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By email/planning portal only

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11th December 2023

Dear Validation Team

**PROPOSED RESIDENTIAL DEVELOPMENT,
27 MAGDALEN ROAD, OXFORD, OX4 1RP**

Bice Investments Ltd ("the Applicant") has instructed the Blake Morgan Planning Department as Planning Consultant and Agent to consider and advise in relation to the proposed redevelopment of 27 Magdalen Road, Oxford, OX4 1RP ("the Site"). This follows the Applicant's acquisition of the Site in June 2023, in turn after the selling agent (Messrs Carter Jonas) had marketed the Site having sought pre-application advice in respect of redevelopment.

The pre-application advice from the local planning authority, Oxford City Council ("the Council"), confirmed, in principle, use of the Site, formerly used as a Class E(a) Shop, for the provision of Class C3 dwellinghouses, given its sustainable location. Subsequent work undertaken by the Project Team arrived at the scheme of 8 x 1-bedroom apartments, with associated cycle parking, bin storage, amenity areas and landscaping ("the Original Proposal"). The Case Officer felt that the Original Proposal caused harm to the amenity of the those residing in neighbouring 26 Magdalen Road using their garden by reason of height, scale, bulk and massing. The Applicant was invited to withdraw and amend the Original Proposal to address this concern.

The Applicant therefore instructed the Project Team to consider the Scheme and propose amendments that would address the comments received. This resulted in the Scheme being revised to 6 apartments, in summary terms deleting the middle apartment from the first floor level to open up the Hurst Street vista and building volume on the northern boundary of the Site with 26 Magdalen Road and removing one of the two lower ground floor apartments in order to reduce overall bulk, massing and height of the Scheme ("The Amended Proposal"), to which this resubmission and covering letter relates.

Pre-application advice confirmed that loss of the former employment use in favour of housing in such a sustainable location is in accordance with Local Plan Policy S1 'Presumption in Favour of Sustainable Development' and Local Plan Policy E1 ', reflecting the National Planning Policy Framework ("NPPF"), Chapters 2 'Achieving Sustainable Development' and 5 'Delivering a Sufficient Supply of Homes'. Local Plan Policy RE2 'Efficient Use of Land', together with NPPF Chapter 11 'Making Effective Use of Land' both then require redevelopment to optimise re-use of the land available as is shown in this case.

Various Local Plan policies, together with NPPF Chapter 12 'Achieving Well Designed Places' and the Council's Technical Advice Notes ("TANs"), have then further shaped the design, in order to ensure that this is of a high quality (Local Plan Policy DH1 'High Quality Design and Placemaking' and associated TAN), along with meeting criteria and/or standards to be met in terms of privacy, daylight and sunlight, overshadowing and safeguarding privacy (Local Plan Policy H14), internal space standards (Local Plan Policy H15), outdoor amenity (Local Plan Policy H16), sustainable construction (Local Plan Policy RE1), improvements to drainage (Local Plan Policy RE4), cycle parking (Local Plan Policy M5) and bin storage (Local Plan Policy DH7 and associated TAN).

The Amended Proposal complies with all Local Plan policies of relevance, as well as with associated relevant TANs and the NPPF. In addition, the Amended Proposal brings with it substantial and materially significant economic, social and environmental benefits to the public, far outweighing any potential harm attributed to the Amended Proposal such as loss of a former hardware store/shop. These significant benefits include:

- provision of much-needed single and dual person, purpose-built self-contained apartments in a sustainable location with ready pedestrian, cycle and bus access to a whole range of amenities, services and facilities (economic and social);
- creation of construction jobs and income into the Magdalen Road and Cowley Road areas (economic and social);
- removal of an eyesore in terms of local architecture and streetscene (social and environmental);
- further rejuvenation and regeneration in the local area (economic);
- biodiversity net gain and improved landscape/streetscape (environmental);
- improved drainage and utility infrastructure compared to the existing situation (social); and
- payment towards community infrastructure (social).

The Amended Proposal is therefore commended to the Council for favourable consideration and the grant of Planning Permission in due course.

In considering the Amended Proposal please have regard to the various supporting documentation accompanying the planning application. Listed below in full, key documents to consider alongside the drawings

are the Planning Statement and the Design and Access Statement, the latter including detailed daylight, sunlight and overshadowing analysis.

If any further information or detail is required in terms of validation then please contact me. Otherwise, we look forward to hearing from you in due course to confirm validation and assignment of the Planning Application to a Case Officer.

Yours sincerely

Sean V Silk MRTPI

Planning Consultant

For and on behalf of Blake Morgan LLP

Enc(s)

- Planning Application, Ownership & CIL Forms
- Location and Block Plans
- Site Plan, Existing and Proposed
- Floor Plans and Elevations, Existing and Proposed
- Planning Statement
- Policy E1 Report
- Design and Access Statement, including DSO and Photographs/Photomontages
- Overheating Analysis
- Structural Appraisal and Photographs
- Energy & Sustainability Statement and associated BPS & SAP
- Air Quality Report
- PRA and Bat Emergence Survey Report
- Contaminated Land Questionnaire and Photographs
- Drainage Report

cc Applicant (by email only)