

Corrigendum for Item 4 Holy Family Church 18/03405/FUL

Addition to principle of the development

The site falls within policy AOC3: Blackbird Leys Area of Change. This policy states

Planning permission will be granted for new development within the area of change where it would take opportunities to deliver the following, where relevant:

- Improve permeability and connectivity to existing suburban residential development
- Consider the potential for a future rail link to the city centre and connectivity to this
- Intensify development to create a high density centre that retains and improve community facilities, taking opportunities for colocation
- Introduce more residential development
- Enhance existing buildings and improve their relationship to the street by creating active built frontages
- Rationalise car parking

The site falls within the site allocation policy SP4 of the Oxford Local Plan 2036. This site allocation covers the Blackbird Leys Central Area and states

“Planning permission will be granted for a mixed use development that includes retail, start up employment units, residential development and community facilities at the Blackbird Leys Central Area site. The minimum number of homes to be delivered is 200. Other uses should be appropriate to a district centre and could include education, live/work units, sport and commercial leisure. Other complementary uses will be considered on their merits.

Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any regeneration plan for the Blackbird Leys area.”

The development of the church site in the manner as proposed by the applicant is considered to accord with the overarching principles of intensification of development to create a high density centre that retains and improves community facilities supporting the vision, whilst meeting the objectives of introducing more residential development, enhancing existing buildings and improving their relationship to the street by creating active built frontages and rationalising car parking. Overall, the proposed replacement church, café and community hall and the additional incubator spaces are considered to meet the vision “To create a high quality environment that builds on the community function of the district centre”. The further intensification of the site for housing also supports the delivery of housing in a sustainable area.

The development of this site is further not considered to prejudice the wider regeneration of the Blackbird Leys District Centre which is currently being worked on and is at consultation stage, and does not include the church site. That development seeks to provide residential development and the re-provision of the loss of the community centre, retail and services already present in the District Centre.

Update LLFA

Since the report was written, the Local Lead Flood Authority (LLFA) have confirmed they have no objection to the application, and it is considered the application complies with policy RE4 of the Local Plan in that regard.

Revised recommendation

Consequently there is a revised recommendation as follows:

East Area Planning Committee is recommended to:

- 1) Approve the application subject to the concurrence of the Secretary of State, the satisfactory receipt of a further Health Impact Assessment and subject to the prior completion of an agreement made pursuant to section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations which are referred to in this report and subject also to the required planning conditions set out in section 12 of this report and delegate authority to the Head of Planning Services to:
 - refer the application to the Secretary of State and, subject to him not directing refusal of the application :-
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
 - finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and issue the planning permission or,
- 2 delegate authority to the Head of Planning Services to refuse planning permission should the Secretary of State recommend that the application be refused for such reasons as the Head of Planning Services considers reasonably necessary.
 - Delegate authority to the Head of Planning Services to decide whether to refer the application back to Committee if the satisfactory receipt of a revised Health Impact Assessment hasn't been received.