

WEST AREA PLANNING COMMITTEE

21st February 2018

Application Number: 17/03148/FUL

Decision Due by: 27th February 2018

Extension of Time: 28th February 2018

Proposal: Proposed demolition of existing Art, Design and Healthcare Building and erection of new building including Sixth Form, Art & Design and Wellbeing facilities.

Site Address: Oxford High School, Belbroughton Road, Oxford OX2 6XA
(Appendix 1)

Ward: St Margarets Ward

Case Officer Nadia Robinson

Agent: Miss Susannah Byrne **Applicant:** c/o Agent

Reason at Committee: Major application

1. RECOMMENDATION

1.1. West Area Planning Committee is recommended to:

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

(b) agree to delegate authority to the Head of Planning, Sustainable Development and Regulatory Services to:

1. finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning, Sustainable Development and Regulatory Services considers reasonably necessary;

2. Issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers an application to demolish the existing single-storey teaching block and erect a two-storey education building in the southern part of the Oxford High School site.

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

- Principle of development
- Design
- Trees and landscaping
- Impact on conservation area
- Residential amenity
- Transport and highways
- Sustainability
- Biodiversity
- Flooding and drainage
- Air quality
- Land quality

3. LEGAL AGREEMENT

- 3.1. This application is not subject to a legal agreement.

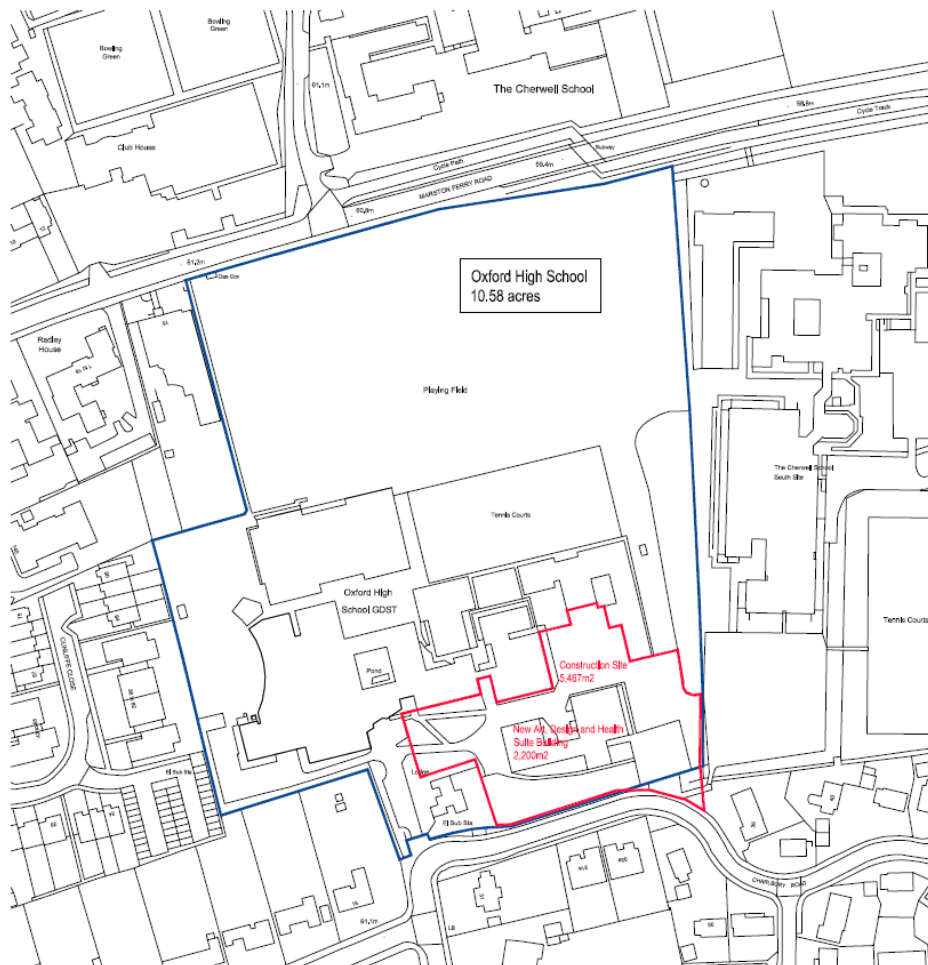
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is liable for £51,403.75 in CIL contribution.

