

WEST AREA PLANNING COMMITTEE

Application number:	20/00994/CT3		
Decision due by	20th August 2020		
Extension of time	18 th December 2020		
Proposal	Partial demolition, refurbishment and extension to the community centre and erection of 12 residential dwellings formed of 7 one-bedroom and 5 two-bedroom apartments, with associated access and landscaping. (Amended Plans)		
Site address	East Oxford Community Centre , Princes Street,– see Appendix 1 for site plan		
Ward	St Clement's Ward		
Case officer	Natalie Dobraszcyk		
Agent:	Ms Ellen O'Grady	Applicant:	Oxford City Council
Reason at Committee	Major Application		

1. RECOMMENDATION

1.1. The West Area 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 completion of a 21 day consultation period (closing on 10th December 2020) required due to the submission of amended plans.
- confirmation from the Lead Local Flood Authority that they remove their objection following the review of amended documents.

1.1.2. **agree to delegate authority** to the Head of Planning Services to:

- consider and deal with any further representations received during the remainder of the consultation period including deciding whether it is necessary to refer the application back to the committee prior to issuing the permission and to add any conditions required in connection with those representations;
- 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

- issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers the partial demolition, refurbishment and extension to the East Oxford Community Centre and the erection of 12 residential dwellings formed of 7 one-bedroom and 5 two-bedroom apartments, with associated access and landscaping.

2.2. This report considers the following material considerations:

- Principle of development;
- Impact on non-designated heritage assets;
- Design, layout and visual impact;
- Affordable housing;
- Housing mix;
- Impact on neighbouring amenity;
- Transport;
- Sustainability;
- Flooding and drainage;
- Health impacts;
- Other matters.

2.3. The proposal is considered to comply with the development plan as a whole. The proposal would not have an unacceptable impact on heritage assets, the neighbouring amenity, public highways and sustainability. It has been concluded that the development would improve an existing community facility. Conditions have been included to ensure this remains the case in the future.

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 a CIL contribution of £36,439.69.

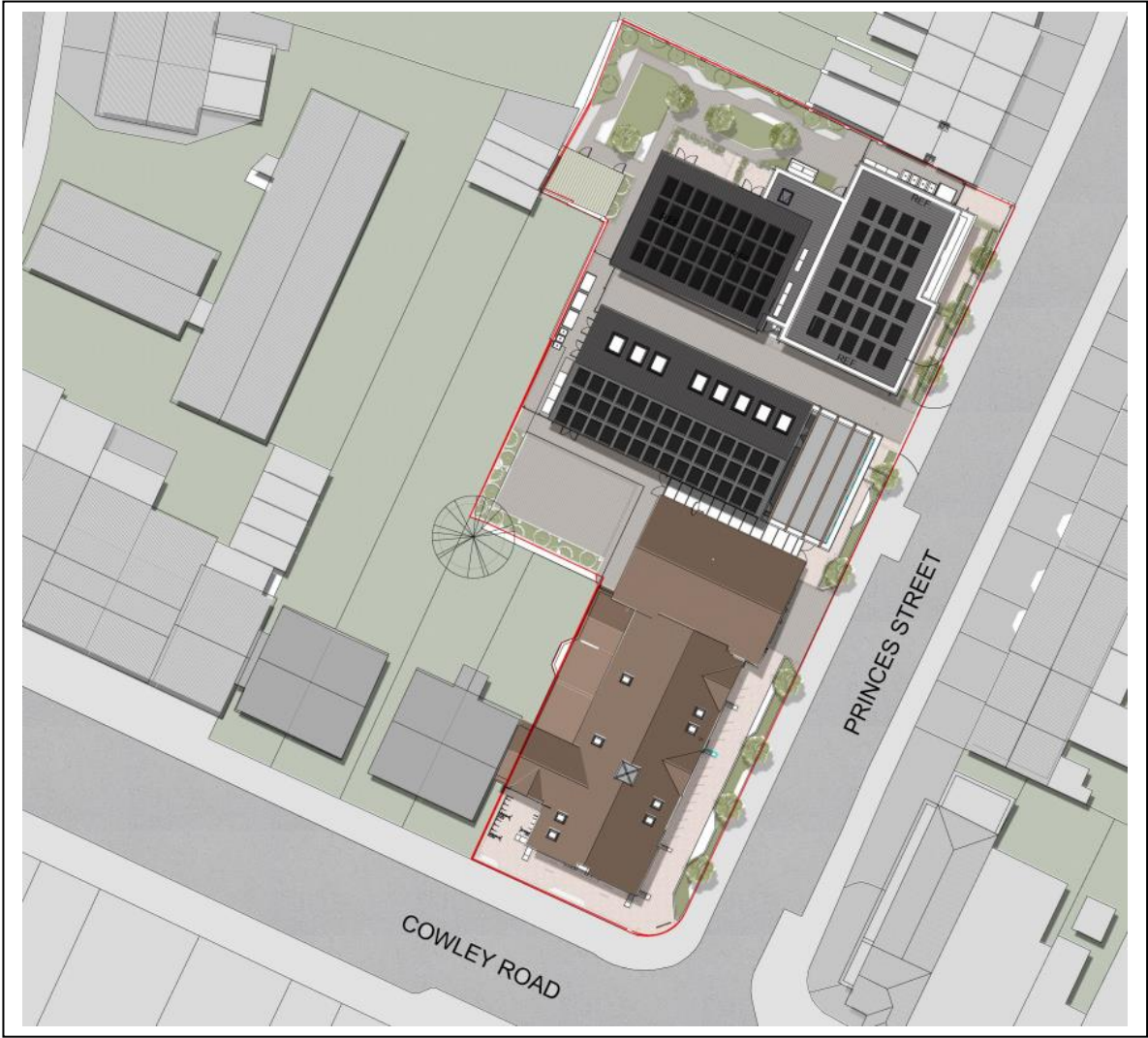
5. SITE AND SURROUNDINGS

5.1. The site is located within east Oxford and is a corner plot which is bounded by Cowley Road to the south and Princes Street to the east. The application site includes three buildings namely East Oxford Community Centre (EOCC) sited to

the south, Fusion Arts sited to the west, and the Chinese Advice Centre (CAC) sited to the east. Historically there was another building which was sited along the northern boundary however this has been demolished due to its poor state of repair.

- 5.2. The most prominent building is EOCC, an attractive two storey red brick building with a pitched roof, gable ends and a roof top lantern vent cupola. Internally the building provides two event halls, a community kitchen, a social club and bar, a pottery room, male and female toilets, and office/community spaces. It is currently in a reasonable state of repair with a lesser-quality lean-to extension on the front facade along Princes Street. The building is a non-designated heritage asset and is included on the Oxford Heritage Asset Register (OHAR). The building was built as St Johns Boys School in 1866 and it remained a school until the reorganisation of the education system in Oxford from a three to two school system in the 1970s. The school buildings were then reused as a centre for the arts and other community uses. The building has historical, aesthetic and cultural/ community importance.
- 5.3. The Fusion Arts building, is a single storey pitched roof building used by a community art organisation. The exterior is painted white brick with step and ramp access into the building. Surrounding the building is a yard space used by the various community groups as exterior spill out space.
- 5.4. The CAC building is a two storey building however due to the generous floor to ceiling heights it is more akin to a 2.5 storey building in height. The building is constructed from red brick with generous windows facing Princes Street and the yard to the rear. The building is used by the Chinese Community for a variety of purposes, however it is currently in poor repair and provides little insulation. A significant portion of the ground floor is unusable and has become derelict.
- 5.5. The site is surrounded predominantly by residential properties. To the north and east of the application site are rows of two storey Victorian terraces. To the west of the site are residential blocks of flats. To the south west, immediately bounding the site, there are two storey semi-detached properties which front Cowley Road. To the south east and south along Cowley Road there are a number of retail shops including a small Sainsbury's and the Brewdog public house which is also a non-designated heritage asset on the OHAR list. A bus stop is located to the south of the EOCC building on Cowley Road.
- 5.6. The site is located within Flood Zone 1 and within the Cowley Road District Centre.

5.7. See block plan below:



6. PROPOSAL

6.1. This application forms one part of project to consolidate Council owned community facilities and provide improvements to the quality of community facilities within East Oxford. Although not part of this application it is worth noting that the works within this application relate to those proposed at Collins Street under application reference 20/01298/CT3. Currently, the Collins Street site comprises the East Oxford Games Hall. Likewise, Film Oxford, an arts and creative media charity, are currently located within a Council owned building on Catherine Street. The proposed works to the EOCC building would provide new premises for the Film Oxford group to relocate.

