

Agenda



Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 10 December 2024**

Time: **6.00 pm**

Place: **Oxford Town Hall**

For further information please contact:

Uswah Khan, Committee and Member Services Officer, Committee
Services Officer

☎ 01865 529117

✉ DemocraticServices@oxford.gov.uk

Members of the public can attend to observe this meeting and.

- may register in advance to speak to the committee in accordance with the [committee's rules](#)
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Committee Membership

Councillors: Membership 11: Quorum 5: substitutes are permitted.

Councillor Mary Clarkson (Chair)	Marston;
Councillor Laurence Fouweather (Vice-Chair)	Cuttleslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor Nigel Chapman	Headington Hill & Northway;
Councillor Barbara Coyne	Headington Hill & Northway;
Councillor David Henwood	Rose Hill & Iffley;
Councillor Alex Hollingsworth	Carfax & Jericho;
Councillor Jemima Hunt	St Clement's;
Councillor Rosie Rawle	Donnington;
Councillor Dianne Regisford	Holywell;
Councillor Louise Upton	Walton Manor;

Apologies and notification of substitutes received before the publication are shown under *Apologies for absence* in the agenda. Those sent after publication will be reported at the meeting. Substitutes for the Chair and Vice-chair do not take on these roles.

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

Agenda

Pages

Planning applications - background papers and additional information

To see representations, full plans, and supplementary information relating to applications on the agenda, please [click here](#) and enter the relevant Planning Reference number in the search box.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

1 Apologies for absence and substitutions

Councillor Hollingsworth has sent apologies. Councillor Ottino will be substituting Councillor Hollingsworth.

2 Declarations of interest

3 24/01821/FUL Department of Physiology

13 - 42

Site address: Department Of Physiology, Parks Road, Oxford, Oxfordshire

Proposal: Demolition of part of the third floor and construction of new rooftop extensions. The refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices. The creation of an external terrace and new plant room enclosures, flues and risers. The insertion of new third floor windows in the north elevation of the building.

Reason at Committee: Major development.

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

2. **Agree to delegate authority** to the Head of Planning and Regulatory Services to:
 - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning and Regulatory Services considers reasonably necessary.

4 **24/01434/FUL Stansfeld Park**

43 - 78

Site address: Stansfeld Park, Quarry Road, Oxford, Oxfordshire

Proposal: Erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education) with associated infrastructure and provision of a replacement car park.

Reason at Committee: Major development

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:
 - The satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report;
2. **Agree to delegate authority** to the Head of Planning and Regulatory Services to:
 - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
 - Finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - Complete the section 106 legal agreement referred to above and issue the planning permission.

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

5 24/02339/FUL 8 Dunstan Road

79 - 92

Site address: 8 Dunstan Road, Oxford, Oxfordshire, OX3 9BY

Proposal: Erection of a glasshouse to rear.

Reason at Committee: The application has been submitted on behalf of a councillor.

RECOMMENDATION

Oxford City Planning Committee is recommended to:

1. **Approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission
2. **Agree to delegate** authority to the Head of Planning and Regulatory Services to:
 - Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

6 Minutes

93 - 102

Recommendation: to approve the minutes of the meeting held on 15 October 2024 as a true and accurate record.

7 Forthcoming applications

Items currently expected to be considered by the committee at future meetings are listed for information. This is not a definitive list and applications may be added or removed at any point. These are not for discussion at this meeting.

22/02555/FUL: Plot 27, Oxford Science Park, Robert Robinson Avenue, Oxford OX4 4GA	Major
22/02954/OUT: Land at Oxpens Road, Oxford OX1 1TB	Major
22/02955/FUL: Land at Oxpens Road, Oxford OX1 1TB	Major
22/03078/FUL: Land Bounded by Meadow Lane and Church Way, Oxford	Major
23/00810/VAR: 19 Between Towns Road, Oxford, Oxfordshire, OX4 3LX	Major

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23/00988/FUL: Bertie Place Recreation Ground and Land South West of Wytham Street, Oxford	Major	
23/01001/CT3: Tumbling Bay, Head of Bulstake Stream, Botley Road, Oxford	Called-in	
23/01023/VAR: Radcliffe Observatory Quarter, Radcliffe Humanities, Woodstock Road, Oxford OX2 6GG	Major	
23/01744/CEU: City of Oxford College, Oxpens Road, Oxford OX1 1SA	Major	
23/01973/VAR: Northfield House, Sandy Lane West, Oxford OX4 6LD	Major	
23/02262/FUL: Churchill Hospital, Old Road, Headington, Oxford OX3 7JT	Called-in	
24/00585/VAR: Car Park, Meadow Lane, Oxford OX4 4BJ	Called in	
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called-in	
24/01344/FUL: Waynflete Building, 1-8 St Clement's Street and 9-13 St Clement's Street, Oxford OX4 1DN	Major	
24/01345/LBC: Waynflete Building, 1-9 St Clement's Street and 9-13 St Clement's Street, Oxford OX4 1DN	Major	
24/01434/FUL: Stansfield Park, Quarry Road, Oxford	Major	
24/01397/FUL: The Bungalow, Sandy Lane, Oxford OX4 6LL	Major	
24/01821/FUL: Department of Physiology, Parks Road, Oxford OX1 3PT	Major	
24/01807/FUL: 299-301 London Road, Headington, Oxford OX3 9HL	Called-in	

8 Dates of future meetings

Future meetings of the Committee are scheduled at 6.00pm on:

21 January 2025

25 February 2025

18 March 2025

15 April 2025

20 May 2025

17 June 2025

*Decisions come into effect after the post-meeting councillor call in period expires, or after a called-in decision is reconsidered, **and** the Head of Planning and Regulatory Services has issued the formal decision notice.*

Oxford City Council, Town Hall, St Aldate's Oxford OX1 1BX

Information for those attending

Recording and reporting on meetings held in public

Members of public and press can record, or report in other ways, the parts of the meeting open to the public. You are not required to indicate in advance but it helps if you notify the Committee Services Officer prior to the meeting so that they can inform the Chair and direct you to the best place to record.

The Council asks those recording the meeting:

- To follow the protocol which can be found on the Council's [website](#)
- Not to disturb or disrupt the meeting
- Not to edit the recording in a way that could lead to misinterpretation of the proceedings. This includes not editing an image or views expressed in a way that may ridicule or show a lack of respect towards those being recorded.
- To avoid recording members of the public present, even inadvertently, unless they are addressing the meeting.

Please be aware that you may be recorded during your speech and any follow-up. If you are attending please be aware that recording may take place and that you may be inadvertently included in these.

The Chair of the meeting has absolute discretion to suspend or terminate any activities that in his or her opinion are disruptive.

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". The matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

Members' Code – Other Registrable Interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing** of one of your Other Registrable Interests*** then you must declare an

interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Members' Code – Non Registrable Interests

Where a matter arises at a meeting which ***directly relates*** to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under Other Registrable Interests, then you must declare the interest.

You must not take part in any discussion or vote on the matter and must not remain in the room, if you answer in the affirmative to this test:

“Where a matter affects the financial interest or well-being:

- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest You may speak on the matter only if members of the public are also allowed to speak at the meeting.”

Otherwise, you may stay in the room, take part in the discussion and vote.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

** Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

*** Other Registrable Interests: a) any unpaid directorships b) any Body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority c) any Body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Procedure for dealing with planning applications at the Oxford City Planning Committee and Planning Review Committee

Planning controls the development and use of land in the public interest. Applications must be determined in accordance with the Council's adopted policies, unless material planning considerations indicate otherwise. The Committee must be conducted in an orderly, fair and impartial manner. Advice on bias, predetermination and declarations of interests is available from the Monitoring Officer.

The following minimum standards of practice will be followed:

1. All members of the Committee will have pre-read the officers' report. Committee members are also encouraged to view any supporting material and to visit the site if they feel that would be helpful. (In accordance with the guidance at 24.15 (Planning Code of Practice) in the Council's Constitution).
2. At the meeting the Chair may draw attention to this procedure. The Chair may also explain who is entitled to vote.
3. The sequence for each application discussed at Committee shall be as follows:
 - (a) the planning officer will introduce it with a short presentation;
 - (b) any objectors may speak for up to 5 minutes in total;
 - (c) any supporters may speak for up to 5 minutes in total;
 - (d) speaking times may be extended by the Chair, provided that equal time is given to both sides. Any non-voting City Councillors and/or Parish and County Councillors who may wish to speak for or against the application will have to do so as part of the two 5-minute slots mentioned above;
 - (e) voting members of the Committee may raise questions (which shall be directed via the Chair to the lead officer presenting the application, who may pass them to other relevant officers and/or other speakers); and
 - (f) voting members will debate and determine the application.
4. In determining an application Committee members should not:
 - (a) rely on considerations which are not material planning considerations in law;
 - (b) question the personal integrity or professionalism of officers in public;
 - (c) proceed to a vote if minded to determine an application against officer's recommendation until the reasons for overturning the officer's recommendation have been formulated including the reasons for refusal or the wording of any planning conditions; or
 - (d) seek to re-design, or negotiate amendments to, an application. The Committee must determine applications as they stand and may impose appropriate conditions.

