



The Planning Inspectorate

Questionnaire (s78) & (s20)

Received

Planning, Listed Building Consent and Conservation Area consent

Appeal ref: APP/G3110/A/08/2070447/NWF

Appeal by: Site at Land at Jennio Canal side, Canal Side

Grid ref: 4504 2067 Jennio, Oxford

Site address: Spring Residential

Postcode: OX1

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 2 weeks** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

1 a	Despite our initial letter, do you consider that this appeal can be dealt with by the written representation procedure?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b	Or do you wish to be heard by an Inspector at;		
	(i) a hearing? or	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	(ii) an inquiry?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
c	How long do you expect an inquiry would last? <i>Previous appeal lasted 6 days</i>		<u>6</u> days
2 a	If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b	Is it <i>essential</i> for the Inspector to enter the site to assess the impact of the proposal?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	If YES, please explain; <u>where builds are in relation to proposed builds, heights</u>		
c	Are there any known health and safety issues that would affect the conduct of the site inspection?	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	If YES, please describe; <u>Canal side</u>		
3	Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry.		
	Name: <u>O. de Soissons</u>		
	Tel No: <u>01865 252231</u>		
	E-mail address: <u>planning@oxford.gov.uk</u>		
4	Does the appeal relate to an application for approval of reserved matters?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
5	Was a GDPO 1995 Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

6	<p>Did you give publicity to the application in accordance with either Article 8 of the GDPO 1995, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) act 1990 or Regulation 5 of the Planning Listed Buildings and Conservation Areas) Regulations 1990?</p> <p>If YES, please attach;</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
a	a copy of the notice published;	<input type="checkbox"/> Attached	
b	any representations received as a result of that notice;	No of docs _____	
7	Is the appeal site within;		
a	A Green Belt?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b	An Area of Outstanding Natural Beauty?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
8	<p>Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?</p> <p>If YES, please attach details.</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
		<input type="checkbox"/> Attached	
9	<p>a Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?</p> <p>If YES, please give our reference numbers and if necessary attach details.</p> <p>Refs: <u>APP/43110/A/08/2070446/NWF</u></p>	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
		<input type="checkbox"/> Attached	
b	<p>Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?</p> <p>If YES, please give our reference numbers and if necessary attach details.</p> <p>Refs: _____</p>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		<input type="checkbox"/> Attached	
10	<p>Would the development require the stopping up or diverting of a public right of way?</p> <p>If YES, please attach an extract from the Definitive Map and Statement for the area, and any other details.</p>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
		<input type="checkbox"/> Attached	
11	<p>a Is the site in a Conservation Area?</p> <p>If YES, please attach a plan of the Conservation Area</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
		<input type="checkbox"/> Attached	
b	Does the appeal relate to an application for conservation area consent?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
12	<p>a Does the proposed development involve the demolition, alteration or extension of a listed building?</p> <p>If YES, is it a:</p> <p>Grade I <input type="checkbox"/> Grade II* <input type="checkbox"/> Grade II <input type="checkbox"/> Date of Listing: _____</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b	<p>Would the proposed development affect the setting of a listed building?</p> <p>If YES, to (a) or (b), please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest.</p>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		<input checked="" type="checkbox"/> Attached	
13	<p>Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
14	<p>a Would the proposals affect an Ancient Monument (whether scheduled or not)?</p>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b	<p>If YES, was English Heritage consulted?</p> <p>Please attach a copy of any comments.</p>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
		<input type="checkbox"/> Attached	

15	<p>Is any part of the site subject to a Tree Preservation Order?</p> <p>If YES, please attach a plan showing the extent of the Order and any relevant details.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
16	<p>Have you made a Local Development Order under s61A to 261C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?</p> <p>If YES, please attach a copy of the relevant order.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
17	<p>Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
18	<p>a Is the appeal site in or adjacent to or likely to affect an SSSI and/or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?</p> <p>If YES, please attach the comments of Natural England.</p> <p>b Are any protected species likely to be affected by the proposals?</p> <p>If YES, please attach details.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
19	<p>Environmental Impact Assessment</p>	
	<p>Schedule 1</p>	
	<p>a (i) Is the proposed development Schedule 1 development as described in Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?</p> <p>(ii) If YES, under which description of development? (ie Nos 1-20)</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>_____</p>
	<p>Schedule 2</p>	
	<p>b (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?</p> <p>(ii) If YES, under which description of development in Column 1? (ie Nos 1-13)</p> <p>(iii) Is the applicable threshold/criteria in Column 2 exceeded/met?</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>_____</p> <p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
	<p>c Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?</p> <p>If YES, please provide details:</p> <p>_____</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p>
	<p>Screening</p>	
	<p>d (i) Have you issued a screening opinion (SO)?</p> <p>If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence.</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>
	<p>(ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations?</p> <p>If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please attach brief reasons for your opinion.</p>	<p>YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Attached</p>

Environmental Statement (ES)

e Has the appellant supplied an environmental statement? YES NO

If YES, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 2/99.

