

Oxford City Planning Committee

Application number: 21/01388/FUL

Decision due by 27th August 2021

Extension of time

Proposal Demolition of 36 existing residential dwelling and erection of 71 dwellings including associated earthworks, hard and soft landscaping, bin storage and cycle and car parking.

Site address Land At, Court Place Gardens, Oxford, Oxfordshire

Rose Hill And Iffley Ward

Ward

Clare Gray

Case officer

Agent: Mrs Dawn Brodie **Applicant:** Oxford University
Development
Limited

Reason at Committee The application constitutes major development

1. RECOMMENDATION

1.1. The Oxford City Planning Committee is recommended to:

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

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

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

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

- issue the planning permission.

2. EXECUTIVE SUMMARY

- 2.1. This report considers an application for the redevelopment of the existing Court Place Garden site, Iffley. The site is allocated in the Oxford Local Plan 2036 for development, including family graduate accommodation under policy SP34. The proposal would comprise the demolition of all of the existing houses and the redevelopment to provide a total of 71 x 2 and 3 bed graduate houses (an increase of 35).
- 2.2. The site comprises an attractive landscaped garden, on a sloping site, to the Mansion House, which is a Grade II listed building and former farmhouse and manor, which has been in occupation as graduate accommodation since 1970s. The garden setting to the Mansion House has been impacted by the erection of housing throughout the eastern and southern sides of the garden, but retains an attractive garden setting to the west, which bleeds into overgrown woodland to the west. The site lies in Iffley Conservation Area and is within the grounds of The Mansion House (Grade II); adjacent to the Church of St Mary (Grade I) and near to the former Vicarage, The Rectory (Grade II*).
- 2.3. The redevelopment of the site is informed by the site's opportunities and constraints, taking into account the designated heritage assets; the number and quality of trees on site; landscape features; topography and sloping site down to the river; the adjacent woodland and SLINC to the west of the site; and neighbouring amenity impact.
- 2.4. The report considers a substantial range of issues, considering the allocation of this site for graduate accommodation, against the sensitive and constrained nature of its landscape garden and woodland within Iffley Conservation Area, and proximity of designated heritage assets, as well as views from west of the River Thames and Iffley Meadows. The report considers the impact on designated heritage assets, design, landscape, the impact on trees and biodiversity as well as on flooding, amenity, energy and sustainability, air quality and other matters.
- 2.5. The report carefully considers these matters and considers the proposal would seek to make an efficient use of previously developed land delivering a greater number of graduate houses. The assessment of the proposal gives great weight to the conservation of designated heritage assets and considers the impact of the development from within the Conservation Area at short range, as well as considering the impact from the Western Hills.
- 2.6. The report considers that the proposal would result in a lower end of less than substantial harm to the significance of designated heritage assets. However, the report has had regard to guidance in the NPPF and states the development of this allocated site would deliver public benefits through providing views into the site of The Mansion House and Church from Rivermead Road which is currently blocked; would provide a clear, safe and direct route through for residents both within and outside of the site allowing residents a route from Rose Hill to Iffley and vice versa; would bring about needed repairs to the roof of the listed Mansion House; would reduce the pressure on housing in Oxford as it will assist

in releasing a number of private houses back to the open and rental market; and will allow the University to manage its own graduate needs improving affordability.

- 2.7. In respect of trees, whilst there will be a loss of trees to facilitate the development these have been restricted to a minimum and mitigation planting is proposed to compensate for the loss of trees which will result in a net gain of canopy cover. The scheme will result in a habitat gain of over 10% and result in 42% carbon reduction through the use of PV panels and air source heat pumps.
- 2.8. The report considers the impact on highways, amenity, green infrastructure, sustainability, flooding and drainage and archaeology and considers these impacts are acceptable. The report also considers any impact on the Oxford City Wildlife Site (former SLINC), which is outside of the application site and considered the impacts are acceptable.
- 2.9. Having considered all of these matters, officer consider that the application would accord with the development plan policies and therefore should be approved subject to a legal agreement securing the submission of a listed building application for repair works to The Mansion House and carrying out the works, prior to first occupation of the development and to secure the 30 year management of the habitat creation.
- 2.10. In conclusion the application is considered to comply with policies SP34, S1, H1, H8, H9, H14, RE1, RE2, RE3, RE4, RE5, RE7, DH1, DH3, DH4, G2, G7, G8, M1, M2, M3, M4, M5 and M6 of the Oxford Local Plan 2036 and guidance contained in the NPPF

3. LEGAL AGREEMENT

- 3.1. This application is subject to a legal agreement to require the submission and completion of improvement works, agreed in a specification of works, to The Mansion House as a Grade II listed building.
- 3.2. The S106 agreement will also need to secure the 30 year management of the habitat creation, given the length of the period required for management.

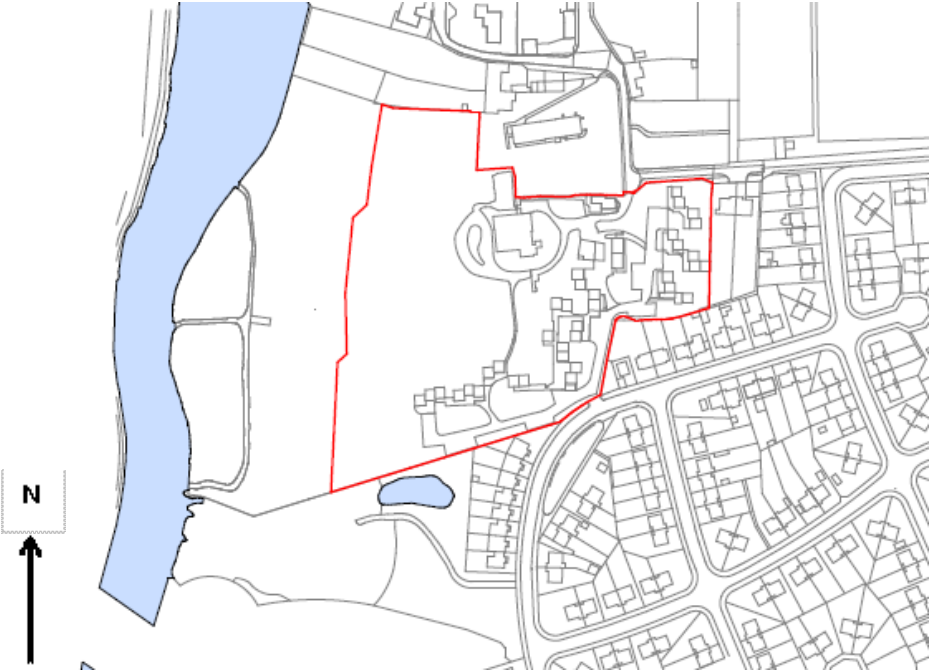
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is liable for £509,512.65 CIL payment.

5. SITE AND SURROUNDINGS

- 5.1. The site comprises the existing grounds of Mansion House, being the former Court Place, and is identified as being called Court Place Gardens. The site is currently used for student accommodation from when it was developed in the 1970s and houses post graduate family housing owned and managed by Oxford University on the edge of Iffley and Rose Hill. The existing dwellings are of a simple construction faced in pebble dash with a concrete tile roof.
- 5.2. The site extends to 2.34ha and currently accommodates 36 x 2 and 3 bed dwellinghouses provided as 2 storey semi detached housing arranged in the grounds of The Mansion House. The Mansion House is a grade II listed building and provides 11 single bedrooms. Also within the grounds is a 3 bedroom Gate Lodge which is let on the private market.

- 5.3. The housing sits in a green and attractive site characterised by extensive garden and mature trees, and wooded areas. The extensive garden wraps around the whole of the site but is enjoyed in its undeveloped state to the west of the Mansion House, with graduate housing to the south and east. The entire site falls within Iffley Village Conservation Area.
- 5.4. The garden is heavily treed with a high number of category A and B trees, and adjoins a wooded area to the west of the site which extends down to the River Thames. Part of the wooded area falls within the red edge of the site and the rest outside. The site and the wooded area adjoins the Rivermead Nature Reserve, managed by Oxford City Council, to the south west. The Nature Reserve is designated as a SLINC (Site of Local Importance to Nature Conservation). Adjacent to The Mansion House to the south east is a cluster of trees the subject of a Tree Preservation Order.
- 5.5. The site falls steeply from the east to the west with a difference in levels of 18m from the highest point to the east to the lowest point along the river bank to the west.
- 5.6. Beyond the site to the north is the Church of St Marys, which is a Grade I listed building, and beyond is The Rectory, a Grade II* listed building. To the east of the site, are the residential properties of East Church and to the south east, and east, are the residential properties of Rivermead Road. These properties are of 2 storey scale.
- 5.7. Beyond the woodland to the west, is the River Thames.
- 5.8. The site lies in Flood Zone 1. The wooded areas to the west of the site lie partly in Flood Zone 2, outside of the red edge site boundary. Whilst not a planning matter, there are restrictive covenants on the mid-section of the site.
- 5.9. See block plan below:



© Crown Copyright and database right 2020.
Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The application proposes to redevelop the site for post graduate student housing. The existing houses have come to the end of their useful life having first been erected in the 1970s, and there is an opportunity to redevelop this site to increase the number of student houses and to build sustainably for the future with a higher number of units, maximising the use of the land, of a sustainable construction bringing forward a higher standard of accommodation.
- 6.2. The scheme proposes to demolish the existing 36 units on site and to erect a total of 71 dwellings. This will provide 57 x 2 bedroom dwellings, 8 x 2 bedroom maisonettes, and 6 x 3 bedroom dwellings. The occupiers will be restricted to graduates associated with the University of Oxford, and will provide the University's only dedicated development for family accommodation. The accommodation will be provided by the University at an affordable low rate suitable for graduates.
- 6.3. The accommodation will be arranged across three courtyards to the east, south and south west of the site, broadly in the similar location of existing housing. The concept of these courts is to create a series of safe and accessible spaces that are legible, visible, well connected and well defined.
- 6.4. The accommodation will be provided over 2 floors of accommodation and will provide typically, a kitchen and living room space on the ground floor and bedrooms above. Space is provided for bin and bike storage.
- 6.5. The proposed buildings are of a modular building type with a conventional domestic appearance with a relatively simple façade. The materials are facing brick of soft grey with dark grey windows and rainwater goods.
- 6.6. Within the courtyards are proposed internal semi-private landscaped space for residents. The purpose of the spaces within the courtyards is to provide an area for residents to sit and for children to play safely, with high levels of natural surveillance.
- 6.7. The scheme will continue to provide a pedestrian and cycle route through the site as it currently provides, utilising the existing access points to the north onto Church Way and to the south onto Rivermead Road. Vehicular access will also continue to be provided via Rivermead Road, and proposed car parking spaces are sited on the southern boundary and along the eastern side of the internal access road through the site in a north south direction.
- 6.8. A level access will be provided to all properties through the site and through and around the gardens, providing access to the adjacent woodland and opportunities for walks. The scheme seeks to provide a connection into the woodland with a path across the northern area of the site through to St Marys Church enabling a circular route to be provided between Iffley and Rose Hill.
- 6.9. Refuse, deliveries and emergency vehicle access will be via the access point on Rivermead Road as is currently provided.
- 6.10. SUDS by way of swales and two detention basins are proposed to the west of The Mansion House. The main detention basin is proposed to be a dry basin to the west of The Mansion House with the smaller basin to the west of Court C a wet basin

- 6.11. Court Place Gardens is privately owned by the University of Oxford. The University will continue to be the freeholder but the scheme is provided as a joint venture between the University and League and General, as the University's funder and development partner.
- 6.12. In the main woodland to the west of Court Place Gardens is outside of the scope of the application, although there is a small encroachment into semi-deciduous woodland on the periphery of the Oxford City Wildlife Site and will remain in the control and management of the University.

7. RELEVANT PLANNING HISTORY

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

<p>01/00212/NF - Retention of gates, walls and railings fronting Rivermead Road.. Approved 30th April 2001.</p> <p>67/18844/A_H - Erection of a new 6 ft high chain link boundary fence. Approved 27th June 1967.</p> <p>72/25203/A_H - Outline application for the erection of 34 no. married graduate dwelling units. Approved 11th January 1972.</p> <p>72/25454/A_H - Erection of 36 no. married graduate dwelling units. Approved 14th March 1972</p> <p>78/01036/AH_H - Erection of vehicular and pedestrian gates. PER 3rd January 1979.</p> <p>88/01088/NFH - Erection of 2 metre high chain-link fence on Eastchurch boundary of Court Place. Approved 22nd November 1988.</p> <p>96/00051/CAT - Removal of Walnut declining in Heath in Iffley Conservation Area No. 2. Raise No Objection 8th February 1996.</p> <p>96/00052/TPO - Removal of Beech Ref. Beech T5 on Church Way (No. 3) TPO, 1987. Approved 8th February 1996.</p> <p>97/01539/NFH - Erection of 2.1m high steel palisade fence near part of boundary to St. Mary's Church Yard. Approved 13th November 1997.</p> <p>11/03058/TPO - Prune Yew tree referenced T.10 on the Oxford City Council - Church Way (No.1) TPO, 1987. Approved 8th December 2011.</p>

8. RELEVANT PLANNING POLICY

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

Topic	National Planning Policy Framework	Local Plan	Other planning documents
Design	117-123, 124-132	DH1	
Conservation/Heritage	184-202	DH3	
Housing	59-76	H2, SP34, H14, H15, H16	
Commercial	170-183		
Natural environment	91-101	G2, G7, G8 RE3, RE4	
Social and community	102-111	RE5	
Transport	117-123	M1, M2, M3, M4, M5	Parking Standards SPD
Environmental	117-121, 148-165, 170-183	RE1, RE2, RE3, RE4, RE6, RE9	Energy Statement TAN
Miscellaneous	7-12		External Wall Insulation TAN,

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 9th June 2021 and 13th October 2021 and an advertisement was published in The Oxford Times newspaper on 10th June 2021 and 14th October 2021.

Statutory and non-statutory consultees

9.2. Oxfordshire County Council Highways Authority: No objection. The site is very sustainable; accessibility is adequate, refuse collection provision is provided. Full details and assessment provided in the report.

9.3. Oxfordshire County Council Education: Based on the housing mix provided, the proposed development is estimated to generate:

- 4 additional nursery pupils requiring funded early education places
- 17 additional primary school pupils

- 11 additional secondary school pupils (including sixth form)
- 0.1 additional pupils requiring special school provision.

Primary schools in the Rose Hill area would be expected to have sufficient capacity to accommodate the expected pupil generation from the proposed development.

The recent opening of The Swan School is expected to result in sufficient secondary education capacity in the Oxford planning area to accommodate the expected pupil generation from the proposed development.

As such, no S106 contributions are required

9.4. Oxfordshire County Council Local Lead Flood Authority: No objection

9.5. Historic England: Historic England was consulted on plans for the site at pre application stage. The proposals have developed on from this and removed the key area of concern raised (*regarding Court D*).

The principle of development on the site is not unacceptable and content to leave the consideration and handling of the detail of the proposals with the Council.

9.6. Environment Agency: Do not wish to be consulted on this application.

9.7. Natural England: No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.

9.8. Thames Water: No objection to the proposed development based on foul water and surface water network infrastructure capacity. On water mains, there is a crossing close to the development and Thames Water do not permit the building over or construction within 3m of water mains.