5. SITE AND SURROUNDINGS

- 5.1. The application site is located in the southern part of the Oxford High School senior school site. The wider Oxford High School site is located between Marston Ferry Road and Charlbury Road and is accessed via Belbroughton Road. The school has two additional sites in Oxford occupied by the junior school.
- 5.2. The senior school site comprises a number of buildings of different periods, designs and constructions. The buildings cluster at the southern end of the site with playing fields extending to the Marston Ferry Road boundary on the northern edge. The existing art, design and healthcare building lies in the southernmost part of the site.
- 5.3. To the south and south-east of the application site are detached residential properties on Charlbury Road. Cherwell School's southern site lies to the east, with the rest of the application area surrounded by existing Oxford High School buildings and grounds.
- 5.4. The site lies on the northern edge of the North Oxford Victorian Suburb Conservation Area. This site is outside the conservation area, but within its setting.
- 5.5. There is a tree belt along the southern boundary of the site that acts as a boundary demarcation to the conservation area and screen to the school buildings from the North Oxford Victorian Suburb Conservation Area in views from Charlbury Road. These trees are protected by tree protection order reference 16/00004/ORDER.
- 5.6. See site location plan below with the application site outlined in red and the

wider senior school site outlined in blue:



6. PROPOSAL

- 6.1. The application proposes the demolition of the existing single-storey building that houses the art, design and textile department along with the health centre. It is proposed to be replaced with a two-storey building of approximately 2,200 square metres to accommodate the art, design and textiles department, as well as a new sixth form centre and health suite. The new building would be sited on the approximate footprint of the existing building.
- 6.2. The key drivers for the development are the poor condition of the art, design and textiles facilities and the lack of a dedicated sixth form department.
- 6.3. Landscaping works are also proposed surrounding the new building to create outdoor learning and recreation spaces, as well as works to improve external spaces connecting the proposed building with the rest of the school. There is no reduction in car or cycle parking numbers although there is some rearrangement proposed for both. No increase in staff or student numbers is proposed as part of the development.
- 6.4. The application follows a period of pre-application consultation with planning

officers, beginning in February 2016. An earlier iteration of the scheme was presented to Oxford Design Review Panel on 20 July 2017; the response letter can be found in **Appendix 2** of this report. A public exhibition was held in early November 2017.

- 6.5. A separate planning application, reference 17/03158/FUL, has been submitted for temporary buildings to be located on the sports fields during construction of the development proposed under this planning application. The application for temporary buildings is being considered under delegated powers with a determination date of 28 February 2018.

7. RELEVANT PLANNING HISTORY

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

90/00236/NF - 1) Erection of single storey Junior Department Building to provide teaching and associated accommodation. 2) Single storey accommodation between Art and Music Buildings to provide facilities for teaching Design and Music practice. Approved 15th June 1990.

09/00291/FUL - Demolition of existing entrance block, part existing assembly hall and dining room and single storey system built classrooms and dining annexe to west elevation. Construction of new entrance/ administrative block and first floor lecture room, new assembly hall and new refectory, foyer and WC's with drama rooms at first floor. Conversion of existing library to drama studio and remaining part of existing assembly hall to library. Approved 15th May 2009.

16/00004/ORDER - Oxford City Council- OHS- Belbroughton Road (No.1) Tree Preservation Order 2016. Confirmed.

17/03158/FUL - Erection of a temporary accommodation building to provide teaching, administration and storage facilities during the construction of the permanent Sixth Form, Art & Design and Wellbeing building. Pending consideration.