Public requests to speak

Members of the public wishing to speak must notify the Committee Services Officer by noon on the working day before the meeting, giving their name, the application/agenda item they wish to speak on and whether they are objecting to or supporting the application. Notifications can be made via e-mail or telephone, to the Committee Services Officer (details are on the front of the Committee agenda).

Written statements from the public

Any written statement that members of the public or Councillors wish to be considered should be sent to the planning officer by noon two working days before the day of the meeting. The planning officer will report these at the meeting. Material received from the public at the meeting will not be accepted or circulated, as Councillors are unable to give proper consideration to the new information and officers may not be able to check for accuracy or provide considered advice on any material consideration arising. Any such material will not be displayed or shown at the meeting.

Exhibiting model and displays at the meeting

Applicants or members of the public can exhibit models or displays of photos and/or pictures at the meeting or a room provided for that purpose as long as they notify the Committee Services Officer of their intention by noon two working days before the start of the meeting so that members can be notified. Applicants or members of the public are not permitted to exhibit photos and/or pictures in any electronic format.

Recording meetings

This is covered in the general information above.

Meeting Etiquette

All representations should be heard in silence and without interruption. The Chair will not permit disruptive behaviour. Members of the public are reminded that if the meeting is not allowed to proceed in an orderly manner then the Chair will withdraw the opportunity to address the Committee. The Committee is a meeting held in public, not a public meeting.

This procedure is detailed in the Annex to part 24 of the Council's Constitution as agreed at Council in March 2023.

Oxford City Planning Committee

10th December 2024

Application number: 24/01821/FUL
Decision due by 18th November 2024
Extension of time 20th December 2024

Proposal Demolition of part of the third floor and construction of new rooftop extensions. The refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices. The creation of an external terrace and new plant room enclosures, flues and risers. The insertion of new third floor windows in the north elevation of the building.

Site address Department Of Physiology, Parks Road, Oxford, Oxfordshire – see **Appendix 1** for site plan

Ward Holywell Ward

Case officer Sarah Orchard

Agent: Stephanie Weeks **Applicant:** Chancellor, Masters & Scholars Of The University Of Oxford

Reason at Committee Major Development

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission

1.1.2. **agree to delegate authority** to the Head of Planning and Regulatory Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning and Regulatory Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers an application for the demolition of part of the third floor and construction of new rooftop extensions, the refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices. The proposal also includes the creation of an external terrace and new plant room enclosures, flues and risers and insertion of new third floor windows in the north elevation of the building.

2.2. The report considers the principle of development, impact of the proposed development on the character and appearance of the host building, the immediate surrounding area and in longer range views. It also considers the archaeology, blue and green infrastructure, sustainability, flooding and drainage, air quality, neighbouring amenity and land quality. The report concludes that the development is acceptable in all regards and is therefore recommended for approval.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for a CIL contribution of £37,687.58

5. SITE AND SURROUNDINGS

5.1. Sherrington Building, a large four storey 1940's Art Deco building currently used for a mix of lab, academic and office space by the University of Oxford, Department of Physiology and Genetics. The original building has been subject of later extensions, including a number of roof top extensions constructed in the 1960's and more modern extensions to the wings of the building constructed in the late 1990's and early 2000's. The roof areas of the building feature extensive plant equipment, which is both enclosed and exposed.

5.2. The site is located within the Oxford University Science area in the city centre. It also lies within the Central (City and University) Conservation Area, which identifies the building as a non-designated heritage asset. To the north of the site lies University Parks, a Grade II listed park and garden. To the south and west of the site lie the listed buildings of The University Museum and Pitt Rivers (Grade 1), Museum Lodge (Grade II) and The Townsend Building (Grade II). To the south and east of the site lies other buildings within the University Science Area.

5.3. See site location plan below:



6. PROPOSAL

6.1. The application proposes the demolition of part of the third floor and construction of new rooftop extensions with the refurbishment and reconfiguration of the third floor to allow for the creation a new academic hub with flexible seminar and innovation space, flexible open laboratories, support space and research offices. The proposal also includes the creation of an external terrace and new plant room enclosures, flues and risers and insertion of new third floor windows in the north elevation of the building.

6.2. The proposed roof top addition would measure approximately 3.5 metres in height from the current lowest parapet level and the proposed flues would measure approximately 7 metres from this level (approximately 3.8 and 4.8 metres from the proposed rooftop extension height).

6.3. A series of enabling works were approved in March 2021, which were required in order to relocate departmental facilities into the Sherrington Building. The works approved under application 21/00165/FUL included the removal of plant from the roof area and third floor service routes, the demolition of 1960's 3rd floor roof structures, associated roof repairs and the construction of new service risers and containment.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

66/18001/A_H - Extension on roof. PERMIT 27th September 1966.

78/00083/A_H - Provision of fire escape stairway. PERMIT 5th April 1978.

78/00221/A_H - 2 fire-escapes. PERMIT 19th April 1978.

81/00999/NF - Timber hut for electronic workshop and store on flat roof. PERMIT 11th February 1982.

83/00501/NF - Extension at 2nd floor level to provide seminar/ general purpose room. PERMIT 1st September 1983.

91/00102/NF - Extension at second floor level. PERMIT 27th March 1991.

92/00876/NF - Erection of new chiller unit, air handling unit, discharge exhaust air fan and alterations to existing roof mounted plant (amended plans). PERMIT 18th December 1992.

93/00515/NF - External duct to roof. PERMIT 21st July 1993.

96/01076/NF - Four storey extension on north west elevation. PERMIT 13th November 1996.

98/01771/NF - Erection of 5 storey extension (including basement). PERMIT 26th June 2001.

99/01358/NF - Single storey extension to Department of Physiology to accommodate NMR (magnet facility). Demolish existing buildings and relocate cycle racks. PERMIT 1st March 2000.

00/01973/NF - Four storey extension at rear to provide additional teaching/ laboratory space. PERMIT 18th January 2002.

01/01339/NF - Four storey extension to north side to provide additional academic, office, teaching and research space. PERMIT 1st March 2002.

02/00099/FUL - Four storey extension to north side of building. PERMIT 12th June 2003.

06/02398/FUL - Erection of roof mounted plant on Sherrington Building, Department of Physiology. PERMIT 25th January 2007.

17/02792/FUL - Installation of roof plant units and corresponding duct work. (Amended plans). PERMIT 18th December 2017.

21/00165/FUL - Replacement of windows to the North elevation with new double glazed (part retrospective). Demolition of rooftop extension to south elevation. PERMIT 1st July 2021.

22/00850/AB56 - Application for prior approval for a proposed installation of new plant and formation of fencing. PRIOR APPROVAL REQUIRED AND GRANTED 6th June 2022.

23/00831/FUL - Alterations and replacement of fenestration. PERMIT 5th July 2023.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents	Neighbourhood Plans:
Design	131, 135-137, 138-140	DH1 - High quality design and placemaking DH2 - Views and building heights DH7 - External servicing features and stores		
Conservation/ Heritage	200-201, 205-214, 203,	DH3 - Designated heritage assets DH4 - Archaeological remains		
Commercial	85, 87	E2 - Teaching and Research H9 - Linking new/used/refurb University		
Natural environment	180, 186	G1 - Protection of Green/Blue Infrastructure G2 - Protection of biodiversity geo-diversity G7 - Protection of existing Green Infrastructure G8 - New and enhanced Green and Blue Infrastructure		
Transport	108-109, 114-117	M1 - Prioritising walking, cycling and public transport M2 - Assessing and managing development M3 - Motor vehicle parking M4 - Provision of electric charging points M5 - Bicycle Parking	Parking Standards SPD	
Environmental	96, 101, 123-124, 128, 157, 164, 165, 173, 175, 189-194	S1 - Sustainable development RE1 - Sustainable design and construction RE2 - Efficient use of Land RE3 - Flood risk management RE4 - Sustainable and foul	Energy Statement TAN	

		drainage, surface RE5 - Health, wellbeing, and Health Impact Assessment RE6 - Air Quality RE7 - Managing the impact of development RE8 - Noise and vibration RE9 - Land Quality		
Miscellaneous	7-12, 47	SP60 - University of Oxford Science Area and Keble Road Triangle V8 – Utilities H9 - Linking the delivery of new/ redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation		

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 10th September 2024 and an advertisement was published in The Oxford Times newspaper on 5th September 2024.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. No objection subject to conditions relating to a construction traffic management plan and cycle parking.