9.9. Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust (BBOWT) Original comments: Objection. The application site is located directly adjacent to the Rivermead Nature Park which is designated as an Oxford City Wildlife Site (OxCWS). BBOWT are very concerned about potential indirect impacts on nature conservation interest of the OxCWS and its habitats and species due to changes to the hydrology, and also to increasing isolation of the habitat leading to reduced connectivity. BBOWT note the submission of the Flood Risk Assessment and Drainage Strategy in July 2021 however do not consider the measures will be sufficient to ensure there will be no deterioration of the fen as a result. This concern relates to the scale of the development through increased built footprint, additional loss of green vegetated surface and lack of guarantees that additional domestic hardstandings/structure such as patios, decks wont be erected as well as failure of SUDS through lack of maintenance.

9.10. BBOWT are also concerned that the mitigation and habitat creation proposed is not sufficient to address the impact of the significant loss of habitat due to built form/hardstanding. BBOWT consider that the lowland fen habitat of the Rivermead Nature

Park is irreplaceable habitat as defined in the NPPF, which it is considered that there needs to be exceptional circumstances to justify its impact.

9.11. Further BBOWT consider that the development is much larger than the one it is replacing and the potential indirect impact on the Rivermead Nature Park with a loss of woodland. BBOWT are concerned by this loss especially as it appears to be unnecessary and a redesign and/or a reduction in scale would overcome this contrary to policy G2 of the Oxford Local Plan.

9.12. BBOWT (additional comments): Objection. BBOWT welcome the reassurance that the scale of future development at this site, e.g. patios, decks, extensions, can be controlled through restricting permitted development rights but require additional measures such as moving the development further away from the park; demonstration that the SUDS scheme will ensure no impact; a maintenance scheme of the SUDS; a monitoring programme to assess impacts on the lowland fen and ensure that the development can not be extended through redevelopment, extensions or outbuildings.

9.13. In respect of the woodland, BBOWT welcome clarification no part of the proposed development extends into the Rivermead Nature Park. It is also welcomed that the retained woodland is to be improved. However, in respect of managing the existing woodland it is not acceptable to be a good reason to remove woodland. It is not uncommon for priority habitat to not be in a good condition. As such poor condition woodland does not create a justification for the removal of a priority habitat.

9.14. Oxford Preservation Trust: The applicants presented the plans to OPT prior to submission where feedback was given and issues highlighted of what OPT considered to be of importance in developing the site. OPT are aware the site is allocated within the Local Plan and therefore have no in principle comments or objections. Indeed view this as an opportunity to deliver a number of benefits for the wider community that the current development on site fails to deliver.

OPT note the pedestrian access through the site and feel it is critical this footpath is retained as a permissive right of way and remains accessible. The present development and its layout acts as a block between old Iffley Village and residential area to the south. A key benefit is to remove this block. Landscaping, materials and signage if considered necessary should do all it can to try and encourage residents to use this route.

The site is very sustainable in transport terms with good links and access to regular bus links. Numerous walking and cycling routes nearby. It is noted that the masterplan drawing shows footpath links linking to the existing wooded area adjacent to the river. It would be beneficial to see further links towards the south western end of the site with footpaths and access between the adjoining Rivermead Nature Park and the river frontage adjacent to the site. An informal network would be of benefit to future occupiers and local residents.

OPT also urge Officers to fully consider and assess the overall biodiversity of the proposals. The site and adjoin area currently houses a diverse and mature natural habitat and Officer's need to be happy that the proposed biodiversity offsetting is adequate.

9.15. Oxford Civic Society: Oxford Civic Society endorse the objections raised by the BBOWT namely potential hydrological impact on irreplaceable lowland fen habitat and on Rivermead Park Oxford City Wildlife Site (water quality and water quantity – both and in terms of temporary distribution/flow rate) and direct impact on woodland habitat mapped as UK priority habitat, and potentially direct impact on Rivermead Nature Park Oxford City Wildlife Site.

OCS would also add it appears that there might be a problem at the north east corner of the site where more housing is proposed close to existing housing in Iffley village.

9.16. Public Representations received from the following addresses:

9.17. Abberbury Road: 2, 3, 20

Bay Tree Close: 12

Bedford St: 8

Cavell Road: 12

Church Way: 50, 58, 92A, 122

Cordrey Green

Eastchurch, Iffley: 1

Fitzherbert Close: 4

Iffley Turn: 17

Meadow Lane: 402, 413, 425

Mill Lane: 2, 12, 20, The Rectory

Rivermead Road: 113

Thames View Road: 21

Tree Lane: 10, 16A, 28

Tudor Close: 5

9.18. Their comments are summarised as follows:

Proposed development would spoil the view south west of the main house;

Concerns of the removal of several large mature trees;

The design of the new builds are disappointing, they will be a blot on the landscape;

The number of car parking spaces is inadequate for a development of this size;

Clarification needed (Design & Access statement) regarding the Church Way entrance where it mentions “secured to restrict access”; security & access measures – who will be monitoring; how to access CCTV footage if needed?

Proposed development is compressing too many homes into three courts;

There is a discrepancy with the perimeter markers for the east block of Court A and the gable end of the North block, this needs to be resolved?

Development would overshadow the surrounding properties;

Planting of trees in between a range of houses would create shading and have no impact on privacy;

Felling of the proposed 30% of trees on the site should not be allowed, this is a mature biodiverse habitat and the river edge mature woodlands are uncommon in Oxford and have significant biodiversity value;

Risk of flooding, due to the felling of mature trees;

Although the redevelopment of the site is welcomed; concerns over the design of the buildings that represent no improvement and look like barrack-like buildings;

There is an opportunity to create a space that can be enjoyed by residents and public alike, however, the proposed development negates this by the poor architectural quality of the proposed design of the apartments;

Developers failed to adequately consult the community before submitting their plans;

Oxford City Council have declared a Climate Emergency and the proposed development does nothing to address or comply with this and there are missed opportunities with the current design;

Concerns that the hedgerow that runs parallel with the river is to be removed. This hedgerow provides habitat and food for local wildlife;

Insufficient information to assess whether the proposed development preserves the Iffley Conservation Area; development is not in keeping with its surroundings;

Proposed development will overshadow and cut out natural light to properties adjacent to the site;

Concerns that the gap between the block and the boundary of adjacent properties may become an area for anti-social behaviour;

No consideration in the “Sun Studies” of the effect of the other proposed terrace in the NE of this court;

Reduction in the number of houses should either be reduced or the height should be reduced;

The ecological assessment and considerations require reworking; calculations are flawed;

The design should integrate building materials to match the Norman Church and stone of the Manor House in keeping with the Iffley Conservation Area;

No analysis of the potential impact on the SSSI, this needs to be addressed;

The Arboriculture Impact Assessment fails to assess the trees in the woodland wildlife habitat. Assessment should be carried out to the potential of bat roosting;

In favour of development – current accommodation is in poor condition; new buildings are more attractive; improving the living accommodation is likely to improve the overall maintenance of the site

Architects have made a genuine and successful attempt to take environmental factors into account to safeguard biodiversity and making the houses carbon neutral;

Good redevelopment of the site; proposed plans show it to be a sustainable development;

9.19. Friends of Iffley Village (original comments): Whilst Friends of Iffley Village (FOIV) and Iffley residents are supportive of new post-graduate housing in Iffley, four major areas of concern remain:

- visual impact, preserving and enhancing the Iffley Conservation Area (ICA)
- ecology and environmental issues, especially figure given for the suggested net biodiversity gain
- the degree of commitment to minimising carbon footprint and energy efficiency
- inadequate consultation

In summary these details are:

Visual Impact: preserving and enhancing the Iffley Conservation Area. The details do not allow an objective view as to whether the design meets the heritage policies or whether it preserves the Iffley Conservation Area or adds value. Lack of walk through and modelling. Concerns are of the uniformity of rooflines and use of brickwork that doesn't respond to semi rural setting of the site. Courtyard C impacts on the edge of the woodland and Courtyard A impacts on residents at 1 Eastchurch.

Ecology: Proposals fail to respect the ecology of the area, SSSI and SLINC and present inadequate evidence in support of the development in the woodlands areas and destruction of wildlife habitat. FOIV recommend that the biodiversity loss and gain is re calculated; re-examine decision to position Court C in the woodland; more detailed bat surveys needed; re-examine potential impact on Schedule 1 species habitat; established more reliable data on Great Crested Newts; assess trees in the woodland in relation to wildlife habitat

Energy: Scheme does not go far enough to deal with climate emergency at odds with aspirations of policy RE1 to maximise energy efficiency. Energy demand has not been minimised and could be reduced further. Recommend that the carbon reduction exceeds the 40% minimum target and construction measures re-examined including U values.

Consultation: The applicant hasn't followed best practice to public consultation and the community's overriding feedback is that they do not have a clear enough picture of what it will look like e.g. no 3D modelling; insufficient views.

Community: The development should add social value for the whole community but not sure if it is in the planner's gift.

Traffic: Pleased that Eastchurch will not be used as an access to Court Place. However, there should be unallocated visitor spaces together with car share.

Construction: Concerned over minimising construction activities with narrow local roads.

Drainage: Given the unique topography, geology, soil and hydrology of the site, desk-based reliance on published data (some of which is outdated) and incomplete ground investigations do not accord with best practice as a basis for calculations to assess flood risk, or to underpin SuDS design, capacity, maintenance and ability to minimise discharges into the river and maintain water quality of overflows. The use of IH124 for calculating greenfield run-off rates is problematic in this regard and is not best practice in this industry because it yields outdated information that cannot be used in any predictive context. Therefore clarification should be sought from OUD about these matters to inform the planning decision

Other: Acoustic impacts, external lighting and air quality.

FOIV include a review of the submission material on ecology by Bioscan.

9.20. Friends of Iffley Village (second letter responding to Savills): Still raise concerns about the public consultation undertaken and design proposal not understood. Therefore still raises the same concern on visual impact and uniformity and quality of the development. In respect of ecology, it is noted that the applicant has undertaken an updated Ecological Survey which now highlights that the net gain is 10.85% not the original 22.77%. With trees, there is not enough joined up approach to assess the impact on trees but acknowledge that the impact is on semi deciduous woodland. Energy, same comments remains likewise with construction impact. Overall, there is evidence in the applicant's response that they can do better.

9.21. Friends of Iffley Village (FOIV) Amended plans: FOIV are encouraged that OUD have submitted a redesign of Block A. This action acknowledges that there are overlooking issues, loss of light and reduced views for the near neighbours on Eastchurch. Do not believe the changes go far enough to address the severity of the issues. And no changes have been made to the block of three houses located directly next to Eastchurch. These properties also have a great impact on the first property on Eastchurch. Thus ask you to seek further improvement to the proposals along with dealing with the extensive list of issues that FOIV have already raised in their initial consultation submission.

9.22. Friends of the Field Iffley Village (FOFI): Objection. Feedback on the Planning Application for Court Place Development is made with reference to policies cited from the Local Plan 2036 and the Oxford City Council response to Inspector's initial questions and comments 2019. It has been constrained by the lack of meaningful and timely public consultation by the Oxford University

Developments (see Conservation Area section below). Any new development by the University, as a public body with charitable status with unrivalled access to academic excellence, and an international reputation, should be seen to demonstrate best practice, fit for a truly sustainable future, to be socially equitable and cutting edge and sympathetic in design. OUD has fallen far short so far.

In Summary, OUD's plans should be resubmitted to meet policy and best practice in the following areas:

Conservation Area (buildings and landscape): OUD's planning application does not provide 3D visual representation and this should be made available for public consultation on this sensitive site next to a nationally significant historic building where proper representation should be required.

Carbon footprint: with provision of accurate statistics to measure the carbon emissions of the various elements of building design, construction works, removal of trees and vegetation and landscaping.

Passivhaus design: to include triple glazing, MVHR and elimination of thermal bridging.

Car free development: with shared community access to electric car club vehicles

Environment and Biodiversity: the baseline biodiversity assessment does not meet best practice standards and should be repeated. There is infringement into the river edge mature woodlands which is against the instructions in the Local Plan.

Flood risk and SUDs: The FRA is inadequate: use of desk based and outmoded assessment tools do not allow for reliable or up to date assessment of the flood risk. The FRA should be reassessed and all 3 sites in Iffley should be taken into account.

Community links and reducing inequalities: the woodland path connecting to the Wild Oxford Walk should be a public path rather than for permissive access, there should be collaborative management of the woodland area with Rivermead Nature Park. Electric car club vehicles should be provided for shared use with the local community

9.23. Friends of St Marys, Iffley: In general the redevelopment is welcomed, however concerns about the quality of the design of the new housing. Sustained attention has been paid to landscaping and it is good to see the decision not to build in the north-west area of Court Place Gardens, where highly significant evidence for early roman occupation of the core of the village was discovered. However, an archaeologist will need to be present when demolition happens. Concerns about the limited provision of car parking on the site. The prospect of the open area of Church Way to the north of the church becoming a permanent car park is most unwelcome.

9.24. Officers response: The salient comments made above have been addressed in the body of the assessment below.

9.25. In respect of the community engagement, whilst objections are raised above, a Statement of Community Involvement was submitted with the application, and two rounds of public consultation were undertaken (online due to Covid) including meetings and workshops with groups of residents, individuals and stakeholders attracting 1300 individual

responses and 6800 visits to the website. Separate meetings were also held with local residents, immediate neighbours and the Vicar of the Church. Following requests for open days and after relaxation of Covid restrictions, two public events were held. The land was pegged out and a 3D model was available to view. Officers are therefore satisfied that sufficient and extensive public consultation was undertaken.

9.26. In respect of ecology, comments received related to the surveys undertaken and the assessments made for the biodiversity net gain. Due to the specific nature of the comments, the Ecologist for the applicant reassessed the site utilising an updated metric calculator which modified the original net gain from 22.77% to 10.85%. The applicant considers in all other aspects the site specific surveys are undertaken in line with best practice. Details of the results of a survey of the nearby pond for Great Crested Newts was submitted as well as an updated bat survey.

9.27. In respect of trees, the trees impact have been evaluated in respect of ecology and wildlife impacts. Trees outside of the site will be retained and managed by the University of Oxford in accordance with a Woodland Management Plan.

