Planning - Oxford City Planning Committee

On **Tuesday 21 February 2023** At **6.00 pm**

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OXFORD CITY COUNCIL

Presentations

Contents

Note: Planning Committee presentations contain mostly pictures, maps and plans. These are not in an accessible format.

To see full details of the application including full plans, representations, public comments and supplementary information, please click here and enter the relevant Planning Reference number in the search box

The agenda, reports and any additional supplements can be found together with this supplement on the committee meeting webpage.

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Oxford City Planning Committee Presentation

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OXFORD CITY COUNCIL

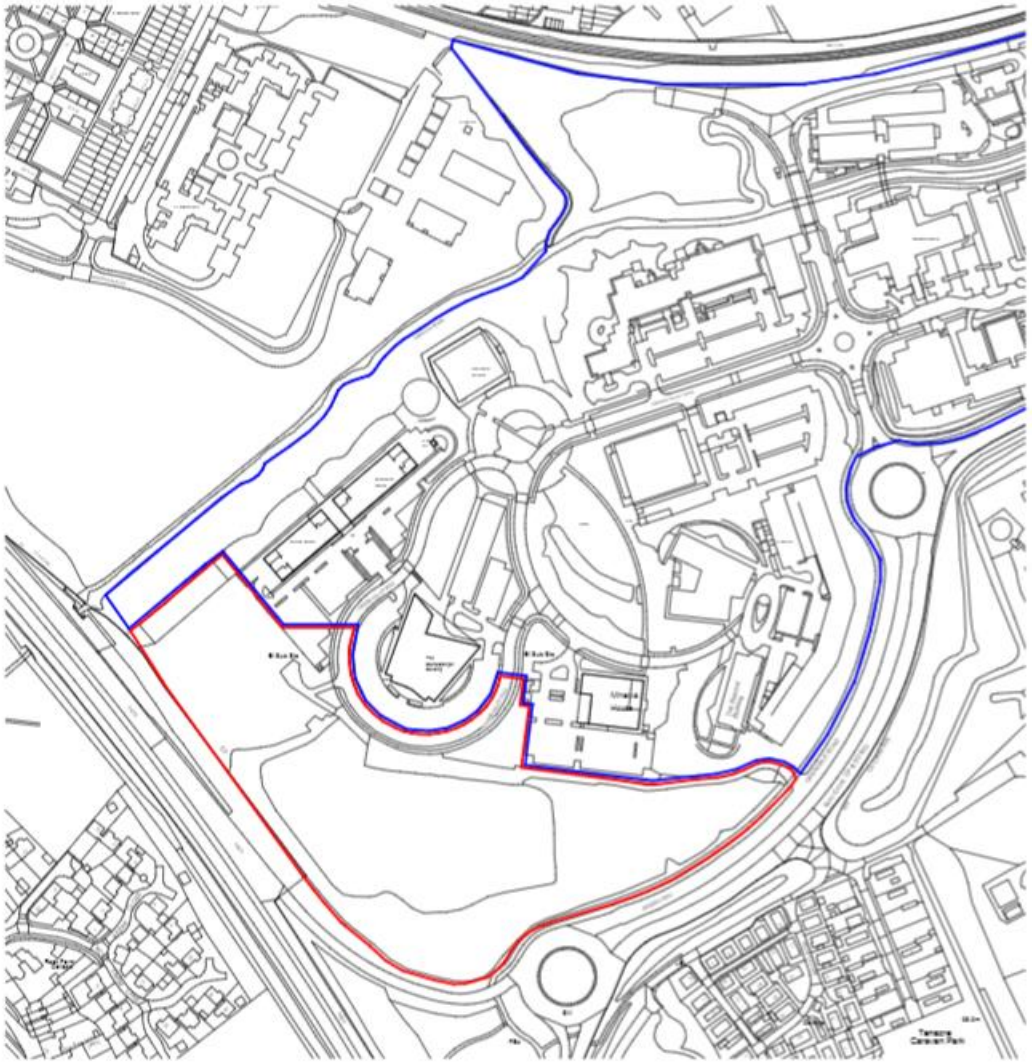
22/02168/FUL

The Oxford Science Park
Plots 23-26

21st February 2023

Agenda Item 3

Site Location Plan



SCOTT BROWNRIGG

Oxford Science Park

Plots 23 - 26 Oxford Science Park

SITE LOCATION PLAN

1 : 1250 @A1

20034-SBR- ZZ- ZZ-DR-A-80100

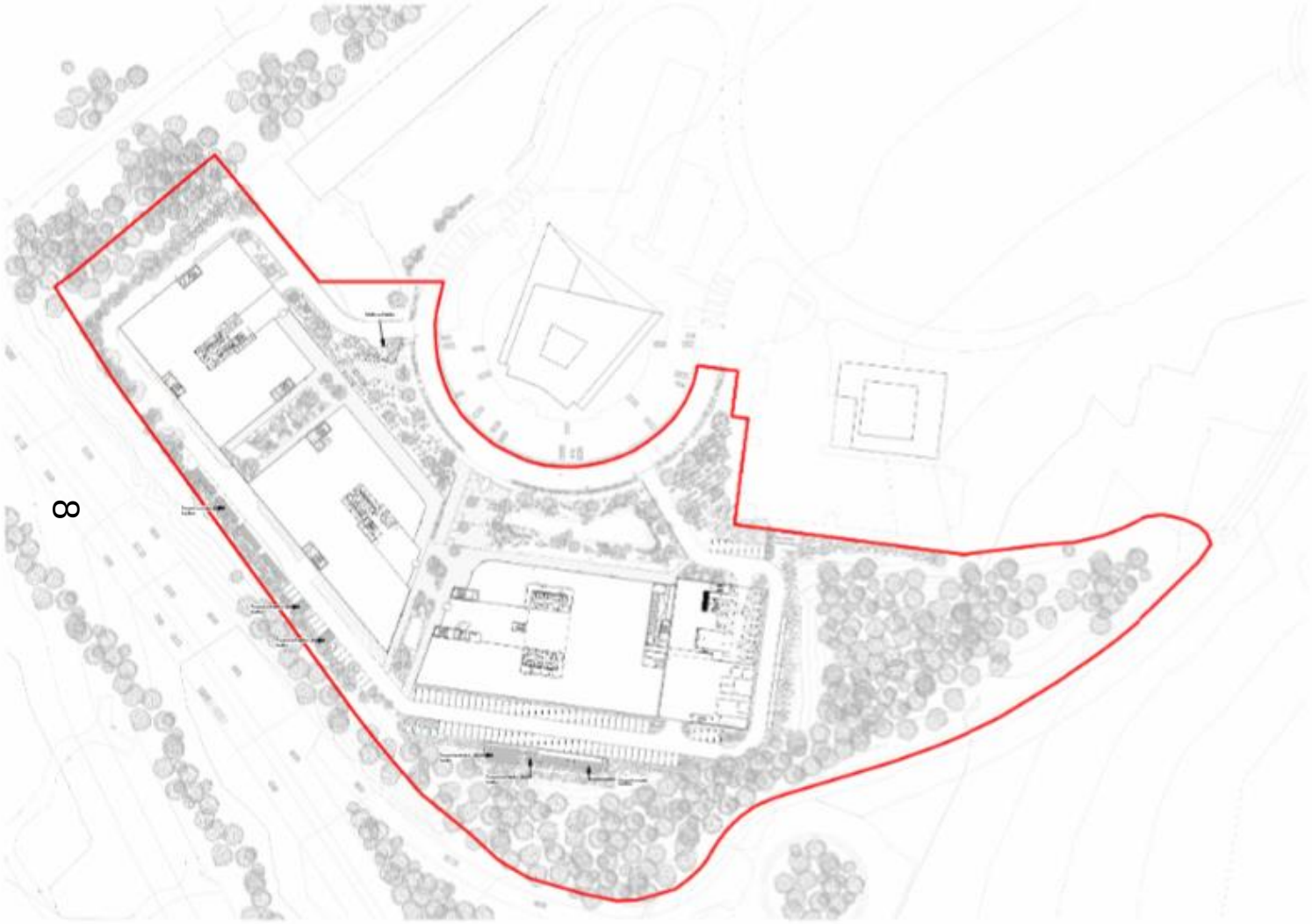
PLANNING 1

Application site from southern boundary in relation to the Schrodinger building (centre), Minerva House (right) and Fletcher House (right)

6

Existing gap in vegetation adjacent to A4074 to be infilled.