Oxfordshire County Council (Lead Local Flood Authority)

9.3. No objection due to no increase in impermeable area.

Thames Water Utilities Limited

9.4. The proposal would not materially affect the sewer network. A sustainable surface water strategy should be developed with the Lead Local Flood Authority. Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of the proposal which should be dealt with by condition.

Oxford Civic Society

9.5. The rear façade can be viewed from University Parks, albeit screened by trees. The University should be mindful to ensure that there is no adverse alteration to short or distant views across the city.

Historic England

9.6. Refer to local specialist conservation and archaeological advisors.

Oxford Preservation Trust

9.7. Most of the changes are positive. Pay attention to the Central Conservation Area Appraisal. The scale of the rooftop plant should be reconsidered. Longer range views should be assessed.

The Gardens Trust

9.8. No comments received.

Natural England

9.9. No objection.

Public representations

9.10. No third party comments have been received.

Officer response

9.11. Officer's comments and response to any of the points above are addressed in the report below.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of Development
- Design/Heritage
- Amenity
- Transport
- Air Quality
- Land Quality
- Biodiversity
- Flooding/Drainage
- Energy/Sustainability
- Trees
- Utilities
- Health and Wellbeing

a. Principle of development

10.2. Policy RE2 of the Oxford Local Plan 2036 and paragraph 128 of the NPPF relate to the efficient use of land and specify that development proposals must make best use of site capacity. In a particular, policy RE2 identifies that this must be carried out in a manner compatible with the site itself, the surrounding area

and broader considerations of the needs of Oxford, as well as addressing the following criteria:

a) the density must be appropriate for the use proposed;

b) the scale of development, including building heights and massing, should conform to other policies in the plan.

c) opportunities for developing at the maximum appropriate density must be fully explored; and

d) built form and site layout must be appropriate for the capacity of the site.

10.3. The area containing the site falls under land subject of site policy SP60, as outlined in the Oxford Local Plan, this covers the University of Oxford Science Area and Keble Road Triangle. The site policy states that planning permission will be granted for residential development, academic institutional uses and associated research at University Science Area and Keble Road Triangle in line with the approved masterplan. The proposals align with Local Plan site policy SP60 as they would involve the continued use of the building for academic and research based uses already present in the building.

10.4. Policy H9 of the Oxford Local Plan states that new and refurbished academic facilities will not be granted to the University of Oxford where:

a) the new accommodation would not generate or facilitate any increase in student numbers; or

b) the number of their full-time taught course students living in Oxford in non-university- provided accommodation does not exceed 2,500 at the time of the application This threshold will be reduced to 1,500 at 01 April 2022.

The number of students living outside Oxford University accommodation does not exceed 1,500 and is therefore acceptable in relation to this policy.

10.5. The proposal is therefore considered acceptable in principle subject to the material consideration set out below.

b. Design/Heritage

10.6. The University Science Area character zone of the Central Conservation Area comprises the area of scientific research buildings that developed around the University Museum from the late-19th century and historically significant as the location for many important scientific discoveries.

10.7. Its distinctive character is as a self-contained campus of large, densely clustered institutional buildings, occupying substantial plots. It is an area that contains buildings of a wide range of styles and materials, reflecting its piecemeal development over the course of the later-19th, 20th and 21st centuries.

- 10.8. The Sherrington Building is identified in the Conservation Area Appraisal as a positive contributor to the character, appearance and significance of the Conservation Area, and is worthy of consideration as a non-designated heritage asset in its own right. Plans for the building were first drawn up by Lanchester & Lodge in 1937, although construction of the building did not commence until after the Second World War, spanning the years 1949-1954.
- 10.9. The building is illustrative of the University's efforts to cement itself as a centre for scientific research in the second quarter of the 20th century, which began with the allocation of an additional 9 acres of University Parks for development in 1924 and the masterplan by Southwell & Griffiths in 1934. It possesses historic associative value as an example of the work of Lanchester & Lodge, and is a good example of contemporary Neo-Georgian architecture (with Art-Deco influences), which was typical of Lanchester & Lodge and favoured for many civic and academic buildings from the 1920s-50s, reflecting contemporary ideas about modern, efficient and economic architecture. The building was not favoured by Pevsner in the 1970s but has an attractive and well-mannered elevation onto Sherrington Road as well as a formal, well-detailed northern elevation that was designed to be viewed and enjoyed from University Parks.
- 10.10. The building has undergone subsequent alterations including later additions to the east and west ends and third floor extensions to the south side of the building. These are not considered to possess any particular architectural interest and permission has previously been granted for some removal.
- 10.11. The turret of the University Museum forms a distinctive landmark feature in long views from the north and east. Several of the buildings within the Science Area, including the Sherrington Building, were designed with formal northern elevations intended to be viewed and enjoyed from the University Parks.

Design

Reorganisation of third floor and new window openings

- 10.12. As the building is not nationally designated, the proposed works to reorganise the interior of the third floor of the building is not a heritage consideration *per se*. However, in connection to this the applicant is proposing to insert new windows into the central bays of the northern elevation of the building, which does require consideration.
- 10.13. At present the elevation features ten windows of classical vertical proportions framed between pilasters, terminating at second floor level, with a blank façade above featuring a centrally placed coat of arms. The proposal would see a further four windows inserted into the blank façade at third floor level, to either side of the coat of arms.
- 10.14. The applicant's heritage statement notes that the blank façade at third floor level 'derives from functional reasons (the presence of the animal laboratories) rather than necessarily being a deliberate design choice'. However, the heavy upper façade resulting from the blank windows is characteristic of the Art Deco style that influenced Lanchester & Lodge's design and features in other

examples of their work where there is not such a clear functional driver. This aspect of the design would be lost as a result of the proposals. The new windows would also 'escape' the frame of pilasters designed to contain them. The result of this is a notably less successful elevation.

- 10.15. In response to concerns about this raised at pre-application stage the applicants have tested a variety of window options for the third-floor level, and the proposal results in window proportions with the most successful option. During the course of the application these new windows were amended to have the same pattern of glazing bars as the existing windows to help integrate them into the elevation and appear as a less obvious addition.

New fourth floor to include roof terrace, plant rooms and flues

- 10.16. Whilst concerns have been raised about the appearance of the plant on the roof, to minimise its appearance, it is required that the fourth-floor element should be finished in a masonry material to appear as a continuation of the main building. This would be secured by condition.

- 10.17. The chosen approach, which clads the fourth floor extensions facing south onto Sherrington Road and the rooftop café extension overlooking University Parks, in buff/stone coloured GRC avoids a strong contrast in material that would result in an undesirable over-emphasis of these extensions. However, it is less successful in avoiding the harmful 'box on box' appearance. This would be less noticeable from close up views along Sherrington Road, due to the narrowness of the road (i.e. TVIA view 12) but would be perceptible in slightly longer-range views along the road (i.e. TVIA view 15).

- 10.18. Whilst the café extension on the north side of the building is shown as being finished in a buff/stone coloured material, concern was raised that the plant screen was shown as a mid-grey colour in the TVIA visualisations which would contrast strongly with the existing façade and draws undue attention to the plant screen, which form monotonous horizontal elements, detracting from the appearance of the northern elevation in views from University Parks. Clarification was provided that this would not be case and it would be a buff colour to match the elevations which would be resolved by condition.

Impact of proposals on heritage assets

Sherrington Building (non-designated)

- 10.19. Harm would be caused to the historic and architectural interest of the non-designated heritage asset as a result of the detrimental impact the proposed new windows on the quality of the formal northern elevation of the building, the unfortunate 'box on box' appearance of the extensions, and the undue visual prominence of the monotonous plant screens. This would be a moderate level of less than substantial harm.

- 10.20. The insertion of the windows into the northern façade is considered to be justified by providing natural light to these spaces and allowing this part of the building to be brought back into a viable use. The harm arising from the

appearance of the plant screen in views from University Parks would be mitigated through the use of appropriate materials which would be secured by condition.