8. RELEVANT PLANNING POLICY

- 8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework (NPPF)	Local Plan	Core Strategy	Sites and Housing Plan	Other Planning Documents
Design	17, 56–68	CP1 CP6 CP8 CP9 CP10	CS18		

Conservation/ Heritage	17, 58, 63- 65, 128, 129, 132, 134 and 137	HE7			
Housing	6, 49				
Commercial	18–27				
Natural Environment	109–125, 142–149	CP11 NE15 NE16	CS11 CS12		
Social and community	69–78		CS16	HP14	
Transport	29–41	TR1 TR2 TR3 TR4	CS13		Parking Standards SPD
Environmental	93–108	CP17 CP18 CP20 CP22 CP23	CS9 CS10		Energy Statement TAN
Misc	42–46	CP.13		MP1	

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 27th December 2017 and an advertisement was published in The Oxford Times newspaper on 21st December 2017.

Statutory and Non-Statutory Consultees

Oxfordshire County Council (Highways)

- 9.2. No objection subject to conditions. Key issues are:

- Proposal will not increase staff or pupil numbers
- Onsite car & cycle parking will be improved but not increased
- Draft Construction Traffic Management Plan submitted as part of application

Oxfordshire County Council (Drainage)

- 9.3. No objection subject to conditions.

Natural England

- 9.4. Natural England has no comments to make on this application.

Historic England

- 9.5. Historic England does not wish to offer any comments. Suggests seeking the views of the Council's specialist conservation and archaeological advisers, as relevant.

Public representations

- 9.6. Two local people commented on this application from addresses in Charlbury Road.
- 9.7. In summary, the main points of objection from two residents are:
- the effect upon privacy – overlooking from eastern stairwell and classrooms;
 - light pollution;
 - architecture does not reflect surrounding development;
 - the noise and disturbance caused by access to and from the site and the demolition and construction work;
 - parking for construction traffic not adequate;
 - condition, post-construction, of grass verge proposed to be used to access to the site;
 - loss of tree T726 on southern boundary.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:

- i. Principle of development
- ii. Design
- iii. Trees and landscaping
- iv. Impact on conservation area
- v. Residential amenity
- vi. Transport and highways
- vii. Sustainability
- viii. Biodiversity
- ix. Flooding and drainage
- x. Air quality
- xi. Land quality

i. Principle of development

- 10.2. The development proposes an additional building on an existing school site. This is consistent with Policy CS2 of the Oxford Core Strategy and the NPPF which prioritise development on previously developed land.

- 10.3. Policy CS16 of the Oxford Core Strategy states that planning permission will only be granted for new education facilities in locations accessible by walking, cycling and public transport. Provision for community as well as educational use will be sought.
- 10.4. The site is well-located for bus services on Banbury Road and Marston Ferry Road, in a residential area friendly to pedestrians, and on a cycle route. Bicycle access to the site is possible via Belbroughton/Charlbury Road or to the north of the site from the Marston Ferry Road. Both routes are well equipped for bicycles with Marston Ferry Road benefitting from a two-lane cycle path and underpass. The school is accessible to a wide catchment on foot and by bike due to its central location within the residential area of North Oxford. The school is part of the Oxford Schools' Bus Partnership which provides a bus service network for pupils in and around Oxford. The proposal to improve facilities on this existing, accessibly-located school site is therefore considered acceptable in principle in line with Policy CS16.
- 10.5. The submitted planning, design and access statement states that the sixth form social and lecture space at ground floor would provide the potential for third party and community use. The school currently provides access to its facilities for the wider community, as well as Cherwell School. These include access to sporting facilities (swimming pool and sports oval) and hosting of local events (Oxfordshire Book Awards, language courses, educational courses). This provision is consistent with the community use requirements of Policy CS16.
- 10.6. On the basis of the above, officers are satisfied that the development would be acceptable in principle and meets the requirements of Policy CP1 of the Oxford Local Plan 2001-2016 and Policies CS2 and CS16 of the Core Strategy (2011).