6.2. The application proposal would involve three areas of work, the first being the demolition of the following buildings and structures:

- Single storey kitchen extension to EOCC;
- Fusion Arts building;

- CAC building;

6.3. Following demolition the application proposes the extensive refurbishment of the retained EOCC building, including changes to the internal layout to improve accessibility of the building, and the erection of a three storey extension. The proposed extension to the EOCC building, in combination with refurbishment works, would provide a range of facilities including hall space, meeting rooms, office space, a digital suite, TV studio, technical rooms, toilet facilities, kitchen/ bar space, a lounge, reception/ exhibition space, plant rooms and stores.

6.4. The proposed extension would be sited on the northern end of the existing EOCC building with a built GEA of approximately 866.7m². The extension would be 13.2m in height, 11.7m in width and 25.3m in length. It would mimic the existing gable end of the building and include a timber frame to create the impression of a pitched roof when viewed from Princes Street. The proposed materials would be buff brick at ground floor and dark grey metal cladding above.

6.5. Finally, the application proposes the erection of a 3 storey building to provide 12 residential dwellings formed of 7 one-bedroom and 5 two-bedroom apartments, with associated access and landscaping. The residential block would be sited to the north of the application site. It would be approximately 9.6m in height, 16.6m in width and 26.7m in length. The building would be constructed from grey brick with dark grey fenestration and metal sheeting on the roof. PV panels are proposed on the roof of the building. The proposed residential units would all provide affordable housing in the form of socially rented properties.

7. RELEVANT PLANNING HISTORY

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

01/01816/CT4 - Erection of two public notice boards. Deemed Consent 31st January 2002.

02/01337/FUL - Single and two storey extension fronting Princes Street (Amended plans). Refused 23rd August 2002.

02/01881/FUL - Single and two storey extension fronting Princes Street. Approved 29th November 2002.

03/01880/FUL - Proposed ground floor kitchen and store. Approved 6th November 2003.

74/00464/A_H - Change of use from school to community centre with alterations. Approved 16th June 1974.

06/02224/FUL - Change of use of community centre to include use for cafe and hot food takeaway (class A3 and A5). (Retrospective). Refused 1st February 2007.

10/03384/CT3 - Erection of community notice board. Approved 16th June 2011.

13/00242/CT3 - Replace existing crittal windows with double glazed powder coated aluminium windows. Approved 27th March 2013.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan
Design	117-123, 124-132	H14, H15, H16, DH1, DH2, DH7
Conservation/ Heritage	184-202	DH4, DH5
Housing	59-76	H1, H2, H4, H10,
Social and community	102-111	G5, V6, V7
Transport	117-123	M1, M2, M3, M5
Environmental	117-121, 148-165, 170-183	RE1, RE2, RE3, RE4, RE5, RE6, RE7, RE8, RE9
Miscellaneous	7-12	S1, S2

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 9th June 2020, 8th October 2020 and 19th November 2020 and an advertisement was published in The Oxford Times newspaper on 4th June 2020, 10th September 2020 and 19th November 2020.

Statutory and non-statutory consultees

Environment Agency

9.2. No comments.

Historic England

9.3. No comments.

Natural England

9.4. Commented that the proposal is unlikely to have significant impact on the natural environment.

Oxford Civic Society

9.5. Initially, the following comments were received:

This is an excellent proposal which has the benefit of solving two major issues. The first is the long awaited refurbishment of a tired community centre. The retention of the original school building is essential. We note the concerns of the Oxford Architectural and Historical Society in connection with any period features that may exist in this building and we agree they should be salvaged and retained to be installed in the new building [i.e. the extension] as part of its heritage.

The second is the provision of residential dwellings in a new building at the northern end of the site. Our only observation is that while BM3 claim the design of the apartment block draws on the repetitive rhythm of the terraced housing in the form of simple geometric lines and patterns, it is not the right fit. The block appearance with its flat roof does not blend into the streetscape and should, in our view, be pitched to match the roof line of the other two buildings and the adjacent Victorian terrace houses in Princes Street.

9.6. Subsequent comments have been received which reiterated the view that the proposed accommodation block should have a pitched roof.

Oxford Preservation Trust

9.7. The following comments were received:

The community centre is very much in need of rejuvenation. OPT therefore welcomes the proposals to improve and enhance this community facility and is pleased to see that the applicant has sought to achieve this alongside the retention of the former St. John's Boys School building. We are delighted that the applicant has carefully considered how to improve and enhance this site whilst seeking to create a sustainable future for the existing building, all the while balancing the aspirations of the community.

Alongside the retention of the school, OPT support the proposed demolition of the lean-to fronting onto Price Street. OPT also supports the suggestion made by the Oxford Architectural and Historic Society that a historic building recording survey should be undertaken prior to the demolition of the Oxford Chinese Community Advice Centre Building, given historic connections with the Boys school.

OPT is also supportive of the principle of new housing in the location but has reservations with the design of the residential part of the development proposals.

The proposed yellow brick flat roofed design contrasts with the red brick and pitched roof of existing terraced housing to Princes Street and does not blend with the existing vernacular.

Oxfordshire Architectural and Historical Society

9.8. The following comments were received:

The building (Building B labelled in the heritage statement) is not without historical or architectural merit as recognised by the applicant. It has strong community and associative historic value as part of the St. John's Boys School founded by Father Benson in 1867. There may be some extant features relating to its historic use, such as old laboratory or classroom fixtures and fittings. There may also be historic window and door furniture, floor, wall or ceiling details.

The building should therefore not be demolished without any of the historic evidence it still holds being recorded. We would ask that this building be the subject of a proper historic building recording surveyor prior to its demolition.

Oxfordshire County Council - Highways

9.9. No objections subject to conditions.

Oxfordshire County Council - Drainage

9.10. Objected to the proposals on the basis of an error with the submitted drainage plans.

9.11. NB: The drainage scheme has been amended and, at the time of writing, further comments are expected from the Lead Local Flood Authority.

Thames Valley Police

9.12. No objections but suggested a condition to require Secure by Design accreditation and a number of suggested amendments to the design and layout to make the proposals more secure.

Public representations

9.13. 14 local people commented on this application from addresses in Cave Street, Cumberland Road, Jeune Street, Kendal Crescent and Princes Street.

9.14. In summary, the main points of objection were:

- No objection to the development but parking issue needs to be resolved; lots of young children in the area.
- Princes Street is already a highly dangerous street for residents, motorists and especially cyclists.
- The scale of the building demands a building height that has serious impact on the amenities of some of the neighbouring properties.

- The best we can hope for. Suggest to have a roof garden and vertical gardens.
- Increase of visitors, residents and cars to the proposed development.
- Not enough parking bays for the current residents living in the street (especially during university term; events; prayer groups) to the community centre.
- The overall size of the new building will dwarf the houses opposite.
- The gardens next to the Community Centre is a tranquil space for families and children. The new apartment blocks will have windows looking into the gardens
- The proposed development will impact all the properties along the street, with increase of traffic and footfall.
- The Oxford Chinese Community Advice Centre is the part of the fabric of the community and is of a good quality building.
- Proposed development is over bearing and not in keeping with the area.
- The need to build flats on a community development is disproportionate to the needs of the existing community.
- Concerns over the height of the building, overshadowing and cutting out light to neighbouring properties.
- The drawings of the south east elevation along Princes Street suggest that the outline of the new building will be the same height as the existing Chinese Community Advice Centre but this is incorrect; while the plans show the existing building as being taller than neighbouring houses, it is in fact the same height, meaning the new building will be substantially higher than the existing one.
- Supportive of redevelopment of the site but is an over-development of a constrained, city centre location, in a street that already has a high housing density.
- Street is already problematic with parking on both sides of the narrow street, creating an unsafe environment (especially during rush hour).
- The GeoDyne report identifies a risk that parts of the building contain asbestos. A detailed risk assessment by a qualified asbestos surveyor should be included. Any demolition poses critical hazard to the health and welfare of neighbours, site workers and the public.
- Demolition, refurbishment and extension work will generate noise and disturbance and compromise air quality adding to air and noise pollution.
- Proposed development is a loss of valuable community facilities.
- Housing proposal would be advantageous in a more suitable residential location (such as the Cave Street Enterprise Centre).
- Concerns that the proposed housing will be “affordable”.
- Concerns whether the outdoor area is appropriate given weather that limits

its use. The new plans are going to reduce the outdoor area so much that it will no longer be a practical space for exercise.

Oxfordshire Chinese Community & Advice

9.15. Objected to the proposals due to: the effect on adjoining properties; effect on existing community facilities; effect on pollution; effect on traffic; general dislike for proposal and; effect on daylight/sunlight.

East Oxford Community Association

9.16. Objected to the proposals. Felt that the consultation process undertaken by the applicant was inadequate, unrepresentative and incomplete. Concerned that the development would marginalise community and campaigning groups thereby undermining Oxford Council's claim that the City is anti-racist, environmentally and socially sustainable and committed to community wealth building, solidarity and inclusion.

