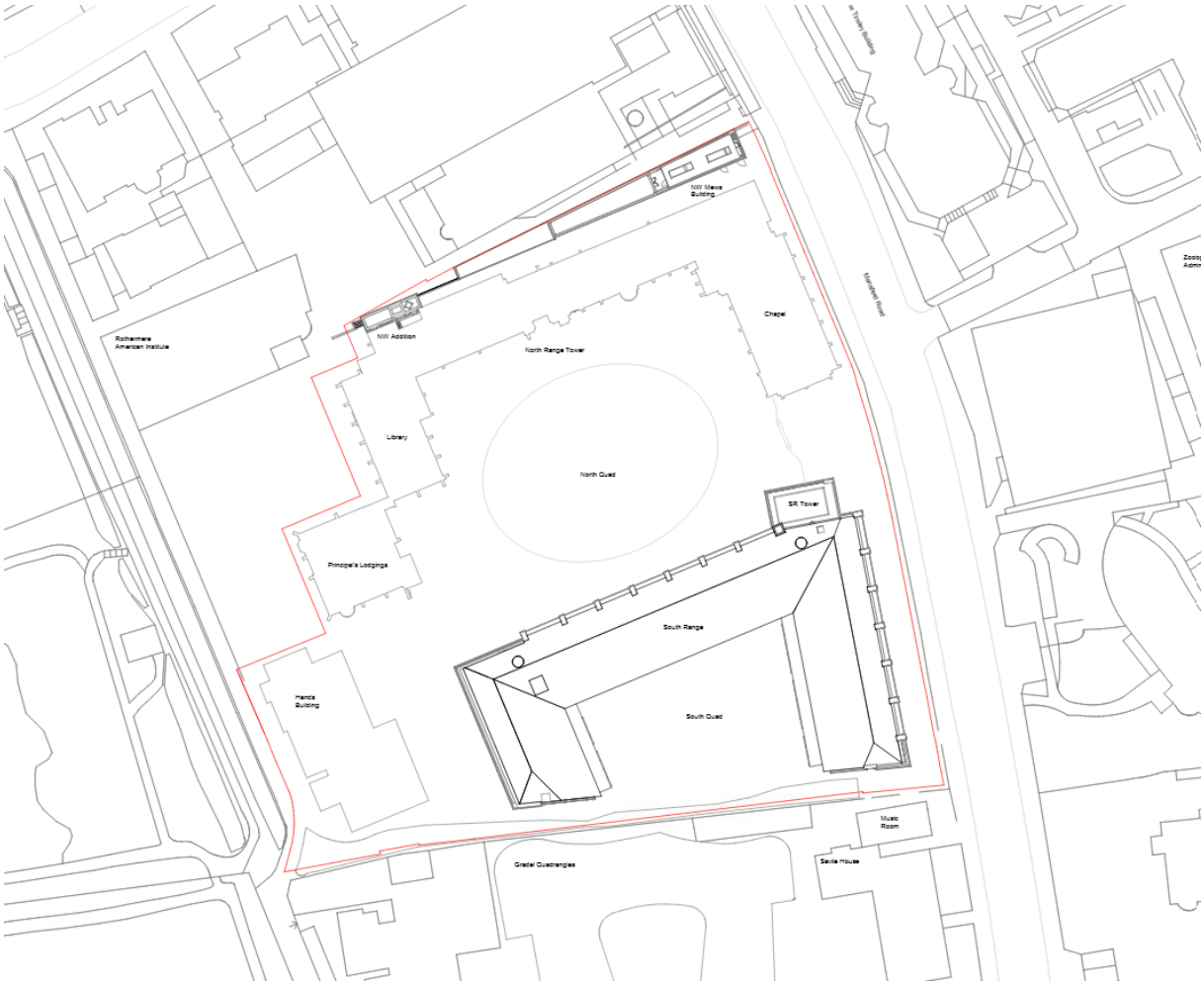
15. HUMAN RIGHTS ACT 1998

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

16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Appendix 1 – Site Plan



PLANNING COMMITTEE – May 2026

Application number:	25/03196/LBC
Decision due by	10th March 2026
Extension of time	
Proposal	Internal and external alterations to the Champneys north range buildings to include creation of new openings and removal of bomb shelter. Three storey extension to the north elevation to provide lift access to the library (Amended description and revised plans).
Site address	Mansfield College Mansfield Road Oxford Oxfordshire OX1 3TF – see **Appendix 1** for site plan
Ward	Holywell Ward
Case officer	Emma McLeod
Agent:	Dawn Brodie Savills **Applicant:** Mansfield College
Reason at Committee	To be considered concurrently with a planning application that is required to be determined by planning committee.

1. RECOMMENDATION

1.1 Planning Committee is recommended to:

(a) Approve the application for the reasons given in the report and subject to the recommended listed building conditions set out in section 12 of this report, grant listed building consent and

(b) Agree to delegate authority to the Director of Planning and Regulation to:

i) Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1 This report considers the impact of proposed interventions to the Grade II* listed *North Range at Mansfield Colleg*e (NHLE ref. 1046678), including the removal of a WWII bomb shelter, internal reconfiguration of the College's kitchens, and a three-storey extension to the north elevation, on the historic and special architectural interest of the listed building.

2.2 It also considers the impact of the proposed interventions on the significance of the Grade II listed *Screen in Front of the Chapel Along Mansfield Road* (NHLE ref.

1369659) and the non-designated *John Marsh Buildings and 6-8 Mansfield Road*, the settings of which would be affected by the works; as well as the character and appearance of the *Central (City & University) Conservation Area*, in which the site is located and forms a constituent part.

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

- What is the special significance of the listed buildings;
- Whether the proposals would harm, preserve or enhance the significance of the affected heritage assets;
- If harm would be caused to the significance of the assets, whether that harm has been justified;
- If the harm that would be caused has been clearly and convincingly justified, whether there would be sufficient public benefits that would arise directly from the proposals that would outweigh the level of harm that would be caused;
- Whether the proposed works meet the objectives of both local and national planning policies.

3. LEGAL AGREEMENT

3.1 This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1 The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1 This application concerns the site of Mansfield College, which is located on the west side of Mansfield Road, northeast of the city centre, close to the University Science Area and Parks. It is bounded to the north by the University's Chemistry Research Laboratory, and to the northwest by the Rothmere American Institute. The grounds of Wadham College (a Grade II Registered Park and Garden, NHLE ref. 1001293) lie immediately to the west, and New College School, the recently completed Gradel Quad, and the Clore Music School lie to the south. The Oxford University Club and Tinsley Buildings lie opposite the College on the east side of Mansfield Road.

5.2 The Mansfield College site is dominated by a large oval lawn, to the north of which is situated the North Range. This was built in 1887-1889 to the designs of Basil Champneys and comprises the College's original buildings. The North Range includes the Chapel (now used as a dining hall), Entrance Tower (originally the main point of entry to the College), Library, Master's Lodgings, and teaching and common rooms. It was designated as a Grade II* listed building in January 1954. The College's kitchens are also located in the North Range, adjacent to the former Chapel, in a well designed modern extension *c.*2014.

5.3 The stone and wrought iron screen that runs along Mansfield Road in front of the college Chapel was also separately listed, at Grade II, in June 1972.

5.4 The North Range sits in close proximity to the northern boundary of the College's site, but there is a small slither of land to the north side of it - known as the 'Northern Wedge' - that is occupied by hardstanding, parking, and a number of modern *ad-hoc* structures used for back of house functions.

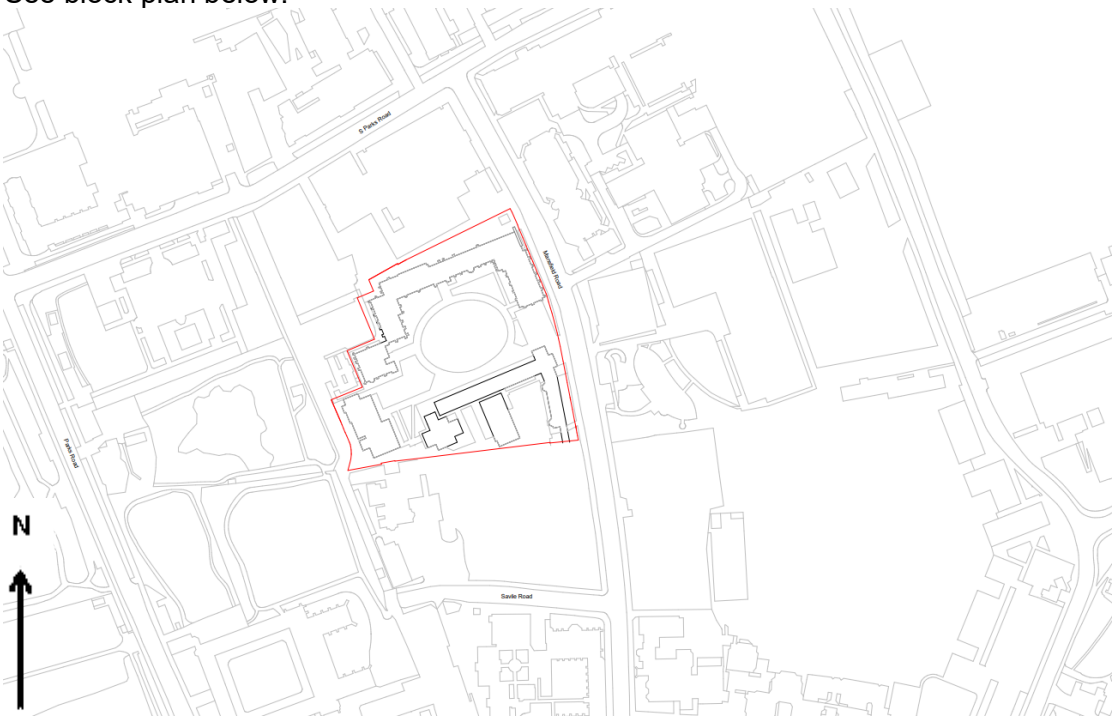
5.5 The land to the south of the main lawn is occupied by the two-storey John Marsh Building and 6-8 Mansfield Road, built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson; Staircase E, dating from the 1990s; and the Garden Building, dating from the early 2000s. These contain student accommodation and some seminar rooms. The John Marsh Building is a fine example of mid-20th century Arts and Crafts style architecture worthy of consideration as a non-designated, but Staircase E and the Garden Building are of no particular historic or architectural merit.