Central (City & University) Conservation Area

- 10.21. The recently adopted Conservation Area Appraisal identifies the Sherrington Building as a positive contributor to the character and appearance of the Conservation Area, and the adverse effect the proposals will have on its architectural character and quality of Lanchester & Lodge's early-to-mid-twentieth century building would, by extension, harm the character and appearance of the Conservation Area. Poorly designed plant equipment and buildings (and extensions) whose materials, massing, architectural quality or contribution to townscape is not of comparable quality to other scientific buildings within the zone are also noted as a principal aspect of the Science Area character zone that can harm character and appearance.
- 10.22. The Conservation Area Appraisal University Science Area Character Zone Assessment also identifies the long views of the roofscape of the University Museum from the city centre and University Parks as a key contributor to the character and appearance of the Conservation Area; therefore the fact that the proposed rooftop extensions and flues would partially or totally block certain views of the Museum's turret from University Parks means some further harm would be caused to the Conservation Area.
- 10.23. The TVIA demonstrates that the proposed development would be visible from the high-level viewpoints at St Mary's University Church, St Michael at the North Gate, Carfax Tower, and the Sheldonian Cupola. The flues would be the most prominent aspect and would mostly be seen against the backdrop of vegetation, infilling between the flues of the Dorothy Crowfoot Hodgkin Building and slightly eroding the green setting of the City centre skyline. Two of the proposed flues would break the horizon line in the view from the Sheldonian. However, the Conservation Area Appraisal notes that visible flues may be appropriate within the science area, expressing the function of the character zone, and their impact on the ability to appreciate the landscape setting of the Conservation Area is very slight. Therefore, it is considered they would have only a negligible impact on the high level panoramic views of the city.
- 10.24. The potential impact of the application scheme on the Oxford Viewcones has been considered. It may be perceptible from the Elsfield, Boar's Hill, and Raleigh Park viewcones, but it is not considered that it has the potential to have a material impact on the significance of these viewcones.
- 10.25. Overall, it is considered the harm caused to the Central Conservation Area would be a low-moderate level of less than substantial harm.

University Parks – Grade II RPG

- 10.26. The proposed scheme would have a moderate adverse impact on the quality of the formal, northern elevation of the Sherrington Building, which was designed to be viewed and enjoyed from the Registered Park and Garden. The TVIA also

demonstrates that the rooftop extension and flues would obscure or partially obscure views of the turret of the University's Natural History Museum – a landmark feature of the surrounding townscape - from view within the Parks, particular along Thorn Walk. However, given that much of the heritage significance of the Registered Park and Garden is embodied in its layout, landscaping, planting, and views within the Parks, the resultant harm would be a very low level of less than substantial harm.

University Museum of Natural History – Grade I listed building

- 10.27. Views of the turret of the Museum that are currently available from within University Parks, particularly from Thorn Walk, would be obscured or partially obscured by the proposed development, lessening the Museum's status as a landmark building. However, these views provide only a limited ability to appreciate the exceptional historic and architectural interest of the listed building, much of the building already being screened by intervening development in the Science Area, and therefore, overall, the harm caused to the listed building would be a very low level of less than substantial harm.
- 10.28. Paragraph 201 of the NPPF states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 10.29. Paragraph 208 and 209 of the NPPF also state 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use
- 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'
- 10.30. Overall it is considered that the harm identified above, which would be less than substantial, has been kept to the lowest levels possible by thoroughly exploring options to adapt the building through pre-application discussions. The harm would be outweighed by ensuring that the building can adapt to current demands and needs, enabling the building to be kept in its optimum viable use. Secondly the retention of the building in its optimum viable use would ensure that it continues to provide significant employment contributing to the economy of Oxford and contributes to valuable research carried out by the University of Oxford which has social benefits worldwide. This would outweigh the low levels of harm identified to neighbouring designated heritage assets.

10.31. Special attention has also been paid to the statutory test of preserving the setting of listed buildings or any features of special architectural or historic interest which it possesses and the statutory test of preserving or enhancing the character and appearance of the conservation area under sections 66 and 72 respectively of the Planning (Listed Buildings and Conservation Areas) Act 1990, which it is accepted are higher duties. Considerable importance and weight has been given to the statutory duties when carrying out the balancing exercise and It has been concluded that the proposal would cause a low/low-moderate level of less than substantial harm to setting of listed buildings and the Central Conservation Area, but this harm would be out-weighed by the benefits of the proposal which include keeping a non-designated heritage asset in its optimum viable use (which associated social and economic benefits the building provides) and so the proposal accords with sections 66 and 72 of the Act and paragraphs 201 and 208 of the NPPF.

Archaeology

10.32. This application is of interest because the area where a crane base may be required has high potential for multi-period archaeology. The University Parks and Science Area are known to preserve an extensive landscape of Late Neolithic to Early Bronze Age ritual and funerary monuments and also later Iron Age and Roman rural settlement and agricultural landscape remains. Whilst the proposed development does not result in any ground works, concern has been raised by Officers that archaeological remains could be disturbed during construction. The construction compound does not fall within the application site and has previously been considered under a separate application for enabling works to the roof. If there is a requirement for a crane base to be installed, then it is recommended that there should be archaeological control over any subsequent excavations required, including potentially archaeological test pitting to determine a suitable location which would be secured by condition.

10.33. Subject to this, the proposal is considered acceptable in relation to policy DH4 of the Oxford Local Plan 2036 and the NPPF.

c. Amenity

10.34. Policies RE7 and RE8 of the Oxford Local Plan require the amenity of neighbour occupiers to be protected in terms of outlook, impact on daylight and sunlight, impact of artificial light and impact of noise and vibration.

Neighbouring Amenity

10.35. The proposed development sits within the University Science Area and to the south of University Parks, there are therefore no residential neighbours within the immediate area and the proposal is therefore not considered to have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of light, overbearing impact or loss of privacy.

Noise

- 10.36. The proposed development does include plant to be added to the roof and the application has been accompanied by a noise impact assessment.
- 10.37. An acoustic assessment, reference 16200125055 v2.0, has been submitted by Ramboll, for the installation of associated external building services plant serving the development.
- 10.38. The report establishes the existing ambient and background noise levels at the nearest noise sensitive receivers (NSR) and proposes a building services noise limit, expressed as a Noise Rating Level, which is equal to the existing background noise level.
- 10.39. In relation to the assessment, appropriate noise guidelines have been followed such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound" and policy RE8 of the Oxford Local Plan 2036.
- 10.40. Existing noise levels and proposed Rating Levels have been adequately predicted at suitably identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any building.
- 10.41. Officers are satisfied that the proposed rating levels are achievable and would meet our local plan criteria given appropriate design choice of plant and specified mitigation design. Officers therefore offer no objections to the application and recommend that conditions requiring that noise levels do not exceed current background noise levels, plant shall be mounted on anti-vibration isolators and isolated from casing.

Lighting

- 10.42. A condition is also recommended that any external lighting does not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 and 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021) to ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting.
- 10.43. Subject to the above recommendations the proposal is considered acceptable in relation to policies RE7 and RE8 of the Oxford Local Plan 2036.

d. Transport

- 10.44. Policies M1, M3 and M5 of the Oxford Local Plan 2036 seek to minimise use of private motor vehicles and promote the use of public transport and cycling through the promotion of car free developments and provision of cycle parking facilities.

Transport sustainability

- 10.45. The proposal sits within a central area and no additional parking is proposed, it is therefore expected that people will travel to the site by public transport and

the proposal would not have an impact on increased pressure on the transport network by private car movements.

Cycle parking

10.46. The application has not been accompanied by any details of cycle parking. Policy M5 of the Oxford Local Plan sets out that business properties should provide 1 space per 90m² of floorspace proposed (12 spaces) or 1 space per 5 staff. These requirements would need to be met by a recommended condition and accommodated within the wider Science Area.

Construction

10.47. The application has been accompanied by a construction traffic management plan (CTMP), however this does not adhere to the requirements of Oxfordshire County Council. This should be developed once there is a contractor on board and it is therefore recommendation that notwithstanding the submitted CTMP, that a revised plan is submitted by condition in the interests of highway safety and to ensure that the proposed development mitigates the impact of construction on any neighbouring residents and the local highway network.

10.48. Subject to these conditions the proposal is considered acceptable in relation to policies M3 and M5 of the Oxford Local Plan 2036.

e. Air Quality

10.49. Policy RE6 of the Oxford Local Plan and paragraphs 170 and 180-181 of the NPPF requires development to consider the impact of proposed development on air quality during construction, during operating and also the air quality experienced by future users of the proposed development.

10.50. The application has been accompanied by an air quality assessment. The baseline assessment shows that the application site is located within the Oxford city-wide Air Quality Management Area (AQMA), declared by Oxford City Council (OCC) for exceedances of the annual mean NO₂ air quality objective (AQO). The air quality baseline desk assessment shows that current air quality levels at the application site are well below relevant air quality objectives for NO₂, PM₁₀ and PM_{2.5} concentrations. Therefore, the location of the application site is considered suitable for its intended use, the introduction of future residents (new receptors) without mitigation.

10.51. According to the site's energy statement, the energy strategy for the proposed development will incorporate an all-electric approach, with PVs and Air Source Heat Pumps. No centralised heat and energy plant are planned for the proposed development which would be 'all electric'. As such, an assessment of emissions from energy systems during the operational phase of the development has been scoped out. Emissions from laboratory fume extract flues are expected to be intermittent, low in volume and well dispersed above roof level such that there would not be a risk of significant adverse odour or health impacts. As a minimum, laboratory extract flues will need to be compliant with British Standard EN 14175-

2:2003 guidelines for safe fume cupboard discharge which would be required by condition.