9.28. In respect of construction activities, the applicant is aware of the need for there to be a requirement to submit a Construction Environment Management Plan which will seek to control activities on site.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development
- Affordable housing
- Design and Landscape Impact
- Impact on Designated Heritage Assets
- Trees
- Highways
- Energy and Sustainability
- Flooding and Drainage
- Biodiversity
- Residential amenity
- Indoor and Outdoor amenity
- Air Quality
- Archaeology
- Other matters

Principle of development

- 10.2. The National Planning Policy Framework (NPPF) states that plans and decisions should apply a presumption in favour of sustainable development. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed and that the land with permission is developed without unnecessary delay (para 60). Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in local policies, including students (para 62). Therefore it is clear that national policy expects that the housing needs of students are understood and should be met. The PPG also encourages Authorities to engage with universities to ensure they understand their student accommodation requirements (PPG para 004 227/7/19).
- 10.3. Planning policies and decisions should promote an effective use of the land in meeting the need for homes and other uses (para 119) and states policies and decisions should give substantial weight to the value of using brownfield land within settlements for homes and promote and support the development of under-utilised land and buildings especially if this would help to meet identified needs for housing where land is constrained and available sites could be used more efficiently (para 120).
- 10.4. Policy S1 of the Oxford Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Planning applications that accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 10.5. Policy RE2 seeks to maximise the use of land.
- 10.6. Policy SP34 of the Oxford Local Plan allocates development at Court Place Gardens and states "Planning permission will be granted for graduate student accommodation or residential accommodation, or a mix of both at Court Place Gardens." The supporting text to this policy states that the site is currently poor graduate student accommodation and that the existing development does not enhance the setting of the listed building or the conservation area. The text goes on to state that there is potential to make better use of the site whilst respecting and improving the setting of the listed building.
- 10.7. The site is an existing housing site for graduate accommodation and is currently one of the only sites in the management of Oxford University that provides for families. The site was developed in the 1970s and is coming to the end of its useful life, with poor substandard accommodation. The redevelopment of this site offers an opportunity therefore to reassess the potential for the site to bring forward a better standard of accommodation and vastly improve the housing stock, in a way that will continue to provide for graduate families.
- 10.8. Moreover, redeveloping the site to deliver a higher number of units fulfils a policy objective set out in policy RE2 that requires developments to maximise the use of the land. Building a greater number of units on this site enables the University to make the best use of the land to deliver this type of housing, which there are tangible benefits for as accommodation on one site is easier to manage, and is more sustainable being centralised on one site. This therefore has the scope to assist in the University meeting the needs of their students for now and the future. Moreover the intensification of housing units on this

site for family graduate accommodation in turn places less pressure on the City's housing stock and increases availability of private market housing.

10.9. In light of this, and having regard to the allocation in the Local Plan, it is considered that the redevelopment of this existing site and the provision of additional graduate accommodation would comprise an efficient and sustainable use of the land and would contribute positively and considerably to meeting graduate housing needs in Oxford. Therefore, the principle of the proposal is considered to accord with policies S1, H1, RE2 and SP34 of the Oxford Local Plan, as well as guidance in the NPPF.

Affordable Housing

10.10. The Oxford Local Plan states in policy H2 that planning permission will only be granted for residential development if affordable homes are provided in accordance with the range of criteria set out. Contributions towards affordable housing provision will not be sought where the proposal is within an existing student campus site or comprises the redevelopment of an existing purpose built student accommodation site which is owned by a university and which will continue to be owned by a university to meet the accommodation needs of the its students.

10.11. In this instance, the proposal accords with the exceptions criteria as the site is within an existing student site owned by the University, as well as the proposal comprising a redevelopment and/or intensification of a site where the main existing use is student accommodation. Therefore, there is no requirement for the applicant to make a financial contribution towards off site affordable housing. The scheme complies with policy H2 of the Oxford Local Plan.

Design and Landscape Impact

10.12. The NPPF makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that creating well designed places (Section 12), effects on the natural environment (Section 15) and conserving and enhancing the historic environment (Section 16) are important components of this.

10.13. 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 areas prevailing character and setting... or of promoting regeneration and change".

10.14. Paragraph 130 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 to 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).

10.15. Oxford Local Plan policy DH1 states planning permission will only be granted for development of a high quality design that creates or enhances local distinctiveness. All

developments will be expected to be supported by a constraints and opportunities plan and supporting text and/or visuals to explain their design rationale.

- 10.16. Policy RE2 of the Local Plan states planning permission will only be granted where development proposals make efficient use of land. Development proposals must make the best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations of the needs of Oxford and address a range of criteria.
- 10.17. Consideration has been given to the impact of the proposed development upon the defined Oxford Views Cones as identified within the Oxford View Cones Assessment. In this case the site does not lie within a view cone, sitting outside of the Rose Hill View Cone.
- 10.18. Context: The site comprises The Mansion House, a Grade II listed building of 16th Century origin with subsequent later additions and formerly a farmhouse and Manor House. The site slopes down to the River Thames east to west and is separated by an area of woodland to the west, downhill to the river which has grown since 19th Century garden landscape that would have had open views towards the river and the valley meadows beyond. Views would have also been possible from the Western Hills of Boars Hill and Wytham as well as from the open riverbank edges of the meadows to the west of the river, but sadly now lost due to the overgrown woodland which now visually contain a large extent of the site. However, views of the gable of the adjacent church and the wooded riverbank are still present from these view points to the west.
- 10.19. The land now comprises mid 20th Century housing providing post graduate family accommodation comprising 2 storey dwellings of simple construction and appearance arranged in a staggered form around the eastern, south eastern and southern side of the grounds of The Mansion House. The layout of buildings are loose knit and are characterised either by being surrounded by a hard landscape for parking and footpaths or with grassed amenity areas in a part open garden landscape setting. Evidence of some historic stone walls remain, likely remnants of farm buildings and/or yard enclosures.
- 10.20. Within the grounds of the Mansion House are some significant veteran trees surviving from post medieval origins of the settlement of Iffley as well as trees specifically planted in the 19th Century.
- 10.21. The existing residential layout and form of buildings on site is arguably at odds with the traditional character of The Mansion House and its landscaped setting and offers an opportunity to improve this relationship. The development of this allocated site has been the subject of extensive pre-application discussion having regard to the opportunities and constraints of developing the site in accordance with the policy in a manner that brings forward graduate housing but in a way that is sympathetic to the landscape and trees, and its siting in the Conservation Area adjacent to listed buildings. Those discussions and assessments have focussed on the historical evolution of the site, trees, topography and visual impact. The design process is documented in the supporting documents with the application.
- 10.22. Site Layout: The proposed site layout indicates that 71 dwellings will be provided in the form of terrace houses configured as three courtyards, A B and C. Courtyard A is to the east, Courtyard B to the south and Courtyard C to the south west.

- 10.23. The arrangement of three courtyards is based upon utilising the existing developed areas of the site and seeking to limit the impact of the development on the garden landscape of the Mansion House. The arrangement also relates to historical analysis of The Mansion House as a former farmhouse and Manor House and its previous setting with groups of buildings having a farmyard “courtyard form”. Earlier plans also indicate that the landscape to the Mansion House was well structured garden, which over time has become lost. The 19th Century planted trees and woodland to the west adjacent to the river are overgrown and without management. To the south of the house, historic records reveal that the landscape was structured with a strong enclosure of trees encompassing a garden. To the south west, records indicate this land to be of an open meadow. The courtyard arrangement seeks to restore this structure and is included with a landscape plan to strengthen that setting and restore definition. The plans also seek to align the buildings, in particular with Court B to the vertical surviving stone wall that runs in a north south direction.
- 10.24. The site layout is also informed by key views from within the site of the Mansion House. Presently the existing scattered arrangement of buildings on site masks views of the Church and the Mansion House. However, the alignment of the proposed courtyards opens up views of the Grade I Church creating a more significant and inviting entrance and opening up views to heritage assets, increasing legibility and visual connection from Rivermead Road, to the benefit of this streetscape. The proposed site arrangement also seeks to improve views into the site from outside, through increasing views of The Lodge along Eastchurch and Church Way, which is currently shielded by existing buildings and trees.
- 10.25. Increasing prominence of buildings is also achieved internally from within the three sided arrangement of Court B allowing direct views of the Mansion House.
- 10.26. The arrangement of the courtyards are also informed by important trees on site, and the creation of vistas. T81 is a key Category A tree sited between Courts B and C, and the courts frame views of this tree as well as views of the Mansion House beyond. The development is also framed around a key Beech tree to Court A, towards a group of TPO trees adjacent to The Mansion House and around a Horse Chestnut to Court C
- 10.27. Dwellings are arranged as terraced rows creating a courtyard. Court A and C are four sided and Court B is three sided. The dwellings are provided as terraces as this typology is considered to be more efficient than staggered arrangements and allows for greater surveillance, as well as being more efficient thermally. The limbs of the terraces vary in length and some limbs are staggered in order to break up the long runs of built form and staggering the alignments of buildings.
- 10.28. The dwellings are proposed to front onto an internal landscaped garden provided as green lungs at the heart of the community promoting safe and secure play. The internal courtyard is considered to best provide the sense of community, but also that the applicants also considered that this court typology reflects the collegiate character of the University. It is noted that dwellings aren’t provided with individual gardens rather with direct access to the internal communal garden and wider garden landscape, integral to community spirit, but also is a more effective use of the available land.

- 10.29. The site layout retains a principal pedestrian cycle link route through from Rivermead Road to the south to Iffley village to the north at the existing point of access/exit adjacent to the Lodge, by way of a shared road and pavement running in a north south direction. Off this is pedestrian access to Court A. The shared road also runs partly along the southern boundary providing vehicle access for car parking and servicing to Courts B and C. Car parking spaces are provided along the length of the shared access way. This continues to provide a principle connectivity through the site and creates private internal courtyards with accessible public spaces outside of the courtyard.
- 10.30. A site layout seeks to also provide opportunities for increased connectivity for linkages between the proposed courtyards but also around the Mansion House landscape to enable connection to St Marys Church and to facilitate access to the woodland beyond the site managed by the University.
- 10.31. Scale and Massing: The proposed buildings are of a 2 storey domestic scale akin to the existing buildings on site and immediately surrounding the area on Rivermead Road and in Iffley, albeit are taller in overall height. The existing houses occupy an average height of 6.8m compared to 7.8m to the proposed houses, on the east west facing limbs. Retaining the scale of buildings at 2 storey ensures that views of the principal buildings being The Mansion House and the Church of St Mary remain dominant and at the top of this hierarchy of buildings. The north south facing limbs propose taller heights at 10.2m. These buildings are taller due to the span of the buildings. It also provides variation in roofscape.
- 10.32. The existing houses on site were built in the 1970s but occupy a small footprint below current internal space standards. The proposed dwellings by contrast will be built to current standards and as a result will be bigger, but still be of 2 storey height.
- 10.33. The topography of the site reveals that the land to the east of the site is highest. The design response has been to reduce the ground levels in the area of Court A as much as possible within the constraints of not damaging the Root Protection Area (RPA) of trees in this area, cutting into the landscape by approximately a metre. In Court C, the topography of the site has been adjusted in order to enable a more sympathetic treatment of the northern limb of the Court, as well as to stagger the roofs, so that the terrace doesn't dominate with a continuous roof line. Despite changes in levels across the site all houses are provided with level access.
- 10.34. External Appearance: The proposed dwellings are of a simple conventional appearance and clearly the applicant has adopted a built form that is standardised and with repetition. However, the Design and Access Statement shows that the scheme utilises materials and finishes to reflect the local built character and palette of masonry, brick and roof tile. Assessing historical context of Iffley and the palette of hues to buildings in Rose Hill, blended buff and warm grey bricks has been advocated and is considered appropriate. The buildings are further articulated with dark grey aluminium windows and dark grey aluminium downpipes to articulate each dwelling which will create a frame and break up the line of terraces. It will be vital that the materials are considered carefully to deliver a high quality development and this can be secured via a condition. Window reveals are proposed to be deep to provide solar shading and reinforce a sense of solidity and robust construction which is welcomed.

- 10.35. At the front of dwellings each court is bound by a low level wall to provide seating. On the fronts of each dwelling there is an open but covered porch in dark grey with low level planting erected in a contrasting but complimentary brick colour to provide a semi private buffer . The porch will contain an air source heat pump and electricity meters. A vertical bronze louvered screen enclosure will be a prime feature of the porch.
- 10.36. Windows have been lowered to the living room windows facing out to 1.5m to ensure that they are deeper to ensure surveillance over external publically accessible areas.
- 10.37. The windows to the eastern elevation of Court A adjacent to 1 Eastchurch incorporate louvre windows at first floor to mitigate overlooking on this property.
- 10.38. The roofscape is largely gable fronting to east west limbs and traditional roofplane to the north south limbs.
- 10.39. PV panels are proposed to be installed on the southern roof planes of the dwellings, visible from the Rivermead Road entrance. Conditions will be necessary to ensure these panels are flush in the roofscape.
- 10.40. Bin and cycle stores are proposed to be sited centrally as well as on the gable end of terraces in cladding with sedum roofs, which is considered acceptable.
- 10.41. Landscape: The treed garden landscape of The Mansion House is primary to the character of the setting of The Mansion House. The retention of the three courts to the east, south and south west, is advocated by the applicant to be the optimum arrangement for minimising the impact on the landscape and preserving as many trees intrinsic to the site's historic character, in particular retaining the existing belt of trees to the south west, and being sited a sufficient distance from key veteran trees.
- 10.42. The courtyard arrangement and resulting masterplan is informed from the landscape and retention of important trees. In Court A, the north and western terraces have been stepped back to allow for the retained Beech Tree (T93) and retention of a pair of Sycamores on the northern boundary (G96), which have screening qualities. Court B is arranged to recreate the structure off the historic south garden and enables views of the group of TPO trees by the Mansion House, which are an important cluster of trees. In Court C, the northern terrace is staggered to allow views of a pair of Black Pines (T72 and T73). Further the southern limb of the court is set away from a veteran Horse Chestnut Tree (T1). Rooflines have also been staggered to visually respond to the retained trees to the north of Court C, which are a backdrop to this court. Courts B and C have also been positioned to align with a T81 Corsican Pine adjacent to the Mansion House, with further views beyond to a group of Yew and T52 Oak to the north.
- 10.43. The provision of internal courtyards will provide further amenity space and create a sense of place with seating areas and grassed areas that are flexible in its function. These spaces will be linked by footpaths to the wider site
- 10.44. Immediately surrounding the rear elevations is soft defensive planting landscape to provide a transition. This also serves to enhance the security of the buildings. It is proposed to include gable wall planting too.

- 10.45. Within the wider landscape natural play features are proposed for children's play.
- 10.46. Short range views: The existing site is visible from around the vicinity of Rivermead Road to the south and from Eastchurch and Church Way to the north. From the south the views achieved are gained primarily from the existing vehicular access node through the site looking north, where the staggered loose knit arrangements of existing housing sits in and amongst a green landscaped setting, but also within a harder landscape to the access road.
- 10.47. It is considered that whilst the existing arrangement of buildings are loose knit, that the buildings are of low quality and mask the current historic setting of the site. The proposed development seeks to readdress that in all local views, but it is acknowledged that by doing so will there will be a change to the landscape from the access point on Rivermead Road as well as from Church Way and Eastchurch.
- 10.48. From Rivermead Road, this change will comprise a more intense development and building pattern, with rigid building line, with views of the eastern limb of Court B very prominent in this view. Coupled with this is the access road and hard surface for the parking areas which will contribute to a change in this landscape. However, it is considered that the impact would be softened by the belt of landscape to the rear of this eastern limb, along with the street trees intermittent with the parking to the east of the access road. Moreover, the views through the site will be verdant through the retention of the cluster of TPO trees to the south of the Mansion House and critically views opened of the southern elevation of St Marys Church. This will be beneficial as the current scheme does not permit any such view.
- 10.49. In walking through the site in particular along the north south access road it is clear that experience of those users changes and it is of a more dense landscape, but it is considered that the retention of principal trees in the landscape, the soft landscape planting and internal courtyards offsets against those more stronger impacts. Views of the Mansion House are more widely accessible and achieved, as well as views of the Church and western garden which are key to the setting of the Mansion House. It is evident that the form of the courtyards have shaped the site's layout around key trees and vistas which is a benefit, alongside the additional planting and hard surface treatment which serve to assimilate the buildings in this landscape.
- 10.50. Having regard to views from Eastchurch walking east to west towards the northern pedestrian entrance, the view does change as the northern limb of Court A creates a strong built terrace form, albeit staggered. However the limb does move further away from the northern boundary, with a greater separation distance between the wall and building line in order to open up views towards the lodge. Further tree planting is proposed in this view to soften the change in landscape and create a layering effect.
- 10.51. In views from Church Way looking south, there again is a further change as the buildings to the northern limb of Court A come into view as one walks southwards towards the site. It is important to note that the significant Beech tree by the gate's entrance and the two sycamore on the northern boundary however are retained and soften this view.
- 10.52. In terms of all views, it is noted that the proposed buildings are 2 storey and that the retained trees would sit behind these buildings in these views which is a key feature in

offsetting the more solid built elements. The canopy would extend above these buildings and help assimilate the buildings in the landscape. Objection has been received regarding the uniformity of the roofscape however, it is considered that the limbs are reasonably staggered that provides variation as well as the natural topography of the site accompanied with varied build heights with a difference between east west limbs and north south limbs. Combined together these are considered to provide variation to the roof scape.