5.6 The southwestern corner of the site contains the most recent development on the College site, the Hands Building, which sits at a lower ground level than the main lawn, and is arranged over five storeys. This contains both student accommodation and the University's Institute of Human Rights.

5.7 The Mansfield College site as a whole is located within, and forms a constituent part of, the 'College Architecture' character zone of the Central (City & University) Conservation Area.

5.8 See Appendix 1 for a map of heritage assets on and near the site.

5.9 See block plan below:



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Ordnance Survey 100019348

6. PROPOSAL

6.1 Listed Building Consent is sought for interventions to the North Range to improve its functionality, in support of the wider proposals across the College (which are the subject of a separate planning application, ref. 25/03195/FUL).

6.2 Listed Building Consent is sought for:

- Internal reorganisation of the modern kitchen link extension;
- Removal of a WWII bomb shelter on the northern elevation of the North Range;
- Construction of a three-storey extension on the northern elevation of the North Range to house a lift, providing disabled access to the college library and a new librarian's office.

6.3 Initially, the proposals also included the creation of a new entrance doorway on the south elevation of the North Range, adjacent to the Junior Common Room, which is referred to in the submitted Design and Access Statement. However, this item has been removed from the scheme and no longer forms part of the development proposals.

7. RELEVANT PLANNING HISTORY

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

Alterations and extension to principles house to provide office over garage and basement cloakroom Ref. No: 68/20088/A_H | Status: Approved
Conversion of cellar to bar with internal escape stair. Reduce ground level & new fire escape door. External steps up to quadrangle from new bar in cellar. Single storey extension to form bar store & boiler room (Amended Plans) Ref. No: 92/00113/L | Status: Refused
Conversion of cellar to bar. Basement bar store & external stair from cellar to ground. Emergency escape on rear. Alteration to window & doors to plant room with provision of service delivery area & hatch on north of building Ref. No: 92/00974/L | Status: Approved
Listed Building Consent for two internal doors at ground floor level within the entrance tower (Amended plans) Ref. No: 93/00091/L | Status: Approve
Listed building consent for formation of new opening and door through west wall to the JCR to provide a fire escape. Regrading of internal floor adjacent to new opening (Amended Plans) Ref. No: 05/01442/LBC | Status: Approved
Listed building consent for internal alterations to the Main Building to provide wheelchair lift to East Staircase, stair hand rails/ropes and associated works and escape route lighting and signage v Ref. No: 05/01762/LBC | Status: Approved

Two storey extension to dining hall to provide new kitchen facilities and link to chapel. Formation of terrace in quad and alteration to existing openings to form doorways. Internal alterations involving removal of walls installation of lift. Ref. No: 10/03031/LBD | Status: Approved Demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four storey building and basement to provide student accommodation and academic space. Two storey mews building to the north of the north range of buildings to provide plant and operational space and a three storey extension to the Champneys north range buildings to provide lift access. Removal of parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works. Provision of cycle parking (amended plans and additional information) Ref. No: 25/03195/FUL | Status: Pending Consideration

8. RELEVANT PLANNING POLICY

8.1 The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th January 2026 for Regulation 19 consultation and submission to the Secretary of State. This emerging plan includes relevant draft policies, which are a material consideration and in most cases support the approach of the referenced Oxford Local Plan 2036 policies.

8.2 The following policies are relevant to the application.

Topic	National Planning Policy Framework	Local Plan	Neighbourhood Plans:	Emerging Local Plan 2045
Conservation / Heritage	Section 16	DH3 – Designated Heritage Assets DH4 - Archaeological assets DH5 – Non Designated Heritage Assets	N/a.	HD3 - Designated Heritage Assets HD4 – Non Designated Heritage Assets HD5 - Archaeology

9. CONSULTATION RESPONSES

9.1 Site notices were displayed around the application site on 16th December 2025 and 26th March 2026 and an advertisement was published in The Oxford Times newspaper on 25th December 2025.

Statutory and non-statutory consultees

<u>Environment agency</u>

By email 16th December 2025:

‘This planning application is for development we do not wish to be consulted on... Although we are not providing bespoke comments on this planning application, the applicant should be made aware that they may require an Environmental Permit or License from us for some types of development.’

Natural England

9.2 In a letter dated 19th December 2025:
‘NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes’.

The Gardens Trust

9.3 In a letter dated 23rd December 2025:
‘Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may impact the significance of the setting of Wadham College, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. Wadham College comprises college quadrangles and gardens which were laid out in the late eighteenth century to twentieth century. We have considered the information provided and liaised with our colleagues at The Oxfordshire Gardens Trust and, on the basis of this, we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.’

A further letter was received on 11th February in response to the re-consultation, in which the same view was expressed.

Oxfordshire Architectural and Historical Society

9.4 In a letter dated 6th January 2026, regarding both the LBC and Planning applications: The OAHS provided comments relating to the wider development proposals for the site (25/03195/FUL), but none relating to the works for which listed building consent is sought.

Historic England Commission

9.5 In a letter dated 16th February 2026:
‘Historic England has no objection to this application, which has been informed through pre-application advice. Overall the proposals have been well considered and sensitively respond to the significance of Champney’s North Range. The adaptations required to provide the connections between the North Range and the new lift extension have been well thought out. Whilst this would impact some historic fabric, this imapct is in our view minimal, and the harm is justified by full and equal access it would enable to the first floor rooms, including the highly significant library.

The WWII bunkers proposed to be removed form a very important part of the history of the college, more so for their historic rather than their architectural qualities. We therefore agree that the demolition of the bunkers does not prevent this part of the college’s history being preserved. The approach to mark the footprint of the bunkers through the landscaping and include an interpretation panel is a fitting response in our view. We recommend your council approve any interpretation panel as a condition of the scheme.

In relation to the proposed new opening in the North Range's west wing corridor, we agree that this is likely to be the least harmful location to provide a new entrance into the north range from the man quad. The loss of the window fabric and minor visual change to the formal composition of Champney's north range would result in some (less than substantial) harm to the building's significance. The setting back the proposed doorway into the corridor and retaining the window arch does however help reduce the severity of the impact externally. We therefore have no in principle concern with this element. We however note associated paraphernalia, such as lighting and door push pads have not been detailed at this stage, which could exacerbate any impact. Should your council be minded to approve this application, in order to protect the architectural qualities of the building, we recommend your council, on the advice of your local conservation officer, seeks and approves these details as a condition. In light of the thermal improvement the college is also seeking to achieve (not form part of these applications), we question how the creation of this new opening would relate to those developing proposals. The new entrance is proposed just off the JCR, and so is likely to be popular and well used thoroughfare. Constant use of this narrow entrance is likely to make any thermal control in this area challenging. We recommend the college give further consideration to these potential implications before embarking on this proposed change.

We have no concerns with the internal refurbishment of the 2024 kitchen extension, which is not of any historic interest'.

Oxford Preservation Trust

9.6 In a letter dated 16th February 2026, regarding both the LBC and planning applications:

9.7 In regard to the WW2 Bomb Shelters: ' we're pleased to see that the WW2 history of the college will be reflected in the proposed interpretation plaque – and that the outline of the bomb shelters will be marked. We support the reinstatement of Champney's corridor.'

9.8 In regard to the North Range Accessibility Improvements: ' We support the proposed modification to the north range, including the lift extension and the replacement of a historic window with an accessible entrance to the library building'.

Public representations

9.9 None received.

Officer response

9.10 It is noted that none of the consultee responses raised objections or concerns about the proposals for which listed building consent is sought, other than the concerns raised by Historic England in relation to the new entrance door adjacent to the JCR. Officers shared concerns about this element of the initial proposals, and this item was subsequently removed from the application by the applicant.

9.11 In line with the advice given by Historic England regarding the bomb shelter memorial plaque it is recommended that a condition should be applied to the Listed Building Consent, should it be granted, as follows:

"The following details of the memorial plaque on the northern elevation of the Grade II* listed North Range shall be submitted to, and approved in writing by, the Local Planning Authority prior to the demolition of the bomb shelter, and the works shall be carried out strictly in accordance with the approved details only:

a) elevation and section drawings of the memorial plaque at a scale no smaller than 1:5;
b) details of any text to be included in the memorial plaque, including wording, font style and size; and
b) by sample, all materials to be used in the memorial, demonstrating colour, texture and finished appearance.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036."

10. PLANNING MATERIAL CONSIDERATIONS

Policy Context

10.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities, when considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

10.2 The National Planning Policy Framework (NPPF) makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development, through meeting the three overarching objectives categorised as economic, social and environmental objectives. These objectives should be delivered in decision making and collectively form the heart of the NPPF as the presumption in favour of sustainable development.

10.3 This presumption in favour of sustainable development is reflected in policy S1 of the Local Plan, which states "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF." The policy goes on to state that "It will work proactively with applicants to find a solution jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area."

10.4 The NPPF recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 202).

10.5 In determining applications, paragraph 210 of the NPPF requires local planning authorities to take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

10.6 When considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 212 of the NPPF requires great weight to be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of the level of harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213), and any development causing less than substantial harm to a designated heritage asset only being permitted if the proposal offers public benefits that outweigh the harm (paragraph 214).

10.7 These requirements are reflected in Policy DH3 of the adopted Oxford Local Plan, and Policy HD3 of the emerging Local Plan, and apply to curtilage-listed structures too.

10.8 When considering the impact of the proposed development on the significance of a non-designated heritage asset, paragraph 216 requires a balanced judgement to be made, having regard for the scale of any harm or loss and the significance of the heritage asset.