ii. Design

- 10.7. Policy CS18 of the Oxford Core Strategy requires development to demonstrate high-quality urban design that responds appropriately to the site and surroundings, creates a strong sense of place, attractive public realm, and high quality architecture. The Oxford Local Plan requires development to enhance the quality of the environment, with Policy CP1 central to this purpose. Policy CP6 emphasises the need to make an efficient use of land, in a manner where the built form and site layout suits the sites capacity and surrounding area. Policy CP8 states that the siting, massing, and design of new development should create an appropriate visual relationship with the built form of the surrounding area.
- 10.8. The proposed building organises teaching and social spaces around a central diagonal corridor that separates the single building mass into two elements with separate functions: sixth form to the west and art, design and textiles, along with ancillary administrative and care spaces to the east.
- 10.9. The building is proposed to be constructed with solid, brick base and more

lightweight upper storey in a semi-reflective perforated cladding of bespoke design. The plan form has been designed to create a number of sheltered outdoor spaces at ground floor that will sit underneath the angular, cantilevered elements of the upper storey floor plate. Rooflights are proposed in the flat roof to draw natural light into the building. Views of these and the proposed roof plant (including photo-voltaic panels) would be largely screened by the building's parapet.

- 10.10. An earlier iteration of the scheme under consideration was presented to the Oxford Design Review Panel (ODRP). It noted that the modest height of the building is acceptable as it would form a discreet new building within its context. The panel commended the way the first floor 'floats' over the brick-clad ground floor.
- 10.11. The panel felt the scheme lacked a masterplan for the overall school site to inform and guide development within the school. It was felt this would improve routes through the school and parking arrangements. It was suggested that the possibility for a taller building with smaller footprint be explored. The panel also recommended testing and refining the façade design to ensure that the reflective cladding feature works well in its setting and feels like a bespoke response to the site conditions.
- 10.12. During the pre-application process, the building design has evolved in response to comments from officers and the ODRP. The root protection areas of the southern group of boundary trees have, to some extent, dictated the footprint of the building. This has resulted in a much more articulated building with a number of interesting, intimate spaces and the development responding positively to the natural assets of the site. Concerns over the overall bulk of the building have been addressed through the bespoke, lighter treatment of the upper floor cladding that is designed to reflect the surrounding landscape. Various massing options were explored including a building partly over three storeys. This did not result in a practical layout for the school and was felt to be too tall in relation to other buildings on site and the surroundings.
- 10.13. The application is supported by a masterplan which offers suggestions for further development of the school site to provide stronger integration of the currently disparate group of buildings. It also identifies the stronger and weaker elements of the school in terms of built form, outdoor spaces and movement patterns. This consideration of future needs of the school has guided the design development of the scheme, in particular the design of external spaces connecting with the rest of the school. This is discussed in further detail in the next section of this report.
- 10.14. The proposed materials are a contemporary take on the materials used in the most recently built school buildings, i.e. buff brick and stainless steel. There are many successful elements of the design that clearly respond well to the school's needs and would result in flexible, contemporary learning spaces. The building would be a positive, contemporary addition which sits comfortably in relation to the collection of school buildings and the surrounding landscape and context.

10.15. Conditions are recommended to secure material samples as well as detailing of the façade design, junctions (including soffits to walls) to ensure high design quality and detailing in compliance with Policy CS18 of the Oxford Core Strategy (2011) and policies CP1, CP6 and CP8 of the Oxford Local Plan 2001-2016.

iii. **Trees and landscaping**

10.16. Nine individual trees and three small groups of trees are lost as a direct implication of the application; these are landscape features that are generally low in quality and their loss is considered acceptable. Key landscape trees and their functional values, such as screening, are retained. Tree T726 (*Acer platanoides*) is the only tree to be removed on the southern boundary from within the group protected by Tree Protection Order. A fungus at its base, limiting its long-term life expectancy, is the motive for its removal.