- 10.52. The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed on the AQ Assessment, which identified that the site is found to be at medium risk in relation to health effects and dust soiling impacts. The risk of dust causing a loss of local amenity and increased exposure to PM10 concentrations has been used to identify appropriate dust mitigation measures. Provided these measures are implemented and included within a dust management plan, the residual impacts are considered to be not significant which would also be secured by condition.
- 10.53. The operation of the proposed development is not expected to lead to an increase in annual average daily traffic movements as no on-site car parking is proposed. Therefore, an assessment of the impact of vehicle emissions during the operation of the proposed development on local air quality was not required.
- 10.54. Based on the information above, it is considered that pollutant concentrations at the Site are predicted to be below the relevant AQOs and as such additional mitigation is not required for the operational phase. Air quality should therefore not be viewed as a constraint to planning, and the Proposed Development conforms to the air quality principles of National Planning Policy Framework and policies RE6 and M4 of the Oxford Local Plan 2036.

f. Land Quality

- 10.55. Policy RE9 of the Oxford Local Plan seeks to ensure that users of a proposed development will not be put at risk of existing contamination in the ground and the proposed development will not contribute to contamination of ground.
- 10.56. The site has a current and former potentially contaminative use as a laboratory and educational facility and so minor to moderate contamination risks may exist within made ground at the site. However, given that the proposed development is for internal refurbishment works and extension to the 3rd and 4th floor only which do not involve any below ground excavation works, there is negligible potential for exposure to any potentially contaminated made ground at the site. In addition, no new ground level landscaping works are proposed. For these reasons, the overall ground contamination risk at the site from the development proposals is considered to be low and therefore conditions relating to land quality are not required and the proposal is considered acceptable in relation to policy RE9 of the Oxford Local Plan 2036.

g. Biodiversity

- 10.57. Policy G2 of the Oxford Local Plan seeks to protect habitats and protected species and where relevant provide biodiversity net gain (BNG) to enhance existing habitats. In this case BNG does not apply as the proposal affects the roof top of an existing building and therefore less than 25m² of on-site habitat is impacted. This is an exemption under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) which came into force

in February 2024, however a condition is recommended to require 4no. swift boxes as a biodiversity enhancement to meet the requirements of policy G2.

10.58. The application has been accompanied by an Ecological Impact Assessment which demonstrates that the existing building has been assessed to be of negligible suitability for roosting bats and no other surveys were recommended.

10.59. The project ecologist identified small numbers of potential roosting features (PRFs) present on the building in the form of missing mortar and gaps between pipes/cables and brick work. However, the project ecologist has scoped these out of the assessment due to the cluttered roof area, lack of cavity walls/internal voids and potentially live cables. Officers are satisfied that this is an appropriate judgement and agree that further survey effort is required. The site was assessed as being of importance at site level for commuting bats and nesting birds. The applicant is proposing a CEMP to mitigate against any effects to this end. This should be secured via planning condition.

10.60. The site is located within the Impact Risk Zone (IRZ) for the New Marston Meadows Site of Special Scientific Interest (SSSI). The site is designated for its botanical interests and is home to nationally scarce species, such as Snake's Head Fritillary, White-legged Damselfly and Lesser Spotted Woodpecker. It is therefore appropriate for Natural England to be consulted on the project. They have subsequently responded that they have no objection and that the proposed development will not have significant adverse effects on the designated site and its features. If plans are to be changed, Natural England and Oxford City Council should be reconsulted.

10.61. There were no other ecological constraints identified.

10.62. Officers are satisfied that a robust assessment was undertaken and the potential presence of protected habitats and species has been given due regard. European Protected Species. The Local Planning Authority, in exercising any of its functions, has a legal duty to have regard to the requirements of the Conservation of Habitats and Species Regulations 2017, which identifies four main offences for development affecting European Protected Species (EPS):

1. Deliberate capture, injuring or killing of an EPS
2. Deliberate disturbance of an EPS, including in particular any disturbance which is likely
 - a. to impair their ability –
 - i. to survive, to breed or reproduce, or to rear or nurture their young; or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - b. to affect significantly the local distribution or abundance of the species to which they belong.
3. Deliberate taking or destroying the eggs of an EPS
4. Damage or destruction of a breeding site or resting place of an EPS.

10.63. Officers are satisfied that European Protected Species are unlikely to be harmed as a result of the proposals and the proposals are therefore acceptable in relation to policy G2 of the Oxford Local Plan 2036.

h. Flooding/Drainage

10.64. Policies RE3 and RE4 of the Oxford Local Plan seek to ensure that a development would be protected from flooding and the proposed development would not contribute to flooding elsewhere through the use of sustainable urban drainage (SuDs).

10.65. The proposed development relates to an existing building, for which the existing drainage system will be reused. There is no increase in impermeable area as works are to be internal or within the footprint of the building. There are therefore no concerns relating to surface water drainage and the proposal is considered acceptable in relation to policies RE3 and RE4 of the Oxford Local Plan 2036.

i. Energy/Sustainability

10.66. Policy RE1 of the Oxford Local Plan 2036 requires major developments to submit an energy statement which demonstrates 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. The application has been accompanied by an 'Energy and Sustainability Statement' which demonstrates the use of good building fabric, air source heat pumps and solar PV which would result in a 42% reduction in carbon emissions in relation to the Part L of Building Regulations.

10.67. Proposals are also required to meet BREAM excellent standard (or recognised equivalent assessment methodology). The University has its own sustainability policy which is recognised by Oxford City Council based on PassivHaus principles which is considered to be an acceptable alternative which meets the requirements of this policy.

10.68. The submitted statement also addresses how proposal would conserve water, uses recycled and recyclable materials and minimises waste as set out in the requirements of policy RE1. A condition is recommended that the proposed development is carried out in accordance with this statement and evidence is provided prior to occupation to demonstrate compliance.

j. Trees

10.69. Officers have raised concerns that whilst there are no trees on the application site, the proposed development could have a potential to harm the trees to the north of the site during construction. A construction compound was granted permission under application 21/00165/FUL for works to the roof of the Sherrington Building and it is proposed to re-use this compound. The Arboricultural Method Statement and Tree Protection Plan associated with this development have been resubmitted and officers are satisfied that providing the development is carried out in accordance with the measures set out in this report, trees would not be harmed during construction.

k. Utilities

Waste

10.70. Thames Water recognises the catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such they have no objection. They have advised that developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The LLFA have advised that since no ground works are proposed and it is rooftop alterations only, a SuDs strategy is not required as there will not be increased run-off from the site.

Water

10.71. Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that a condition be added to any planning permission that requires no development shall be occupied until confirmation has been provided that either all water network upgrades required to accommodate the additional demand to serve the development have been completed or a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

10.72. Subject to the above condition the proposed development is considered to comply with policy V8 of the Oxford Local Plan 2036.

l. Health and Wellbeing

10.73. Local Plan policy RE5 seeks to promote strong, vibrant and healthy communities and reduce health inequalities. The application has been supported by a Health Impact Assessment (HIA) which considers the health impacts of the proposed development based on the NHS London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment (HIA) as required by policy RE5.

10.74. Inclusive design has been considered both internally and externally throughout the scheme with wheelchair accessibility and flexibility available, considerations has been given to dust noise, vibration and odours through the CEMP and noise assessment, the site is in a sustainable location and does not promote car use, the local community were consulted prior to submission, involves sustainable construction techniques and renewal energy and therefore demonstrates where applicable that the development promotes health and wellbeing.

10.75. In light of the above, and the contents of this report as a whole, it is considered that the proposed development would comply with policy RE5 of the Oxford Local Plan 2036.

11. CONCLUSION

11.1. Having regards to the matters discussed in the report, officers would make members aware that the starting point for the consideration of this application is

in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

- 11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver sustainable development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF.
- 11.3. Therefore, it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.
- 11.4. Officers consider that the proposed development would respond appropriately to the site context and Local Plan policies. The proposal would ensure that a local heritage asset can continue to be used for its intended purpose. It is considered that there would be no harm to the amenity of neighbouring occupiers, to the highway network as a result of traffic generation and adequate cycle parking would be secured by condition. The proposal would also have an acceptable impact on air quality, no impact on land quality or drainage and would meet exceed energy efficiency targets. Any impact on trees, biodiversity and archaeology through construction would also be managed adequately by condition.
- 11.5. Whilst the proposed development would result in less than substantial harm to a non-designated heritage asset, the Central Conservation Area, University Parks and the setting of neighbouring listed buildings, the level of harm has been kept as low as possible and would be outweighed by keeping the non-designated heritage asset in an optimum viable use, which is also the use it was intended for when built and the retention of this building in this use contributes to the economy of Oxford through retention of employment and contributes socially through contribution to research which has global benefits.
- 11.6. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out at section 12 of this report.

12. **CONDITIONS**

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Approved Plans

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy DH1 of the Oxford Local Plan 2036.