Construction access road to be replanted post construction



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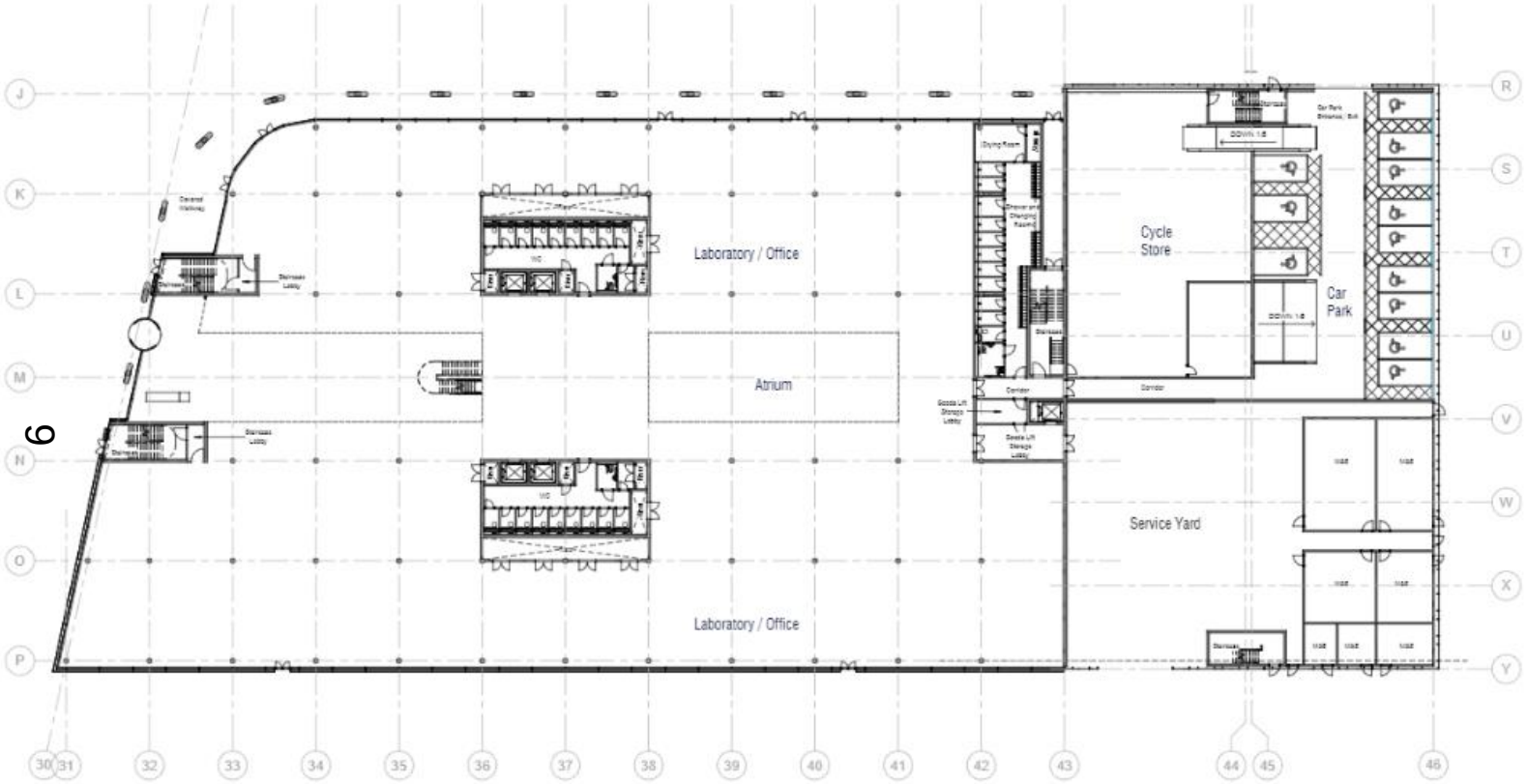
THE OXFORD SCIENCE PARK

Plots 23 - 26 Oxford Science Park

PROPOSED SITE PLAN

1 : 750 @A1

20034-SBR- ZZ- ZZ-DR-A-80101



00 PROPOSED BUILDING 3 - GROUND FLOOR PLAN

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Plots 23-26 The Oxford Science Park

PROPOSED BUILDING 3
GROUND FLOOR PLAN

As indicated @A1

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Ground floor plan of building 3

AA PROPOSED BUILDING 1 - GA SECTION AA

BB PROPOSED BUILDING 1 - GA SECTION BB

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Client name
The Oxford Science Park