- 10.53. Overall in short views it is considered that there would be a change to the landscape, and whilst increasing the quantum of development on this site with more solid and rigid built form that the landscape plays a significant role in diluting this solidity and mass. It is also highly material that in this arrangement there are positive changes with opening up views of the Grade I church as well as the Mansion House itself, which are currently blocked from Rivermead Road.
- 10.54. Long range views: To assist in the assessment of long range views the application is accompanied with a Landscape and Visual Impact Assessment (LVIA). In terms of wider views, this part of the settlement has a collective relationship with the river with views west of the River on the Thames Path, where the position of The Rectory, St Marys Church and the site beyond are visible as the land falls down to the River. However, in respect of the site itself, these views are largely screened by the extent of overgrown woodland to the west which screens the views of Court Place Gardens and the Mansion House, as the woodland is dense and overgrown. This visually contains the site. At pedestrian level on the Thames Path it is considered that due to the site's dense screening along with the two storey scale of the building, will mean that the development will have more limited impact on this view.
- 10.55. From the ring road to the south of the site at a raised level however, there are elevated views of the site, which will allow more increased views. Equally there are long range views from across the meadows towards Redbridge. In these views however it is still considered that the Mansion House and its grounds are still largely screened by dense woodland albeit that the gable of the church will be more visible, with only glimpsed views due to the heavily filtered vegetation and only in winter months.
- 10.56. Overall it is considered in these short and long range views, that given the dense woodland and two storey scale of buildings that this would continue to limit any wider impact on the landscape in both short and long range views. It is considered that the proposed impact on long and short range views has been considered to be justified by the applicant in terms of achieving a high quality place through the design approach. This design takes into account the character and appearance of the surroundings and their importance of views from the immediate surroundings to the site.
- 10.57. On balance officers consider that there would be an impact on the view, but that the siting, scale, external appearance and landscape strategy would collectively work to minimise this impact such that the impact on the character and appearance of the area would be reduced to a level that would be acceptable having regard to policy DH1 of the Oxford Local Plan. However the acceptability of the proposal would need to have regard to the statutory requirement to consider the impact upon the designated heritage assets that lie within the site and also in the surrounding context as required by policy DH3 of the Local Plan which is assessed in detail below.

Designated Heritage Impacts

- 10.58. The NPPF requires proposals which are likely to have an impact upon designated heritage assets to be based upon an informed analysis of the significance of all affected heritage assets and be sufficient to understand the potential impact of the proposal on their significance (paragraph 189). Local Planning Authorities should identify and assess the particular significance of any heritage asset affected by a proposal, and take this into account when considering the impact of a proposal on a heritage asset to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal (para 190).
- 10.59. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' conservation (para 193). Paragraph 196 of the NPPF advises that where development proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.60. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard, and give considerable importance and weight to the desirability of preserving a listed building, or their setting or any features of special architectural or historic interest which they possess; and preserving or enhancing the character or appearance of a conservation area. It is accepted this is the higher duty.
- 10.61. Policy DH3 of the Oxford Local Plan states planning permission will be granted for development that respects and draws inspiration from Oxford's unique historic environment, responding to the significance character and distinctiveness of the heritage asset and locality. For all planning decisions great weight will be given to the conservation of that asset. An application for planning permission which would or may affect the significance of any designated heritage asset, should be accompanied by a heritage assessment that includes a description of the asset and its significance and assessment of the impact of the development proposed on the asset's significance. It goes on to state that where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal. Clear and extensive justification for this harm should be set out in full in the heritage assessment.
- 10.62. Designated Heritage Assets: The site lies within the southernmost portion of the Iffley Village Conservation Area (CA) designated in 1969 and extended in 1985. The boundary of the CA to the south follows the southern edge of Court Place Gardens as it bounds Rivermead Road. The eastern edge of the southern end of the CA includes the site and the semi detached houses on Eastchurch. Within the grounds of the site is the Mansion House (formerly Court Place) which is a Grade II listed building. To the north of the site is the Church of St Mary, a Grade I listed building, beyond this is The Rectory which is listed Grade II*.
- 10.63. Views into the site and the Conservation Area are achieved from Rivermead Road as well as from Eastchurch. Views within the Conservation Area are achieved from Church Way walking south towards the site.

- 10.64. Impact on Iffley Conservation Area: Iffley is a settlement which has a high level of architectural and historical significance deriving from the early origins of the settlement and the survival of buildings. The variety of building forms spans an extensive period of evolution. The evidence of this is in the number of significant surviving buildings including the Church of St Mary to the south of the settlement of Norman origin dating back to the 12th Century, with a core of 16th and 17th Century buildings, some with later alteration and addition which in part disguises their origin followed with a body of late 18th and 19th Century houses that provided for a community of relatively wealthy residents with large houses in generous grounds in reach but out of the city. Other important key features of the settlement and the Conservation Area include stone wall enclosures.
- 10.65. Within the settlement and the CA are important and valuable open spaces comprising the banks of the River Thames and evidence of pasture, meadow and hedgerows and the more formal wooded hillside with connections to the former mill sites on the River Thames as well as the lock and lock island.
- 10.66. There is evidence too of late 18th Century and 19th Century expansion with a significant number of houses in generous grounds, some of which have been separated with later 20th Century buildings inserted.
- 10.67. From longer views across the river valley from the west the steep hillside appears as wooded with the western gable of the Church and tower being visible in those longer views from the Western Hills.
- 10.68. The development of the site has sought to concentrate in areas of the site that have already undergone change and where the impacts of new development would be more minimal in those areas to safeguard the landscaped garden setting of the site and to preserve the relationship of the site with the Church and The Rectory. Nonetheless there will be an impact caused by the change to the landscape. Officers have considered the impact on the Conservation Area as a result of the proposal and conclude that that there would be a lower level of less than substantial harm that would derive from the perpetuation and enlargement of an area of new housing within the grounds of The Mansion House as one of the more significant houses in the Conservation Area. This is as a direct result of infilling of what is presently important green space that contributes to the character and appearance of the conservation area, in particular from views across the Cherwell Valley from the western hills and also from views within the conservation area.
- 10.69. Further there will result in a low level of less than substantial harm arising from the partial obscuring of some of the surviving stone walls on the site, stone walls being a characteristic of the village but also identifying earlier agricultural enclosures and buildings of Iffley Farm, through their absorption into the new housing. The design of the proposed development also seeks to mitigate this harm through the celebration of some of these stone walls making them prominent in views into and through the site and the new development and reinforcing the principal and importance to the character and appearance of the place of walls by using these as edges, boundaries and means of separating spaces and accommodating the considerable changes in levels across the site. It is considered that the resultant harm would consequently be a very low level of less than substantial harm to the significance of the conservation area.

- 10.70. It is not considered that there will be harm to the setting of the Conservation Area from the Thames Path due to the bank of trees that encloses and screens the site from this view point. From Rivermead Road, the views of the Conservation Area will also be more dense and a change from the staggered relationship of housing in the Court Place Gardens to more robust and solid building forms. However there are further beneficial changes in this view from opening up views of The Mansion House and the Church from Rivermead Road.
- 10.71. Having regard to the proposed sustainability measures, PV panels are proposed to be installed on the southern roof planes of the dwellings visible from Rivermead Road. This feature will be flush with the roofplanes and this will be sought as a condition. It is considered that as part of the overall design approach of the buildings, the incorporation of PV panels as shown would not be harmful or visually discordant in views outside of the Conservation Area looking into the site.
- 10.72. Impact on Court Place: The Mansion House, or the former Court Place, is a Grade II listed building of 16th Century origin but with significant 17th, 18th and early 19th Century additions as well as a not significant late 20th Century alteration.
- 10.73. The Mansion House is a 3 storey stone house former farmhouse and manor house. A date stone indicates the house originates back to 1580. Evidence indicates that its role as a farmhouse evolved to a manor house and became a grander building with later grander additions. In the first quarter of the 19th Century this role evolved again to that of a riverside villa in extensive grounds, which were developed to provide a garden and pleasure grounds, with entrance lodge, before it later went on to provide a home to numerous occupiers.
- 10.74. In the late 1960s/early 1970s, the Mansion House was acquired by Oxford University and adapted for occupation as a study facility for post graduate students and fellows, when the grounds were developed with two storey accommodation on site today. Historic maps also indicate that the houses to the east of The Mansion House upon which the university houses was first erected were the farmsteads of Iffley Farm.
- 10.75. Despite the extensive history of the site, the site continues to read as a substantial house in a generous landscaped garden setting. Components of the garden have changed. The woodland to the west has become overgrown and unkempt and the kitchen garden to the north has now been removed. However the wider landscape garden with views of the Mansion House and the Church along with wall boundaries and the formal drive are intact.
- 10.76. Overall The Mansion House and its grounds are visually prominent and significant and collectively with the Church and The Rectory comprise significant historical, visual and functional inter relating elements in the Iffley village landscape.
- 10.77. Officers have considered the design and the layout of the three courtyards and considered that a low level of substantial harm to the setting of The Mansion House arising from the introduction of new buildings will result. This impact will be on the present views both to and from The Mansion House – in particular the presence in views from The Mansion House of the buildings in Court B and Court C as a result of the formality and continuity of buildings and the impact on the surviving C19 garden landscape which even in

its present vestigial form still makes an important contribution to the setting of the listed building.

- 10.78. Officers also consider a moderate level of less than substantial harm arising from the alteration of the garden landscape to the west of the house will be caused by the introduction of a drainage depression to provide SUDS in the central part of the open lawn to the west of The Mansion House. This depression is being proposed in order to avoid the need for tanking as a depression is a more sustainable form of drainage. However, it is considered that the additional landscape elements necessary to camouflage the required engineered elements of this feature, such as outfall pipes will result in an element of distraction from the value, the character and appearance of the open lawn with its specimen trees a landscape deliberately created by Admiral Nowell in the early part of the C19 and which fundamentally survives today. The Heritage Impact Assessment has regard to the relatively contained and inclusive nature of the garden landscape from the west between the belt of trees and the Mansion House, but it is a feature of the landscape proposal that the changes would facilitate permissive future walks through the grounds of the Mansion House and through the woodland. Thus the changes to the landscape with the engineered alterations to the garden would be visible and impact upon the setting of The Mansion House.
- 10.79. Impact on Church of St Mary: The Church of St Mary is a Grade I listed building of Norman origin and therefore is an extremely important heritage asset of extremely high aesthetic - architectural and decorative; cultural and social value as well as being of extremely high architectural and historical significance. The site has a shared setting with The Mansion House as a former manor house and with The Rectory to the north. It also has a shared setting to the river to the west. The setting contributes to the significance of the churchyard and wider, of the settlement.
- 10.80. In terms of impact, Officers consider that a low level of less than substantial harm will arise in views of the Church from Iffley Village looking south with the presence of buildings in Court A coming into those views on approach from Church Way. The design of planting and landscape along the boundary of the site with Eastchurch seeks to mitigate the impact of built form but the strong roof profile and unbroken building facades will override any such mitigation with views behind.
- 10.81. It is acknowledged there are views opening up from Rivermead Road of the church and the scheme enables a more revealing entrance on arrival which is a factor for consideration, and has been assessed further below.
- 10.82. The Rectory: The former Vicarage was built in the early 16th Century to the north of the Church and to the north of The Mansion House. The grounds of The Rectory, like the Mansion House extend down to the west towards the river. Aerial photos reveal that the kitchen garden within the Mansion House went hard up against the wall of The Rectory's Garden. The Rectory is a Grade II* listed building.
- 10.83. In terms of impact however, it is considered that there would be virtually no impact on, or harm to, the setting of The Rectory.

- 10.84. Conclusion: In conclusion there are a number of impacts which accumulatively result in a low to moderate level of less than substantial harm to the significance of a number of heritage assets.
- 10.85. Public Benefits: Para 202 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use.
- 10.86. Policy DH3 of the Oxford Local Plan further states where a development proposal will lead to less than substantial harm to a designated heritage asset, this harm must be weighed against the public benefits of the proposal. Clear and extensive justification for this harm should be set out in full in the heritage assessment.
- 10.87. As stated above the low to moderate level of less than substantial harm has been identified in respect of the impact on the character and appearance of Iffley Conservation Area, the setting of The Mansion House and The Church of St Mary.
- 10.88. The applicant has had regard to para 202 in the NPPF and the policy requirement in DH3 and states that the scheme will deliver the following public benefits, which should be weighed in the balance of harm identified.
- 10.89. Improved Physical and Intellectual Access to the Historic Environment: The applicant argues the proposed development enables clear views of the Church from Rose Hill and better reveals the setting and character of The Mansion House and its historic gardens, which is currently not visible from Rivermead Road. The applicant argues that the retention of the route through as well as enhanced routes through the grounds enables residents and users of the route to better understand the historic landscape. As a result the applicant states this is a benefit and will further commit to provision of information boards.
- 10.90. Certainly there is considered a low level of public benefit from the intention to frame views into the site and to the significant buildings both on the site and immediately outside or within the setting of the site for example the Church. It is possible at present to walk through the site connecting Iffley Village with Rose Hill to the south and therefore the increased benefit would be relatively small – although were this access to be formalised and to be maintained as a permanent and open access and to extend to footpaths both formal and more informal across and within the site, with a clearly unrestricted or indeed encouraged access for non-residents to all parts of the site then this public benefit would be slightly greater. Officers are not persuaded that the provision of explanation boards would be appropriate in the context of the setting of the listed building and thus would note this is a small public benefit and remain to be convinced of this offered benefit.
- 10.91. Improved Connections between the neighbourhoods: The applicant argues that the provision of a legible and safe connection between the neighbourhoods of Rose Hill and Iffley is illegible and difficult to navigate as well as poorly lit. By comparison the new route will be more direct and safer. Whilst it is considered this is an existing permissive route, officers concur this is a benefit in making this becoming a clearer and more direct route and note the increased level of surveillance albeit this is more passive. This would however need to be controlled through appropriate mechanisms to ensure this benefit is realised as well as a lighting strategy through a condition.