Samples

3. Notwithstanding the submitted details, samples of all external materials proposed to be used, including but not limited to those materials to be used for the window surrounds in the north elevation (stone and mortar), third floor rainscreen cladding, fourth floor plant room cladding, and flues, shall be made available for inspection on site and details shall be submitted and approved in writing by the Local Planning Authority before the start of the relevant work and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of visual amenity and preserving the character and appearance of the non-designated heritage asset and the Central Conservation Area, in accordance with policies DH1, DH3 and DH5 of the adopted Oxford Local Plan 2036.

Window Details

4. Samples of all external materials proposed to be used, including but not limited to those materials to be used for the third floor rainscreen cladding, fourth floor plant room cladding, and flues, shall be made available for inspection on site and details shall be submitted and approved in writing by the Local Planning Authority before the start of the relevant work and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of visual amenity and preserving the character and appearance of the non-designated heritage asset and the Central Conservation Area, in accordance with policies DH1, DH3 and DH5 of the adopted Oxford Local Plan 2036.

Archaeology

5. No groundworks below 300mm from current ground level, including for any crane base, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Late prehistoric, Iron Age and Roman remains (Local Plan Policy DH4).

Noise

6. The noise emitted from building services located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound," with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant/mechanical installations/equipment in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.

Lighting

7. External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimised and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with policy RE7 of the Oxford Local Plan 2036.

Construction Traffic Management Plan

8. Prior to the commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority and will need to incorporate the following in detail:

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.

- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours (07:30-09:30 & 15:00-18:30)

The development shall be carried out in accordance with the approved plan thereafter.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon

peak traffic times in accordance with policy RE7 of the Oxford Local Plan 2036.

Cycle Parking

9. Prior to the occupation of the development, details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in line with policy M5.

Air Quality

10. No development shall take place until the complete list of site-specific dust mitigation measures and recommendations (that are identified on Chapter 7 (pages 19-20) of the Air Quality Assessment), are included in the current site's Construction Environmental Management Plan (CEMP). The new (updated) version of the CEMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will remain as "not significant", in accordance with the results of the dust assessment, and with Core Policy RE6 of the new Oxford Local Plan 2016- 2036.

Air Quality – Flue Emissions

11. Prior to the commencement of development, excluding enabling works, evidence shall be submitted to, and approved in writing by, the Local Planning Authority, clearly demonstrating that all fume cupboards and extract flues have been designed in line with BS EN14175, in order to guarantee sufficient dispersion of discharge. The submission shall include proof that flues will terminate at least 3m above the highest point of the building, and that the discharge velocity from fume cupboard extracts are of at least 10 m/s, to ensure the discharge will not be trapped in the aerodynamic wake of the stack.

Reason: To contribute to improving local air quality in accordance with policy RE6 of the Oxford Local Plan 2036.

Ecological Enhancements

12. Prior to occupation of the development, details of ecological enhancement measures including at least four dedicated Swift boxes, shall be submitted to and approved in writing by the local planning authority. Details shall include the proposed specifications, locations, and arrangements for any required maintenance. The approved devices shall be fully constructed

under the oversight of a suitably qualified ecologist prior to occupation of the approved development Any new fencing will include holes suitable for the safe passage of hedgehogs. The approved devices and fencing holes shall be maintained and retained in perpetuity unless otherwise approved in writing by the Local Planning Authority.

Reason: To enhance biodiversity in Oxford City in accordance with paragraph 174 of the National Planning Policy Framework.

CEMP

13. No development shall take place (including demolition, ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities; Page 3 of 3 b) Identification of “biodiversity protection zones” in respect of protected and notable species and habitats; c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as a set of method statements) and biosecurity protocols; d) The location and timing of sensitive works to avoid harm to biodiversity features; e) Contingency/emergence measures for accidents and unexpected events, along with remedial measures; f) Responsible persons and lines of communication; g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person if required, and times and activities during construction when they need to be present to oversee works; and h) Use of protective fences, exclusion barriers and warning signs; The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent harm to species and habitats within and outside the site during construction in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), The Wildlife and Countryside Act 1981 (as amended) and Policy G2 of the Oxford Local Plan 2036.

Energy

14. The development shall be implemented in strict accordance with the approved ‘CPW Energy and Sustainability Statement’ dated 03.07.24. The development shall not be occupied until evidence (including where relevant Energy Performance Certificate(s) (EPC), Standard Assessment Procedure (SAP) and Building Regulations UK, Part L (BRUKL) documents) have been submitted to the Local Planning Authority to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement and achieve the target performance (i.e. at least a 40% reduction in operational carbon emissions compared to Part L of 2021 Building Regulations compliant base case) as approved.

Reason: To ensure that the proposed development sufficiently incorporates sustainable design and construction principles in accordance with policy RE1 of the Oxford Local Plan 2036.

Tree Protection Plan (TPP)

15. The development shall be carried out in strict accordance with the tree protection measures contained within the planning application details shown on the Tree Protection Plan drawing number 182911-495-DRW-TPP Rev 01 dated 03/06/2024 unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Method Statement (AMS)

16. The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details shown on the Arboricultural Method Statement Ref. 182911-495-INF-AMS dated 14/06/2024 unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Thames Water – Water Upgrades

17. Prior to first occupation, confirmation shall be provided that either:- 1. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or 2. A development and infrastructure phasing plan has been agreed with the Local Planning in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no/ low water pressure and network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

13. INFORMATIVES

1. In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive

discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

- 2 The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Oxford City Council prior to commencement of development. For more information see: www.oxford.gov.uk/CIL
- 3 Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 - 19:00 Monday to Friday daily, 08:00 - 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Business Regulation Team, Regulatory Services

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.

All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

- 4 The developer can request information to support the discharge of conditions by visiting the Thames Water website at thameswater.co.uk/preplanning

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>

- 5 All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.

All wild birds, their nests and young are protected under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

14. **APPENDICES**

- **Appendix 1 – Site Plan**

15. **HUMAN RIGHTS ACT 1998**

- 15.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to [approve/refuse] this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

16. **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

- 16.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to [grant/refuse] planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Oxford City Planning Committee

19th November 2024

Application number:	24/01434/FUL		
Decision due by	14th October 2024		
Extension of time	20 th December 2024		
Proposal	Erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education) with associated infrastructure and provision of a replacement car park.		
Site address	Stansfeld Park, Quarry Road, Oxford, Oxfordshire – see Appendix 1 for site plan		
Ward	Quarry And Risinghurst Ward		
Case officer	Sarah Orchard		
Agent:	Mrs Nicky Brock	Applicant:	Mr Steve Burgess
Reason at Committee	Major Development		

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission subject to:

- the satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report;

1.1.2. **agree to delegate authority** to the Head of Planning and Regulatory Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of

Planning Services considers reasonably necessary; and

- complete the section 106 legal agreement referred to above and issue the planning permission.

2. EXECUTIVE SUMMARY

2.1. This report considers an application for the erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education) with associated infrastructure and provision of a replacement car park. The report considers the principle of development, suitability of the design and impact on the neighbouring conservation area, archaeology, blue and green infrastructure, sustainability, flooding and drainage, air quality, neighbouring amenity and land quality. The report concludes that the development is acceptable in all regards and is therefore recommended for approval.

3. LEGAL AGREEMENT

3.1. This application is subject to a legal agreement which seeks £43,503 towards passenger information improvements at bus stops serving the site and £1,985 towards travel plan monitoring.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for CIL contribution of £47,640.88.

5. SITE AND SURROUNDINGS

5.1. Stansfeld Park is home to the Wood Centre for Innovation, providing office space for start-up and grow-on companies working in science and technology, and Science Oxford, an indoor-outdoor science education centre, within 15 acres of woodland.

5.2. The park is located to the south of Headington Quarry outside of the conservation area. To the east of the site is the Eastern By-Pass and to the south of the site is Old Road and residential properties in Stansfeld Close and St Ebba's Close. To the west lie residential properties in Quarry Road and Douglas Downes Close.

5.3. The application site lies within the developed part of the park towards to the south and is surrounded by woodland. The application site includes the access road to Quarry Road via Douglas Downes Close, the car park and some of the existing woodland.

5.4. See site location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

- 6.1. The application proposes the erection of a building to accommodate Class Eg (i and ii) (office and research and development) and F1 uses (education) with associated infrastructure and provision of a replacement car park.
- 6.2. The proposed building would sit to the north of the existing building on the site in the location of the existing car park and would be orientated to face southeast across the remaining car park to the existing buildings. The building would measure approximately 20 metres by 40 metres and would be a maximum height of just over 9 metres plus plant and roof window features. The building would measure approximately 1412m² and would be primarily used as research and development employment site for 80 employees. The site also supports an education function through a forest school and outreach centre.
- 6.3. The 31 car parking spaces lost as a result of the development would be re-sited to the east of the building.

7. RELEVANT PLANNING HISTORY

- 7.1. The table below sets out the relevant planning history for the application site:

60/01145/M_H - New dormitory block with staff and ancillary accommodation and use as camp school for girls. PERMIT 9th November 1960.