10.17. There are 33 new tree planting proposals, most of which will act to reinforce the important southern boundary tree belt; this will enhance separation and screening to Charlbury Road.

10.18. The relative implications of proposed tree losses and tree replacements indicate that the scheme will produce an eventual net gain to the landscape of both the school and its setting within the street scene, which are significant in views from the North Oxford Victorian Suburb Conservation Area.

10.19. External spaces are to be landscaped to create a range of external teaching and social possibilities as well as biodiversity enhancements. Green-roofed cycle storage, food production and art display areas are incorporated into a creative and varied landscaping scheme. The scope of the landscaping works has expanded during the design development and this has helped maximise the natural assets of the site. The landscaping allows the building to sit more comfortably through devices such as climbing plants designed to climb through the perforated cladding.

10.20. The proposal addresses the landscaping of the site overall, including car and cycle parking. There is a hostile division between the existing art building and the rest of the school formed by the car parking and vehicle access. The new design removes this barrier through the use of surfacing and planting to create a pedestrian environment, with cars being incidental.

10.21. The scheme is considered to be acceptable in arboricultural and landscaping terms and in relation to the Council's adopted Local Plan Policies, CP1, CP11, NE15 and NE16, subject to recommended conditions in relation to tree protection. Sufficient detail has been provided in terms of hard and soft landscaping; a condition is recommended to ensure implementation of the submitted details.

iv. **Impact on Conservation Area**

10.22. Policy HE7 of the Oxford Local Plan requires new development to preserve or

enhance the special character and appearance of conservation areas or their setting. The new building would project above the existing boundary treatment and introduce a more visible built form. It would be located immediately adjacent to the north-eastern boundary of the North Oxford Victorian Suburb Conservation Area, and specifically the Bardwell Character Area, and so would affect the setting of the conservation area.

- 10.23. The Conservation Area Appraisal presents Bardwell Character Area as defined by wide streets and large, mostly detached villas typically designed in an early twentieth century 'arts and crafts' architectural style and set back from the street, behind relatively modest, boarded fence boundaries, in generous garden plots which contribute to the important spacious quality of the area. The school site contains a number of trees along its Charlbury Road boundary which contribute to this 'generously planted' character and whose proposed retention preserves the setting of the Conservation Area here.
- 10.24. The proposed introduction of garden planting will make a positive contribution to the setting of the conservation area in reinforcing the important contribution that garden planting makes to the character and appearance of the area and working to provide a positive landscape element to the setting of the Conservation Area.
- 10.25. The proposed building has been designed with a similar size and location of footprint but to be two storeys in height thus 'filling in' the central section of the site boundary. This change will result in a stronger built presence on the edge of the Conservation Area and less sense of openness. The school site will feel more contained or enclosed across this central section of its southern side. It is inevitable that in responding to their proposed function, school buildings will be very different from the domestic architecture that characterises the conservation area and in particular the early twentieth century villas of the Bardwell Estate or indeed the more recent additions that characterise the north-eastern end of Charlbury Road. In retaining and reinforcing a planted edge to the school site, the development proposal offers a positive contribution to the setting of the Conservation Area.
- 10.26. In views out of the Conservation Area, the increased mass of the new building over the existing will clearly result in change. The proposed dulled, perforated stainless steel cladding would reflect the 'art and design' function of part of the building itself. If beautifully crafted, the principle of the proposed design would potentially make a more positive contribution to the character of the Conservation Area than the existing building and could be seen to be responding to the original crafts ideals of the architects of North Oxford Victorian Suburb Conservation Area and in particular those found in buildings on the Bardwell Estate.
- 10.27. The loss of the existing building would not harm the setting of the conservation area. The increased building presence will impact on the setting of the conservation area but the proposed landscape design will potentially enhance the setting of the conservation area in following the garden design principles that make an important contribution to the areas character as identified in the North Oxford Victorian Suburb Conservation Area appraisal and therefore on

balance it is considered that the proposal will preserve and not harm the architectural or historic significance of the North Oxford Victorian Suburb Conservation Area that is derived from its setting at this north-eastern edge. As such, it would comply with Paragraphs 132-134 of the NPPF and Policy HE7 of the Oxford Local Plan in respect of impact on the conservation area.

