

<b>Application</b> <b>10/00371/ADJ</b>	<b>No:</b>	<b>Ward:</b> <b>Cherwell Area</b>	<b>Outside</b>	<b>Date</b> <b>09/03/2010</b>	<b>Valid:</b>
<b>Applicant:</b>	The Westgate Partnership c/o Oxford City Council				
<b>Site Address:</b>	Westgate Development, Oxford, Oxon				

**Proposal:** Alteration, refurbishment, part redevelopment and extension of the existing Westgate Centre. Renewal of 06/01211/FUL. Oxford City Council ref. 10/00454/EXT

## 1. Site Description and Proposal

- 1.1 The proposed development covers an area of 5.7 hectares situated in Oxford City Centre and covering Land At Bonn Square, Queen Street, St Ebbe's Street, Old Greyfriars Street, Thames Street, Norfolk Street, Castle Street, Paradise Square, Westgate Shopping Centre And Part Of Oxford And Cherwell College. The site is in or affecting the Central Area Conservation Area.
- 1.2 The proposed works involve a Mixed use development involving the alteration, refurbishment, part redevelopment and extension of the existing Westgate Centre to provide new retail and residential accommodation within Use Classes A1, A2, A3, A4, A5, C3 and D1, erection of a replacement car park at Abbey Place and new access onto Thames Street, provision of new bus facilities and a bus priority route, environmental improvements to the public realm, associated highway, access and landscape works, and other associated works and uses. (Renewal of planning permission 06/01211/FUL)

## 2. Application Publicity

- 2.1 As this matter is being dealt with by Oxford City Council, no publicity has been undertaken

## 3. Consultations

- 3.1 As this matter is being dealt with by Oxford City Council, no consultation has been undertaken

## 4. Relevant Planning Policies

- 4.1 PPS1: Delivering Sustainable Development  
PPS4: Planning for Sustainable Economic Growth  
PPG13: Transport  
PPG15: Planning and the Historic Environment
- 4.2 The South East Plan policies: CO1, CO2, T1, T4, BE1, BE6, TC1, TSR7

## 5. Appraisal

- 5.1 Oxford is described within The South East Plan as a regional hub, providing services and facilities to a wide area including to the residents of Cherwell District. The proposed re-development of the Westgate shopping centre is unlikely to have any impact on Cherwell District or the vitality or viability of Kidlington Village Centre (being the nearest local shopping centre). A thorough Master Plan and design and access statement has been submitted, explaining the design principles and reasoning for the proposed development. Furthermore, it is noted that this application is a renew of the previously approved application for the re-development of this area and it is therefore considered that Cherwell District Council raise no objections at this time.

## 6. Recommendation

**That Oxford City Council be advised Cherwell District Council raise no objections to the proposed development. Oxford City Council is requested to inform Cherwell District Council of the outcome of the planning application.**

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