- 10.92. Enhancement of the Setting of the Listed Buildings: The applicant argues the upgrade of the buildings with a higher quality development will enable improvements to the quality of the landscape within the site. In addition it is maintained that the scheme will restore the historic landscape setting of the Court Place Garden by better revealing culturally and historically important trees as well as allowing appropriate management of the landscape.
- 10.93. Officers consider there are certainly some benefits by the removal of the current housing on site, however have raised concerns that the design of the new housing is driven by an objective to use a modular building system which restricts the ability of the housing to really contribute positively to the context in which it will sit. The increased footprint of building will have an increased impact on the surviving important garden setting of The Mansion House and question whether there all opportunities to enhance or restore that valuable historic setting have been taken. Additionally the inclusion of a SUDS feature in the central part of and taking up much of the open lawned area to the west of the House would have a significant impact on the historical importance of the C19 garden with its open lawns and particularly placed specimen trees. It is therefore questioned the extent of public benefit arising from this claim.
- 10.94. Overall officers have raised concerns in relation to the heritage related public benefits and indicated to the applicant that alone they would not be sufficient to outweigh the low to moderate level of less than substantial harm that it is considered would occur to the significance of the heritage assets. However, officers have identified there may be additional works that might be offered that would accrue a greater level of public benefit. Such works could include an agreed schedule of repairs and remediation to the fabric of the Mansion House which could include appropriate roofing to the 19th Century extensions to the building; an agreed and appropriate planting scheme around the house; improvements and repairs to existing stone walls around the boundary of the house and within the property.
- 10.95. Following discussion with the applicant, the applicant has stated they would be prepared to carry out roof repairs to the Mansion House and to that end have submitted a schedule of works for consideration. This schedule of works has been agreed by Officers, and Officers now consider the extent of works to be appropriate and would offer a public benefit by replacing the existing unsympathetic roof to the Mansion House. The applicant has also indicated they will enter into a S106 to secure this.
- 10.96. There are further planning public benefits that are considered to result. These are as follows:
- 10.97. The intensification of post graduate housing on site which will result in a higher number of houses releasing pressure on the Oxford housing market and would cater for this specific sector of the market
- 10.98. The ability of the University to maximise their own sites for housing which in turn will increase the availability of more affordable accommodation as well as contribute to the attractiveness of the University of Oxford for graduates.
- 10.99. Facilitating a circular route allows for locals to be able to access the site with potential for opening up the woodland for walking through. However, this is considered to be a

minimal public benefit as the area of woodland is outside of the red edge of the application site and is dependent on the University to carry out these works.

10.100. Overall, it is clear that there are a number of public benefits that would arise from the proposal and the NPPF states that this can be considered in a proposal where less than substantial harm results to the heritage asset, in this case being the harm to the Iffley Conservation Area and the setting of the Mansion House and the Church of St Marys. Officers consider that the total extent of public benefits identified should be given weight in the assessment of harm and that the benefits in their totality would outweigh the harm identified.

10.101. In consideration of the application, great weight has been given to the conservation of the various designated heritage assets pursuant to paragraph 199 of the NPPF. Having regard to all of the above, officers consider that the redevelopment of the site would culminate in an overall lower end of less than substantial harm to the significance of Iffley Conservation Area and the setting of Mansion House and the Church of St Marys. However, Officers consider that the public benefits as described would offset this impact sufficiently to outweigh the harm identified, delivering a scheme that would open up views of the historic assets and improve connectivity, providing a clear safer and direct route. The works will also provide benefits through replacing unsympathetic roof materials to the Mansion House. Planning public benefits will make a more efficient use of land, increasing the level of post graduate housing on this site which will release pressure on the housing market and will enable the university to meet their own needs. It will also enable the University to manage their own sites and increasing affordability. There will also be other local benefits with the facilitation of routes through the site although this benefit is more limited.

10.102. Special attention has been paid to the statutory test of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and the statutory test of preserving or enhancing the character and appearance of the conservation area under sections 66 and 72 respectively of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the listed building and the character and appearance of the Conservation Area, and so the proposal accords with sections 66 and 72 of the Act.

10.103. Subsequently, the proposal is considered to accord with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 199 and 202 of the NPPF, policies SP34, RE2, DH1 and DH3 of the Oxford Local Plan 2036.

Trees

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

10.105. The policy goes onto state that planning permission will not be granted for development resulting in the loss of other trees, except in the following circumstances, that it can be

demonstrated that the retention of the trees is not feasible; and where tree retention is not feasible, any loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional canopy cover, and where loss of trees cannot be mitigated by tree planting on site then it should be demonstrated that alternative proposals for new green infrastructure will mitigate the loss of trees, such as green roofs or walls.

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

10.107. As stated in the preceding sections, the site is characterised by its garden landscape setting on a sloping site down to the banks of the River Thames. Throughout the site are a high number of high quality trees which accompanied with the dense woodland belt to the west, contributes to an attractive sylvan setting.

10.108. An Arboricultural Impact Assessment has been undertaken and submitted with the application. This identifies that there are 134 natural features recorded, of which there are 122 individual trees, 10 groups of trees and 2 hedgerows within the red outline of the site.

10.109. In order to facilitate the development, there will be 48 trees lost. 2 of these trees are considered to be high quality A category trees including a mature cypress (T23) and an early mature London plane (T86). 11 moderate quality trees are identified to be removed including 1 early mature Atlas cedar (T84) and the others are mature trees of various species (T14-walnut; T25 –tree of heaven; T26 –western red cedar; T53 tree of heaven; T63 –silver birch; T66 –weeping birch; T76 – Turkey oak; T90 –yew; T91 –Swedish whitebeam; T92- yew).

10.110. 31 are considered to be low quality and value (BS5837:2012 ‘C category’). Trees in this category are not considered in general to impose a significant constraint on development because their loss is not expected to have a significant detrimental impact on amenity and can be mitigated by new planting. The mixed species hedgerow (H126 – comprising early mature hawthorn, blackthorn, ash, tree of heaven, elder and willow growing along the security fence which has been erected to restrict access to the woodland to the west of the application site) that is to be removed is also low quality and value. However, all trees, including low quality and value trees, collectively contribute to the existing character and appearance of this part of the Iffley Village Conservation Area, at which buildings are set amongst trees that provide an attractive garden setting for the student accommodation.

10.111. Additionally 4 trees have been identified as being unsuitable for retention regardless of any development (BS5837:2012 ‘U category’).

10.112. Many of the existing trees which are to be removed, including the high quality trees (T23 and T86), are located internally within the site which is visually contained by boundary trees and other vegetation, so that their loss will not directly impact sensitive views from outside of the application site. The visual impact of tree removals on public views from surrounding streets is not expected to be significantly harmful and can be mitigated by new tree planting.

- 10.113. The removal of several trees that are visually prominent from within the site, including the early mature London plane (T86) and Atlas cedar (T84) trees for example, is considered to be justified because it has reduced pressure on the woodland SLINC to the west of the site, including allowing the very large horse chestnut tree T.1, which has significant wildlife habitat potential, to be retained. However, these relatively young trees are not historic elements of the landscape and new tree planting should, over time, mitigate any initial adverse impact that their removals will have on the character and appearance of this part of the Iffley Village Conservation Area and also on historic landscape setting of the listed building.
- 10.114. No trees that are included in the Tree Preservation Order, or located within the area of the woodland that is under SLINC designation are to be removed. Officers are aware that the University proposes to improve access to the woodland and undertake tree management works within it (the details included in a Felling Licence application made to the Forestry Commission last year are not a concern and appear to represent enhancement), but as the woodland is outside of the red line of the application site these matters are not for the consideration of this current application.
- 10.115. Demolition works, newly constructed elements and construction traffic will encroach within the RPAs of several retained trees. It will be essential for the continued viability of retained trees that existing ground levels are protected within their Root Protection Areas. Construction of new underground drainage (SuDs), utility services and hard surfaces also have the potential to damage retained trees. The submitted Arboricultural Impact Assessment considers these potential impacts and includes evidence of the nature and extent of likely root damage and preliminary technical advice on special design measures and working methods that are necessary to ensure that the viability of retained trees is not harmed.
- 10.116. In addition to tree removals and Root Protection Area encroachments, facilitation pruning is expected to be needed to several retained trees as detailed in the Arboricultural impact Assessment, but this is relatively minor work in nature and extent and should not have a significant harmful impact on the trees, amenity or the conservation area.
- 10.117. Balanced against the tree losses and other arboricultural impacts, proposals include tree, shrub and other soft landscaping proposals as detailed in the submitted landscape strategy and masterplan documents; species of trees included in the 'Tree Strategy' section are appropriate to the particular site conditions and landscape character of the area, and also should support wildlife. Neither existing retained nor proposed new trees should be relied upon to screen buildings that are taller than them in sensitive views towards the application site however. Overall, the new tree planting should help deliver a high quality development and locally distinctive sense of place; refer to Oxford Local Plan 2036 policy DH1. If planning permission is granted detailed planting plans and schedules should be required for approval by planning condition.
- 10.118. Taking account of the mitigation tree planting, the cumulative effect of the tree removals will be an initial reduction in mature tree canopy cover across the site which will affect its existing character and appearance. However, the submitted Tree Canopy Study provides some evidence that the tree planting that is included as part of the proposals will mitigate this impact over time and is predicted to deliver a net gain of tree canopy cover and some enhancement of its characteristics (new tree planting should help diversify

species and age class characteristics of the tree population within the site making it more resilient to the effects of pests and diseases and climate change) to meet the requirements of policy Oxford Local Plan 2036 policies G7 and G8.

- 10.119. It is estimated that current tree canopy cover within the site is approx. 12,200m². As a result of the intended tree removals it is estimated there will be an initial loss of 3,400m² as a result of the development, but following new tree planting this will recover and at 25 years later tree canopy cover within the application site is predicted to be 12,472m² i.e. a net gain of 272m² over the existing situation. By year 40, this canopy cover would be 13,548m² ie a net gain of 1,349m². It should be noted that the assessment of tree canopy cover impacts excluded the woodland (SLINC) to the west of the site because this is outside of the application site red line, and in any case is expected will remain substantially unchanged in canopy area over time.
- 10.120. The cumulative effect of tree removals will reduce tree canopy cover on the hillside initially and although canopy cover is predicted to recover and increase over time to help preserve the wooded character of the hillside in the longer term.
- 10.121. If planning permission is granted retained trees must be robustly protected during the demolition, construction and soft landscaping phases of development. Details of finalised design details for hard surfaces and underground utility services and drainage, and also final Tree Protection Plans and Arboricultural Method Statements should be required by planning condition for approval and an Arboricultural Clerk of Works should be appointed by the applicant to monitor tree protection and ensure it is effective throughout each phase of the development.
- 10.122. Subject to the imposition of conditions controlling the demolition and construction phases of the development and the mitigation planting as detailed above, it is considered the application is acceptable having regard to policies G7 and G8 of the Oxford Local Plan 2036.

Highways

- 10.123. Chapter 9 of the NPPF has regard to promoting sustainable transport and states that significant development should be focused on locations which are sustainable, through limiting the need to travel and offering a genuine choice of transport modes (para 103). The NPPF also states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.124. The Oxford Local Plan 2036 seeks to prioritise walking, cycling and public transport and states in policy M1 that planning permission will only be granted for development that minimises the need to travel. Policy M2 requires Transport Assessments must be submitted for development that is likely to generate significant amounts of movement, assessing the multi-modal impacts of development proposals and demonstrate the transport measures which would be used to mitigate the development impact. Policy M3 assesses motor vehicle parking for different types of development and whether located in a CPZ or not, assessing proposals against the standards in Appendix 7.3. Policy M4 assesses the provision of electric charging points for additional parking needs. Policy M5 assesses bicycle parking against the standards in Appendix 7.3.

- 10.125. Transport Sustainability: The site is an existing student development located between Iffley and Rose Hill in a very sustainable location in transport terms. The site is located well for access to a frequent public bus service to Oxford nearby with bus stops on the Oval, Rose Hill. Oxfordshire County Council's Public Transport Officers have confirmed that the bus stop facilities are adequate, so financial contributions to public transport services and infrastructure are not required.
- 10.126. There is good walking and cycling routes to nearby facilities. Central Oxford is approximately 2m/3.5km away and can be reached on cycle by two different routes either along the A4158 Henley Avenue/Iffley Road or along the traffic free Thames Path along the River.
- 10.127. Accessibility: The site offers good accessibility by car from the existing opening on to Rivermead Road with good visibility of oncoming pedestrians and vehicles. The site also offers existing pedestrian accessibility through the site connecting Iffley and Rose Hill, which will continue to be provided for cyclists and pedestrians to the benefit of the site's users and community. Improved access is sought to be provided through the site with connection points facilitated from through the woodland to Rivermead Nature Reserve, as well as through to the church. On this basis it is considered the site offers good accessibility.
- 10.128. Refuse collection: The swept path analysis demonstrates that a refuse collection vehicle may turn within the site.
- 10.129. Car and Cycle Parking: The site is not located in a CPZ so therefore under policy M3 of the adopted Local Plan and Appendix 7.3 the Local Plan policy does allow up to a maximum of 1 space per dwelling.
- 10.130. In this instance, 36 car parking spaces are proposed to be provided to serve 71 dwellings which equates to 0.5 spaces per dwelling. These spaces are identified as unallocated which will allow for flexibility of use.
- 10.131. Given that the site is not located in a CPZ, it is considered unreasonable to require the development to be car free. However it is considered the provision of 36 spaces at 0.5 spaces per dwelling is a reasonable provision overall. It is noted that the site would provide for graduates and families in particular, so it would be reasonable to have a level of car parking provision on site, and the provision of 36 spaces is considered to be at a level that is not excessive. Further the good availability of sustainable transport options means that some resident families may not own a car.
- 10.132. The Highways Authority has had regard to the implications should all spaces be taken and the impact on the highway. To that end, the Highways Authority advises that if all spaces are occupied that the driver will most likely turn to Rivermead Road and/or Court Farm Road. It is noted that these streets are unrestricted and should there be no spaces on site, the Highways Authority advice is that in these local streets that would not cause a highway safety issue. It is also noted that it is highly unlikely that there would be overspill parking on Church Way or Mill Lane given there is not a vehicular access here and the streets are narrow, which will mean that it is unlikely residents would access the site from this direction.

- 10.133. Policy M4 states where additional parking is to be provided in accordance with Policy M3 that residential parking will be provided for each residential unit with an allocated parking space and non allocated spaces are provided with at least 25% of EVC points installed. In this application, there are no allocated parking spaces (other than 6 disabled spaces) being provided for residential uses so this element of the policy is not applicable. In respect of the non allocated element there will be a need for 25% of spaces with EVC. This will therefore require 9 spaces to be provided with EVC points. This can be secured via a condition
- 10.134. In respect of cycle parking, communal cycle parking is proposed throughout the development. A total of 148 cycle parking spaces will be provided within covered and secure bike stores and 36 spaces externally for residents. The Local Plan policy requirement for cycle parking is 2 spaces for 2 bed dwellings and 3 spaces for 3 bed dwellings. The provision of 148 spaces accords with this minimum requirement on the basis of 65 x 2 beds equate to 130 cycle spaces and 6 x 3 beds equates to 18 spaces.
- 10.135. Travel Plan: The proposed site is in a location that provides access to sustainable transport options. This will need to be promoted through a Travel Plan Statement. As acknowledged in the submitted Travel Plan Statement, the size of the site triggers the requirement for a Travel Plan Statement only, and in line with this no monitoring fee is required. The submitted Travel Plan Statement needs some amendments and therefore it is recommended this is conditioned on any approval.
- 10.136. Construction Transport Management Plan (CTMP): A CTMP will be required to be submitted via a condition which meets County requirements. The submission of an acceptable CTMP will be adequate to mitigate the impact of construction vehicles on the highway network.