66/00455/M_H - Caretaker's house to replace existing. PERMIT 29th July 1966.

69/00444/M_H - Store and garages. PERMIT 20th August 1969.

98/00783/NF - Demolition of cottage. Erection of 2 storey detached building to provide accommodation and environmental education facilities for 12 students & 2 staff in association with Field Study Centre. PERMIT 29th July 1998.

00/00405/NF - Single storey conservatory extension to study centre recreation room. PERMIT 18th April 2000.

00/00919/NO - Outline application (seeking siting and means of access only) for 2/3 bedroom bungalow accessed via Quarry Road, for use in connection with Study Centre. PERMIT 13th September 2000.

01/01154/NF - Demolition of existing garage/store. Proposed replacement store.. PERMIT 30th July 2001.

01/01829/FUL - Erection of two storey (with first floor in roof space) 3 bedroom detached house for Centre Manager. PER 27th November 2001.

03/00472/FUL - Extension of time of application 98/00783/NF re: Demolition of cottage. Erection of 2 storey detached building to provide accommodation and environmental education facilities for 12 students & 2 staff in association with

Field Study Centre.. PER 17th April 2003.

03/01572/FUL - Erection of 2 storey 3 bedroom detached house for site manager. PER 26th September 2003.

05/00217/FUL - Erection of double garage. PER 8th March 2005.

16/02618/FUL - Demolition of redundant former outdoor education centre buildings; construction of a new science education centre and innovation centre with parking, access and landscape enhancement. PERMIT 15th February 2017.

18/02801/VAR - Variation of condition 2 (Development in accordance with approved plans) of planning permission 16/02618/FUL (Demolition of redundant former outdoor education centre buildings; construction of a new science education centre and innovation centre with parking, access and landscape enhancement). PERMIT 15th March 2019.

23/00363/FUL - Erection of a single storey portable cabin for use as walk-in chemical store and associated fencing. PERMIT 27th April 2023.

24/00766/FUL - Removal of existing canvas enclosure and 1no. gate to west elevation. Formation of permanent enclosure to existing canopy to north section of the building. PERMIT 9th July 2024.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents	Neighbourhood Plans:
Design	131, 135-137, 138-140	DH1 - High quality design and placemaking DH2 - Views and building heights DH7 - External servicing features and stores		
Conservation/ Heritage	200-201, 203, 205-214	DH3 - Designated heritage assets DH4 - Archaeological remains		
Commercial	85, 87	E1 - Employment sites - intensify of uses E2 - Teaching and Research		
Natural environment	180, 186	G1 - Protection of Green/Blue Infrastructure G2 - Protection of biodiversity geo-diversity G7 - Protection of existing		

		Green Infrastructure G8 - New and enhanced Green and Blue Infrastructure		
Transport	108-109, 114-117	M1 - Prioritising walking, cycling and public transport M2 - Assessing and managing development M3 - Motor vehicle parking M4 - Provision of electric charging points M5 - Bicycle Parking	Parking Standards SPD	
Environmental	96, 101, 123-124, 128, 157, 164, 165, 173, 175, 189-194	S1 - Sustainable development RE1 - Sustainable design and construction RE2 - Efficient use of Land RE3 - Flood risk management RE4 - Sustainable and foul drainage, surface RE5 - Health, wellbeing, and Health Impact Assessment RE6 - Air Quality RE7 - Managing the impact of development RE8 - Noise and vibration RE9 - Land Quality	Energy Statement TAN	
Miscellaneous	7-12, 47	S2 - Developer contributions		

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 30th July 2024 and an advertisement was published in The Oxford Times newspaper on 25th July 2024.

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

9.2. No objection subject to S106 contributions towards passenger information improvements and RTI screens and bus stops serving the site; a travel plan plan monitoring fee; and conditions relating to provision of cycle parking, a construction traffic management plan, a travel plan, vehicle parking provision, electric vehicle charging and SuDs.

Oxfordshire County Council (Lead Local Flood Authority)

9.3. Initial holding objection received – SuDs features should be open rather than geocellular structures, attenuation features need to be lined to protect against high groundwater levels, drainage layout should clearly show the parking areas as permeable and the maintenance details should also refer to the flow control device. This was removed on the receipt of further information.

Oxfordshire County Council (Fire and Rescue Service)

9.4. The works require a Building Regulations application with subsequent statutory consultation with the fire service to ensure compliance with the functional requirements of the Building Regulations 2010.

Thames Water

9.5. The area is subject to high infiltration flows during certain groundwater conditions and a sustainable surface water strategy is required before discharging into the public sewer. Petrol/oil filters should be fitted into the car park. No objection to foul water sewerage network infrastructure capacity. Issues with the existing sewage treatment works infrastructure to accommodate the needs of the proposal. Recommend a condition that building shall not be occupied until upgrade works have taken place. During the course of the application Thames Water amended their consultation response and the requirement for this condition was removed on the basis that the scale of the proposed development would not materially affect the sewer network.

Active Travel England

9.6. No comment, lies outside the threshold for consideration.

Natural England

9.7. No objection.

Historic England

9.8. No comment. Refer to local conservation and archaeological advice.

Public representations

9.9. 1no. third party objection comment received (Headington Heritage).

9.10. In summary, the main points of objection were:

- A thoughtless, insensitive, environmentally unfriendly and car-entitled application.
- Replacement car park destroys a section of blue and green network and should be reduced in size to avoid tree loss.
- Unsustainable as it uses green space for parking and encourages car use.
- Should be more reliant on a Wood Farm bus stop which is within 400metres of the site.
- Provides no housing for increase in staff members.
- Approval should not be granted until sewerage upgrade works have taken place otherwise permission will expire before a condition can be discharged.
- Ground water should not end up in the catchment area for the Lye Valley SSSI.

Officer response

9.11. Where these comments relate to material planning considerations they are addressed in the report below.

9.12. There is not no policy requirement to provide housing where jobs are created.

9.13. Thames Water amended their comments and removed the request to link the development to sewage upgrade works.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- Principle of development
- Design/Heritage/Archaeology
- Neighbouring amenity
- Transport
- Air Quality
- Biodiversity
- Flooding/Drainage
- Land Quality
- Energy/Sustainability
- Trees
- Utilities
- Health and Wellbeing

a. Principle of development

10.2. Policy RE2 of the Oxford Local Plan 2036 and paragraph 128 of the NPPF relate to the efficient use of land, and specify that development proposals must make best use of site capacity. In a particular, policy RE2 identifies that this must be carried out in a manner compatible with the site itself, the surrounding area and broader considerations of the needs of Oxford, as well as addressing the following criteria:

a) the density must be appropriate for the use proposed;

b) the scale of development, including building heights and massing, should conform to other policies in the plan.

c) opportunities for developing at the maximum appropriate density must be fully explored; and

d) built form and site layout must be appropriate for the capacity of the site.

- 10.3. Whilst the site fulfils both employment (though research and development) and education functions, the predominant use is an employment site is therefore primarily considered as a category 3 site under Policy E1 of the Oxford Local Plan 2036. This policy outlines circumstances where additional employment development may be considered acceptable in spatial planning terms. It states that planning permission will be granted for the intensification, modernisation and regeneration for employment purposes of any employment site if it can be demonstrated that the development makes the best and most efficient use of land and does not cause unacceptable environmental impacts and effects. These are considered in the report below. Subject to compliance with environmental policies, the proposal is considered acceptable in relation to policy E1 of the Oxford Local Plan.
- 10.4. Information submitted to accompany the application references the existing operation of the site and the services that it offers via both commercial floor space and education programmes. It is stated that both centres on the site are full and demand exceeds capacity to service this. Resultantly it is outlined that the Oxford Trust wishes to expand its physical footprint on the site to provide additional capacity for companies wanting to locate in Oxford's Health & Life Science district and generate income to support the expansion of educational provision and wildlife habitat development.

b. Design

Design

- 10.5. The building is a well-considered proposal that demonstrates a strong response to the site context. The scheme represents a significant increase of built form on the site, however, the thorough analysis of constraints and opportunities results in a high quality design that would be a positive addition to Stansfeld Park.
- 10.6. It is regrettable that there would be some loss of greenfield land as a result of the relocated car park. On balance, from a design perspective, this is considered acceptable as the approach taken accommodates significant development whilst minimising impact to the site overall. The approach is to use the existing carpark hardstanding as the development site for the proposed building. This, combined with proposed pile foundations means the impact of the built form is kept to a minimum which in turn offsets the impact of the new car park on greenfield land. Overall, this is considered positive in design terms.
- 10.7. The proposed material is vertical timber cladding to match the existing Wood Centre building on the site. Although the material would match, an alternative detail of expressed timber fins is proposed which would enable the new building to complement, yet appear distinct from, the existing buildings which is considered a positive design move.
- 10.8. Policy DH7 of the Oxford Local Plan 2036 requires consideration to be given to the appearance of ancillary structures and plant so that they are positioned to minimise impact and appropriately screened. The proposed plant would be concentrated in one location in the centre of the roof and screened with

aluminium acoustic louvre panels. Any flues would also be sited in the centre of the building and would exceed no more than 2.2 metres from the flat roof, 1.4 metres above the roof window height. Given scale of the proposed rooftop plant, its location which would be as discrete as possible and that the site is not widely visible from the surrounding area, the proposed plant is considered acceptable. Ancillary stores including a store for gas and a water tank and a substation would be small in scale and screened with timber to match the proposed building, details of which would also be secured by condition.