10.9 This is also a requirement of Policy DH5 of the adopted Oxford Local Plan 2036, and a requirement of Policy HD4 of the emerging Local Plan, which concern non-designated heritage assets.

10.10 Finally, paragraph 218 of the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

10.11 Officers consider the determining issues to be:

- The significance of the affected heritage assets and whether the proposals would harm, preserve or enhance the significance of the affected heritage assets;
- If harm would be caused to the significance of the assets, whether that harm has been clearly and convincingly justified;
- If the harm caused is considered to be less than substantial, whether there would be sufficient public benefits that would arise directly from the proposals that would outweigh the level of harm that would be caused.

<u>Significance of the affected heritage assets</u>

10.12 Mansfield College was founded in 1838 in Birmingham, as a college for non-conformist students, at a time when statutes forbade Roman Catholics, non-conformists, and non-Christians from obtaining degrees at Oxford, Cambridge and

Durham. In 1871 William Gladstone's University Tests Act abolished this restriction, and it was in this context that the college moved to Oxford.

10.13 The Grade II* listed North Range of Mansfield College comprises the Colleges original buildings in Oxford, which were designed by Basil Champneys and built on a site bought from Merton College between 1887 and 1889. These buildings comprise a central tower, through which the College was originally accessed, flanked by two two-storey wings containing the Senior Common Room, classrooms, the original dining hall, and a vaulted basement that originally housed the kitchens but has been repurposed as a cafe. At the western end, projecting southwards, there is a library wing, where the Junior Common Room occupies the ground floor; and adjoining the corner of this, connected by a turret, is the large Master's Lodgings. Arranged over four storeys and originally containing 11 bedrooms, parts of this building are now given over to administrative offices and teaching rooms. At the eastern end of the North Range, enclosing the third side of the quadrangle and fronting onto Mansfield Road, is the former chapel, which in recent decades has been converted to use as a dining room. As the College was originally non-residential, the North Range does not contain any student living accommodation.

10.14 Champney's buildings are constructed of local Milton stone in an English Gothic style, with pitched roofs originally covered in Winchcombe stone slates (since replaced in Welsh slate). They have survived in substantially their original form, and read as a spectacular group, broadly symmetrical about the tower, but with each individual element of the College expressed and differentiated. The interiors are equally impressive, and many rooms also retain their original furniture and fittings, the former designed by George Faulkner Armitage. The decorated ceilings in the former dining hall, Senior Common Room and library remain intact too.

10.15 A notable alteration to the listed building was the addition of a small bomb shelter against the northern elevation of the west wing corridor, which relates to the period between 1939 and 1945 when the College was requisitioned under the Emergency powers Defence Act to accommodate the Codes & Ciphers Production Unit from Bletchley Park. It is likely that the window bars to the first floor reading room clerestory windows date from this period too.

10.16 There is also an infill extension between the east wing and Chapel dating to the 2010s, which contains the College's kitchens.

10.17 The North Range at Mansfield College were designated as a Grade II* listed building in 1954 because of the very high level of historic and architectural special interest it possesses as a masterpiece of Basil Champneys, conceived and executed as a whole including the layout, carvings, interiors, ironmongery, furniture and decorations, all of which survive in substantially original form. They are also of significance as an example of a late-nineteenth-century purpose-designed non-conformist college built following the abolition of the Universities Test Act in 1871; and on account of their association with the Government Code and Cyphers School located here during WWII.

10.18 The listed building's setting makes an important contribution to its significance, with the large oval lawn to the south having been a feature of the college since its foundation, and the open space of the Main Quad and the open frontage onto Manfield Road allowing the ensemble to be read coherently from the public realm. These were designed views and have aesthetic and architectural significance.

10.19 The remaining screen wall to the east of the chapel is independently listed at Grade II and is a fragment of the original boundary treatment that stretched south along Mansfield Road. Fragments of a similar wall exist to the west of the College on Love Lane, which are curtilage listed.

10.20 The John Marsh Building, which forms the south range of the Main Quadrangle, was built in 1962 to the designs of Oxfordshire-based architect Thomas Rayson, described by Geoffrey Tyack as 'the last of Oxford's Arts and Crafts-inspired architects'. The building is not listed, but has been identified in the Oxford Central (City & University) Conservation Area Appraisal as a 'positive contributor' worthy of consideration as a non-designated heritage asset.

10.21 Built of Guilting Stone from the Coscombe quarry, the stone's characteristic orange-yellow colour has intensified with age and consequently, the building does not sit as comfortably in its immediate surroundings as it once did. Nevertheless, its design is restrained and elegant, and it is considered to be a good example of Post-War College architecture. As noted in the submitted Heritage Assessment, the building is planned on the traditional staircase system and is of two storeys plus attic, which is the 'traditional' college height favoured also by Champneys, and moreover ensures that the building is deferential to the more significant North Range of the quad, as well as in-keeping with the scale of the earlier residential buildings along Mansfield Road.

10.22 Mansfield College forms an intrinsic part of the College Architecture character area of the Central (City and University) Conservation Area. Of the buildings on site, the Champneys buildings and boundary walls and Thomas Rayson building are considered to make a particular contribution to the character and appearance of the Conservation Area, but the open space of the quad itself is equally important in this regard. Firstly, it is illustrative of the continued use of the quadrangle as the basis for laying out colleges into the nineteenth century. Moreover, the openness of the quad and its eastern boundary allows for views of the entirety of the original college from the public realm, something that is unique to Mansfield, and has come to be thought of as a reflection of its inclusive roots and ethos.

10.23 Mansfield Road forms part of the suburb that was developed to the northwest of the city in the later-19th century on land previously used for open field agriculture and, later, college gardens, sports fields and market gardens, illustrated by the presence of many late-19th and early-20th century college buildings and villas. Later-twentieth century development at the northern end and eastern side of the road, and more recent developments such as the Clore Music Room and Gradel Quadrangles, have introduced a diversity of architectural styles. However, Mansfield Road has largely retained a low-density, suburban character, with buildings set back from the pavement behind font gardens or areas of landscaping, and mature trees lining much of the street. The exception to this is the very northern end of the road, where the large-scale buildings of the University Science Area have spilled beyond South Parks Road. The buildings at Mansfield College, in particular Champney's chapel which is the largest element of his north range which sits parallel to Mansfield Road, helps to provide a transition in scale from these science buildings to the typically 2-3 storey development further south along the road.

<u>Impact of the proposals on heritage significance, and the magnitude of any harm caused</u>

10.24 The reorganization of the interior of the modern kitchen link extension is necessary because, although a recent addition, the current space is inefficiently laid out and insufficient for the current dining requirements. Demand on this will increase further as a result of the wider redevelopment proposals for the site (the subject of 25/03195/FUL), which will increase the number of Mansfield student accommodated on site as opposed to in private accommodation.

10.25 The alterations proposed to the kitchen link extension would affect modern building fabric only and would have no impact on the heritage significance of the Grade II* listed North Range or any other heritage assets.

10.26 The demolition of the WWII bomb shelter would result in the loss of one of the last physical manifestations of the College's war-time role as the home of the Codes & Cyphers School, causing harm to the historic significance of the Grade II* listed North Range. However, the shelter is of limited architectural interest and has been altered with new window and door openings, reducing the legibility of its original function. The magnitude of harm to the significance of the listed building is therefore considered to be a low level of less than substantial harm.

10.27 To mitigate the harm caused, it is proposed to install a new memorial tablet in the former doorway of the bomb shelter on the north elevation of the listed building. No detailed design has been submitted for the memorial tablet, but a suitable design can be secured by condition. Furthermore, it is proposed that the wall lines of the bomb shelter would remain visible in the new paving to be installed in the 'northern wedge' as part of wider development proposals for the site.

10.28 In addition, the removal of the bomb shelter enables the original window opening on the ground floor of the west corridor to be reinstated, reverting to Champney's original design and allowing the corridor to once again be provided with natural daylight. This would result in a clear benefit to the historic and architectural significance of the listed building.

10.29 The proposed extension to the library wing would enclose a portion of the external wall of the original building, require new openings through this wall to provide access to both levels of the first floor, and minor alterations to part of the original staircase where the extension is to be accessed. Harm to the listed building would be caused due to the localised loss of fabric where the new openings are created and the extension is fixed and flashed into the fabric. Harm would also be caused as a result of the extension obscuring part of the north elevation that is currently visible from the carpark from the neighbouring Rothermere Institute.

10.30 However, the impact of this aspect of the proposals has been mitigated through minimising the volume of the new extension as far as possible, and employing a quiet, minimal architectural language that, whilst overtly contemporary and clearly distinguishable from the old, will not visually compete with or distract unduly from Champney's work. Furthermore, the extension has been designed so that the new openings sit comfortably in the internal spaces, and the new openings and the adaptation to the stairs have been carefully and sympathetically detailed.

10.31 Overall, therefore, the magnitude of harm caused to the listed building as a result of the library lift extension is a minor, less than substantial level.

10.32 No heritage assets other than the Grade II* listed North Range would be harmed by the development proposals for which listed building consent is sought.

Justification for the harm identified

10.33 It is proposed to demolish the bomb shelter to improve access and wayfinding, as, without its removal, the new entrance at the west end of the 'northern wedge' (in the base of the library lift extension), would not be visible from Mansfield Road, making accessibility and wayfinding difficult. As part of the wider development proposals for the site, this will become a key access point for students and staff, as much of the secure bicycle parking for the College will be located in this part of the site.

10.34 Officers do not consider that the improved access and wayfinding alone offers 'clear and convincing' justification for the harm caused to the listed building, but there is also further justification for the loss of the bomb shelter , in that it would enable part of Champney's original design to be reinstated, and these windows would provide natural light to the western corridor, thereby improving the internal conditions. This is considered sufficient justification.

10.35 Furthermore, the minor, less than substantial harm caused by the library lift extension is clearly and convincingly justified by the desirability of providing disabled access to the library reading rooms, which are a key part of academic life at the College.