Highway conclusion

- 10.137. Having regard to all these matters, officers consider that the Transport Statement has demonstrated that the proposal satisfies the aims of guidance in the NPPF and also Oxford Local Plan Policy M1, M2, M3, M4 and M5 of the Local Plan which states that development should be acceptable in terms of access, parking, highway safety, traffic generation, and pedestrian and cycle movements subject to appropriately worded conditions.

Energy and Sustainability

- 10.138. Policy RE1 states planning permission will only be granted where it can be demonstrated that a range of sustainable design and construction principles have been incorporated. The policy goes on to state an energy statement will be submitted to demonstrate compliance with this policy for new build residential developments and new build non residential schemes over 1000sqm. The policy states that planning permission will only be granted for development proposals for new build residential dwellinghouses or 1000sqm or more of C2 including student accommodation, which achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations compliant base case.
- 10.139. An Energy Statement has been submitted with the application and revised during the course of the application to verify the output from the modelling and calculations. Officers are satisfied with the details within the Statement and confirm that the carbon reduction

from the development is 42.9% carbon reduction, which is in excess of the policy requirement of 40%.

10.140. The high energy performance of the proposed development is mainly achieved through the following technologies;

- high levels of insulation
- air tight construction
- energy efficient air source heat pumps (ASHP) for space heating and hot water preparation
- Photovoltaic panels connected to each property for electricity generation

10.141. Having regard to the sustainability principles listed in the first part of the policy, officers are also satisfied that these have been met.

10.142. Officers consider that the Energy and Sustainability Statement as submitted complies with policy RE1 of the Oxford Local Plan.

Flooding and Drainage

10.143. Policy RE3 relates to flood risk management and states planning applications for development on sites larger than 1 ha in Flood Zone 1 must be accompanied by a site specific Flood Risk Assessment (FRA) to align with national policy.

10.144. Policy RE4 relates to sustainable and foul drainage, surface and groundwater flow, and states that all development proposals will be required to manage surface water through Sustainable Drainage Systems (SUDs) or techniques to limit run off and reduce the existing rate of run-off on previously developed sites. Surface water run off should be managed as close to its source as possible, in line with the stated drainage hierarchy.

10.145. A Flood Risk and Drainage Assessment has been submitted with the application. The report identifies that the application site is located in Flood Zone 1. It is prudent to be aware that the adjacent nature reserve and woodland is located in Flood Zone 2 and 3. Officers have considered the impact on flood risk and concluded that the site is not at significant risk of flooding from any sources.

10.146. In respect of drainage, the drainage for the existing site is believed to be via a surface water sewer in the south west of the site, discharging to the River Thames at 187 litres per second in the 1 in 100 year storm event. The proposed sustainable drainage strategy utilises attenuation to restrict the discharge rate to the greenfield rate (4l/s QBAR) for all storm events, up to and including the 1 in 100 year plus 40% climate change scenario. The strategy utilises permeable paving and rain gardens upstream of detention basins to provide the storage. The site is split into two catchments, with Courts A and B discharging to a large basin on the lawn area, and Court C to a smaller basin behind the western limb of the court. The large basin has been designed to minimise landscape and visual impact, and outfalls to flow through woodland to the River Thames, as per the natural situation and the natural topography of the site which slopes down to the river. The smaller basin outfalls to the River using the existing connection. Exceedance routes in extreme events above those modelled

would see water flowing towards the River, away from the development, therefore buildings would not be at significant risk.

10.147. The outfall from the basin has not been finalised, therefore it will be necessary to impose a condition to require the submission of the final drainage strategy via a condition. The drainage system should then be secured via condition referencing the approved plans, and maintenance of the system secured via condition in accordance with the maintenance plan in order to maintain function for the lifetime of the development.

10.148. BBOWT have raised objections to the proposal on the grounds of the impact of the increased scale and footprint of the development being constructed closer to the City Wildlife Site, and the potential hydrological changes to the lowland fen habitat of the adjacent site as a result of the scheme. In particular, BBOWT raise concern that increased water quantity run off and potential changes to the water quality has the potential for negative hydrological impact on the lowland fen.

10.149. Whilst the development is extending closer to the City Wildlife Site than presently, the SUDS proposed by way of 2 detention basins to the west of the garden have been assessed by Drainage Officers to be appropriate, to provide the necessary drainage for the scheme and to crucially ensure that the outfall from these basins are at greenfield rate. Ensuring drainage at greenfield rate is the optimum solution replicating natural rates, and controlling surface water run off.

10.150. Further the applicant has stated they would be happy for restrictive conditions to be placed on any approval which will restrict permitted development rights for residents to extend or alter these properties so that the footprint of any works are limited. This would be a condition required in any event to further control changes to visual amenity in this sensitive landscape. Further controls can also be imposed on the SUDS to ensure they are maintained to ensure the basins operate efficiently as expressed above.

10.151. Officers therefore consider that the proposed SUDS can be secured and demonstrated to discharge at greenfield rate, subject to a requirement of a final drainage strategy secured by condition.

10.152. Further there is no evidence to suggest that the water quality from the development will be impacted upon negatively and officers have regard to the current use of the site for accommodation.

10.153. In light of this and the above measures, it is not considered reasonable grounds to object to the scheme on matters relating to drainage.

10.154. A mains sewer was identified under the site, at significant depth. Agreement will need to be sought from Thames Water if building over this is proposed and it is understood the applicants have obtained a "Build Over" Licence.

10.155. Subject to the satisfactory receipt of a final drainage strategy to be secured by condition, it is considered the application is acceptable in respect of policies RE3 and RE4 of the Oxford Local Plan 2036.

Biodiversity

- 10.156. The NPPF states in Chapter 15 that when determining planning applications, local planning authorities should apply a number of principles stating amongst others, where significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or as a last resort, compensated for, then planning permission should be refused (paragraph 180).
- 10.157. Policy G2 of the Local Plan states development that results in a net loss of sites and species of ecological value will not be permitted. Compensation and mitigation measures must offset the loss and achieve an overall net gain for biodiversity. To the west and south west of the site is Rivermead Nature Reserve, which is an Oxford City Wildlife site (former SLINC). Beyond the River Thames to the west is Iffley Meadows SSSI.
- 10.158. Policy SP34 of the Local Plan which allocates development at Court Place Gardens and states within the policy “Development should be designed to ensure there is no adverse impact on the Iffley Meadows SSSI. To minimise impact on Iffley Meadows SSSI, development proposals will be expected to include SUDS and may be required to be accompanied by a groundwater study.
- 10.159. The application has been supported with a suite of documents that review the impact on biodiversity, including an Updated Preliminary Ecological Appraisal, Updated Biodiversity Metric, Bat and Badger Survey, FRA and Drainage Strategy landscape design plans.
- 10.160. Officers have reviewed the information submitted in support of the application and consider that the potential presence of protected species and habitats have been given due regard and that a net gain in biodiversity will be achieved.
- 10.161. The application has received numerous objections including a ‘Review of Submission Material on Ecology for Application 21/01388/FUL’ by Bioscan on behalf of Friends of Iffley. Officers have reviewed all objections and comments and will address each matter in turn below. The Ecology Officer visited the site in July 2021 in order to fully review submitted objections. Numerous discussions with the Applicant’s Ecologist and the Ecology Officer have been held to fully consider the objections raised and to determine the best way forward. Officers are satisfied that the updated reports have addressed these concerns.
- 10.162. Habitats: The application site comprises numerous buildings and associated hard-standing, scattered trees, hedgerows, grassland, woodland and introduced shrub. The Rivermead Nature Park Oxford City Wildlife Site (OCWS) is located adjacent to the site boundary, which comprises lowland mixed deciduous woodland, a pond, rough grassland and some wet woodland.
- 10.163. Bioscan raised concerns that there were deficiencies in terms of the classification of grassland habitats on site, which were classified in the original assessment as ‘amenity grassland’ under the Defra metric version 2.0. The Ecology Officer visited the site to review the grassland and to make an assessment on its classification; the sward does show evidence of a greater diversity of herbs than was originally deduced. While the species diversity is greater, the grassland cannot however be said to be in good condition overall and Officers agree with the conclusion of the applicant’s ecologist that it is in poor condition. The grassland is heavily mown, with multiple patches of bare ground and churned earth resulting from its intensive management. Longer areas of grasses and forbs are very limited and the whole site comprised a short sward at the time of the visit.

- 10.164. Concerns have been raised by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) over whether land take will be required within Rivermead Park/Oxford City Wildlife Site. The site boundary does not extend into the Rivermead Nature Park or City Wildlife Site, however does impact on a small area of the deciduous woodland that extends outside the designation. Officers are satisfied it is outside of this designated area and therefore the requirements of policy G2 of the Oxford Local Plan in respect of development on City Wildlife Sites. However, Officers have given full regard to this habitat and designation and note that it is important to understand the nature of this area of woodland. This wooded belt is highly overgrown, shaded and has been damaged as a result of dumping of building material within it, and currently, this area of woodland is currently not appropriately managed for the benefit of biodiversity and without intervention will continue to deteriorate. The proposed scheme requires removal of some U category trees on the edge of the woodland to facilitate the scheme, however note that beyond the red edge of the site, the applicant proposes to implement the approved Woodland Management Plan which will result in benefits to the woodland overall.
- 10.165. BBOWT have indicated that despite being satisfied the works are outside of the Oxford City Wildlife Site but comment that the poor condition of this priority habitat is not good reason to make changes to this habitat. BBOWT consider that the poor condition does not create justification for the removal of a priority habitat and consider that this should also be buffered.
- 10.166. In response, both Tree and Ecology Officers raise no objection to the removal of U quality trees to facilitate the development and consider that any impact on the habitat would be minimal. The area is damaged as a result of waste being left in it. On balance, it is considered that the relatively minor losses are not considered to harm the priority habitat and the overall the scheme is resulting in a net gain in biodiversity. Further, the potential veteran Horse Chestnut will be protected and the design has evolved to ensure this tree, and others to be retained, will not be adversely affected by construction or operational phases.
- 10.167. Biodiversity Net Gain: In order to reflect the required change in classification of the grassland and its condition, the metric was updated and also the newly released version 3.0 of the metric was adopted. The calculation also reflects the poor condition of the area of woodland habitat to be impacted.
- 10.168. Officers are satisfied with the updates undertaken and the resultant 10.85% net gain is in excess of the policy requirement in policy G2 which requires a minimum of 5% net gain. This is therefore in accordance with Policy G2 of the adopted Oxford Local Plan 2036. Further details of landscaping and management will be required within a Landscape and Ecological Management Plan (LEMP) to demonstrate the establishment and long-term management of habitats. This will need to be secured through the S106.
- 10.169. Sites of Nature Conservation Interest: In respect of Iffley Meadows SSSI, this designated site is located to the west of the River Thames, west of the application site. Natural England have considered the proposal in terms of impact on this designation, and are satisfied there is no objection.
- 10.170. Concerns have been raised by the BBOWT over potential hydrological impacts on the Rivermead Nature Park Oxford City Wildlife Site, regarding the scale of built development

and the potential for additional extensions and buildings, or a failure of the SUDs through lack of maintenance, which may adversely affect the OCWS.

- 10.171. This issue has been addressed in the preceding section on drainage, however, it is considered that the scheme is for the development of graduate housing which will be under the active control and management of the Applicant. Extensions are not deemed to be required or permitted and all landscape features, including SUDs, will be managed by the Applicant and all faults and failures subject to remediation measures. Full details of landscape management and remediation will be required within a LEMP.
- 10.172. Further, the application is supported by a Flood Risk Assessment and Drainage Strategy, which have been reviewed and approved by Oxfordshire County as the Local Lead Flood Authority. The reports demonstrate that the proposed development will restrict run-off rates from the site to greenfield sites and that the proposed features will provide pollution prevention measures. Lowland Fen is acknowledged to be an important irreplaceable habitat, however it has been concluded that there will be no material impact on Lowland Fen habitat beyond the site boundary.
- 10.173. Overall there is not considered likely that a negative hydrological impact will result.
- 10.174. Bats: The surveys have concluded that dwellings within the site identified as numbers B15 and B20 support roosting bats; B15 supports Soprano Pipistrelle and B20 Common Pipistrelle. Concerns were raised by Bioscan over the survey effort employed, therefore an updated report has been produced and further clarification received in discussion and correspondence over the survey logistics.
- 10.175. It is fully accepted that internal assessments were not undertaken, given the potential presence of asbestos and health and safety constraints. Survey effort is considered acceptable given the site conditions and surveyors were able to sufficiently cover areas of potential interest for roosting bats. The recommended mitigation measures provided are acceptable, the proposed landscaping will include features of known value to wildlife and the lighting scheme will be designed to protect light-sensitive wildlife.
- 10.176. Great Crested Newts The pond located within the adjacent Rivermead Park was subject to eDNA survey, which has confirmed the likely absence of Great Crested Newt from the waterbody. The results of the analysis have been submitted and officers are satisfied that this assessment was undertaken in accordance with prevailing best practice guidance. No further mitigation is considered necessary.
- 10.177. Badgers: Evidence of badger activity was identified during the preliminary ecological appraisal, in the form of two potential outlier setts within the woodland. Monitoring identified the presence of two further outlier setts in July 2020.
- 10.178. Monitoring confirmed 2 setts were active at the time of survey, 1 sett was inactive and 1 had collapsed. In order for the proposed works to proceed lawfully, a licence to interfere with a badger sett for development purposes will need to be obtained from Natural England. Badgers may readily establish new setts, therefore prior to submission of a licence application, updated monitoring surveys must be carried out. Updated surveys will confirm the status of existing setts and also identify any new setts.

10.179. A number of conditions will be necessary to be imposed to put in place long term management measures for delivery of the mitigation and enhancement features, and these are recommended in the list of conditions at the end of this report, including 30 year management of the habitat creation. This will need to be secured through a S106 agreement given the period of management. This will also be critical during the construction phase to ensure no direct or indirect impacts arise. Conditions regarding lighting too will be necessary to be provided to avoid disturbance and harm to light sensitive wildlife.

10.180. Officers are satisfied that the impact on protected species has been given due regard and the package of mitigation and ecological enhancements have sufficiently taken into account the harm and will deliver a net gain in biodiversity in excess of the Council's 5% policy requirement. It is considered the application complies with policy G2 of the Oxford Local Plan 2036.

10.181. Further consideration is required to be given to European Protected Species. Regulation 9(1) of The Conservation of Habitats and Species Regulations 2017 (2017 Regulations) provides that the LPA has a duty as a competent authority, in the exercise of its functions, to secure compliance with the Habitats Directive. The Habitats Directive is construed from 31 December 2020 to transfer responsibilities to UK authorities to enable it to function as retained EU law. This applies to European sites (SACs and SPAs) and European Protected Species, both in and out of European sites. The 2017 Regulations exist to safeguard against activities affecting European Protected Species. The Circular, paragraphs 98 and 99 provide that the presence of European Protected Species is a material planning consideration in determining planning applications. In this instance, bats were found on site in buildings that are proposed to be demolished and thus a licence will be required from Natural England. Natural England was consulted on the original application and had no objection. However, where a licence will be required because of disturbance to European Protected Species, the Planning Authority, when dealing with planning applications, are required to have regard to the likelihood of a licence being granted and in so doing the three tests under the 2017 Regulations.

The three tests are:

- 1) Preserving public health or public safety or other imperative Reasons of Overriding Public Interest
- 2) No satisfactory alternative
- 3) The development will not be detrimental to the maintenance of the population of the species at a Favourable Conservation Status of the species in their natural range.