9.17. Also objected to the plan to build housing on the site stating that it would result in valuable public space in the heart of East Oxford being lost to the community.

Fusion Arts

Fusion Arts submitted an objection to the proposal. They stated that the applicant team had not engaged with them on changes to the plans which were made following the submission of the planning application. Specifically, changes which could possibly affect usability and function of the space/building and appropriateness for the communities.

Councillor Craig Simmons

9.18. Objections were raised to the proposal due to the loss of community facilities and loss of outdoor space. He stated that he would accept the loss of Film Oxford and EOGH to housing were the space to be re-provided in an improved EOCC. Likewise, he would accept a small loss of indoor space were it to be proved that the space was more usable than the current layout. That might allow for some additional (non-community use) on the site; for example small business units or social housing.

Officer response

9.19. For clarity, the objections raised which refer to the consultation process apply to the consultation undertaken by Oxford City Council prior to the submission of a planning application rather than the consultation undertaken by the Local Planning Authority.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development;

- Impact on non-designated heritage assets;
- Design, layout and visual impact;
- Affordable housing;
- Housing mix;
- Impact on neighbouring amenity;
- Transport;
- Sustainability;
- Flooding and drainage;
- Health impacts;
- Other matters.

a. Principle of Development

10.2. The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development (paragraph 11) and encourages the efficient use of previously developed (brownfield) land (paragraph 117), as well as the importance of high quality design (section 12).

10.3. The NPPF also places great emphasis on the Government's objective to significantly boost the supply of homes, recognising that this requires a sufficient amount and variety of land to come forward where it is needed, and that land with permission is developed without unnecessary delay (paragraph 59). Moreover, local authorities should identify sites suitable for housing, including specific, deliverable sites for a five year period (paragraph 67).

10.4. Policy H1 of the Oxford Local Plan outlines that the majority of the Council's housing need would be met through sites allocated in the Oxford Local Plan. The application site is not allocated within the Local Plan for residential development; however the delivery of 12 dwellings on the site would provide a small, yet valued windfall contribution towards Oxford's housing need.

10.5. Local Plan Policy RE2 states that planning permission will only be granted where development proposals make efficient use of land. Local Plan Policy V7 states that existing cultural and community facilities will be protected and retained unless new or improved facilities can be provided at a location equally or more accessible by walking, cycling and public transport. Local Plan Policy V6 supports proposals which add to the cultural and social scene of the city within city and district centres provided the use is appropriate to the scale and function of the centre. Local Plan Policy G5 states that existing open space, indoor and outdoor sports and recreational facilities should not be lost unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

10.6. The proposed development would retain and extend the existing EOCC building, increasing the overall floorspace of the building and modernising the community facilities on offer. While the proposal would result in the loss of the CAC building and the Fusion Arts building the proposed works to the EOCC building would ensure that the users of these buildings would remain on site within the refurbished EOCC.

10.7. The proposed demolition of the existing CAC building and Fusion Arts building would facilitate the proposed residential building to be constructed on the previously developed land to the north of the site. While the proposal would reduce the amount of floor space in community use from that on the existing three sites, it would rationalise the space for the community users and make efficient use of the site while facilitating the delivery of affordable housing. Officers consider that any loss of recreation provision in terms of quantum of floorspace would be outweighed by the better quality facilities provided through the development and the provision of affordable housing.

10.8. A condition has been included to require that a phasing plan be submitted which details the demolition, construction and occupation of both the development proposed within this application, and that proposed at EOGH (under application 20/01298/CT3) to ensure that there would not be an unacceptable loss of community facilities without adequate re-provision.

10.9. Therefore, the principle of development is considered to be acceptable and compliant with the relevant NPPF paragraphs and Policies H1, V6, V7, G5 and RE2.

b. Impact on Non-Designated Heritage Assets;

10.10. The NPPF requires proposals to be based upon an informed analysis of the significance of all affected heritage assets and expects applicants to understand the impact of any proposal upon those assets with the objective being to sustain their significance (paragraph 189). When assessing the impact of a proposal on a non-designated heritage asset the NPPF requires the Local Planning Authority to undertake a balancing judgement having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).

10.11. Local Plan Policy DH1 states that planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness. Local Plan Policy DH5 requires that due regard be given to the impact of development affecting a local heritage asset on the asset's significance and its setting and that it is demonstrated that the significance of the asset and its conservation has informed the design of the proposed development. In determining whether planning permission should be granted for a development

proposal, which affects a local heritage asset, consideration will be given to the significance of the asset, the extent of impact on its significance, as well as the scale of any harm or loss to the asset as balanced against the public benefits that may result from the development proposals.

- 10.12. The EOCC building is a non-designated heritage asset and is included on the Oxford Heritage Asset Register (OHAR). The building was built as St Johns Boys School in 1866 and it remained a school until the reorganisation of the education system in Oxford from a three to two school system in the 1970s. The school buildings were then reused as a centre for the arts and other community uses. The building has historical, aesthetic and cultural/ community importance.
- 10.13. The CAC building and the Fusion Arts building were constructed in 1939 as school blocks. The CAC building also derives some significance from its setting, principally from its group value with the EOCC and Fusion Arts buildings as group of educational buildings which formed the boys' school. As part of this group it has low illustrative historical value as a former school building. The terraced houses to the west, north and south also make a minor contribution to its illustrative historical value as a school for the local working-class community. Given the low architectural interest, and low historical and evidential value, the building's significance is mostly derived from its group value and communal value. As such the CAC building is considered to be a non-designated heritage asset but is not included on the OHAR. The significance of the CAC building is considered to be lower than that of a locally listed building. The proposals include the complete demolition of the CAC building, which would entirely remove its significance.
- 10.14. The Fusion Arts building is also proposed to be demolished. The building does not possess architectural or aesthetic value and while it forms part of the setting of the EOCC and CAC buildings that contributes to their significance, unlike the other buildings mentioned above it not considered to possess sufficient significance to be considered a heritage asset.
- 10.15. The proposed demolition of the CAC building and the Fusion Arts building has been considered by officers. The demolition of the Fusion Arts building, is considered to be acceptable due to its lack of architectural and aesthetic value and its relatively limited contribution to the setting of the EOCC and CAC buildings.
- 10.16. As set out above the CAC building has a low level of significance as a non-designated heritage asset. The demolition of this building would result in a low level of less than substantial harm. The proposal would also require the partial demolition of the EOCC building and associated works to form the proposed extension. An assessment of the proposed design and subsequent impact on these heritage assets is set out in the relevant sections below.

c. Design, Layout and Visual Impact

- 10.17. The NPPF makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12) and effects on the natural environment (Section 15) are important components of this.

- 10.18. Section 11 of the NPPF notes in paragraph 122 that in respect of development density the considerations should include whether a place is well designed and “the desirability of maintaining an area’s prevailing character and setting...or of promoting regeneration and change”.
- 10.19. Paragraph 127 of the NPPF states that decisions should ensure that developments will a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) is sympathetic in local character and history, including the surrounding built environment and landscape setting; d) establishes or maintains a strong sense of place to create attractive, welcoming and distinctive places and e) optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space).
- 10.20. Local Plan Policy RE2 states that planning permission will only be granted where development proposals make efficient use of land which includes demonstrating appropriate density, massing and building heights.
- 10.21. Local Plan Policy DH1 requires that developments demonstrate high quality design that creates or enhances local distinctiveness.
- 10.22. Local Plan Policy DH2 sets out the importance of retaining significant views including that of the historic skyline. Developments should demonstrate a clear design rationale for their height and massing and where the overall height would exceed 18.2 metres within a 1,200 metre radius of Carfax Tower additional justification is required.

Siting and Layout

- 10.23. The EOCC building is a landmark corner building located on the junction of Cowley Road and Princes Street. While the prominent gable end fronts Cowley Road the main entrance into the centre is located on Princes Street, behind the existing single storey kitchen extension. Subsequently, the existing arrangement suffers from a lack of legibility for those visiting the centre, as well as a sub-optimum layout resulting in the potential for anti-social behaviour and a fear of crime. The existing kitchen extension also represents an unsympathetic addition which obscures attractive features of the façade of the original building, such as 3 windows within the south east elevation.
- 10.24. Likewise, internally the existing layout is difficult to navigate in terms of legibility and accessibility with a number of level changes and under-utilised space.
- 10.25. The footprint of the existing building would remain unchanged with the exception of the removal of the existing single storey kitchen extension. Officers consider that the removal of this later addition would offer significant benefits and enhancements in restoring the original building façade and removing an unsympathetic structure which detracts from the otherwise strong building line and architectural design.