Attached

Publicity

f If applicable, please attach a copy of the site notice and local advertisement published under Article 8 of the GDPO 1995, as required for EIA development. Attached

20 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? YES NO

If YES, please attach copies of any comments that you received in response. ATTACHED

If NO, please inform the appropriate bodies of the appeal now and ask for any comments to be sent to us within six weeks of the starting date.

21 **Copies of the following documents must, if appropriate, be attached to this questionnaire;** N/A No of docs

a a copy of the letter with which you notified people about the appeal; 1

b a list of the people you notified and the deadline you gave for their comments to be sent to us; 1
Deadline: 9th May 2008

c all representations received from interested parties about the original application; 4 ✓

d the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; 2

e any representations received as a result of a GDPO 1995 Article 7 (or Regulation 6) notice; —

f extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan). You must include the front page, the title and date of approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination; —

g List of policies: CP1, 2, 3, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 18, 22, TR1, 3, 4, 5, 13, WE 6, 8, 9, 10, HE 2, 3, 4, 5, 6, 19, 20, 22, SR9, SR15, 16, DS13
extracts of any relevant policies which have been 'saved' by way of a Direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, that you consider necessary. Please attach a copy of the Direction and a copy of the letter from the Government Office which accompanied the Direction. —

List of policies: _____

Direction attached Letter attached

h extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when; —

- i extracts from any supplementary planning document, together with the date of its adoption. In the case of emerging documents, please state what stage they have reached; _____
- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal statement; _____
- Attached At 6 weeks

k any other relevant information or correspondence you consider we should know about; No of docs _____

22 For appeals dealt with by written representations only.

Do you intend to send a 6 week statement about this appeal? YES NO

If NO, please attach the following information now (for all appeals, whether refusal or non-determination);

- a the relevant planning history, including a full list of the plans submitted with the application; Attached
- b any supplementary reasons for the decision on the application or what the decision notice would have said; Attached
- c matters which you want the Inspector to note at the site visit; Attached
- d how the relevant development plan policies relate to the issues of this appeal; Attached

23 For the Mayor of London cases only

- a Was it necessary to notify the Mayor of London about the application? YES NO
If YES, please attach a copy of that notification. Attached
- b Did the Mayor of London issue a direction to refuse planning permission? YES NO
If YES, please attach a copy of that direction Attached

Your reference: 07/01234/FUL

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: O. de Soissons

On behalf of (LPA): Oxford City Council

Date: 11 Apr 08

Please tell us of any changes to the information you have given on this form.

a Welsh slate roof. In the 1st floor is a 3-light sash window in a wood frame and in the 2nd floor 1 sash window in a wood frame. There is a 2-light casement window in the 3rd floor. Interior:- RCHM page 108a. Includes a panelled door and possibly some stencilled patterns on plaster, now covered, on the walls of the 1st floor.

Nos 48 to 53 (consec) form a group with Trinity and Balliol Colleges.

1.
1485

BROAD STREET
(North Side)

No 53

SP 5106 SW 8/140

12.1.54.

II

GV

2.

House. RCHM 192. A 4-storeyed mid C18 stuccoed timber-framed front with an oversailing. The ground floor in front has reproduction early C19 shop front and an early C19 doorframe. The 3-sided bays are carried up the whole height of the house and there is a moulded cornice and parapet surmounting them; there are C18 sash windows on each, with glazing bars. The house was completely rebuilt behind the street frontage in recent years. The modern slate mansard roof is visible from the street.

Nos 48 to 53 (consec) form a group with Trinity and Balliol Colleges.

1.
1485

CARDIGAN STREET

Church of St Barnabas

SP 5006 NE 4/23

SP 50 NW 24/23

29.1.68.

B

2.

1868. By Sir A W Blomfield. An outstanding design in Ravenna style, and an early experiment in the use of concrete as a facing material. South-east Campanile altered roof pitch 1955. Mosaics in Apse. On a brick plinth. Brick bands and dressings. Slate roof. Apsed end. Vestry on North-east. Richly decorated interior, good pulpit.