In consideration of these it can be advised as follows:

- 1) In respect of whether there are reasons of overriding public interest, it is concluded that the site is allocated in the Local Plan for graduate student accommodation and is an existing graduate residential site. There would be clear social economic and environmental benefits that would arise from intensifying development on this site making a more efficient use of the land, creating more accommodation for family

graduate accommodation, creating more affordable accommodation and critically delivering 71 houses which will in turn release pressure on the housing market.

- 2) In respect of alternatives these benefits are derived from developing this site alone as this site in land use terms is an existing graduate accommodation, is an allocated site for this development and critically is within the control and ownership of the applicant with other sites not offering the same level of opportunity for providing this level of benefit in respect of numbers of units.
- 3) The third test relates to ensuring the action authorised is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status. The Council's Ecology Officer has considered that given the relatively low conservation value of the roost found that their loss is unlikely to be considered significant and the mitigation proposed by way of bat boxes and the availability of existing woodland for commuting and foraging along the western boundary of the site along the river corridor is satisfactory.

10.182. Overall having regard to the above, the Planning Authority considers that the proposal meets the three tests under the 2017 Regulations in that there are imperative reasons of overriding public interest, no satisfactory alternative sites that would deliver that interest and it provides favourable conservation status. As such, it is considered that a licence is likely to be granted.

Impact on Residential Amenity

10.183. Policy RE7 seeks to manage the impact of development and seeks to ensure that the amenity of communities, occupiers and neighbours are protected; does not have unacceptable transport impacts affecting communities and neighbours and provides mitigation measures where necessary.

10.184. Policy RE8 states permission will only be granted for development proposals which manage noise to safeguard amenity health and quality of life.

10.185. Policy H14 of the Local Plan. states planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of existing and new homes, complying with a range of criteria including the degree of overlooking impacting upon privacy; the orientation of windows in existing and proposed development and also impact of existing and proposed walls, hedges, trees and fences in respect of protecting or creating privacy, and also in respect of their impact on overshadowing both existing and new development.

10.186. The site is an existing graduate accommodation site located in a residential area surrounded to the east and south by residential buildings in Iffley and Rose Hill. Whilst the site will accommodate a greater number of graduate families, in land use terms this will be an intensification of the existing C1 use and is considered compatible in the locality.

10.187. The development proposal creates a very different arrangement of buildings on site in comparison to the loose knit arrangement of the existing buildings. This approach has been adopted in response to testing various designs and layouts that allow for delivering a higher number of buildings on site but in a manner that harmonises with the sensitivity of the Conservation Area, the setting of the Church of St Mary and the setting of The Mansion House. This has resulted in a building pattern that adopts the court yard approach with

terraced limbs of each side of the courtyard. In Court A, the proposed eastern limb of the Court is sited close to the boundary with 1 Eastchurch, which has resulted in objections by the occupiers of this property.

- 10.188. The concerns raised are the cumulative impact of the siting of the limb close to the boundary with 1 Eastchurch, combined with the solid run of buildings stretching down the length of the garden; the building's height; the resulting impact on the outlook from 1 Eastchurch, and impact on daylight and sunlight into the rear garden. The residents also raise concerns with the northern limb of Court A which will be resited closer to the boundary with 1 Eastchurch, with the impact of the proximity of the new building being sited closer to a kitchen window to the side of the house.
- 10.189. Officers have visited this property to assess the current arrangement of buildings and note existing features on site. These comprise existing tall mature trees within the garden of 1 Eastchurch, and the position of trees within Court Place Gardens. Officers also considered the extent of tree planting within the rear garden of the adjoining property, at 2 Eastchurch. It is clear that the existing trees have a considerable impact on the garden to this property and cause overshadowing.
- 10.190. Following the objections the applicant has sought to alleviate these concerns, exploring options for staggering the limb to create a gap in the terrace; to reduce the height of the houses to move the buildings away from the boundary so as to reduce pressure on this boundary and to increase daylight and sunlight into the kitchen and 1 Eastchurch.
- 10.191. The applicant has sought to address these concerns by the staggering the terrace by pulling 4 houses further away from the boundary by 1.5m and have hipped the originally proposed gable roofs to limit shade. In addition, louvre windows have been added so as to direct any views from upper bedroom windows south down the garden and not direct views into 1 Eastchurch. The applicants explored options for reducing the ground level further, but are limited by the root protection area of trees in this area. It is prudent to note that the existing ground levels are already being reduced by 1m which is indicated as the maximum change allowable in this area without causing harm to the Category B trees along this boundary. However the proposed buildings are also 1m taller, so this proposed reduction offsets the impact of the higher roof proposed.
- 10.192. In order to measure the impact on the amenity of 1 Eastchurch, a Sun Study has been submitted with the application and amended to reflect the proposed revisions to Court A as listed above. These assessments consider the impact of the proposal with trees and without trees, and assesses the impact at Summer Solstice, at Winter Solstice and March/September Equinox.
- 10.193. It is apparent from the assessments, that the existing trees have a considerable impact on daylight and sunlight in the rear garden, although it is acknowledged that the type of impact is different to the solidity of a building form as there will be filtered light. Nonetheless existing trees have an extensive impact already.
- 10.194. Given the different type of shading provided by the trees, the assessments have been considered without the trees layered in order to understand the impact of the solid building form. At Summer Solstice, when the sun is at its highest, it is not considered the impact of the building mass will be most noticeable in terms of overshadowing until later in the

afternoon, from 5pm. At March/September Equinox it is considered this impact will be more apparent from 4pm. At Winter Solstice, this will be more apparent from 2pm. However, with the trees layered in addition, this has a greater impact on all scenarios thereby indicating that the existing trees have the greatest impact. It is important to consider that as these trees are located in the Conservation Area these trees are protected.

- 10.195. Officers consider what is the greatest impact for these occupiers to be the impact on outlook as the character of the landscape changes from being loose knit with views through to existing trees and surrounding treescape to a change on the boundary with a terraced limb running close to the eastern boundary. However, regard is had to this being a private view which is not a material planning consideration. It is also material that a number of trees are located along the boundary within 1 Eastchurch that soften this view.
- 10.196. Objection has also been received regarding the position of the northern limb being constructed closer to 1 Eastchurch than the existing arrangement, in particular the impact on a kitchen window on the side elevation of this property. Whilst this is certainly closer to this window there remains a gap between the two properties of 10m which is not considered to be unreasonable. It is also noted that internally the kitchen and dining space receive light from the kitchen to the side of the house and through windows and double doors to the extension at the rear of the house with the room being a larger internal space and would therefore still receive sufficient light and outlook.
- 10.197. The residents have indicated that there are concerns with additional planting along the boundary in the vicinity of the north east boundary with Eastchurch as well as along the eastern limb of Court A. The concern held is that the canopy of these trees being such that they remove daylight and become an additional constraint. However, these canopies have been included in the canopy assessment, the impact of which is detailed above and found to not be materially harmful. The additional planting also offers enhancement to the streetscape from Eastchurch.
- 10.198. Overall Officers have had regard to the amendments made to staggering the eastern limb of Court A as well as the hipping of existing gable roofs. It is also noted that the height of buildings on this eastern limb have been sought to be no higher than existing buildings and that louvres are proposed on first floor windows to prevent direct overlooking. Further Officers have had regard to the existing use of the site and allocation in the Local Plan and consider overall on balance the impact at 1 Eastchurch to not cause unreasonable harm to justify a reason for refusal.
- 10.199. Having regard to the properties on Rivermead Road it is considered the separation distance is adequate between these properties so as not to cause harm through loss of daylight sunlight or outlook. All other properties are a sufficient distance away so as not to be affected.
- 10.200. Overall whilst there are concerns with the impact of the position of the northern limb and eastern limb of Court A on the amenities of 1 Eastchurch, it is considered that on balance this impact is acceptable having regard to policy H14 of the Oxford Local Plan 2036.

Indoor and Outdoor Amenity

- 10.201. Policy H15 of the Oxford Local Plan states planning permission will only be granted for new dwellings that provide good quality living accommodation. The accommodation provides 2 bed terraces measuring 72 sqm, 3 bed terraces measuring 90 sqm and 2 bed maisonettes measuring 71 sqm. These spaces comply with the Nationally Described Space Standards.
- 10.202. Policy H16 of the Local Plan has regard to outside amenity space standards and states planning permission will only be granted for dwellings that have direct and conventional access to an area of private open space in accordance with a range of criteria.
- 10.203. In this instance this is shared graduate housing, and not open market housing, and it is a design objective that the housing will have shared amenity space. This amenity space is provided privately in a shared internal courtyard and externally across the shared gardens including access to natural play provision. This is provided in this manner firstly to foster the community first objective and secondly, as the land take required and domestic paraphernalia of creating separate gardens would be detrimental to the landscaped garden setting of The Mansion House and the designated heritage assets. In light of this and that the scheme is for graduate family housing, it is considered that the requirements of policy H16 do not apply.

Air Quality

- 10.204. Policy RE6 of the Oxford Local Plan has regard to air quality and states planning permission will only be granted where the impact of new development on air quality is mitigated and where exposure to air quality is minimised or reduced.
- 10.205. The site is located within the Oxford city wide Air Quality Management Area. The proposed development has the potential to introduce future users into an area of existing poor air quality. The Air Quality Assessment (AQA) shows that pollutant concentrations in the surrounding area of the application site show compliance with the annual mean nitrogen dioxide levels in recent years. The results indicate that concentrations at proposed receptor locations within the site boundary are well below relevant air quality objectives for nitrogen dioxide.
- 10.206. Officers note that the energy strategy for the buildings states that heating and hot water will be provided via a combination of energy efficient Air Source Heat Pump (ASHP) and photovoltaic panels connected to each property for electricity generation. All these are renewable energy systems hence with no associated combustion emissions and no potential impacts on local air quality.
- 10.207. The Transport Statement states that the development will have a reduced level of car parking with 10 charging points (28%) for electric charging as well as infrastructure in place for an additional 8 charging points increasing the total to 18 (50%). This is in excess of the M4 policy requirements for electric vehicle charging points, and will be secured via a condition. The increase in transport movements is also considered modest and would not give rise to air quality concerns.
- 10.208. The risk of dust impacts during the developments construction phase was evaluated in the AQA by assessing the dust emission magnitude of the planned construction activities and by taking into account the existing sensitivity of the surrounding area. It was

concluded there would be a medium risk to human health of dust impacts from track out if left unmitigated. However with the application of the relevant mitigation measures proposed, it is concluded that the residual effect would be negligible, subject to securing these measures via a condition.

- 10.209. Air Quality Dispersion modelling was undertaken to quantify annual mean nitrogen dioxide concentrations across the application to assess suitability for proposed use. Modelling results were subsequently verified using OCC local monitoring data. The dispersion modelling results indicated that annual mean NO₂ (nitrogen dioxide), PM₁₀ and PM_{2.5} concentrations across the application site were below the relevant AQOs at the proposed sensitive use. The site is considered suitable for the proposed end-use without the implementation of protective mitigation techniques to protect future amenity.
- 10.210. Overall, the review of the submitted AQA and documents allow Officers to conclude that the site is considered suitable for the proposed end use subject to the inclusion of relevant mitigation measures (which will be imposed by the form of planning conditions). Therefore subject to two conditions to require electric charge points and a construction environment management plan (CEMP), it is considered that the review of all the above documents, allow Officers to conclude that that the air quality levels at this development will be below current limit values for NO₂, PM₁₀ and PM_{2.5}. The application is therefore considered to comply with policy RE6 of the Oxford Local Plan.

Archaeology

- 10.211. Policy DH4 of the Local Plan has regard to archaeology and the historic environment.
- 10.212. The site is of interest because it is located on elevated land close to the River Thames which has general potential for prehistoric and Roman activity. It also lies partially within the historic closes of Iffley Village in an area associated with the Norman church and manor and subsequent manorial farm.
- 10.213. An archaeological evaluation undertaken by Cotswold Archaeology in 2021 identified a series of Roman ditches and quantities of well-preserved 1st century pottery in a single trench at the northern end of the site, close to Iffley Church. The results indicate the presence of Roman domestic settlement activity in the near vicinity. The remaining trenching did not produce any significant archaeology, however modern servicing and standing structures placed significant constraints on the trench array, therefore Officers would request that further trenching be undertaken by condition followed by further mitigation as appropriate.
- 10.214. The evolution of the medieval settlement of Iffley is currently poorly understood. The Domesday survey records that Earl Aubrey held six hides (c720 acres) in Iffley with a further twenty four acres of meadow, 1 acre of pasture, 2 acres of coppiced woodland and one fishery. The manorial population comprised fourteen villains, six borders and five serfs. There are documentary references to Iffley Farm and Mansion House in the mid-late 16th century and it is therefore possible that there was a manor house and/or a farmstead located within the site by the late medieval period. Eighteenth and nineteenth century maps show farm buildings located within the development footprint (on the eastern part of the site).

10.215. Officers consider that having regard to the results of the archaeological evaluation and the physical constraints of the evaluation sample size, in line with the NPPF, any consent granted should be subject to a condition to secure archaeological trial trenching followed by further mitigation as appropriate. Subject to this, it is considered the scheme complies with policy DH4 of the Oxford Local Plan.

Health Impact Assessment

10.216. Policy RE5 requires the applicants to submit a Health Impact Assessment (HIA) for major development which should include details of implementation and monitoring.

10.217. The applicants have completed a Rapid HIA Matrix in accordance with the guidelines, and this matrix covers 11 broad topic areas including access to open space, affordability, access to healthcare services, crime reduction.

10.218. Having assessed the information, Officers consider that the HIA Matrix provides a good depth of assessment of the evidence that has been gathered and analysed in order to inform the assumptions made in the HIA. However, the policy requires that details of implementation and monitoring are needed. This is considered to be a requirement that can be secured in a condition.

10.219. Subject to a condition regarding the submission of further details of implementation and monitoring, it is considered that the proposal accords with policy RE5 of the Local Plan.

Other Matters

10.220. Land contamination: The development proposals for the site and the submitted ground investigation reports by Listers Geo have been reviewed and the site investigations carried out to date have not identified any significant potential contamination risks with regards to human health, controlled waters and the surrounding environment - when assessing soil quality, ground gas and groundwater risks.

10.221. On the basis of the proposed end-use, as student family accommodation with shared amenity areas, it is agreed that no specific remedial measures are considered necessary based on the soil results submitted. However, should any unexpected contamination be encountered during development of the site a watching brief condition is recommended. Subject to the imposition of this condition, it is considered the scheme complies with RE9 of the Oxford Local Plan.

10.222. Lighting: In view of the sensitive setting of the site, it will be imperative to require a lighting strategy to be secured by way of a condition.

11. CONCLUSION

11.1. The starting point for the determination of this application is Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning

application, paragraph 2. The principal objective of the NPPF is to deliver sustainable development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF.