Whether the harm is caused is less than substantial and there are sufficient public benefits to outweigh it

10.36 In all instances the harm caused is less than substantial in magnitude.

10.37 The harm caused by the demolition of the bomb shelter is outweighed by the heritage benefit that would arise from reinstating the windows that formed part of Champney's original design of the building.

10.38 The harm arising from the library lift extension would be outweighed by the public benefit of improving disabled access to the College's library, in line with the Equalities Act 2010.

11. CONCLUSION

11.1 Whilst Officers have identified that aspects of the proposals would result in less than substantial harm to the Grade II* listed North Range at Mansfield College, each harmful intervention has been clearly and convincingly justified, and there would be sufficient public benefits stemming from the proposals to outweigh the less than substantial harm, regard for the great weight that must be given to the preservation of designated heritage assets.

11.2 No other heritage assets would be adversely affected by the proposals.

11.3 It is therefore considered that the proposed development would meet the objectives of policies DH3, DH4 and DH5 of the adopted Oxford Local Plan 2036. In addition, the proposals for which Listed Building Consent is being sought are considered to meet the principles of planning policies set out in section 16 of the National Planning Policy Framework, and in granting Listed Building Consent, subject to the recommended

conditions, it is considered that the Local Planning Authority would meet the duty placed upon decision makers in section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which seeks to " pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

11.4 It is recommended that the Committee resolve to grant Listed Building Consent for the development proposed subject to the recommended conditions set out in section 12 of this report.

12. CONDITIONS

1. Time Limit

The works permitted shall be begun not later than the expiration of three years from the date of this consent.

Reason: In accordance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in accordance with policy DH3 of the Adopted Oxford Local Plan 2036

2. **Works as approved only**

This Listed Building consent relates only to the works specifically shown and described on the approved drawings. Any other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and details of any other works must be submitted to the council as Local Planning Authority and approved before work continues.

Reason: For the avoidance of doubt and to protect the special interest of the historic building in accordance with policies DH3 and DH4 of the adopted Oxford Local Plan 2036

3. **Historic Building Recording**

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

The scope of the archaeological investigation should consist of a Level 4 historic building report (Historic England 2016 Understanding Historic Buildings) for the WWII bomb shelter, because of its additional social history value related to the use of the College during the war, and a level 4 historic building record for those areas of the library wing and west corridor being altered. The historic building recording should be undertaken by a professionally qualified archaeologist working to a brief issued 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, in accordance with policies DH3 and DH4 of the adopted Oxford Local Plan 2036.

4. Protective measures

No development shall take place until details of the measures to be taken to protect the listed building during all works of demolition and rebuilding are submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be put in place prior to the commencement of any works of demolition and rebuilding and in accordance with the approved details.

Reason: To ensure adequate protection to the listed building to safeguard its special historic and architectural interest, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

5. Sample materials

Samples of all exterior materials proposed to be used on the library lift extension, including but not limited to, stone and mortar samples, windows, and roofing materials, shall be made available for inspection on site and details shall be submitted to and approved in writing by the Local Planning Authority before the start of the relevant work and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the external appearance of the approved works, in the interest of visual amenity and the architectural and historic special interest of the listed building, in accordance with policies DH1 and DH3 of the Adopted Oxford Local Plan 2036.

6. Memorial plaque – further details

The following details of the memorial plaque on the northern elevation of the Grade II* listed North Range shall be submitted to, and approved in writing by, the Local Planning Authority prior to the demolition of the bomb shelter, and the works shall be carried out strictly in accordance with the approved details only:

a) elevation and section drawings of the memorial plaque at a scale no smaller than 1:5;
b) details of any text to be included in the memorial plaque, including wording, font style and size; and
b) by sample, all materials to be used in the memorial, demonstrating colour, texture and finished appearance.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

7. Lift extension – further details

Prior to the commencement of works, the following details shall be submitted to, and approved in writing by, the Local Planning Authority, and the works shall be carried out strictly in accordance with the approved details only:

a) Elevation and section drawings of the new door openings to be made into the existing wall of the listed building, showing the detailed design and profiles of the architraves, door leaves, linings and junctions with the existing skirtings, at a scale of 1:1, 1:2 or 1:5 as appropriate;
b) Detailed drawings of the proposed alterations to the staircase, at a scale of 1:5 or larger;
c) Samples of the new materials to be used for the new door openings, doors and alterations to the staircase; and
d) Details of the junctions between the extension and the listed building, including large-scale drawings and specifications.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

8. Materials to match existing

Except where indicated otherwise on the drawings hereby approved, all new internal and external works and finishes, and works of repair and making good, shall match the existing original work in respect of materials used, detailed execution and finished appearance.,

Reason: To ensure a satisfactory appearance and in the interests of preserving the historic and architectural special interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

9. Protection of internal features

All existing historic internal features such as plasterwork, cornices, fireplaces, floorboards, doors, doorframes, windows, timber window reveals, panelling and other woodwork shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified to the contrary in the approved drawings.

Reason: To ensure the retention of in-situ features of special architectural or historic interest in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

10. Repair of damage after works

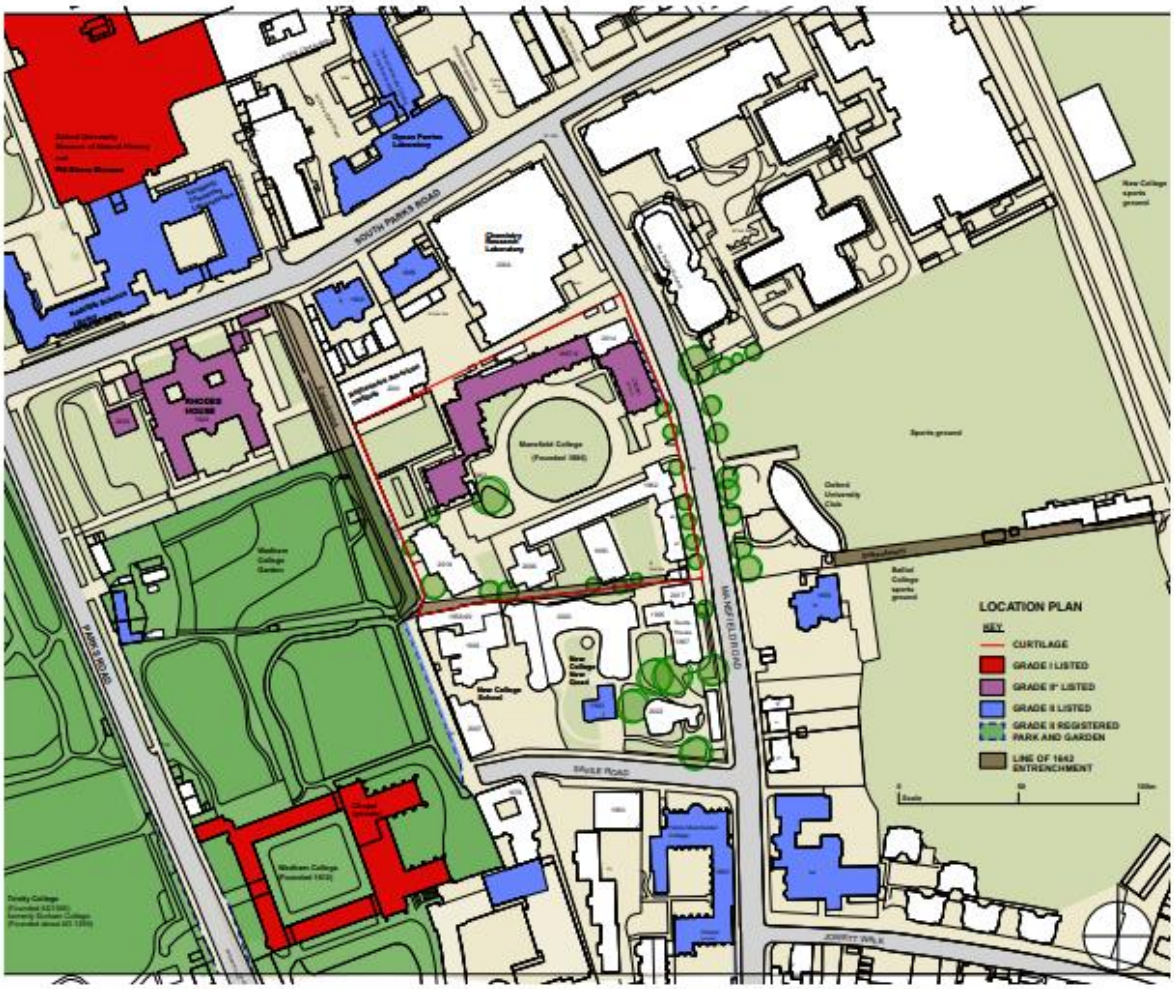
After works are completed, any damage caused by such works shall be made good to a standard agreed by the Local Planning Authority and before the contract of works hereby approved is completed.

Reason: To preserve the character and significance of the listed building in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

13. APPENDICES

Appendix 1 – Site location plan

Appendix 2 – Heritage asset location plan taken from p.9 of the submitted Part One – Heritage Assessment (Marcus Beale Architects, November 2025).



Location plan showing Mansfield College in context with designated heritage assets [all within the conservation area]. The red line shows the historic curtilage. The modern northern boundary and application site boundary differ slightly from this line.

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

15.1 Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in

accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant listed building consent, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Oxford City Planning Committee **26th May 2026**

Application number:	25/03223/FUL		
Decision due by	6th April 2026		
Extension of time	31st May 2026		
Proposal	Installation of an underground high voltage cable to support solar farm (South Oxfordshire Reference P23/S4132/FUL)		
Site address	Land At Watlington Road, Cowley, Oxford		
Ward	Blackbird Leys Ward		
Case officer	Tracy Harvey		
Agent:	Miss Rhiannon Herridge	**Applicant:**	Burcot Solar Farm Limited
Reason at Committee	The application constitutes major development.		