- 10.26. The proposed extension would be connected to the existing building by a glazed structure. The link would create a visual break between the old and new whilst also providing a physical connection between the EOCC building and the extension. The extension would continue the building line of the EOCC building along Princes Street.
- 10.27. To the rear of the EOCC building, bounded by the proposed extension would be an external courtyard space to provide breakout space for the numerous groups which would utilise the building. Shrub planting is proposed along the boundary edges of the courtyard which would otherwise comprise entirely of hard landscaping. The siting of the courtyard to the rear would ensure privacy for the users as well as easy direct access from the main building. The courtyard would be sited to the rear of the neighbouring residential properties on Cowley Road therefore to ensure that there would be adequate mitigation to protect against disturbance officers recommend conditions to secure further details of boundary treatments and a restriction on the hours of use of the external area.
- 10.28. An emergency access road is proposed between the new extension to the EOCC building and the new residential building, once again to create a visual break between the two buildings and uses, as well as to provide access for emergency vehicles and for refuse collection and cycle parking.
- 10.29. The proposed residential block would be sited to the northern end of the site, adjacent to the existing residential terraced properties on Princes Street. The building would transition between the two storey residential properties to the north and the EOCC building to the south. The building line of the proposed residential building would continue that of the proposed EOCC building extension before stepping back to match that of the residential properties. Once again this would help to transition between the two ends of the application site.
- 10.30. Communal amenity space for the use of occupiers of the proposed residential building would be located towards the north west of the site. It would include raised planters, seating, shrub and tree planting and raised bed specified as 'grow your own' for residential occupiers.
- 10.31. Hard landscaping is proposed along the areas of public realm on Cowley Road and Princes Street as well as additional planting. The removal of the low level wall at the corner section of Cowley Road and Princes Street is proposed to allow direct pedestrian access into the site from Cowley Road and to create a more inviting frontage. Likewise benches are proposed on the Cowley Road frontage both facing externally, to provide seating for those waiting for buses etc. and internally, to activate the frontage of the site.
- 10.32. The application calls for the removal of 2 low/moderate quality trees, one of them, a Wild cherry is quite large and prominent from views in Princess Street and at the junction area with Cowley Road. The application proposes to mitigate this impact, and to enhance the landscape setting generally, with new landscape planting including a line of 9no. Himalayan birch along the Princess street frontage, which is considered provide significant benefits and which would be acceptable subject to conditions relating to tree pit design, landscape management details and an arboricultural method statement.

- 10.33. Comments were received from Thames Valley Police which included a number of recommendations to improve the internal layouts to comply with Secured by Design principles. Following discussions with the applicant amended plans have been supplied which seek to incorporate these recommendations. Notwithstanding this, a condition has been included to require that prior to commencement the development achieve a Secure by Design accreditation.
- 10.34. Officers consider the siting and layout of the proposed development to be acceptable as it would make efficient use of the existing brownfield site and respond well to the constraints and opportunities of the site. The siting of the buildings and amenity areas are logical and would respond to the private and public areas and uses contained on the site.

Scale, Massing and Impact on Views

- 10.35. The built form surrounding the application site is predominantly two storey with three storey buildings being located predominantly on corner plots fronting Cowley Road. Notably, these would be the public house immediately adjacent to the application site to the east and the retail properties to the south and west of the site. Within the application site the EOCC building is two storeys, the Fusion Arts building is single storey and the CAC building is two storey albeit with generous floor to ceiling heights giving it the appearance of a 2.5 storey building.
- 10.36. The proposed extension to the EOCC building would be 2.5 storeys in height. The design was informed by the pitch roof and gable end of the existing building. Although the proposed extension would be larger than the adjacent gable it would not exceed the overall height of the existing building. While officers acknowledge that the extension would be substantial in terms of its height and massing when compared to the existing building, it is not considered to be so incongruous or harmful that the design would warrant the refusal of the application. Likewise, considering the varied massing in the surrounding area and the prevalence of larger massing on corner plots officers conclude that a building of this scale would be acceptable considering the site context.
- 10.37. The proposed residential block would be smaller in scale than the EOCC building but larger than the neighbouring residential terraces resulting in a transition in scale between the two. Officers consider that while the proposed residential block would be a larger scale than the existing CAC building this would only represent an increase of 2.6 metres compared to the existing arrangement. During the design development officers worked with the applicant team to reduce the mass of this block and design a building which would mitigate any harm arising from the increased massing. Subsequently, the proposed building would feature a flat roof with a set back of the northern second floor apartment from the principle elevation. Officers acknowledge the requirement to make the most efficient use of land on the site while retaining suitable gaps between the buildings which has influenced some aspects of the design and consider that the proposal would be successful in achieving this. As such, officers consider that the proposed residential block would be acceptable in terms of its scale and massing.

10.38. Local Plan Policy DH2 recognises the importance of views of Oxford from surrounding viewpoints, both from outside its boundaries but also in shorter views from prominent places within Oxford.

10.39. In support of the application, and following pre-application discussions with officers, the applicant has submitted a Landscape Visual Assessment including an assessment of the following views:

- Hinksey Hill
- Raleigh Park
- Boars Hill
- Port Meadow
- Elsfield
- Doris Field
- John Garne Way
- South Park
- Headington Hill
- Crescent Road
- Rose Hill
- Carfax Tower
- St. George's Tower
- St. Mary's Church
- Merton College

10.40. The application site is located outside of the historic core of the city and 1,200 metres radius of Carfax Tower. The proposed extension to the EOCC building would be approximately 13.6 metres in height. The proposed residential building would be 9.8 metres in height. The proposed buildings would not be located within any of the identified view cones with the exception of Crescent Road.

10.41. When viewed from Crescent Road, due to the location of existing buildings and the topographical features of the landscape, the proposed buildings would have limited visibility during winter and would be obscured by the tree line during the summer months.

10.42. The proposed buildings would not have a significant impact on the majority of identified viewpoints/high points. In many cases, these views are obstructed by a tall tree line or the existing cityscape of Oxford City. Where the developments do

feature within these viewcones, they are from the taller Western Hills (Hinksey Hill, Boars Hill), with viewpoint distances at a minimum of 4km away (Hinksey Hill). Although there is some impact from these points, the proposed development is located within an urbanised location, and therefore officers accept that there would not be a significant impact on the overall urban character.

E OCC Building

Building Layout

- 10.43. At ground floor the proposed building layout would retain some of the existing uses including the Main Hall and Oxpots (a pottery group) as well as stair cores and some storage. The existing kitchen would be demolished and relocated to the rear of the building. The existing hall at the northern end of the building would be repurposed as a lounge and main entrance area. The new extension would accommodate two additional staircores, toilet facilities, meeting rooms and space for the Oxfordshire Chinese Community Advice Centre (OCCAC).
- 10.44. At first floor the main uses would be a secondary hall, plant, toilet facilities and space for the African & African Caribbean Kultural Heritage Initiative (ACKHI), BK LUWO and Oxford Action Resource Centre (OARC). The proposed extension at first floor would provide accommodation for Film Oxford.
- 10.45. The second floor of the proposed extension would provide space for Fusion Arts and a roof terrace.
- 10.46. The proposed building layout has been led by users of the building and the applicant has undergone extensive consultation with the end users of the building to identify their space requirements. Officers understand that budgetary constraints have meant that the submitted scheme demonstrates a reduced footprint from that proposed in pre-application discussions however the submitted details demonstrate that all users retain usable space within the proposals. Additionally the proposed layout has been impacted to a large extent by the heritage of the building and the available opportunities for re-design within predominantly the existing building fabric.
- 10.47. Officers consider that the proposed building layout would be appropriate and find this element of the proposed design to be acceptable.

Materials and Appearance

- 10.48. The proposed new extension draws on the Victorian architecture of the existing building but rather than attempting to mimic the ornate style instead takes a contemporary approach. The proposal echoes the distinctive gable end features of the E OCC building but demonstrates a strong architectural identity which would create a clear division between old and new elements of the building.
- 10.49. In a similar way the proposal takes inspiration from the existing materials and the surrounding neighbourhood context but proposes to utilise these in a contemporary way. The extension would consist of a mix of two materials; a light

buff brick, at ground floor, and a dark grey metal cladding on the floors above. The same metal profile sheeting is proposed to be used on the roof material. A glazed element would create the physical link between the existing building and the extension.