THE OXFORD SCIENCE PARK

Job Title
Plots 23-26 The Oxford Science Park

Drawing Title
PROPOSED BUILDING 1
GA SECTIONS AA & BB

Scale
As indicated @A1

Project Originator Zone Level Type Role Number
20034-SBR-B1-ZZ-DR-A-85100

Suitability Code Status
PLANNING

Rev
2

Section of building 1

Visual of buildings 1, 2 and 3 fronting Heatley Road

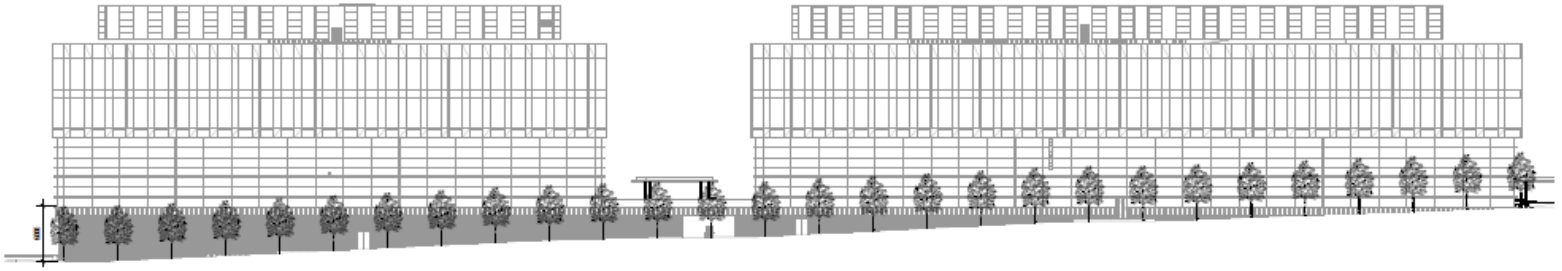
Relationship of buildings 1 and 2 with Schrodinger Building and Fletcher House

Building 3, Schrodinger Building and Minerva House with LVIA photomontage of buildings 1 and 3 below.

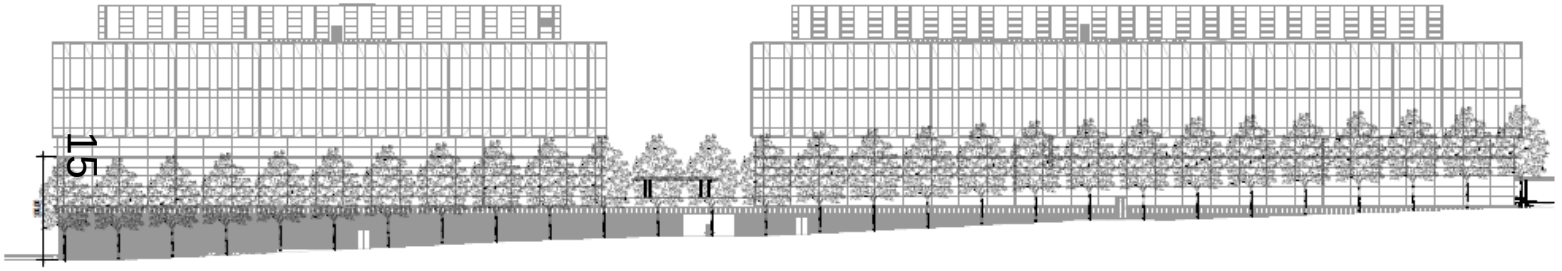
View from A4074

View from Sandford Road, Sandford on Thames

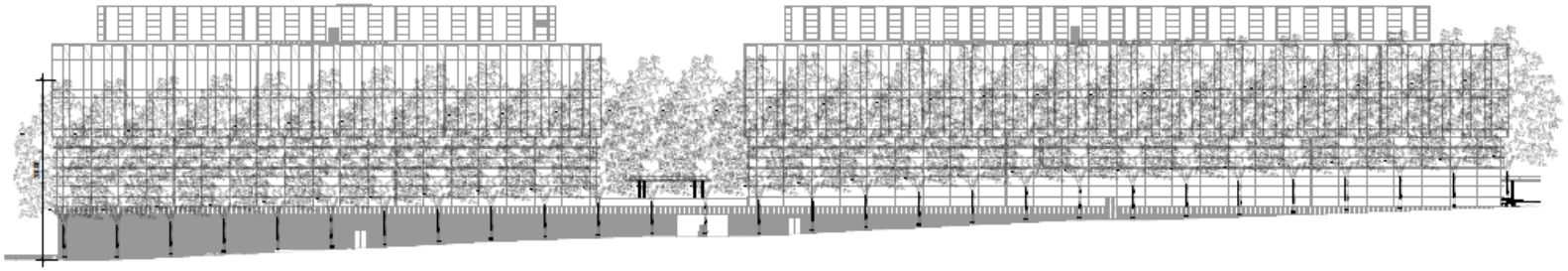
View from Keene Close, Sandford on Thames