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1. RECOMMENDATION

1.1. Oxford City Council Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission

1.1.2. **agree to delegate authority** to the Director of Planning and Regulation to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary

2. EXECUTIVE SUMMARY

2.1 This planning application seeks full planning permission for the installation of an underground high voltage electricity cable linking a consented solar farm (within South Oxfordshire District Council) to the local electrical distribution network. The route in Oxford is within the highway corridor along part of Watlington Road. The cable will be buried and land reinstated following construction. The scheme would result in temporary construction impacts only, with negligible permanent landscape and ecological effects. Subject to standard construction controls and reinstatement, the proposal accords with national and local policy supporting renewable energy and necessary grid connections.

3. LEGAL AGREEMENT

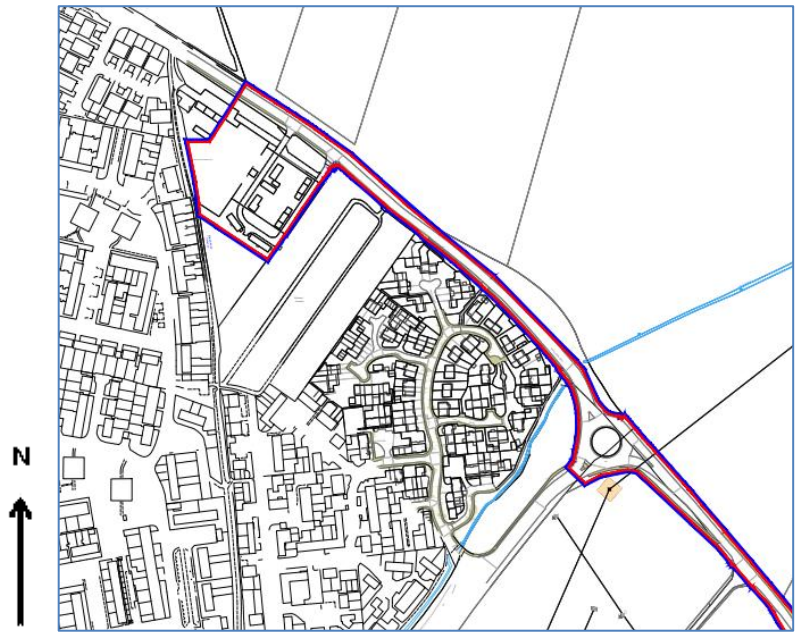
3.1 This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY

4.1 The proposal is not liable for a CIL payment.

5. SITE AND SURROUNDINGS

5.1 The application site comprises land along Watlington Road (B480), Cowley, including sections of highway, highway verge and adjacent land required for trenching and temporary works. The surrounding area contains a mix of commercial, industrial and residential uses with highway infrastructure and established vegetation/hedges. To the northeast of the proposed route are open fields and to the southwest are allotments and residential properties. No designated heritage assets in Oxford City are located within the immediate works corridor. The location plan for the works within the City Council boundary is below:



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Ordnance Survey 100019348
Extract from Drawing Number EPD-025-GA-CR-S1 from Ethical Power

6. PROPOSAL

6.1 The proposal is part of a wider scheme to link the Burcott Solar Farm with the national grid at the Cowley Substation off Watlington Road. Approximately 400m of the 8.4km route is within the Oxford City Council administrative boundary along the Watlington Road (B480). The overall proposals include:

• Excavation of a trench typically 0.8–1.2m deep and approximately 0.4–0.6m wide for the installation of a 33–66kV underground cable
• Use of horizontal directional drilling (HDD) at sensitive locations (e.g. junctions, watercourses, or mature hedgerows) to avoid surface disturbance.

• Temporary construction compounds and welfare/laydown areas within the working corridor.
• Reinstatement of all land to prior condition, including topsoil management and re-seeding where disturbed.
• No above-ground operational infrastructure proposed other than standard underground cable markers as required by utility standards.

4.2 The submission documents included a Construction Method Statement; Flood Risk Assessment; Ecological Impact Assessment (with baseline habitat plans); Arboricultural Impact Assessment; Archaeological Assessment; Water Vole Survey and detailed Cable Route drawings including trench profiles.

4.3 A parallel planning application is under consideration by South Oxfordshire District Council (their reference P25/S3614/FUL) for the remainder of the route.

7. RELEVANT PLANNING HISTORY

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

21/00780/T56 - Application for prior approval to install 1no. 20m telecommunications streetworks pole, 1no. equipment cabinet, 1no. meter cabinet and associated ancillary development.. Prior Approval Required 6th May 2021.

25/00192/PDT - Replacement of 3no. existing antennas with 3no. new antennas, installation of 1no. dish and 2no. ground based equipment cabinets. Internal upgrade to existing cabinet and ancillary development thereto. Permission not required 31st January 2025.

25/02995/PDT - Upgrade of an existing telecommunications base station comprising the replacement of 20m pole and installation of 6no. antennas, together with internal upgrades to existing cabinet and ancillary works.. Permission not required 18th November 2025.

25/03072/SCREEN - Proposed high voltage cable to be installed between a permitted solar farm facility at Burcott Farm in South Oxfordshire (South Oxfordshire LPA ref: P23/S4132/FUL) and Cowley Local Substation in Oxford. Environmental Impact Assessment Not Required 31st December 2025

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Other planning documents or legislation	Submission Draft Oxford Local Plan 2045

Conservation/ Heritage	133, 189-208	Policy DH1: High quality design and placemaking Policy DH4: Archaeological remains		Policy S2 - High Quality Design Policy HD1 - Principles of high-quality design Policy - HD5 Archaeology
Natural environment	136, 180- 186	G1 - Protection of Green/Blue Infrastructure G2 - Protection of biodiversity		Policy G1 - Protection of green infrastructure G6 - Protection of biodiversity
Transport	109-118	M1 _ Local Cycle Connection Route		
Environmental	7, 8, 10, 11, 152, 155, 161-168	S1 - sustainable development RE3 _ Flood Risk Management RE4 - Drainage RE8 - Noise and vibration RE9 - Land Quality G7 - Protection of existing Green Infrastructure features	National Policy Statements EN1 and EN3 Section 40 of the National Environmental and Rural Communities Act 2006 Section 102 and Part 2A of the Environmental Protection Act 1990 Wildlife and Countryside Act 1981 Habitats Regulations 2017. Energy Statement TAN	S1 - sustainable development G7 - Flood Risk and Flood Risk Assessments R5 - water resource and quality G8 – SuDS R8 - Amenity impacts of development R7 - Land contamination
Miscellaneous		RE7 - managing the impact of development V8 - Utilities	Climate Change Act 2008	S3 - Infrastructure Delivery in New Development

6.2 There is no Neighbourhood Plan for this area.

6.3 The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th January 2026 for Regulation 19 consultation and submission to the Secretary of State. This emerging plan includes relevant draft policies set out above, which are a material consideration albeit of limited weight, and which support the approach of the referenced Oxford Local Plan 2036 policies.

9. CONSULTATION RESPONSES

7.1. Site notices were displayed around the application site on 14th January 2026 and an advertisement was published in The Oxford Times newspaper on 15th January 2026.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

7.2 No objection. However, any work carried out on the highway will require the appropriate licenses and necessary traffic management measures.

Oxfordshire County Council (Lead Local Flood Authority)

7.3 No comments as the proposals do not increase flood risk. Appropriate Environment Agency and land drainage consent to be provided.

Environment Agency

7.4 No objection subject to suggested conditions.

7.5 Ecology watercourses and riparian corridor - The works in the vicinity of the main river watercourse could have a detrimental impact to water vole if not carried out in an appropriate way. Water Vole are listed as being of 'principal' importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000). A condition should therefore be included to prevent impacting water vole species and habitat.

7.6 Would like to make it clear that this condition is requested under the assumption that the crossing of the Northfield brook will be completed by Horizontal Directional Drilling (HDD). The construction method statement (ethical power limited, submitted to LPA on 14/11/2025) outlines how watercourses will be crossed using this method and provided the locations of proposed HDD within a separate document (Cable Route with HDD, ethical power, 13/11/2025). However, this map did not show the Northfield brook crossing as using HDD but as no other methods or planning statements were proposed on how this watercourse will be crossed, must assume this was an omission and HDD is to be used for this crossing.

7.7 Fluvial flood risk - The application site lies partly within Flood Zones 2 and 3 in accordance with the Flood Map for Planning. Flood Zones 2 and 3 are defined by the National Planning Policy Framework (NPPF) and associated Flood risk and coastal change Planning Policy Guidance (PPG) as having a medium and high probability of flooding. The application is also in close proximity to the Northfield brook main river. The submitted Flood Risk Assessment (FRA) is satisfactory in demonstrating that the proposal will not have a significant adverse impact on flood risk providing the measures proposed within the FRA are carried out.

7.8 Note the applicant has stated the works will fall under an Flood Risk Activity Permit (FRAP) exemption, meaning a FRAP would not be needed. This is not guaranteed, and the applicant will need to apply for an exemption. The proposed development will only meet the NPPF's requirements in relation to flood risk if the suggested flood risk planning condition is included.

Thames Valley Police

7.9 Do not object to this application.

7.10 There are concerns, however, that the risk of crime are not adequately addressed within the construction methodology statement.

7.11 High Voltage cable is a very high value target for organised crime, and solar farms across the country are experiencing a significant increase in the theft of cable and other materials during the construction phase of the development. As such, it is imperative that site security is considered equally as important as site safety. The Construction Management Plan for this development specifically should consider site security, and recommend the applicants consult the guidance provided by Secured by Design, to make sure all opportunities are taken to prevent crime from the outset. The guidance can be found here: https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

7.12 It is requested a Construction Management Plan (CMP) condition, including security measures, be placed upon any planning approval.

Natural England

7.13 No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscape.

Active Travel England

7.14 Wish to offer no comment.

Historic England

7.15 Wish to offer no comment

South Oxfordshire District Council

7.16 South Oxfordshire District Council has no in principle objection to the proposals within the City boundary.

7.17 South Oxfordshire District Council are currently considering a parallel planning application (P25/S3614/FUL) for the section of the high voltage cable within South Oxfordshire. It is likely that the applicant will be submitting further information with a view to addressing comments made by technical consultees. The target decision date will therefore be likely to be extended.