- 10.50. The first floor has been designed to slightly overhang the ground floor. Together with a lighter material at the bottom and a darker material above, the new extension gives the illusion of being suspended off the ground. The second floor roof terrace which forms part of the second floor space, is set at the front of the floor plate while the rest of Fusion Arts space is set back. This set back creates the illusion of stepping down towards the scale of the street scape elevation.
- 10.51. The parapet wall surrounding the roof terrace space would also be cladded in the same metal profile sheeting and would be at a height of 1500mm for safeguarding of vulnerable residents who visit that space. Additionally, the parapet serves to strengthen the visual link between the existing community centre and the new extension as it would align with the first floor stone lintels above the large cottage pane windows. The lower part of the cladding also lines up with the ground floor stone lintels above the large cottage pane windows.
- 10.52. The window frames are proposed to have dark grey mullions and transoms, intended to blend in with the profile cladding as well as oppose the existing white frames of the existing building.
- 10.53. The EOCC building as a public building on a corner plot does needs to have visual prominence within the street scene and officers consider that the proposed design and materials would achieve a distinctive addition to the existing building. Officers have recommended conditions to secure material samples and further details about the glazed link element of the proposals to ensure that the panel detailing would be appropriate.
- 10.54. Officers consider that the proposed timber canopy would create a striking and interesting addition to the extension, however, it is possible that the frame could become overbearing within the street scene. This can be avoided by ensuring that the frame is as lightweight as possible and considering options for a recessive staining of the wood. As such a condition requiring further details has been suggested. Furthermore, officers have included a condition to secure a maintenance strategy which would ensure that the roof terrace area is maintained in a good condition which is important due to its prominence within the street scene.

Heritage Impacts and Public Benefits

- 10.55. After considering both the impacts of the demolition and design of the proposed buildings officers consider the following:
- With regard to the demolition of the CAC building there would be a low level of less than substantial harm arising from the complete loss of this non-designated heritage asset.

- With regard to the proposed extension there would a moderate level of less than substantial harm to the setting of the non-designated heritage asset arising from the visual dominance of the proposed extension against the former school building.

10.56. In terms of public benefits the following have been identified:

- The contribution of 12 socially rented affordable residential units towards meeting Oxford's housing need.
- The refurbishment of the EOCC building and the retention of community uses on the site with modernised facilities.
- The development of the site to a higher density and capacity in a part of the City that has comparatively less constraints than more other sensitive locations, making most efficient use of the land.
- Significantly improved sustainability credentials arising from the use of modern, high quality materials.
- The employment benefits during construction of the dwellings.

10.57. When assessing the impact of a proposal on a non-designated heritage asset the NPPF requires the Local Planning Authority to undertake a balancing judgement having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).

10.58. The significance of the CAC building is that of a non-designated heritage asset but is considered to be lower than that of a locally listed building. The significance of the EOCC building is that of a locally listed building and non-designated heritage asset. The demolition of the CAC building and the proposed EOCC building extensions would facilitate the proposed development which would have significant public benefits.

10.59. In this instance officers consider that the public benefits would outweigh the harm to both the EOCC building and the CAC building. The demolition of the CAC building is considered to be acceptable subject to a Historic Building Recording Survey which would be secured by way of a condition.

10.60. Officers have given great weight to the conservation of the non-designated heritage assets and consider that the public benefits arising from the development would outweigh the low level of less than substantial harm arising from the demolition of the CAC building and the moderate level of less than substantial harm arising from the proposed extension to the EOCC building. As such the proposal is found to comply with paragraph 197 of the NPPF and Local Plan Policy DH3.

Proposed Residential Building

Residential Internal Amenity

- 10.61. Local Plan Policy H15 requires that new dwellings provide good quality accommodation which is compliant with the MHCLG's Technical Housing Standards – Nationally Described Space Standard Level 1 (NDSS).
- 10.62. All of the proposed new units would either meet or exceed the NDSS in terms of overall floor area and room size. Policy H10 requires that all affordable dwellings are constructed to Category 2 standard as set out in the Building regulations Approved Document M4. The proposal would comply with Policy H10 and is considered to be acceptable in this regard.
- 10.63. Policy H14 states that developments should provide reasonable daylight and sunlight for residential occupiers. In terms of internal lighting the applicant has submitted a daylight and sunlight assessment in support of the application. The report shows that all bedrooms and living areas would meet or exceed the minimum Average Daylight Factor and percentage Sky View set out in BS EN 17037:2018. A total of 5 kitchen/ lounges, 9 bedrooms and 1 bathroom would fail to meet the minimum Annual Probable Sunlight Hours (APSH). This is largely due to their orientation (north facing) or proximity to other buildings (e.g. the adjacent EOCC building) or trees.
- 10.64. Officers conclude that the proposed residential units would experience adequate daylighting. While a number of the rooms would not meet the minimum APSH. Officers acknowledge that the site is relatively constrained in terms of the potential locations for development considering the existing non-designated heritage asset (EOCC building), surrounding built form and neighbouring occupiers. Through the assessment of this application officers sought amendments which have resulted in improvements in the daylight/sunlight performance of the proposals. On balance, officers consider that the proposals would provide reasonable access to daylight and sunlight and that the failings of the identified rooms would not, in this instance, be so harmful as to warrant the refusal of the application.

Residential External Amenity

- 10.65. Local Plan Policy H16 states that planning permission will only be granted where dwellings have direct and convenient access to an area of private open space. For 1 and 2 bedroom flats this can be either a private balcony or terrace or direct access to a private or shared garden.
- 10.66. The application proposes a shared garden space to the rear of the residential units which would be accessible for all occupiers. Additionally flats located on the ground floor would have areas of defensible outdoor amenity space which they could directly access.
- 10.67. The proposed amenity space would include hard and soft landscaping with shrubs, tree planting and planters for communal planting areas. The submitted daylight and sunlight assessment demonstrates that the amenity space would meet the minimum sunlight hours on 21st March. An area on the north side of the garden would be overshadowed and as such the applicant has been advised to consider appropriate planting for these areas. The submitted soft landscape

plan shows that planting beds have been positioned in areas which would receive most sunlight.

10.68. Officers consider that that proposals would comply with the requirements of Policy H16.

Materials and Appearance

10.69. The design of the proposed residential block draws on the repetitive rhythm of the terraced housing in the form of simple geometric lines and patterns and takes these principles through into the building aesthetic, despite the massing being larger than the residential properties which surround it.

10.70. During discussions with officers at pre-application stage the design of the proposed building was refined and the submitted proposal includes a flat roof to eliminate the extra height given by a pitched roof which is considered reduce the potential impact on residential occupiers and the overall street scene. Likewise, the northern second floor apartment has been set back from the front building line in order to establish a visual link to match the scale and height of the existing street elevation.

10.71. The application proposes a mix of brick colours which have been informed by the contemporary proposed EOCC building extension, while the protruding brick frames and recessed brick patterns were informed by some of the existing brick details in the surrounding context. The application proposes to swop out the dark metal profile cladding proposed on the EOCC building extension with a dark brick to soften the transition from community uses to housing.

10.72. A dark grey stack bond brick is proposed within contrasting light buff brick and stone coping and window surrounds. The intension is that the dark brick would define certain features of the building such as the ground floor street facing apartment entrances and the second floor northern apartment as it steps back from the front. A stack bond brick pattern is being suggested within the defined square facade details. The window frames are proposed to have dark grey mullions and transoms, intended to link back to the new contemporary extension of the community centre.

10.73. Officers find the design approach justified and consider the materials and appearance to be acceptable subject to conditions requiring material samples to be submitted prior to commencement of the development.

d. Affordable Housing

10.74. Policy H2 of the Oxford Local Plan states that for residential developments of 10 or more homes, a minimum of 50% should be affordable homes and at least 40% of all of the proposed residential units on the site should be socially rented.

10.75. The application proposes 12 residential dwellings which would all be made available as affordable accommodation, and all of which would be socially rented. As such, the proposals would exceed the requirements of Policy H2.

e. Housing Mix

10.76. Policy H4 seeks to ensure that residential developments deliver a balanced mix of dwelling sizes to meet a range of housing needs and create mixed and balanced communities. For proposals of 25 homes or more the policy sets out the specific mix required. For sites below the threshold or within the city centre or a district centre the proposal will need to demonstrate how local housing demand has been considered.

10.77. The application proposes 6 one bed flats and 6 two bed flats. In determining the mix the applicant has used the housing register to ensure the scheme meets the best need. As of January 2019 the housing register indicated 71.6% of households have either a studio, 1 bedroom or 2 bedroom need. Officers consider that the proposals would represent an appropriate mix by providing smaller homes for singles/couples or small families. Likewise, smaller units are considered to be more suited to this location given their proximity to the Cowley Road commercial area.

10.78. The proposed residential dwellings would also address the needs of those with physical impairments by providing wheelchair accessible housing on the ground floor. The housing register reports there are 166 households requiring level access, 2 households requiring a wheelchair adapted property and 83 requiring some adaptations, such as level access shower, stair lift or walk-in bath.

10.79. Officers conclude that the proposals would deliver an appropriate mix of dwellings considering the local housing demand identified on the housing register. As such, the proposals would comply with Policy H4 of the Local Plan.

f. Impact on Neighbouring Amenity

10.80. The Oxford Local Plan seeks to safeguard the amenities of the occupiers of properties surrounding any proposed development. Local Plan Policy H14 (Privacy, Daylight and Sunlight) and Policy RE7 (Managing the Impact of Development) require new residential developments to provide reasonable privacy and daylight for the occupants of both existing and new homes.