- 10.28. A condition is recommended for details of the external lighting and the impact of illumination from the building on the overall appearance (particularly of the south façade) to ensure compliance with HE7 of the Oxford Local Plan.

v. Residential amenity

- 10.29. Policy HP14 of the Sites and Housing Plan states that development should provide reasonable privacy and daylight for the occupants of both existing and new dwellings. This is supported by Oxford Local Plan Policy CP10.
- 10.30. The west end of the new building would come slightly closer to the southern boundary of the site (approximately 1.5 metres), compared with the existing building. The eastern wing is set well back from the existing building. However, the proposed building is two storeys compared with the existing single storey building; the change for neighbouring properties will therefore be the increase in height of built form in this location.
- 10.31. The properties that would be affected by the proposal are those in the area immediately around the site on Charlbury Road: numbers 31, 31a, 33a and 33. Given the distance between the building proposed and these residential properties of at least 33 metres, the screening effect of the existing and proposed trees, and the siting to the north of residential uses, no harmful overlooking, overshadowing or overbearing impact will result. The distance between 33 Charlbury Road and the glazed stairwell is approximately 56 metres. It would be unreasonable to consider that harmful overlooking would occur from such a distance.
- 10.32. There will be a change in the level of activity as a result of the proposal, which incorporates outdoor teaching space; this is not likely to harm neighbouring amenity due to the distances between the site and residential properties and the strengthening of the landscape boundary. It is a level of activity that is to be expected from a school and will take place during the day.
- 10.33. The reflective properties of the cladding need to be carefully considered through the examination and approval of samples to prevent glare for neighbouring properties. This has been recommended as a condition.
- 10.34. There is not considered to be a harmful impact on residential amenity as a result of the development and the proposal would comply with Policy HP14 of the Sites and Housing Plan and Policy CP10 of the Oxford Local Plan.

vi. Transport and highways

- 10.35. There are currently 55 car parking spaces on site including 3 disabled spaces. The number of spaces will not increase, however, there will be some re-

arrangement of spaces to allow more spaces close to the entrance; this will prevent as many vehicles from travelling through the site. As there is no increase in staff the provided number of bays is sufficient.

- 10.36. The number of cycle parking spaces is to be maintained but provision improved through a significant increase in covered cycle parking spaces. The overall provision (174 spaces) exceeds the minimum standards in Policy TR4 of the Oxford Local Plan and thus the proposal is considered acceptable in terms of cycle parking.
- 10.37. The development will not lead to increased journeys to and from the school site and as such no further travel plan related work will be required. Due to the number of pupils and staff not increasing as a result of this application it is not expected that there will be an increase in pressure on the local highway network. Improved cycle parking will likely encourage further use of cycling as a method of transport whilst rearrangement of car parking so not to have as many cars driving through the site will increase public safety. Both steps are beneficial to the site.
- 10.38. The main impact generated by the application is from the construction traffic. The draft construction travel management plan (CTMP) which has been submitted attempts to mitigate this and has been revised to address concerns raised by the Highways Authority. The main construction site access will be a temporary access from the south-east corner of the site over a small triangular grass verge owned by Oxfordshire County Council. The school has indicated it will work with the County to reinstate the land after development is complete.
- 10.39. Conditions are recommended to ensure the development be carried out in accordance with the revised CTMP, as well as to ensure the retention of cycle parking. Subject to these conditions, the proposal is considered acceptable with respect to transport in compliance with Policies CP1, CP10, TR1, TR2, TR3 and TR4 of the Oxford Local Plan and Policy CS13 of the Oxford Core Strategy.