Public representations

7.18 No representations received.

10. PLANNING MATERIAL CONSIDERATIONS

8.1 Officers consider the determining issues to be:

- Principle of Development
- Visual Impact
- Heritage
- Ecology and Biodiversity
- Trees and Arboriculture
- Flood Risk and Drainage
- Highway and Public Rights of Way
- Amenity
- Land Quality
- Planning Balance

a. Principle of development

8.2 Policy S1 of the Oxford Local Plan 2036 (OLP)– Presumption in Favour of Sustainable Development is the core, overarching policy of the Oxford Local Plan 2036 and reflects national planning policy. It outlines a positive approach to development where the Council will actively support and approve proposals that contribute to sustainable development.

8.3 The cable is integral enabling infrastructure for a consented solar farm. The National Planning Policy Framework (NPPF) outlines that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts. The NPPF continues to give strong emphasis to supporting renewable and low carbon energy and associated infrastructure. National and OLP Policy S1 give significant weight to renewable energy and associated grid connections. The principle is therefore acceptable, subject to site-specific impacts being satisfactory.

b. Visual Impact

8.4 Policy D1 (High Quality Design and Placemaking) of the OLP requires all new development in Oxford to deliver well-designed, locally distinctive places that respond positively to the city's historic character, landscape and townscape, while also creating safe, inclusive and accessible environments. It expects proposals to make a positive contribution to their surroundings, including high-quality architecture, strong street layouts, active frontages and good public realm, and to protect residential amenity (e.g. lighting, noise, outlook and privacy). Development must also promote healthy, sustainable communities, prioritising walking, cycling and social interaction, and demonstrate a clear design rationale showing how the scheme integrates with its context and enhances the overall quality of place.

8.5 As the cable is underground, permanent visual effects are negligible. Temporary visual effects during construction (fencing, plant, traffic

management) are short-term and reversible. No aboveground substations or cabinets are proposed within the City boundary. There are no objections to visual aspects of the scheme and which accords with policy DH1 of the OLP.

c. Heritage

8.6 The NPPF makes clear that the purpose of planning is to help achieve sustainable development, and that creating well designed places, effects on the natural environment and conserving and enhancing the historic environment are important components of this. The NPPF sets out that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

8.7 The Oxford Local Plan (OLP) sets out that development proposals that affect archaeological features and deposits will be supported where they are designed to enhance or to better reveal the significance of the asset and will help secure a sustainable future for it. Proposals which would or may affect archaeological remains or features which are designated as heritage assets will be considered against the policy approach in policy DH3.

8.8 Archaeological remains or features which are equivalent in terms of their significance to a scheduled monument are given the same policy protection as designated heritage assets and considered against policy DH3. Proposals that will lead to harm to the significance of non-designed archaeological remains or features will be resisted unless a clear and convincing justification through public benefit can be demonstrated to outweigh that harm, having regard to the significance of the remains or feature and the extent of harm. Where harm to an archaeological asset has been convincingly justified and is unavoidable, mitigation should be agreed with Oxford City Council and should be proportionate to the significance of the asset and impact.

8.9 The application proposal is of interest as the northern part of this route (within the city boundary) crosses through an area of general potential for Roman archaeology associated with the line of the Dorchester-Alchester Road and associated settlement, burial areas and pottery manufacturing compounds.

8.10 The applicants submitted Archaeological Desk Based Assessment for this route notes low potential for the specific route because of previous likely disturbance from cabling and road construction. A recent watching brief on another cable route along Watlington Road and Grenoble Road revealed only modern construction to 1.2m.

8.11 Taking into account the results of the desk-based assessment, Historic Environment Records and recent archaeological work, this scheme is unlikely to have significant archaeological implications (within the City boundary). The proposals are therefore considered to have no harm to the heritage asset. The proposals are therefore considered to be in accordance with the NPPF and Local Plan policies, DH3 in particular.

d. Ecology and Biodiversity

8.12 The NPPF recognises that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Local Plan policy G1 Protection of green and blue infrastructure which states that development should prevent any harm to the green and blue infrastructure network.

8.13 Oxford Local Plan (OLP) policy G2 states that development that results in a net loss of sites and species of ecological value will not be permitted. Compensation and mitigation measures must offset the loss and achieve an overall net gain of 5% for biodiversity and for major development this should be demonstrated in a biodiversity calculator. In this case, the applicant has confirmed that no hedgerows are to be removed within the City boundary. On that basis, the development would not give rise to a loss of biodiversity value. However, as there is still some potential for variation within the described route a general condition provides a safeguard. An informative is suggested to aid the application of Biodiversity Net Gain should a variation in route be necessary.

8.14 Policy G8 requires new development that affects green infrastructure to demonstrate how these have been incorporated within the design, including health and wellbeing and biodiversity enhancement.

8.15 The Local Planning Authority (LPA) has a duty to, in exercising its functions, to conserve, restore and enhance biodiversity (section 40 Natural Environment and Rural Communities Act 2006). It must consider whether there is a reasonable likelihood of protected species being present and affected by development at the application site. The presence of a protected species that may be affected by the development is a material consideration for the LPA in its determination of a planning application (paragraphs' 98, 99 ODPM and Defra Circular 06/2005: Biodiversity and geological conservation). The LPA has a duty as a competent authority, in the exercise of its functions, to secure compliance with the Habitats Directive (Regulation 9(1) The Conservation of Habitats and Species Regulations 2017 '2017 Regulations'). The Habitats Directive is construed from 31 December 2020 to transfer responsibilities to UK authorities to enable it to function as retained EU law. This applies to European sites (SACs and SPAs) and European Protected Species, both in and out of European sites.

8.16 The 2017 Regulations provide a licensing regime to deal with derogations. It is a criminal offence to do the following without the benefit of a licence from Natural England: 1. Deliberate capture or killing or injuring of a European Protected Species (EPS) 2. Deliberate taking or destroying of EPS eggs 3. Deliberate disturbance of an EPS including in particular any disturbance which is likely a) to impair their ability – i) to survive, to breed or reproduce, or to rear or nurture their young, or ii) in the case of animals of a hibernating or migratory

species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong. 4. Damage or destruction of an EPS breeding site or resting place.

8.17 Water voles (Arvicola amphibius) are a protected species under the Wildlife and Countryside Act 1981 which makes it an offence to destroy or damage their habitat or to destroy or disturb places used for shelter or protection. They are listed under 41 of the Natural Environment and Rural Communities (NERC) Act 2006 Environment Act 2021 as a species of principle importance.

8.18 As the desk-top survey indicates within the ECIA, there are isolated populations of water vole within this area and along this stretch of water course. There is agreement with the Environment Agency on the need for a water vole survey as part of an Ecological Survey of the Northfield Brook. However, in accordance with the DEFRA/ Natural England Standing Advice and Circular 06/2005 a survey should be undertaken to inform the planning decision rather than after.

8.19 Following the Environment Agency comments, a water vole survey has been provided by the applicants. The survey indicates no evidence of water vole(s) in the vicinity of the culvert crossing at Northfield Brook. A condition is suggested to ensure that the survey is updated if the works do not start promptly. On the basis however that water voles were not found to be present, a licence will not be required from Natural England.

8.20 The observation within the survey in respect to a least damaging proposal to cross the Brook is via trenching over the culvert. A condition is suggested to secure the use of trenching in this location. Noting that the applicant has indicated some flexibility in the proposed construction method (i.e. the use of Horizontal Directional Drilling rather than trenching), it is reasonable to suggest conditions to secure on the least damaging construction proposal. Also amending the suggested Environment Agency proposed condition to reflect the new information and in the event that the applicant requires a change in construction method.

8.21 The route is bound on either side of Watlington Road with native hedgerow/ native hedgerow with trees. These are principal habitat of conservation importance (priority habitat). The area has potential for nesting lapwing and brown hairstreak butterfly. Lapwing impacts are adequately covered in the ECIA, however, brown hairstreak butterfly as a principal species of conservation importance (priority species) has not.

8.22 An area to the north of the Watlington Road, near the cable terminus, has previously been classified as lowland meadows, principal habitat of conservation importance (priority habitat), mapping indicates arable field in this area. The applicant has, during the course of the application, confirmed that the cable is proposed to be installed within the carriageway via trenching or HDD as a result the impacts are likely to be limited. If, however, it is trenching on the verges of Watlington Road or adjacent fields, then a concern will be damage to the principal habitat hedgerows that run parallel along the

proposed cable route. Given, there is still some variation in the described route a general condition is suggested to provide a safeguard for when the route is finalised.

8.23 The proposals, as a result of the additional information and survey, are therefore considered acceptable in ecological and biodiversity terms, in accordance with the NPPF and policies G2 and G8 of the OLP subject to the suggested site-specific conditions.

e. Trees and Arboriculture

8.24 Policy G7 of the Local Plan seeks the protection of existing Green Infrastructure features and states planning permission will not be granted for development that results in the loss of green infrastructure features such as hedgerows, trees or woodland where this would have a significant public amenity or ecological interest. It must be demonstrated that their retention is not feasible and that their loss will be mitigated.

8.25 The policy goes onto state that planning permission will not be granted for development resulting in the loss of other trees, except in the following circumstances, that it can be demonstrated that the retention of the trees is not feasible; and where tree retention is not feasible, any loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional canopy cover, and where loss of trees cannot be mitigated by tree planting on site then it should be demonstrated that alternative proposals for new green infrastructure will mitigate the loss of trees, such as green roofs or walls.

8.26 Policy G8 states development proposals affecting existing Green Infrastructure features should demonstrate how these have bene incorporated within the design of the new development where appropriate. This applies to protected and unprotected Green Infrastructure features such as hedgerow, trees and small public green spaces.

8.27 No Tree Preservation Orders or Conservation Area designations apply to the locations within the administrative boundary of Oxford City Council. However, there are several trees present in the rear gardens of properties on Green Hill as well as adjacent hedgerows running parallel to the highway.