10.81. The application site is bounded to the north by no. 45 Princes Street and to the west is the residential development of Pembroke Court with nos. 7-18 immediately adjacent to the site boundary. Along the south western boundary of the site are nos. 111, 113, 115 and 117 Cowley Road which have residential gardens which abut the application site. To the east of the site are nos. 35-44 Princes Street and no. 119 Cowley Road. Finally across Cowley Road to the south is 4-5 Tyndale House, 134A Cowley Road and 134 Cowley Road.

45 Princes Street

10.82. 45 Princes Street is a two storey, residential end-of-terrace property. Officers have consulted historic plans in order to establish the layout of the dwelling. The property benefits from a box dormer extension with two rear facing windows, which provides additional bedroom space, and a large single storey rear extension with 6 rooflights and a rear facing window and door, which houses a kitchen and toilet. At first floor level is a rear window which serves a bathroom. The property has no side facing windows which would front the application site.

10.83. At its closest point the proposed residential block would be sited approximately 2 metres from the side elevation of no. 45 Princes Street however this widens towards the west of the site to approximately 6 metres at the rear wall of the original dwelling and 8.3 metres at the most westerly end of the proposed building. The way that the footprint of the proposed building steps away from the existing dwelling helps to mitigate the potential overbearing impacts for the residential occupiers and so while officers acknowledge that the proposed building would represent an increase in built form compared to the existing arrangement it is considered that this would not be an unduly significant change. The existing CAC building is a substantial 2.5 storey building and prior to its demolition a large outbuilding was sited along the shared boundary at a much closer proximity than the proposed building (albeit at a lower overall height).

10.84. Due to the orientation of the proposed building in relation to no. 45 Princes Street officers consider that there would not be any direct overlooking of living spaces with only oblique views towards the rear of no. 45 being possible. The proposed residential building would include north facing windows which would face towards the rear garden of no. 45 however considering the separation distance officers consider that this arrangement would not result in significant overlooking issues or loss of privacy. The proposed stair access to the flats at the western end of the building would be screened by perforated metal sheeting which would ensure that residents were not able to view the amenity space at no. 45.

10.85. In order to assess whether the proposed residential building would result in harm to the neighbouring occupiers of no. 45 Princes Street officers have undertaken the 45°/ 25° test. With regard to the kitchen door at ground floor level the 45° line would be unbroken. The bathroom window at first floor would not be considered as a habitable room and therefore has not been tested. The 45° line would be broken for the second floor dormer windows but the 25° uplift would not, as such officers consider this arrangement to be acceptable.

10.86. Therefore, officers consider that the proposals would not result in a harmful loss of light, overlooking or be overbearing for residential occupiers at no. 45 Princes Street.

Pembroke Court

10.87. The residential block of nos. 7-18 Pembroke Court is sited approximately 20 metres from the rear of the proposed EOCC extension and the proposed residential block. There would be 6 windows, serving bedrooms and kitchen/lounges within the proposed residential block which would face Pembroke Court, however all of these windows would be secondary windows and would be relatively narrow reducing the potential views from these rooms.

10.88. There would not be any windows in the proposed EOCC extension which would face Pembroke Court with the exception of the glazed link.

10.89. Officers consider that due to the separation distance between the proposed buildings and Pembroke Court the proposal would not result in any harmful impacts on residential occupiers.

111 – 117 Cowley Road

10.90. Nos. 111-117 Cowley Road have rear gardens which back onto the application site. No. 117 Cowley Road is the adjacent property to the west of the EOCC building. It is approximately 21 metres from the flank elevation of the EOCC building extension and the rear of nos. 115 and 117 Cowley Road and approximately 38 metres from the rear of 111 and 113 to the proposed residential block.

10.91. The proposed EOCC extension would include 6 window/ door openings which would face towards the rear gardens of nos. 11-117 however considering the separation distance officers consider that the extent to which there would be harmful overlooking impacts of these properties would be limited.

10.92. There are no changes proposed to the north west EOCC elevation facing 117 Cowley Road however the internal uses of these rooms would change. To ensure that the privacy of the neighbouring occupiers would be maintained officers have included a condition to require that the west facing windows of the kitchen/back bar would be glazed with obscure glazing.

34-44 Princes Street and 119 Cowley Road

10.93. The proposed development would be sited approximately 17 metres across Princes Street from the front elevation of the residential properties at nos. 34-44 Princes Street and approximately 19.8 metres from 119 Cowley Road. The separation distances are considered sufficient to ensure that there would not be significant overbearing or overlooking impacts.

10.94. If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. The submitted Daylight and Sunlight Assessment has identified that nos. 34 and 35 Princes Street would have windows within 90° of due south, however, the assessment shows that the 25° would not be broken. Therefore, officers consider that these properties would not be impacted by significant overshadowing or loss of light.

Tyndale House and 134 Cowley Road

10.95. The EOCC building is sited approximately 18.6 metres across Cowley Road from the front elevation of Tyndale House and 134 Cowley Road. Due to the separation distances and the location of the proposed development on the application site, officers consider that there would not be any harmful impacts to residential amenity for occupiers of these properties.

Noise Impacts

10.96. Given the location of the site which is close to other noise sensitive receptors, the demolition and construction works should be carried out in a controlled manner as significant noise, dust and vibration issues may be caused during construction. A condition has been included to require that these details be submitted prior to commencement of development.

10.97. The location, type and hours of operation of new building services plant associated with the new community centre have yet to be detailed in the submitted proposal. Conditions have been included to require further details of plant equipment and mitigation measures, as well as conditions requiring a management plan for the operation of the community centre and hours of use for both the EOCC building and the proposed roof terrace area.

10.98. Subject to the aforementioned conditions, officers consider that the submitted information and acoustic assessment are reasonable and practicable and therefore acceptable in environmental health terms.

g. Transport

Access

10.99. The application site is considered to be in a highly accessible location which has good access to public transport and is within walking/cycling distance to the city centre and many local amenities.

Car and Cycle parking

10.100. The development is located within the existing East Oxford Controlled Parking Zone (CPZ) and is within 800m of a shop and 400m of a frequent bus service. As such, Local Plan Policy M3 stipulates that the residential development should be car-free, i.e. no car parking spaces provided. Residents would be ineligible for CPZ permits so the applicable Traffic Regulation Order would be adjusted at the applicant's expense.

10.101. It is recognised that Princes Street is often busy, with high demand for the time-limited parking spaces and the residents' permit bays. The new residents would not be entitled to permits so there is no reason for the level of parking demand to change as the local parking restrictions will make it impractical to keep a vehicle nearby. The access into the development (with dropdown bollard) would be where there are currently double yellow lines, meaning no loss of on-street parking.

10.102. As this is to be a car-free development there will be a minimal number of vehicle trips generated as a result. The redevelopment of the non-residential portion may increase its usage, and therefore the number of journeys, above the current levels but as there will be a nett reduction in floorspace the increase in journeys will be less than if the existing floorspace had been maintained and rejuvenated

10.103. The Local Plan Appendix 7.3 also gives standards for the parking of Powered Two Wheelers (motorcycles), at the rate of one space per five

dwellings. Two secure motorcycle parking spaces are to be incorporated for residential use, with gates suitable for manoeuvring the vehicles.

10.104. In terms of cycle parking 12 covered spaces for EOCC staff would be located to the front of the building along Cowley Road and 38 uncovered spaces would be available to the front and side of the building along Cowley Road and Princes Street. Additionally 24 covered bicycle spaces are proposed for the residents of the 12 flats located within a dedicated cycle store to the rear of the residential building. The proposed bicycle parking provision is considered to be acceptable and compliant with Local Plan Policy M5.

10.105. The community centre would have many visitors but few staff. A travel plan statement for the community centre as a whole, containing specific, succinct actions and relevant information on sustainable modes of transport to the centre has been submitted and is considered to be acceptable.

Refuse Storage, Delivery and Servicing

10.106. For the EOCC building and tenants a bin store is proposed to the west of the site. It would be located at street level and would be accessed via the emergency access road running between the proposed extension and apartment block.

10.107. The refuse point for the residential development would be sited within a bin store to the north of the site and to the side of the proposed residential block.

10.108. Other delivery and service vehicles could access the two sites via Princes Street and the emergency access road running between the proposed extension and apartment block.

Construction Traffic

10.109. Cowley Road suffers from heavy congestion at peak times and is considered an important route to and from the city centre. To ensure the development does not impact Cowley Road or the local highway network a Construction Traffic Management Plan would be secured by condition.

h. Sustainability

10.110. Local Plan Policy RE1 requires that proposals demonstrate that sustainable design and construction principles have been incorporated. These include: maximising energy efficiency and the use of low carbon energy and using recycled and recyclable materials as well as water efficiency, waste reduction, minimising flood risk and maximising biodiversity.