- 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 that exist that indicate otherwise.
- 11.4. In summary, the proposed development would seek to provide family graduate accommodation in accordance with policy SP34 of the Oxford Local Plan, which is a policy allocation for development at Court Place Gardens.
- 11.5. The redevelopment of the site would make an efficient use of land increasing the number of graduate housing and the ability of the University to develop its own sites to meet its identified need for this sector of housing, as well as regulating the cost of housing. Through increasing the quantum of development on this site for family graduate housing which would in turn help address the wider pressure for housing across the city, particularly the pressure on family accommodation in the private market.
- 11.6. In consideration of the impact of the application, great weight has been given to conserving the designated heritage assets as required by paragraph 199 of the NPPF. In this instance the report considers the site layout, external appearance, scale, height, massing and landscape, and the impact of this on short range views from Rivermead Road and Iffley at Church Way and Eastchurch as well as the impact on mid to long range views from beyond the site at the tow path west of the River Thames, from Redbridge and the Western Hills. The report has considered further the impact on the setting of The Mansion House, the Church of St Mary and The Rectory as Grade II, I and II* listed buildings respectively and the impact on Iffley Conservation Area. In arriving at a conclusion, Officers consider that there would be no impact on The Rectory, but would be a lower level of less than substantial harm to the above stated designated heritage assets.
- 11.7. However, the report states that this harm should be weighed against the public benefits of the proposal, in accordance with paragraph 202 of the NPPF.
- 11.8. Officers consider that the public benefits as described would offset this impact sufficiently to outweigh the harm identified, delivering a scheme that would open up views of the historic assets and improve connectivity, providing a clear safer and direct route. The works will also provide benefits through replacing unsympathetic roof materials to the Mansion House. Planning public benefits will make a more efficient use of land, increasing the level of post graduate housing on this site which will release pressure on the housing market and will enable the university to meet their own needs. It will also enable the University to manage their own sites and increase affordability. There will also be other local benefits with the facilitation of routes through the site although this benefit is more limited.
- 11.9. In transport terms it is considered that the proposal would be acceptable in terms of access, parking, highway safety, traffic generation and pedestrian and cycle movements in accordance with Local Plan Policies M1, M2, M3, M4 and M5. The development would

not have a wholly adverse impact upon biodiversity and would incorporate mitigation measures in order to ensure that there is no net loss of biodiversity in accordance Local Plan Policy G2, and will represent a habitat gain of 10.85%. In respect of the Oxford City Wildlife Site (OxCWS), it is considered that due regard has been given to any impacts on this designation and are satisfied that the development is outside of the OxCWS. Further, the drainage strategy and the impact on biodiversity will have no adverse impact on the hydrological and habitat of the OxCWS.

11.10. The development has sought to limit the impact on trees across the site and sought to have minimal impact on the semi-deciduous woodland on the perimeter of the site to the west. The extent of canopy lost is only a quarter of the overall canopy cover, and by year 25 this canopy cover will represent a net gain over the existing canopy cover.

11.11. The development would also be acceptable in respect of amenity (Policy H14 of the Local Plan), energy and sustainability (Policy RE1), air quality (RE6), flooding and drainage (Policies RE3 and RE4), archaeology (Policy DH4) and land quality (RE9). Where there are any adverse impacts in relation to these matters officers consider that these could be mitigated through appropriately worded conditions.

11.12. In light of this, the NPPF states in paragraph 11 that proposals which accord with the development plan should be approved without delay.

11.13. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the NPPF, the allocation policy SP34 of the Local Plan, and relevant policies cited above in the Oxford Local Plan 2036, when considered as a whole, and the material considerations identified justify this approach.

11.14. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990 (and other enabling powers) to secure the matters referred to in this report and subject to the conditions set out in Section 12 of the report.

12. CONDITIONS

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

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

- 2 The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To control the extent of the development and to accord with policies SP34 and S1 of the adopted Local Plan 2036

- 3 Samples of all the exterior materials to be used on the elevations and hard landscape surfaces, shall be submitted to and approved in writing by the Local Planning Authority before the start of work above ground levels on the site and only the approved materials shall be used.

Reason: In the interests of the visual appearance of the Iffley Conservation Area in which it stands in accordance with policies DH1 and DH3 of the Adopted Oxford Local Plan 2036

- 4 The development hereby permitted shall not be brought into use until a detailed Lighting Strategy with technical specifications and lighting contour plans has been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include the following:

- Details of the external lighting of the development in particular architectural lighting of the buildings and the publically accessible routes
- Details of the impact of the lighting upon views into the site from within the city
- A lighting design strategy for biodiversity for buildings, features and areas to be lit. No lighting shall be directed towards the existing woodland.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and these shall be maintained thereafter in accordance with the approved strategy. Under no circumstances shall any other external lighting be installed without prior written consent from the local planning authority.

Reason: In the interests of safety, visual amenity and to comply with the requirements of the NPPF, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) in accordance with policies DH1, DH3, RE7 and G2 of the adopted Oxford Local Plan 2036.

- 5 A landscape plan shall be submitted to and approved in writing by the Local Planning Authority before development starts. 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, treatment of paved areas, and areas to be grassed or finished in a similar manner.

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

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

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

- 7 Any plant, tree or shrub that dies, is removed or fails to establish within 5 years of its first planting, shall be replaced within the next planting season in accordance with details that shall be first submitted to and approved in writing by the Local Planning Authority.

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

- 8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved prior to occupation.

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

- 9 Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction within the Root Protection Areas (RPAs) of retained trees shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material. Works shall only be carried in accordance with the approved details.

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

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

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

- 11 Detailed measures for the protection of trees to be retained during the development shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such measures shall include scale plans indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. Unless otherwise agreed in writing by the LPA the approved measures shall be in accordance with relevant sections of BS 5837:2012 Trees in Relation to Design, Demolition and Construction- Recommendations. The approved measures shall be in place before the start of any work on site and shall be retained for the duration of construction unless otherwise agreed in writing by the LPA. Prior to the commencement of any works on site the LPA shall be informed in writing when the approved measures are in place in order to allow Officers to make an inspection. No

works or other activities including storage of materials shall take place within CEZs unless otherwise agreed in writing by the LPA.

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

- 12 A detailed Arboricultural Method Statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved Arboricultural Method Statement unless otherwise first agreed in writing by the LPA.

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

- 13 Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) has been submitted to and approved in writing by the Local Planning Authority. The AMP shall include a schedule of all on-site supervision and checks of compliance with details of the Tree Protection Plan and/or Arboriculture Method Statement, as approved by the Local Planning Authority. The AMP should include details of an appropriate Arboricultural Clerk of Works (ACoW) appointed by the applicant who shall be present at key stages during each demolition and construction phase to oversee work; a photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approve AMP. The development shall only be carried out in accordance with the approved AMP.

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

- 14 Prior to the first occupation of the development, the cycle parking spaces and external bin storage shall be laid out in accordance with a plan that shall be first submitted to and approved in writing by the Local Planning Authority. The plans shall include dimensions and means of enclosures for the cycle and bin storage. The development shall be carried out in accordance with the approved details and retained solely for the purpose of cycle and bin storage only.

Reason: To control the extent of the development and to ensure that adequate bin and cycle parking is being provided and to accord with policy DH7 of the adopted Local Plan.

- 15 Prior to commencement of the development above ground, a plan detailing the layout of the car parking with parking bays and paving shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate all parking spaces meet the minimum dimensions required and can be safely and easily accessed by designated vehicles. The car parking spaces shall be laid out prior to first occupation of the development and remain solely for the purpose for parking cars thereafter.

Reason: To control the extent of the development and to ensure that the car parking spaces are adequately laid out to accord with policy M3 of the adopted Local Plan.

- 16 Prior to first occupation of the development a Delivery and Servicing Management Plan, including contact details for staff responsible for delivery management and details of the servicing and delivery vehicles to be used, shall be submitted to and approved in writing by the Local Planning Authority and provided to the Highway Authority. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of highway safety and to mitigate the impact of delivery and service vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times and to comply with guidance in the NPPF

- 17 Prior to the first occupation of the development, a Travel Plan Statement shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To control the extent of the development and to accord with policy M2 of the Local Plan.

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

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365;
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan for SuDS in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details.
- Consent for any connections into third party drainage systems
- Phasing
- Detailed drainage layout with pipe numbers
- Sizing of attenuation
- Discharge rates
- Discharge volumes

Reason: To control drainage and flooding and to ensure compliance with policies RE3 and RE4 of the adopted Local Plan 2036.

- 19 Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site ;
- (d) The name and contact details of any appointed management company information.

Reason: To accord with Section 21 of the Flood and Water Management Act 2010 and to accord with policy RE4 of the adopted Local Plan 2036.

- 20 A Construction Traffic Management Plan (CTMP) should be submitted to the Local Planning Authority and agreed prior to commencement of works. 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 CTMP shall be adhered to at all times during construction of the development hereby permitted.

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 and to accord with guidance within the NPPF and policy M2 of the adopted Local Plan 2036.

- 21 No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;

- b) Identification of “biodiversity protection zones”, in respect of protected and notable species and habitats;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols;
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;
- and
- h) Use of protective fences, exclusion barriers and warning signs;

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

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with policy G2 of the adopted Local Plan 2036.

- 22 Protected species surveys shall be considered valid for no longer than one year. Should work not commence within a year of surveys, updated surveys must be undertaken and the results submitted to and approved in writing by the Local Planning Authority. Should ecological conditions have changed, an updated biodiversity impact assessment metric shall be undertaken and provided to the Local Planning Authority to ensure the approved net gain in biodiversity is achieved.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended) and Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

- 23 A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior to the occupation of the first phase of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed within the scheme;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule;
- g) Details of the body or organization responsible for implementation of the plan;
- and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy G2 of the Oxford Local Plan 2036 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

- 24 No development shall take place (including ground works and vegetation clearance) until a European Protected Species Mitigation Licence has been granted by Natural England. Details of any required mitigation in respect of bats shall be agreed with Natural England. A copy of the licence shall be provided to the Local Planning Authority before any development takes place.

Reason: To protect bats in accordance with the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and to comply with policy G2 of the adopted Local Plan 2036.

- 25 No more than 6 months prior to commencement of any works, a badger walkover shall be undertaken. Should any new badger activity be recorded within the site, full surveys and a badger mitigation strategy will be produced and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the mitigation measures within the mitigation strategy as approved. If necessary, a licence shall be obtained from Natural England for works to proceed lawfully.

Reason: To comply with the requirements of the Protection of Badgers Act 1992 and to comply with policy G2 of the adopted Local Plan 2036.

- 26 Prior to the commencement of development, a detailed scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include specifications and locations of landscape planting of known benefit to wildlife, including nectar resources for invertebrates. Details shall be provided of artificial roost features, including bird and bat boxes, and a minimum of 20 dedicated swift boxes. Other features, such as hedgehog domes and invertebrate houses shall be included. Any new fencing will include gaps suitable for the safe passage of hedgehogs. The development shall be carried out in accordance with the approved plans prior to the occupation of the development.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy G2 of the adopted Local Plan 2036.

- 27 The development shall be carried out in accordance with the details of the sustainability measures as specified within the Energy Statement Rev 1 dated 26th April 2021 and retained and managed thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To minimise carbon emissions in accordance with policy RE1 of the adopted Local Plan 2036.

- 28 No development shall take place until a written scheme of investigation (WSI) for Stage 1) post demolition archaeological trial trenching and Stage 2) archaeological recording has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Roman, medieval and post-medieval remains and to accord with Local Plan Policy DH4.

- 29 No development shall take place until the complete list of site specific dust mitigation measures and recommendations that are identified on Table 14 (pages 19-21) of the Air Quality Assessment that was submitted with this application, are included in the site's Construction Environmental Management Plan (CEMP). The CEMP will need to be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken 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 adopted Local Plan 2036.

- 30 Prior to the commencement of development above ground, details of the Electric Vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- Location of electric vehicle charging point

- Provision of electric vehicle charging points to cover at least 25% of the amount of permitted non allocated parking of the development (and a minimum of 8);
- Appropriate cable provision should also be installed to ensure that remaining parking is prepared for increased EV demand in future years.

The electric vehicle infrastructure shall be formed, and laid out in accordance with these approved details before the development is first occupied and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with policy RE6 of the adopted Local Plan 2036

- 31 The development hereby permitted shall only be used for post graduate family accommodation as specified in the submitted application and for no other purpose, and not including student accommodation, without the prior written approval of the Local Planning Authority.

Reason: To control the extent of activity and to provide for family graduate accommodation in accordance with policy SP34 of the adopted Local Plan 2036

- 32 Prior to the commencement of any development including demolition, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority to address noise impacts. The CEMP (noise) shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise and vibration and waste disposal resulting from the site preparation, groundwork and construction phases of the development. It shall also include details of
- 2.5m solid site hoardings around the construction site perimeter to provide screening from ground level construction noise
 - A management programme to inform the residents of the nearest noise sensitive properties of when the noisiest activities are likely to taken place and where possible arranging these activities for periods that are least likely to cause a disturbance
 - Demonstration of how the construction programme across the various blocks is planned in order to minimise disruption due to noise

The development shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the LPA

Reason: To safeguard neighbouring residential amenities and to limit the construction impact of the proposal and to accord with policies RE7 and RE8 of the adopted Local Plan 2036.

- 33 Throughout the course of the development, a watching brief for the identification of unexpected contamination shall be undertaken by a suitably competent person. Any unexpected contamination that is found during the course of construction of the approved development shall be reported immediately to the Local Planning Authority. Development on that part of the site affected shall be suspended and an investigation

and risk assessment must be carried out by a competent person and in accordance with detail that have been 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 before the development (or relevant phase of development) is resumed or continued. 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 adopted Local Plan 2036.

- 34 Prior to the commencement of work above ground, details of all proposed signage around the site shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be erected in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with policy DH1 and DH3 of the adopted Local Plan 2036.

- 35 Prior to the commencement of work above ground, a plan showing the location, and details of all proposed gates, railings and enclosures as well as all structures including bike stores shall be submitted to and approved in writing by the Local Planning Authority. The enclosures and structures shall be erected in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with policy DH1 and DH3 of the adopted Local Plan 2036.

- 36 Prior to the commencement of work above ground, details of the proposed brick courses and window reveals shall be submitted to and approved in writing by the Local Planning Authority. The elevations and reveals shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to comply with policy DH1 and DH3 of the adopted Local Plan 2036.

- 37 Prior to the first occupation of the development hereby permitted, details of the louvre feature to be applied to the external windows of the first floor windows in the eastern elevation of the eastern limb of the dwellings in Court A hereby permitted shall be first submitted to and approved in writing by the Local Planning Authority. The louvres as approved will be installed prior to first occupation and shall be thereafter retained in accordance with the approved details, unless otherwise first approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the occupiers of 1 Eastchurch and to accord with policy H14 of the Oxford Local Plan 2036.

- 38 Notwithstanding the submission of the Health Impact Assessment (HIA), further details of implementation and monitoring of the HIA shall be submitted to and approved in

writing by the Local Planning Authority prior to the first occupation of the development. The development shall be carried out in accordance with the approved details.

Reason: In order to promote strong vibrant and healthy communities and to accord with policy RE5 of the adopted Local Plan 2036.

- 39 Prior to the commencement of development above ground level, details of the treatment of the headwall to both detention basins as well as details of any soft landscape planting to the detention basins, including number and type of species to be planted shall be first submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: In order to limit the engineered appearance of the detention basin and impact on the setting of The Mansion House in accordance with policy DH3 of the Oxford Local Plan 2036.

- 40 Prior to the commencement of work above ground level, details of the proposed PV panels showing the panels flush with the roof plane shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details only.

Reason: In order to limit the impact of the PV panels on the roofscape and impact on Iffley Conservation Area in accordance with policy DH3 of the Oxford Local Plan.

13. APPENDICES

- **Appendix 1 – Site location plan**

14. HUMAN RIGHTS ACT 1998

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

15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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