vii. Sustainability

- 10.40. Policy CS9 of the Oxford Core Strategy states that all developments should seek to minimise their carbon emissions and must demonstrate how sustainable design and construction methods will be incorporated. 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.
- 10.41. A Natural Resources Impact Assessment, has been submitted. An Air Source Heat Pump is proposed to be installed as well as photo-voltaic panels at roof level. The report demonstrates that the proposed design features and energy efficiency systems result in the scheme achieving a 29% reduction in CO2 emissions below the Part L2A 2013 Target Emission Rate. Also proposed are measures such as natural ventilation and shading, projections to reduce solar gain, maximising glazing and natural daylight, and water reduction technologies. A condition is recommended to secure the appropriate

measures to achieve the carbon reduction target in compliance with policy CS9 of the Oxford Core Strategy.

viii. **Biodiversity**

- 10.42. Proposed biodiversity enhancements include bird and bat boxes plus two insect houses to be installed in landscaping to the south of the proposed building. The proposed landscaping includes plant species that will produce nectar and/or berries. The proposals would not result in a net loss of biodiversity. A condition is recommended to secure the proposed biodiversity enhancements to ensure compliance with policy CS12 of the Oxford Core Strategy and Paragraph 109 of the NPPF.

ix. **Flooding and drainage**

- 10.43. The proposed development lies within Flood Zone 1 and is therefore not at risk of flooding from rivers based on the Environment Agency's (EA) national flood maps. However it is shown that the development is located within an area susceptible to surface water flood risk based on the EA national surface water flood maps. A condition requiring a surface water drainage scheme based on sustainable drainage principles is recommended to ensure there will be no increase in surface water flood risk as a result of the new development to the proposed building and the surrounding area. Subject to such a condition, the proposal is considered acceptable in compliance with Policy CS11 of the Oxford Core Strategy.

x. **Air quality**

- 10.44. The impact of vehicle movements during construction would be 'not significant', based on the figures provided in the Construction Traffic Management Plan. There would be no increase in vehicle movements as a result of the development, once operational.
- 10.45. A dust assessment has been included in the submitted Air Quality Assessment and appropriate dust mitigation measures have been identified for the construction phase.
- 10.46. A number of natural gas-fired boilers will be required but these will replace some of the existing less efficient generating units at the school. The new boilers would be ultra-low nitrogen oxide boilers.
- 10.47. The proposed development does not present any concerns with regard to air quality. Conditions are recommended to secure a construction environmental management plan, details of the flue from the energy generation systems and electric vehicle charging points. Subject to these conditions, the proposal would not have a net adverse impact on air quality and would comply with Policy CP23 of the Oxford Local Plan.

xi. **Land quality**

- 10.48. A Ground Investigation Report was submitted with the application. It is

recommended that further ground assessment and soil sampling is carried out to more fully characterise the made ground over the entire development area. The results from the report, together with the new data proposed to be obtained, can then be used to develop a formal remedial strategy for the site.

- 10.49. To secure the necessary intrusive site investigations, risk assessment and any required remediation, planning conditions are recommended. Subject to these conditions, the proposal is considered acceptable in respect of land quality and Policy CP22 of the Oxford Local Plan.

11. CONCLUSION

- 11.1. The proposed new school building responds well to the site context and surroundings and results in a contemporary, innovative development in architectural, educational and landscaping terms. It would preserve the setting of the Conservation Area and not result in harm to residential amenity. The proposal complies with local plan policies and the NPPF and is considered sustainable development.
- 11.2. It is 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.

