



Oxford Local Plan 2036

Joint Statement of Common Ground: Magdalen College and Oxford City Council

Parties:

- Oxford City Council
- Magdalen College

Date: 24 June 2019

Introduction

1. This Statement of Common Ground (SoCG) outlines the matters on which Magdalen College and Oxford City Council (the Parties) have co-operated on and provides a written record of the progress made between the two organisations. Its purpose is to reflect and confirm the current position agreed by both Parties with specific regard to a main modification to Policy SP19: Land surrounding St. Clement's Church.

Key issues

2. Both parties support the principle of residential development on this site, allocated by Policy SP19. It is acknowledged that the land surrounding St. Clement's church is an integral and contiguous part of the existing campus of Magdalen College and offers the only area within its curtilage of the College that offers the opportunity to accommodate any further significant development.
3. Magdalen College in their representations to the Draft Oxford Local Plan 2036 have suggested some changes to the policy wording for the draft allocation in Policy SP19 to include reference to student accommodation, as well as housing. The City Council has drafted this policy in this way because of the need to direct student accommodation on or adjacent to an existing university or college campus or academic site, hospital and research site, city or district centre or on a site which is allocated in the OLP to include student accommodation. As such, this did not include including student accommodation in Policy SP19. However, having reflected on the representations received on this site and the site specific circumstances, we are in agreement that this site is adjacent to Magdalen College and therefore student accommodation would also be appropriate. This change to the wording would therefore allow this site to be developed either in part or in whole for residential and or student accommodation. The City Council also recognises that the site could also accommodate a childrens' nursery as an ancillary use to residential dwellings and/or student accommodation.
4. The parties agree that the new development does need to be sensitively designed to respect the views from the church and towards Magdalen College together with its setting and the potential impact of views on the historic core as the southern part of the site lies within the South Park View Cone. It is further acknowledged by both parties that the site lies within the St. Clement's and Iffley Road Conservation Area and therefore any new development will be required to conserve and enhance the conservation area and the setting of the church. Furthermore the site lies within 600m of a site

of Special Scientific Interest.

5. This proposed change is considered to be a main modification to the Oxford Local Plan 2036. The parties agree that this modification should be incorporated within the proposed Main Modifications schedule to be submitted alongside the Local Plan to ensure the effectiveness of the policy. If the Inspector considers this proposed modification to address the soundness issue then this would resolve the objection from Magdalen College on this matter.

Conclusion

6. For clarity, the Parties agree that the following main modifications to Policy SP19, summarised below and set out in track changes below would ensure the policy is in line with the overall approach and therefore ensure its effectiveness.

Policy SP19: Land surrounding St. Clement's Church

Planning permission will be granted for residential dwellings and/or student accommodation at the Land surrounding St. Clement's Church site. Planning permission may also be granted for a childrens' nursery as an ancillary use. Planning permission will not be granted for any other uses.

Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. Development should be of a height and density appropriate to the site's situation in a Conservation Area, in the setting of the Grade II* listed church partially within a view cone and fronting open river valley to the west.

A new access will be required from the Marston Road to serve the northern part of the site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.

All proposals should minimise impact on air quality during construction phase.

Signed on behalf of Oxford City Council

Name: Adrian Arnold



Position: Interim Head of Planning

Date: 24 June 2019

Signed on behalf of Magdalen College

Name: R.A Smith



Position: Head of Planning at Savills (Oxford)

Date: 24 June 2019