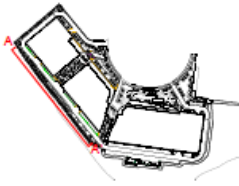
01 ELEVATION A-A' - SOUTH-WEST BOUNDARY (YEAR 1)
Scale 1:250



02 ELEVATION A-A' - SOUTH-WEST BOUNDARY (YEAR 10)
Scale 1:250



03 ELEVATION A-A' - SOUTH-WEST BOUNDARY (YEAR 20)
Scale 1:250

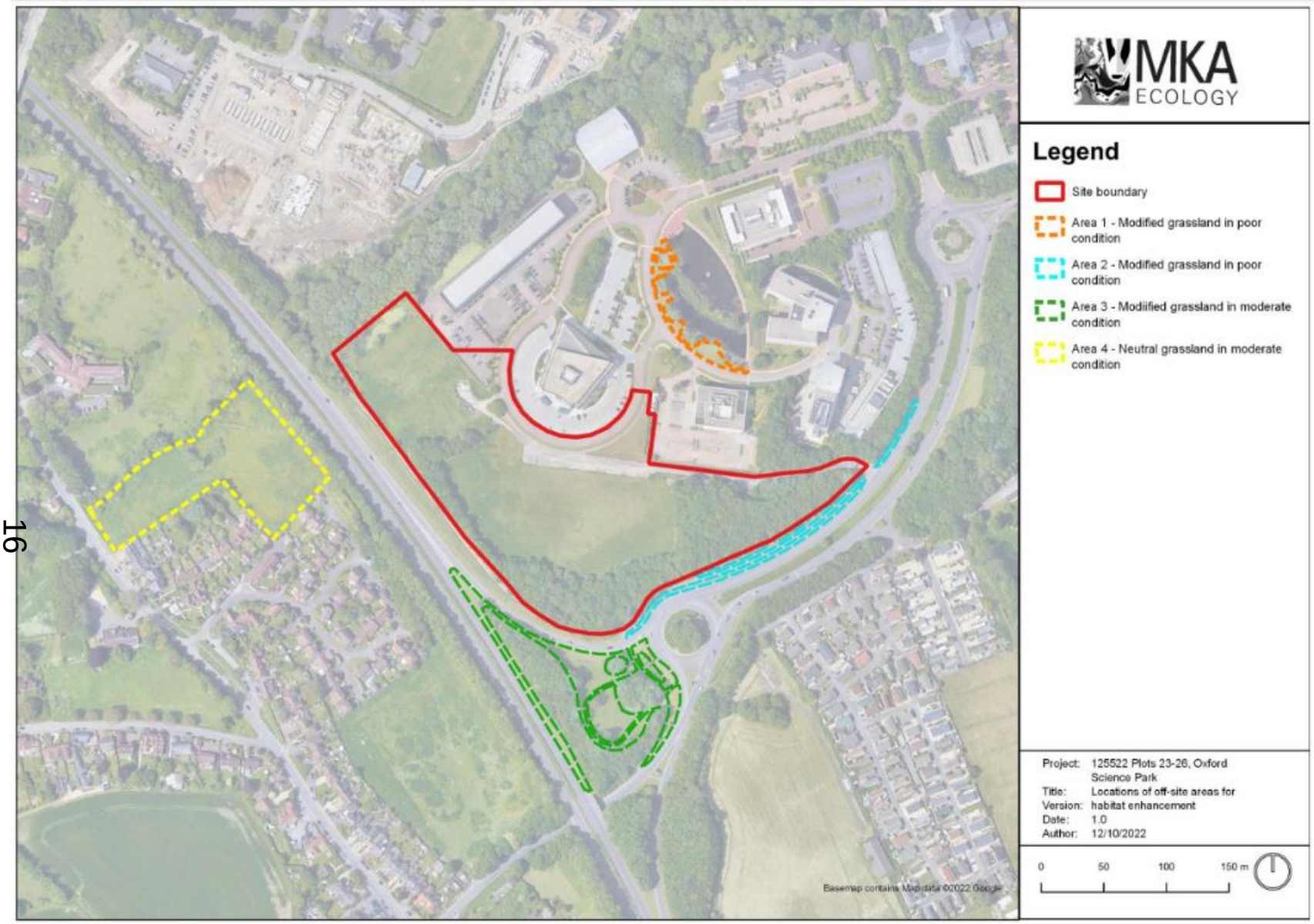


KEY PLAN NTS

OXFORD SCIENCE PARK
OXFORD SCIENCE PARK
PLOTS 23-26
LANDSCAPE ELEVATION
SOUTHERN BOUNDARY TREES
FOR PLANNING
3241.MA.4002 1:250@A1
PY DEC 2022 BD

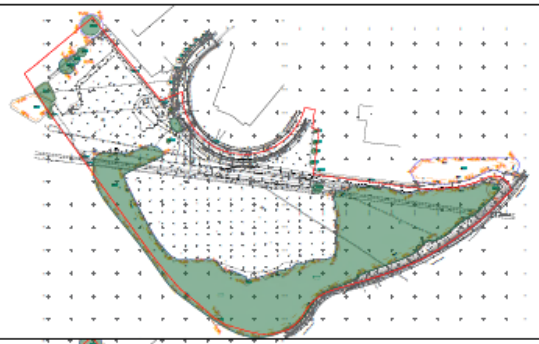
MACFARLANE&OGG

Indicative tree growth rate along A4074



Biodiversity off-setting locations

Existing
+0 years



Proposed
+0 years

Detailed Canopy Cover Assessment

Application site size (m2)	44712
Total existing baseline tree canopy cover (m2)	17610
Baseline canopy cover as % of application site	39%

Expected tree canopy cover within application site over:	Canopy Cover Without Development (baseline)		Canopy Cover With Development		Difference
	Area	% of site	Area	% of site	% of site
10 years	19872	44%	20138	45%	1%
20 years	22208	50%	24683	55%	4%
30 years	24828	55%	29367	66%	11%

	Canopy Cover Without Development (baseline)		Canopy Cover With Development		Difference
	Area	% of site	Area	% of site	% of site
Difference in canopy cover with development vs baseline at 25 years	23414	52%	27385	61%	8.2%

Conclusion - The proposed scheme exceeds the council requirements and can be expected to result in an 8.2% net increase in canopy cover at 25 years (increase of 3666m2 on baseline - a surplus of ~73 new tree plantings at year 0).

Detailed Canopy Cover Assessment Methodology

Replacement tree planting requirements have been calculated using the Oxford City Council's TAN II policy as a guide. The replacement canopy cover requirements have been calculated using the 'detailed tree canopy cover assessment' method that is described within TAN II.

The way the policy is worded makes clear that the Council requires no net loss of canopy cover after 25 years (developed site vs existing site). However, the Council have since verbally made clear that they in fact require a 5% net gain so as to act as a margin of error. As such, a 5% canopy cover gain has been targeted.

The methodology outlined by the council in TAN II is as follows:

1) Calculate total area of existing baseline tree canopy cover within the application site.

2) Calculate existing baseline tree canopy cover as % of total application site area.

3) Taking account of key site specific tree canopy cover dynamics (e.g. tree growth, tree age, tree life expectancy/ potential to contribute etc.) project forward over time to predict total tree canopy cover within the application site at baseline + 10, +20 and + 30 years for the following scenarios:

a. No development
b. With development

4) Calculate impact on existing tree canopy cover by subtracting area of tree canopy cover for no development scenario from area of tree canopy for with development scenario, both at baseline + 25 years.