10.111. Due to the size of the development an Energy Statement is required to demonstrate that the new-build residential element of the proposal, and new build non-residential developments of 1000m² or more, achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case.

10.112. In support of the application Energy Statements for both the EOCC extension and the proposed residential development have been submitted. The EOCC extension would measure approximately 865m² and would, through fabric and systems energy efficiency measures, low carbon heating, as well as PV systems, have the potential to make an improvement on Building Regulations L2A 2013 of 26.0%. It is noted that there are a number of constraints which limit the ability for higher carbon reductions to be achieved, namely, that the proposed re-development of the community centre includes the partial refurbishment of the existing locally listed centre as well as the new build extension. The extension is required to house 3 tenants that currently occupy poor quality accommodation (both on site and at Catherine Street, Oxford). After initial design work based upon a need's assessment costs were produced and, given budget constraints, it was decided that work to the existing building would be limited to essential repairs and alterations. The budget will not accommodate a full refurbishment and thus any improvement overall to Building Regulation standards is considered to be an improvement in this instance. Additionally, as this existing portion of the development contains historically listed elements this has indicated the following constraints:

- Limited fabric insulation.
- Limited air tightness improvements
- Limited roof area for additional PV panels.

However, notwithstanding the above, when the new build extension element is modelled in isolation it demonstrates a 45% improvement, indicating that this aspect of the development would meet the overall aims and aspirations of Policy RE1.

10.113. In terms of the proposed residential development, the submitted Energy Statement states that it would be mainly heated by ASHP and would be complemented by carbon reducing technologies, such as good quality insulation, triple glazing windows, MVHR, improved air tightness and high efficiency lighting. As such, this element of the development would demonstrate an improvement on Building Regulations of 84%.

10.114. Therefore, the proposals are found to comply with the requirements of Local Plan Policy RE1.

i. Flooding and Drainage

10.115. The site is located within Flood Zone 1 and is considered to be at a low risk of flooding. The proposals are however a major development and the application is accompanied by a Flood Risk Assessment, which concludes that the site is at a low risk of flooding. The proposals include the addition of sustainable urban drainage (SUDs) into the overall design of the scheme.

10.116. The County Council's drainage team have objected to the proposed development due to a technical error with the submitted drainage plan (the Drainage Statement states a 0.3 void ratio for permeable paving but the detail

shows a 85% void ration for the crate system. The technical drawing does not reflect construction detail to achieve the percentages given). Amended drainage plans have been submitted to the Lead Local Flood Authority (LLFA) for review however, at the time of writing, revised comments have not yet been received.

10.117. Officers expect to be able to provide an update to the Committee when these comments have been received. As such officers have recommended approval subject to the LLFA removing their objection and following the closure of the consultation period.

j. Health Impacts

10.118. Paragraphs 91-95 of the NPPF set out the requirement for planning decisions to aim to achieve healthy, inclusive and safe places which includes promoting social interaction, delivering safe and accessible places and supporting healthy lifestyles. Local Plan Policy RE5 outlines the aim to promote strong vibrant and healthy communities. Major development proposals must provide a Health Impact Assessment (HIA) which should include details of implementation and monitoring.

10.119. The applicant has submitted a HIA as well as the self-completing matrix template as recommended and referenced in Appendix 4 of the Local Plan. The submitted HIA has considered each of the 11 topics/broad assessment criteria as identified in the guidance and assessed the impact the proposal will have on the construction and operational period of each criterion, whilst the matrix has summarised these key issues.

10.120. The 11 topics broad criteria that are considered in the assessment are:

1. Housing quality and design
2. Access to healthcare services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and lifetime neighbourhoods
10. Minimising the use of resources
11. Climate change.

- 10.121. Officers agree with the assessment of each of the criteria and given the relatively small size of the scheme, consider that some criteria are more relevant than others. For example the second criterion looks at the access to healthcare services and social infrastructure. The HIA acknowledges that there is likely to be loss of access to the community centre itself during construction, which potentially has an impact on existing users from the perspective of mental health and wellbeing. However, this is a temporary impact during the construction period only and as such the health impact is considered to be minor adverse. In addition, the matrix identifies a mitigation measure and recommends ongoing liaison with users of the community centre to ensure that disruption during the construction period can be reduced.
- 10.122. Furthermore, the consolidation of community facilities at the EOCC will help transform the site into a more modern, flexible and sustainable facility. This will help improve use and access and has been designed to accommodate all existing and potential new tenants. It is therefore agreed that the health impact arising from access to healthcare and other social infrastructure is considered to be moderate beneficial given the permanent nature of changes and the likely number of people affected in the local and wider area who may benefit from activities hosted within the community centre.
- 10.123. Other examples of where benefits have been identified include the incorporation of green infrastructure, landscaping and a variety of habitats to support biodiversity (access to open space and nature) as well as that all proposed units will be available for social rent, providing high-quality space for low income populations who may be more vulnerable (social cohesion and lifetime neighbourhoods). Another benefit is that the scheme proposed is car-free and that a significant amount of cycling bays are proposed for both the community centre and residential element in order to help address under provision of public cycle parking in the East Oxford Area. This will support criterion five of the assessment; accessibility and active travel.
- 10.124. For other criteria there will be short term minor adverse effects mainly related to the construction phase but best practice mitigation measures could be adopted during construction to ensure that impacts relating to dust emissions, noise levels and neighbourhood amenity are reduced.
- 10.125. The submitted HIA matrix has identified a few mitigation measures that can be carried out during the construction phase of the scheme but none which relate to its enhancement or that would require monitoring once the scheme is complete. However, given the relatively small-scale nature of the proposal and that the applicant has demonstrated that each of the 11 broad criteria have been considered, officers consider that Policy RE5 of the Oxford Local Plan 2036 has been complied with and additional details for the HIA would not be required.

k. Other Matters

Land Contamination

- 10.126. Although the contamination risks at the site are considered to be low, an intrusive site investigation will be required at the site to confirm potential

ground contamination risks at the site and identify what remedial actions may be necessary to protect future site users, construction workers and the wider environment. As such a condition has been added to secure these details.

Archaeology

10.127. Officers consider that, on present evidence the proposed development would be unlikely to have significant below ground archaeological implications. However the East Oxford Community Centre itself is of considerable communal interest and is a local heritage asset. The building is a former Boys School built in the 1860s and since 1970 the building has played a significant role in the cultural, educational and political life of the city. The submitted Heritage Statement recommends building recording, watching brief and oral history project to record the structure in the event that consent is granted and officers support these recommendations. As such a condition has been included.

Air Quality

10.128. As the application proposes the partial demolition of the existing building a condition relating to the control of construction dust has been included.

11. CONCLUSION

11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development. This means approving development that accord with an up-to-date development plan without delay; or 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: the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

11.3. Therefore, in conclusion, 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.

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

11.5. The proposed development would comply with the development plan as a whole. The principle of development is acceptable as is the demolition of the Fusion Arts building.

11.6. The demolition of the CAC building would result in a low level of less than substantial harm but this would be outweighed by the public benefits arising from the proposal. The proposed extension to the EOCC building would result in a moderate level of less than substantial harm but this would also be outweighed by the public benefits of the proposal.

11.7. The proposal will not have an unacceptable impact on heritage assets, the neighbouring amenity, public highways, public health and sustainability.

11.8. Therefore, it is recommended that the Committee resolve to grant planning permission for the proposed development subject to the conditions set out in section 12 of this report and the other matters referred to in the recommendation.

12. CONDITIONS

1. Development Time Limit

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. Development in Accordance with Approved Plans

Subject to conditions 3, 4, 5, 6, 7, 8, 9 and 30 the development hereby 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 DH1 of the Oxford Local Plan 2036.

3. Material Samples

Notwithstanding the details submitted with the application, prior to the commencement of the development, samples of exterior materials shall be submitted to and approved in writing by the Local Planning Authority and only the approved materials shall be used. Sample panels shall be erected on site for inspection as agreed. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and in accordance with policies DH1 and DH5 of the Adopted Oxford Local Plan 2016-2036.

4. Timber Pergola Samples

Prior to the commencement of the development, further details of the thickness, material and treatment of the timber posts for the pergola on the second floor of the

extension to the community centre shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and in accordance with policies DH1 and DH5 of the Adopted Oxford Local Plan 2016-2036.

5. Glazed Link Details

Prior to the commencement of the development, further details of the glazing of the link structure between the existing community centre and the new extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and in accordance with policies DH1 and DH5 of the Adopted Oxford Local Plan 2016-2036.

6. Fenestration details

Prior to the commencement of the development, details of all new windows and doors showing the proposed materials, colour, glazing bars and sections shall be submitted to and approved in writing by the Local Planning Authority and only the approved materials shall be used. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and in accordance with policies DH1 and DH5 of the Adopted Oxford Local Plan 2016-2036.