8.28 Within the area of interest in Oxford (along the B480), the potential significance of any arboricultural implications essentially depends on which side of the footpath the proposed trench is excavated. If it is located on the side nearest to the road, there will be less harmful effects because this is further from the centre of the hedge bounding the estate (Green Hill), and trees situated within the gardens of Green Hill and so will have less impact on the rooting environment of this vegetation, notwithstanding root protection areas (RPA's). Furthermore, there are existing services located in this verge (roadside).

8.29 An Arboricultural Impact Assessment has been provided. This confirms that works near retained trees will adopt HDD or hand-digging in RPAs with

protective fencing to BS5837 and full verge reinstatement. There is likely to be relatively little potential for harm, and taking a precautionary approach, such harms can be adequately mitigated through appropriate means of working as stipulated in an arboricultural method statement (AMS), and controlled through the suggested conditions and special methods of design and working may need to be considered in the event of any arboricultural issues identified in a detailed Tree Constraints Plan and Arboricultural Impact Assessment. Subject to the suggested conditions, the proposals are therefore considered to be in accordance with the NPPF and Local Plan policies, particularly policies G7 and G8 of the OLP.

f. Flood Risk and Drainage

8.30 In accordance with the NPPF, development in flood risk areas should not be permitted if there are reasonably available alternative sites, appropriate for the proposed development, in areas with a lower risk of flooding. The sequential test establishes if this is the case. Development is in a flood risk area if it is in Flood Zone 2 or 3, or it is within Flood Zone 1 and the strategic flood risk assessment shows it to be at future flood risk or at risk from other sources of flooding such as surface water or groundwater. In this case, a small section of the route goes over Northfield Brook and hence is within Flood Zone 3. Policy RE3 of the Oxford Local Plan 2036 (OLP) seeks to minimise flood risk from new developments.

8.31 The development is exempt from the sequential test in flood risk areas as it relates to developments where there is no built form development within the site boundary. The proposals do not include any land raising or other potentially vulnerable elements. As indicated by the Planning Design and Access Statement and the Flood Risk Assessment (Nijhuis FRA J-16059, rev 01), following completion of the cable installation, the cable will be below ground and ground levels returned to existing levels. The development will therefore not impact on flood risk off site, and neither will the cables be impacted by flooding. In this case, the underground cable runs along a highway which contains other elements of infrastructure. It is not considered that the development will result in a flood risk.

8.32 Potential flood risk due to surface water flooding exists during the construction phase. This is addressed in section 2.5 of the applicants submitted Flood Risk Assessment, which includes measures such as requiring site management to sign up to warnings, workers to avoid at risk areas during prolonged rain events, and for a risk assessment to be undertaken following periods of rainfall and storm events. It is considered that these measures can be addressed with a suggested planning condition.

8.33 Flood maps indicate an area of surface water flooding on the Watlington Road and to the north of the roundabout. This appears to represent a local low point as the flooding appears isolated, and not a surface water flow path. This can therefore be managed locally on site, without increasing flood risk elsewhere.

8.34 In summary, the Flood Risk Assessment confirms that the shallow, buried

infrastructure will not impede overland flows, method statements and pollution prevention in the Construction Environmental Management Plan (CEMP) will manage risks during construction. The development is not considered to increase flood risk on or off site. The proposals are therefore considered to be in accordance with the NPPF and policy RE3 of the OLP.

g. Highway and Public Rights of Way

8.35 Policy M1 of the OLP states that planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport.

8.36 Watlington Road is identified as a cycle route. However, once installed there will be no impacts on the highway, cycleway or public rights of way. During construction temporary traffic management will be required. No long-term highway capacity or safety effects are anticipated. The proposals are therefore considered to be in accordance with the NPPF and policy M1 of the OLP.

h. Amenity

8.37 Policy RE7 of the OLP seeks to ensure a standard of amenity and make sure that development protects amenity and would not result in unacceptable impact on neighbours.

8.38 The nearest residential properties are located in Green Hill with their rear gardens backing on Watlington Road and an existing vegetation screen. The key potential disturbance to residents will be during construction works. There will be no disturbance to residents during the operational phase.

8.39 Construction activity will be temporary and controlled by a submitted Construction Environmental Management Plan (CEMP), with prescribed working hours, best practicable means for noise, dust suppression and vibration monitoring where proximate to sensitive receptors such as the residential properties. It is considered that there are minimal environmental impacts from the development installation in terms of noise etc. An informative has been suggested to ensure local amenity is not impacted from the installation by way of the Code of Considerate Practice promoted by the Considerate Contractors scheme. Subject to the suggested conditions, the proposals are therefore considered to be in accordance with the NPPF and Local Plan Policy RE7.

i. Land Quality

8.40 The Council has a statutory duty to take into account, as a material consideration, the actual or possible presence of contamination on land. As a minimum, following development, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. Policy RE9 of the OLP requires a land quality assessment report where proposals would be affected by contamination or where contamination may present a risk to the surrounding environment. The

report should assess the nature and extent of contamination and the possible impacts it may have on the development and its future users, biodiversity, the natural and built environment; and set mitigation measures to allow the development to go ahead safely and without adverse effect.

8.41 There may be some made ground present within the road verges along the proposed route within the city boundary, and this could contain minor contamination risks. However, any excess arisings will be removed from site as waste so there is minimal potential for contaminated material to be left in situ or mobilised from site. Any existing hardstanding will be re-instated following completion of cable installation, although it is understood that most of the proposed trenching route will be in soft verges. The only perceived potential contamination risk is therefore limited to possible exposure of construction workers to contaminated soils, and it is expected that appropriate health and safety workplace practices will be adopted to mitigate this risk. It is therefore considered that there are no requirements for any specific land quality recommendations or mitigation measures to add to any planning permission that may be granted. The proposals are therefore considered to be in accordance with the NPPF and policy RE9 of the OLP.

i. Planning Balance

8.42 No conflicts with development plan policies have been identified, and officers consider that the proposal is in accordance with the development plan overall. The proposal provides essential enabling infrastructure for renewable energy generation, contributing to decarbonisation and energy security objectives. Environmental effects are localised, temporary and can be satisfactorily mitigated by condition. On balance, the benefits outweigh the limited short-term impacts.

11. CONCLUSION

9.1 Having regards to the matters discussed in the report, the starting point for the consideration of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

9.2 The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver Sustainable Development. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF.

9.3 The underground cable is necessary to enable export from a consented solar farm. Subject to the recommended conditions securing best-practice construction management and ecological safeguards, the proposal accords with the development plan and material considerations. It is recommended that the Committee resolve to grant planning permission for the development

proposed subject to the suggested planning conditions and informatives.

10 CONDITIONS

Time Limit

1. The development hereby permitted shall begin not later than three years from the date of this permission.

Ecology Survey Timing

2. If the development hereby approved does not commence by May 2027, further ecological survey(s) shall be considered, in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys to establish if there have been any changes in the presence of roosting bats, and identify any likely new ecological impacts that might arise from any changes through professional validation or additional surveys. The results of professional validation and/ or the survey(s) shall be submitted to and approved in writing by the Local Planning Authority.

   Where validation and/ or survey results indicate that changes have occurred that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the approved scheme, under licence from Natural England.

   Reason: To ensure protected species are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Approved Plans

3. The development shall be carried out in accordance with the approved plans and documents, including the Location Plan (EPD-025-GA-CR-S1 (Rev 5)) Cable Route drawing (EPD-025-GA-CR-S1 REV 3), Trench Profile (EPD-025-GA-CR-TP-01 (Rev 1)), Ecological Impact Assessment, Arboricultural Impact Assessment (Rev B), Archaeological Assessment, Flood Risk Assessment, Archaeological Assessment, Construction Method Statement, Ecology by Design letter of 05/03/2026, Ecology by Design letter (Water Vole Survey) 05/05/2026 and Planning/Design & Access Statement unless otherwise agreed in writing by the Local Planning Authority.

   Reason: For the avoidance of doubt, to ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning

Prior to commencement

Construction Environmental Management Plan (CEMP)

4. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, to include noise/dust/vibration controls, pollution prevention, surface water management, biosecurity, soils handling, and community liaison. The CEMP shall be complied with at all times.

   Reason: To ensure that the overall dust, air quality, risks and impacts on local residents during the construction phase of the proposed development will not be significant, in accordance with Policy RE6 of the Oxford Local Plan 2036.

Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity)

5. Prior to the commencement of development (including ground works and vegetation clearance) an ecological protection scheme in the form of a Construction Ecological Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be based on a crossing technique for Northfield Brook using a trenching technique above the culvert and should include the following:

   a) Risk assessment of potentially damaging construction activities.
   b) Identification of "biodiversity protection zones".
   c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as set of method statements).
   d) The location and timing of sensitive works to avoid harm to biodiversity features.
   e) The times during construction when specialist ecologists need to be present on site to oversee works.
   f) Responsible persons and lines of communication
   g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person.
   h) Use of protective fences, exclusion barriers and warning signs where required.

   The approved CEMP: Biodiversity shall be adhered to and implemented throughout the site preparation and construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

   Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036 and to ensure protection of species in accordance with the Wildlife and Countryside Act (1981) as amended, and the Habitats and Species

Regulations (2017).

Construction Security Management Plan (CSMP)

6. Prior to commencement of development, a Construction Security Management Plan (CSMP) shall be submitted to and approved in writing by the Local Planning Authority. The CSMP shall detail proposed site security measures, to include (but not be limited to):
   - Perimeter fencing and hoarding details;
   - Access control measures for personnel and vehicles;
   - Lighting, surveillance, and alarm provisions during construction;
   - Measures to prevent unauthorised access outside of working hours;
   - Security protocols for storage of tools, materials, and plant machinery.

   The approved CSMP, including the site security measures, shall be implemented in full for the duration of the construction works and adhered to at all times unless otherwise agreed in writing beforehand with the Local Planning Authority.

   Reason: To ensure the security of the site, protect public safety, and prevent crime and anti-social behaviour during the construction phase in accordance with Policy RE7 of the Oxford Local Plan 2036.