To provide the figures for the above calculations, a series of 8 CAD models were produced. These were created for the following scenarios:

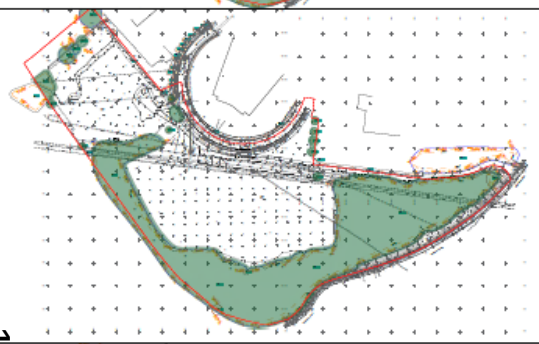
- Existing canopy cover with no development
- Canopy cover after 10 years with no development
- Canopy cover after 20 years with no development
- Canopy cover after 30 years with no development
- Canopy cover immediately after development
- Canopy cover after 10 years with development
- Canopy cover after 20 years with development
- Canopy cover after 30 years with development

In order to calculate the estimated canopy coverage in each scenario, tree and group within the site had their canopy boundaries were expanded by 1.5m for each 10-year increment and area measurements recorded. This was done for both new plantings and existing trees. Where canopies overlapped, the area was only counted once (i.e. there was no double counting).

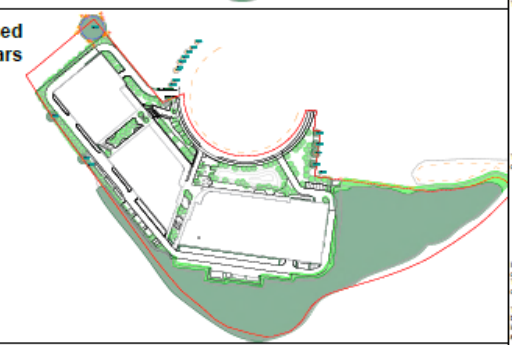
The canopy growth rate of ~1%/m per year was selected based on what was considered reasonably likely based on experience. This is in line with Forestry Commission Bulletin 99 where the study showed that trees in grass and shrub beds experienced annual shoot extension of 6.4cm to 19.2cm (with varying species, age and condition). We believe the figure of 1%/m to be a reasonable base figure to use for such a calculation.

In order to calculate the figures for a 25-year period, the results of the 25 and 30 year models were averaged.

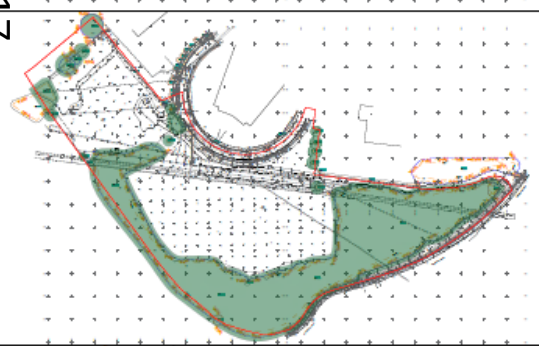
Existing
+10 years



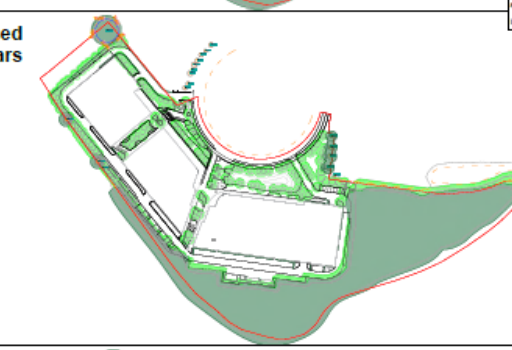
Proposed
+10 years



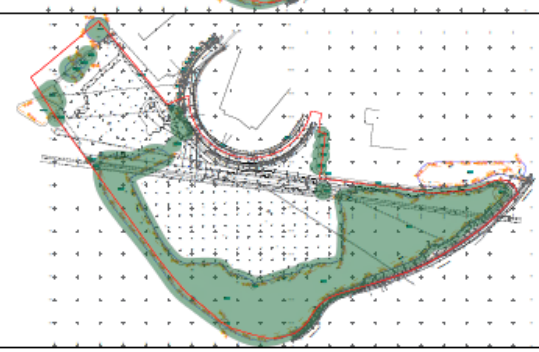
Existing
+20 years



Proposed
+20 years



Existing
+30 years



Proposed
+30 years

Key

Ligna Consultancy

Plots 23-26 at Oxford Science Park

The Oxford Science Park (Properties) Limited

Canopy Cover Assessment

P2466-CCA01	V2	23/12/2022
1:2000 - A1		N. Hallinan

Proposed Site Plan & Landscape Plan

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Tree Canopy Cover Assessment

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