7. Obscure Glazing

The west facing windows in the kitchen/ back bar at ground floor level within the East Oxford Community Centre as shown on the approved plans shall be glazed in obscure glass, be non-opening and thereafter retained as such.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies H14 and RE7 of the Oxford Local Plan 2036.

8. Lighting Details

Prior to the commencement of the development, details of all external lighting and levels of luminance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and to preserve residential amenity in accordance with policies DH1, DH5 and H14 of the Oxford Local Plan 2036.

9. Boundary Treatments

Prior to commencement of the development hereby approved details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Details shall include as a minimum:

- A plan to show the location and extent of the proposed boundary treatments;
- Plans to show the proposed height and dimensions;
- Samples of proposed materials.

The development shall be carried out in strict accordance with of the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the area and to preserve residential amenity in accordance with policies DH1, DH5 and H14 of the Oxford Local Plan 2036.

10. Heritage – History Reporting

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 and social/oral history project in accordance with a written scheme of investigation which has 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 a Victorian local heritage asset of notable communal value (Local Plan policy DH4).

11. Phasing Plan

No development shall commence (including demolition works) until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall set out the demolition, construction and occupation phases for the approved development as well as the development approved at the East Oxford Games Hall under consent 20/01298/CT3. The development hereby approved shall be carried out in accordance with the approved Phasing Plan.

Reason: To ensure that a suitable alternative community provision is available for local community groups, in accordance with policies V6 and V7 of the Oxford Local Plan 2036.

12. EOCC Management Strategy

Prior to first use of the approved extension to the East Oxford Community Centre a Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out details relating to the operation and use of the community centre by those groups occupying the building, including details of

community events and how these will be managed so as to minimise disruption for neighbouring residential occupiers.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies H14 and RE7 of the Oxford Local Plan 2036.

13. Hours of Use – Roof Terrace and External Amenity

The use of the external courtyard and roof terrace associated with the East Oxford Community Centre as shown on the approved plans shall be restricted to 08:30-21:30 Monday to Sunday.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies H14 and RE7 of the Oxford Local Plan 2036.

14. Secured by Design

Prior to commencement of development, an application shall be made for Secured by Design (SBD) accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received and approved in writing by the Local Planning Authority.

Reason: In the interests of the safety and security and in accordance with policy DH1 Oxford Local Plan 2016-2036.

15. Construction Environmental Management Plan

No development shall take place until a Construction Environmental Management Plan (CEMP), containing the site 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 that need to be included and adopted in the referred plan can be found on pages 25-27 of the reviewed Air Quality Assessment that was submitted with this application. The development shall be carried out in accordance with the approved CEMP.

Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will remain as “not significant”, in accordance with the results of the dust assessment, and with policy RE6 of the Oxford Local Plan 2016- 2036.

16. Hard and Soft Landscaping

Prior to the commencement of development, a landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is

requested should be removed, and shall show in detail all proposed tree and shrub planting, tree pit design, treatment of paved areas, and areas to be grassed or finished in a similar manner. The plan shall also show the location of street furniture, boundaries, bins, cycle storage, bollards and benches. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual appearance of the area and to preserve residential amenity in accordance with policies DH1, DH5 and DH7 of the Adopted Oxford Local Plan 2016-2036.

17. Landscape Management Plan

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 visual amenity in accordance with Policy G7 of the Oxford Local Plan.

18. Landscape Proposals: Implementation

The landscaping proposals as approved by the Local Planning Authority shall be carried out no later than the first planting season after first occupation or first use 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 Policy G7 of the Oxford Local Plan.

19. Landscape Proposals: Reinstatement

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 Policy G7 of the Oxford Local Plan.

20. Energy Statement

The development shall be carried out in accordance with the approved Energy Statements (East Oxford Community Centre March 2020 and Princes Street March 2020).

Reason: In accordance with policy RE1 of the Oxford Local Plan 2036.

21. Noise - Construction

The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16hrs daytime and of more than 30 dB LAeq 8hrs in bedrooms at night.

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with Policies RE7 and RE8 of the Oxford Local Plan 2036.

22. Noise - Plant

Prior to commencement of the development, details shall be submitted to, and approved in writing by, the Local Planning Authority of the external noise level emitted from all plant/ machinery/ equipment and mitigation measures as appropriate. The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with Policies RE7 and RE8 of the Oxford Local Plan 2036.

23. Anti-Vibration Measures

Prior to commencement of the development, details of anti-vibration measures shall be submitted to, and approved in writing by, the Local Planning Authority. The measures shall ensure that machinery, plant/ equipment are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with Policies RE7 and RE8 of the Oxford Local Plan 2036.

24. Demolition Method Statement

Prior to commencement of the development hereby approved, a demolition method statement shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- control measures for dust, noise, vibration and lighting;

- delivery locations;
- restriction of hours of work and all associated activities audible beyond the site boundary to 0800-1800hrs Mondays to Fridays and 0800 -1300 hrs on Saturdays;
- advance notification to neighbours and other interested parties of proposed works and;
- public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works.

The specific dust mitigation measures to follow should be aligned with the recommendations IAQM [Guidance on the assessment of dust from demolition and construction](#) for medium risk sites. No building works shall commence until such approval in writing has been given by the Local Planning Authority. The approved measures shall be employed throughout the entire period of the construction of the development.

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with policies RE6 and RE7 of the Oxford Local Plan 2036.

25. Construction Traffic Management Plan

Prior to commencement of works a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP should follow Oxfordshire County Council's template if possible. This should identify:

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
- Details of wheel cleaning / wash facilities to prevent mud, etc. from migrating on to the adjacent highway,
- Contact details for the Site Supervisor responsible for on-site works,
- Travel initiatives for site related worker vehicles,
- Parking provision for site related worker vehicles,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
- Engagement with local residents.

The development shall be carried out and completed in accordance with the approved CTMP unless otherwise agreed in writing by the Local Planning Authority.

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.

26. Deliveries

No deliveries nor collections/ loading nor unloading shall occur at the development hereby approved other than between the hours of 08:00 to 18:00 on Monday to Friday and at no time on Saturdays, Sundays and Public/Bank Holidays.

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with policy RE7 of the Oxford Local Plan 2036.

27. Contamination – Risk Assessment

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 to and approved in writing by the Local Planning Authority.

Phase 1 has been completed and approved.

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 local planning authority 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 site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2036.

28. Remedial Works

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 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.

29. Unexpected Contamination

Any contamination that is found during the course of construction of the approved development that was not previously identified 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 soil 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.

30. Cycle Parking

Before the development hereby permitted is commenced 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: In the interests of highway safety and to promote sustainable modes of travel, in accordance with policies M5 of the Oxford Local Plan 2036.

31. Travel Plan

The development shall be carried out in accordance with the approved Travel Plan (dated 2nd September 2020).

Reason: In order to encourage the use of sustainable modes of transport, in accordance with policy M1 of the Oxford Local Plan 2036.

32. Travel information Pack

Prior to first occupation of the development a Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the first residents of each dwelling, and all subsequent occupiers, shall be provided with a copy of the approved Travel Information Pack.

Reason: To ensure all residents and employees are aware from the outset of the travel choices available to them, and to comply with Government guidance contained within the National Planning Policy Framework. In order to encourage the use of sustainable modes of transport, in accordance with policy M1 of the Oxford Local Plan 2036.

33. Affordable Housing

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definitions and requirements for affordable housing as set out within the Oxford Local Plan 2036 or any future guidance that amends or replaces it unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall include:

- i) The numbers, type, and location on site of the affordable housing provision to be made which shall consist of not less than 50% of the housing units as detailed in the application.
- ii) Details as to how the affordable tenure split for the affordable housing accords with the requirements of the policies of the Oxford Local Plan 2036 and the Affordable Housing and Planning Obligations Supplementary Planning Document 2013 or any future guidance that amends or replaces it unless otherwise agreed in writing by the Local Planning Authority.
- iii) The arrangements for the transfer of the affordable housing to an affordable housing provider, or for the management of the affordable housing (if no Registered Social Landlord involved);
- iv) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) The occupancy criteria to be used for determining the identity of the occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

Reason: In order to secure the affordable housing provision on site in accordance with Policy H2 of the Oxford Local Plan 2016-2036.

14. INFORMATIVES

1. Parking Permits

The development/proposed unit(s) shall be excluded from eligibility for parking permits prior to occupation. A cost of £2200 to amend the Traffic Regulation Order shall be met by the applicant through a Unilateral Undertaking.

2. APPENDICES

- **Appendix 1 – Site location plan**

3. HUMAN RIGHTS ACT 1998

3.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to [approve/refuse] 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.

4. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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