Ecological Protection Scheme

7. If there is a need to change crossing technique for the Northfield Brook from trenching to Horizontal Directional Drilling or other technique, no development, groundworks or engineering works within 10 metres of the Northfield Brook watercourse shall take place until a revised ecological protection scheme (CEMP: Biodiversity) has been submitted to and approved in writing by the Planning Authority. The revised CEMP: Biodiversity shall be based on:

   • A revised ecological survey of the Northfield brook and its riparian corridor, together with any necessary protection measures to safeguard the watercourse habitat during construction.
   • Detailed plans and method statement for the proposed drilling, including the location of drilling entry and exit points beneath the watercourse.

   No work shall take place within a minimum 5 metre standoff from the top of each bank of the watercourse. The development shall be carried out in accordance with the approved CEMP: Biodiversity.

   Reason: To protect water vole and its habitat within the development site, and to avoid damaging the site's ecological value in accordance with the adopted Oxford Local Plan 2036 Policy G2, and to ensure protection of species in accordance with the Wildlife and Countryside Act (1981) as amended, and the Habitats and Species Regulations (2017).

Flood Risk Assessment

8. The development shall be carried out in accordance with the submitted flood risk assessment (reference J-16059, dated 11 November 2025 and prepared by Nijhuis Saur Industries) and the following mitigation measures it details:
   • the proposal will not result in any topographic level changes, in accordance with section 1.2.

   These mitigation measures shall be fully implemented prior to works commencing and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

   Reason: To prevent an increase in the risk of flooding elsewhere, in accordance with paragraph 181 of the NPPF and Local Plan policy RE3 of the Oxford City Local Plan 2036.

Tree Protection Plan (TPP) & Arboricultural Method Statement (AMS)

9. No development or enabling works, shall take place until a Tree Constraints Plan (TCP), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), produced in accordance with the current BS. 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations", has been submitted to, and approved in writing by, the Local Planning Authority. The TPP shall include a scale plan indicating the positions of barrier fencing and/or ground protection materials used to protect Root Protection Areas (RPAs) of retained trees and hedges/hedgerows, and/or to create Construction Exclusion Zones (CEZ) around retained trees. The approved physical protection measures shall be in place prior to the commencement of any development, including demolition or enabling works, and shall be retained for the duration of construction, unless otherwise agreed in writing beforehand by the Local Planning Authority.

   The Local Planning Authority shall be informed in writing when physical measures are in place, to allow Officers the opportunity to inspect them prior to the commencement of development. The AMS shall detail any access pruning, or other facilitation pruning proposals, including to roots, and shall set out the methods of any workings or other forms of ingress into the Root Protection Areas (RPAs) or Construction Exclusion Zones (CEZs) of retained trees. Such details shall aim to avoid damage to the branches, stems, and roots of retained trees, through impacts, excavations, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing beforehand by the Local Planning Authority.

   Reason: To protect retained trees during construction in accordance with

policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Monitoring Programme (AMP)

10. Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) have been submitted to and approved in writing by the Local Planning Authority (LPA). The AMP shall include a schedule of a monitoring and reporting programme of all on-site supervision and checks of compliance with the details of the Tree Protection Plan and/or Arboricultural Method Statement, as approved by the Local Planning Authority. The AMP shall include details of an appropriate Arboricultural Clerk of Works (ACoW) who shall conduct such monitoring and supervision, and a written and photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approved AMP.

    Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Hedgerow Protection

11. No hedgerows (or part of) considered to be Section 41 habitat of principal importance are to be removed, damaged or destroyed unless a mitigation has been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved mitigation strategy.

    Reason: To ensure that the Local Planning Authority undertakes its responsibilities in accordance with Sections 40 and 41 of the Natural Environment and Rural Communities Act, Paragraph 193 of the National Planning Policy Framework and Policy G2 of the Oxford City Development Plan 2036.

Informatives

1. Biodiversity Net Gain:

Where a total length of hedge to be removed is >5m (either in a single length or in combination across several locations within the Oxford City Council area) then the applicant will be required to submit, for agreement with the Council, a Biodiversity Gain Plan and all required supporting information in accordance with the separate statutory deemed condition under Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

Any Mitigation Strategy or BNG proposals should take account of the following: a species-rich hedge typically takes 5 to 7 years to become fully established and appear as a thick, mature, and functional boundary. While the plants will begin growing immediately, this timeframe allows the mixed species (such as hawthorn, blackthorn, and hazel) to develop strong roots and dense structure.

The establishment timeline and factors involved for consideration by a Biodiversity Gain Plan and associated Habitat Management and monitoring Plan for the species indicated is:

Establishment Timeline

Year 1-2 (Rooting & Initial Growth): Roots establish, but there is little visible height growth. Some immediate pruning is recommended to encourage bushy growth at the base.
Years 3-5 (Active Growth): The hedge grows, often adding 30-60cm of growth annually, beginning to function as a barrier.
Years 5-7 (Full Establishment): The hedge reaches a mature appearance, usually over in height, and can be managed with periodic trimming.
Year 7-10 (Laying): A well-maintained hedge can be laid (laid flat) around this time to ensure it remains dense and acts as a functional boundary habitat (in accordance with Section 41 of NERC) for the next 50+ years.

Factors Affecting Growth Rate to be considered by any mitigation strategy

Plant Size: Starting with larger plants (e.g., 2-3L pots) will fill out faster, while "bare root" whips (cheaper, smaller) take 1-2 years longer to fully establish but often catch up in health.

Maintenance: Proper weed and grass control in the first 2 years is critical. Competing vegetation can severely delay establishment.

Species Mix: A blend of native species like Hawthorn, Blackthorn, and Dogwood typically grows at a similar rate, while others like Holly are much slower.

Protection: In rural areas, protection from browsing wildlife (rabbits, deer) is essential for successful establishment.

2. *NPPF*

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.

3. *Work within the Highway:*

Works within the public highway will require separate licences and permits under the Highways Act. All reinstatement shall comply with the Oxfordshire County Council specification.

4. Considerate Constructors Scheme

Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act. 3 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

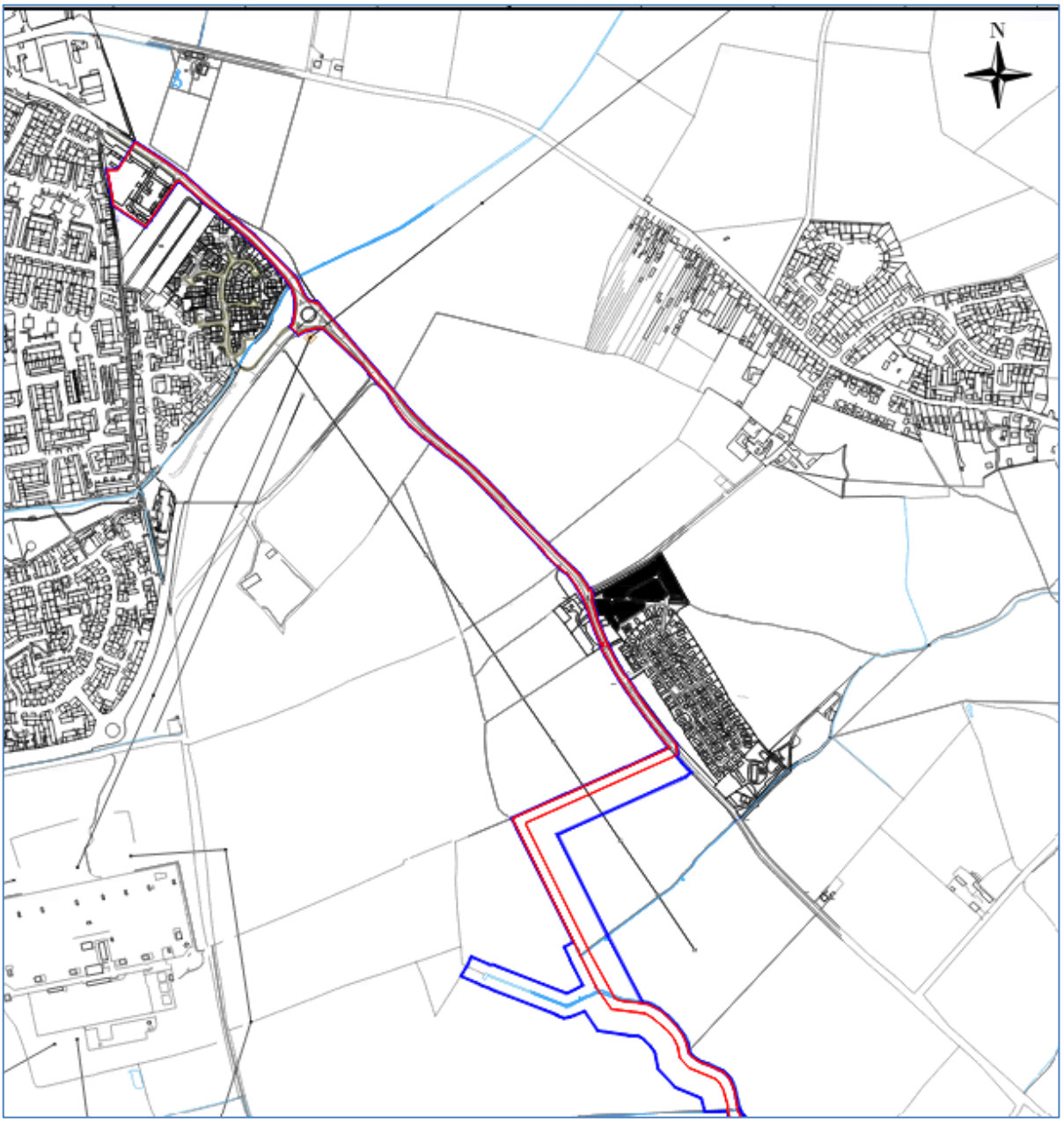
11 APPENDICES

- **Appendix 1 –** Site location plan

12 HUMAN RIGHTS ACT 1998

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

13 SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Appendix 1 – Site Location Plan (northern route section)