19d

Planning Services

Planning Control and Conservation

E: planning@oxford.gov.uk F: 01865 252144

Ramsay House

10 St. Ebbe's Street
Oxford OX1 1PT

Switchboard: 01865 249811



**OXFORD
CITY
COUNCIL**

Mr. G. Sutton,
Senior Ecologist,
Marishal Thompson and Co.
Greensfield Court,
Alnwick,
Northumberland,
NE66 2DE.

18th June 2007
Our ref: MH/07/01234/FUL
Your ref: E/1903071004/GS

Dear Mr Sutton,

**Planning Application No. 07/01234/FUL: Residential Development at Jericho
Canalside, Oxford: EIA Screening Opinion.**

I refer to the above development and your request for a "Screening Opinion" as to whether an Environmental Impact Assessment is required to accompany the planning application.

The Local Planning Authority has considered your request in accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

The planning application relates to land to the east side of the Oxford canal and measures approximately 0.33 ha. (0.82 acres). It is proposed to demolish the existing buildings on the application site and construct 54 flats (9 x1 bed and 45 x 2 bed) including affordable units in two blocks of accommodation on 3 and 4 floors. In addition 16 car parking spaces, cycle parking, bin stores and ancillary facilities are proposed to be provided, together with a canal "winding hole", public square, footbridge and boat repair berth.

Having examined the proposals the Local Planning Authority is of the view that the development does not fall within any of the relevant categories of development within Schedule 1 to the 1999 Regulations where an EIA would always be required, nor within the description of an "Urban Development Project" at paragraph 10(b) of Schedule 2 to the 1999 Regulations as supported by Annex A to accompanying Circular 2/99 "Environmental Impact Assessment". The Local Planning Authority also takes the view that none of the other types of development listed in Schedule 2 are relevant to the case. In this context and having regard to all other material considerations including all relevant Statutory Instruments, Planning Policy Guidance Notes, Planning Policy Statements and Government Circulars, the Local Planning Authority has concluded that the development would not be likely to have significant adverse effects on the environment and would not therefore:

- constitute major development of more than local significance;
- adversely affect an environmentally sensitive location (such as a Site of Special Scientific Interest, National Park, Area of Outstanding Natural Beauty, World Heritage Site, or Scheduled Monument); or
- be of a complex and hazardous nature

by virtue of factors such as nature, size or location.

Accordingly in exercise of the powers conferred upon it by Regulation 5 of the 1999 Regulations the Local Planning Authority determines the development sought is not EIA development and that an Environmental Impact Assessment is not therefore required to accompany the planning application submitted.

In accordance with Regulation 20(1) of the Regulations, I have placed a copy of this Screening Opinion on this Authority's statutory Planning Register.

Yours sincerely,



Murray Hancock
Chief Principal Planner

Direct Line: 01865 252153

Fax: 01865 252144

Email: mhancock@oxford.gov.uk

cc Phillip Rawle, RPS Planning

Planning Services
Planning Control and Conservation

E: planning@oxford.gov.uk F: 01865 252144

2/9
Ramsay House
10 St. Ebbe's Street
Oxford OX1 1PT

Switchboard: 01865 249811

www.oxford.gov.uk



The Owner/Occupier
File Copy

Date: 8th April 2008
Your ref:
My ref: 07/01234/FUL and 07/01973/FUL
Ask for: Oliver De Soissons
Telephone: 01865 252231

Dear Sir/Madam

**Planning Appeal: Land At Jericho and Site at St Barnabus,
Canal Side Jericho,
Oxford Oxford**

Spring Residential has appealed to the Secretary of State against the Council's refusal of planning permission for:-

Demolition of existing buildings. Erection of 54 flats (9x1bed, 45 x 2 bed) including affordable units in 2 blocks on 3 and 4 floors. Provision of 16 car parking spaces, cycle parking, bin stores and ancillary facilities. Construction of canal "winding hole", public square and lifting bridge, plus boat repair berth (Amended plans) (Planning application 07/01234/FUL)

And for

Landscaping works involving insertion of gates, railings and boundary wall (in association with planning application 07/01234/FUL) (Planning application 07/01973/FUL)

Both these appeals will be decided by an Inspector appointed by the Secretary of State at a Public inquiry and I will inform you of the inquiry details as soon as they are available.

If you made any comments on the original application for planning permission (unless they were marked confidential), the Council will send them to the Planning Inspectorate and they will be taken into account by the Inspector who decides the appeal unless they are subsequently withdrawn.

If you wish to amend your comments or make any new ones, please contact the Planning Inspectorate quoting reference APP/G3110/A/08/2070447/NWF (for 07/01234/FUL) or APP/G3110/A/08/2070446/NWF for 07/01973/FUL) by **9th May 2008** (which is six weeks after the start date of the appeal).