12. CONDITIONS

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

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

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

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

- 3 Prior to the commencement of construction works above ground level (excluding the demolition of the existing structures and site clearance), samples of the exterior materials and sample panels of brickwork and brick course to be used shall be submitted to, and approved in writing by, the local planning authority and only the approved materials and details shall be used.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 4 Large-scale details of the following elements shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of construction works above ground level (excluding the demolition of the existing

structures and site clearance), and the works shall be carried out in accordance with the approved details:

- all openings in facades - including windows, window setbacks and reveals;
- junctions of soffits to walls;
- parapet;
- cladding pattern;
- rainwater goods; and
- junctions between buildings and ground adjacent.

Reason: To ensure a satisfactory quality of design, for the avoidance of doubt and so that the local planning authority can agree these details in accordance with policies CP1 and HE7 of the Oxford Local Plan 2001-2016 and policy CS18 of the Oxford Core Strategy 2026.

- 5 The landscaping proposals as approved by the Local Planning Authority shall be carried out upon substantial completion of the development and be completed not later than the first planting season after substantial completion.

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

- 6 A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, 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 by the LPA.

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

- 7 Detailed measures for the protection of trees to be retained during the development shall be submitted to, and approved in writing by, the Local Planning Authority (LPA) before any works on site begin. Such measures shall include scale plans 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. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

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

- 8 Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the

Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

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

- 9 Details of the external illumination for the development demonstrating the impact of illumination on facades and light spill shall be submitted and approved in writing by the local planning authority prior to the installation of such lighting. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and the visual impact of the development on the conservation area, in accordance with policy CP1, CP8 and HE7 of the Oxford Local Plan 2001-2016 and CS18 of the Oxford Core Strategy 2026.

- 10 The development shall be carried out in accordance with the approved Construction Traffic Management Plan (CTMP).

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with policies CP1, CP19, CP21 and TR2 of the Adopted Oxford Local Plan 2001-2016.

- 11 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 details in the application hereby approved 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 TR4 of the Oxford Local Plan 2001-2016.

- 12 The measures detailed in the submitted Natural Resource Impact Assessment shall be installed prior to the first occupation of the development and thereafter retained, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of sustainable energy use in accordance with policy CS9 of the Oxford Core Strategy 2026.

- 13 Prior to the commencement of the development, details of biodiversity enhancement measures including at least 6 x bird nesting, 2 x bat roosting and 2 invertebrate (insect hotel) devices shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved dwellings and retained as such thereafter.

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

- 14 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

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

Reason: To prevent flooding affecting the highway and to ensure compliance with Policy CS11 of the Oxford Core Strategy 2011-2026.

- 15 No development shall take place until a Construction Environmental Management Plan (CEMP) containing the specific dust mitigation measures identified for this development, has first been submitted to and approved in writing by the Local Planning Authority. The specific dust mitigation measures to be included in the plan can be found in the Air Quality Assessment - C59-P06-R01 (from November 2017) - Chapter 3.4 submitted with the planning application hereby approved.

Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will be 'not significant', in accordance with policy CP23 of the Oxford Local Plan 200-2016.

- 16 Prior to the commencement of development, details of the proposed location and height of the flue(s) shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be installed.

Reason: To ensure that emissions from the energy generation system(s) are adequately dispersed and will not have a net adverse impact on the local air quality, in accordance with policy CP23 of the Oxford Local Plan 200-2016.

- 17 Prior to the commencement of development, details of Electric Vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following provision:

- At least 1 charging point per 10 spaces;
- 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 occupied and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with CP23 of the Oxford Local Plan 2001-2016 and enable the provision of low emission vehicle infrastructure.

- 18 Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) (or equivalent British Standards and Model Procedures if replaced). Each phase shall be submitted in writing and approved by the local planning authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model and preliminary risk assessment. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a remediation strategy, validation plan, and/or monitoring plan be submitted to and approved by the LPA to ensure the site will be suitable for its proposed use.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.

- 19 The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by the local planning authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy CP22 of the Oxford Local Plan 2001-2016.

13. APPENDICES

- **Appendix 1** – Site Location Plan
- **Appendix 2** – Oxford Design Review Panel letter

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

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