- 10.9. Existing pedestrian access to the forest school is accessed via the car park. This would be maintained by a footpath to the rear of the building.
- 10.10. Overall, it is considered that the proposal is designed to meet the key design objectives and principles for delivering high quality development as set out in Appendix 6.1 of Local Plan policy DH1. This is a sensitive site comprising green-blue land, the approach taken to reuse existing carpark hardstanding results in a scheme that represents an efficient use of land and would enable The Oxford Trust to expand its charitable education work which is welcome.
- 10.11. The proposed design is considered in accordance with Oxford Local Plan policies DH1, and DH7 as well as NPPF Chapter 2 and 12 and the National Design Guide.

Heritage

- 10.12. Paragraph 201 of the NPPF states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 10.13. The proposed development sits to the south of the Headington Quarry Conservation Area. In this case due to the scale of the building, distance of the proposal from the conservation area and the heavily wooded setting the proposal is not considered to impact on this heritage asset due to the lack of visibility of the proposed building from outside the site. Given that no harm is identified no public benefits need to be identified to outweigh harm to heritage assets in accordance with paragraph 207 of the NPPF.
- 10.14. Policy D2 requires that proposals should not harm Oxford's historic skyline and height and massing of buildings should be appropriate within their context. The proposed building is not of a scale to harm the skyline of Oxford or its green setting. Whilst the building would be visible from neighbouring residential areas, primarily Douglas Downes Close, the proposed height of the building relates to the surrounding site of Stansfeld Park and would not read as an inappropriate addition.
- 10.15. The proposal is therefore considered acceptable in relation to policies DH2 and DH3 of the Oxford Local Plan and the NPPF.

Archaeology

- 10.16. Officers have consulted the Historic Environment Record and it is considered the information presented in the submitted archaeological desk based assessment (TVAS 2024) and have concluded that, based on present evidence, this application is unlikely to have significant archaeological implications.
- 10.17. The application is therefore acceptable in relation to policy DH4 of the Oxford Local Plan 2036.

c. Impact on neighbouring amenity

- 10.18. Policies RE7 and RE8 of the Oxford Local Plan require the amenity of neighbour occupiers to be protected in terms of outlook, impact on daylight and sunlight, impact of artificial light and impact of noise and vibration.

Privacy/Overbearing Impact

- 10.19. The proposed development would be sited over 22 metres from the nearest residential properties in Douglas Downes Close to the west of the site. This would be the western point of the building with the building orientated to face south east towards existing buildings. The southern point would be site over 36 metres from neighbouring residential properties to the west in Douglas Downes Close. There is a significant change in levels between these neighbouring properties and the application site, with the ground level of the application site being approximately 5 metres above that of residential dwellings to the west. Given that the site is heavily wooded, the distance to neighbouring properties, the orientation of the proposed building and that the neighbour properties and their gardens are significantly affected by the large change in levels between the site, the proposal is not considered to harmfully impact on the light, outlook or sense of enclosure of neighbouring properties. Other properties outside of Douglas Downes Close are located much further away and are therefore not considered to be negatively impacted by the proposal. The proposed development is therefore considered acceptable in relation to policies RE7 and H14 of the Oxford Local Plan in relation to neighbouring amenity.

Noise

- 10.20. An acoustic assessment has been submitted to satisfy BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' and policy RE8 of the Oxford Local Plan 2036 document ref: 230363 dated 10th May 2024 for the proposed 3no. air source heat pumps that will be installed within a rooftop enclosure.
- 10.21. The report establishes the existing ambient noise levels at the nearest noise sensitive receivers (NSR) and calculates the likely 'Rating Level' of the new mechanical plant installation and determines the likely noise impact resulting from the operation of the new plant.
- 10.22. In relation to all plant and equipment design and selection, appropriate noise guidelines have been followed such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on

Noise, British Standard 8233: 2014 “Guidance on sound insulation and noise reduction for buildings and BS4142:2014 +A1:2019 “Methods for rating and assessing industrial and commercial sound” and policy RE8 of the Oxford Local Plan 2036.

10.23. All plant noise level criteria have been adequately predicted at suitably identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any building.

10.24. Officers are satisfied that the scheme would meet local plan criteria given appropriate design choice of plant and specified acoustic enclosure design and therefore the proposal is acceptable in environmental health terms. Officers raise no objections to the application on noise grounds subject to conditions requiring plant and machinery noise being kept to 10dBA below background noise levels, equipment being installed on anti-vibration isolators and in adequate casing/. Construction and demolition works audible beyond the boundary only shall only being carried out between the hours of 07:00-19:00 Monday to Friday and 08:00-13:00 on Saturdays unless otherwise agreed in writing and notification of commencement of works which is advised by an informative

General amenity

10.25. Also, to avoid general disturbance to neighbours, an informative is also recommended to state that no waste burning shall take place on site and waste shall be store in appropriate containers on site and removed once they are full.

d. Transport

10.26. Policies M1, M3 and M5 of the Oxford Local Plan 2036 seek to minimise use of private motor vehicles and promote the use of public transport and cycling through the promotion of car free developments and provision of cycle parking facilities.

Access

10.27. The application site is located within Stansfeld Park, which contains the buildings of Wood Centre for Innovation (WCFI) and Science Oxford Centre (SOC). Access to the site is via an existing route called Douglas Downes Close. The proposed development is unlikely to increase the number of employee vehicles accessing the site and the Highways Authority (HA) accepts that no vehicular access amendments are required. The proposed development will likely increase the number of trips by public transport and by cycle, access via these means is identical to that used by existing buildings on site, the HA agree that the existing access arrangements are suitable for the increased footfall as a result of the proposed development.

Public Transport

10.28. Policy M1 seeks to ensure that development takes place in sustainable locations where a wide range of services and facilities can be accessed without reliance on the private car. The site is around 400m from the closest bus stops on Titup Hall Drive. Buses from these stops serve Headington, Cowley and the

city centre, albeit indirectly via Cowley. A more direct route to the city centre is available from a stop on Masons Road around 600m from the site. These distances are a little further than ideal, but noting the scale of the development this is acceptable. The routes from these stops (routes 10 and 15) are both commercially operated and operate at sufficient frequency to provide several journey to work options. There is therefore no requirement to for a contribution towards improved bus services for this site.

10.29. The bus stops themselves require passenger information improvements, as none of the stops have electronic Real Time Passenger Information (RTPI) screens. A contribution towards the provision of these screens is therefore required for each of the three stops (two on Titup Hall Drive, one on Masons Road). The cost of an electronic RTPI display for each stop is £14,501, therefore the contribution required towards Public Transport Infrastructure is £43,503 (Baxter indexed, October 2023 base). These contributions are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

Car and cycle parking

10.30. The proposed building requires the relocation of an existing carpark to an area at the northeast of the site. The proposed carpark does not increase the number of vehicle spaces on site, it serves to replace the 'lost' spaces as a result of the proposed building as well as providing mini-bus parking spaces. The disabled parking provision is unchanged. Quarry Road falls within the Headington Quarry CPZ that restricts parking from 9:00-17:00 Monday to Friday, meaning that any potential demand for parking created by this development cannot be accommodated on-street. Therefore, visitors to the site are more likely to seek alternative means of transport. It is important to note, that users of the site will have access to the car park but will have to pre-book spaces in advance, as per the current situation which would be secured in the Travel Plan by condition.

10.31. In layout terms, the car parking spaces all measure a minimum of 2.5m x 5.0m, conforming to guidance set out within OCC's Street Design Guide. The vehicle spaces also have a minimum of 6.0m manoeuvring space and the applicant has provided tracking diagrams demonstrating typical vehicle movements in and out of the proposed spaces.

10.32. The Transport Statement states that there are 4 electric vehicle charging bays on-site. Policy M4 of the Oxford Local Plan 2036 requires at least 25% of non-residential parking spaces to have electric charging points installed.. Therefore, the provision of electric vehicle charging within the new carpark must be revised to conform to the above policy which would be secured by condition.

10.33. It is noted that the applicant intends to allocate a portion of the existing cycle parking on site for the Aspen Building. Due to the increase of 80 fulltime employees and the provision of no additional car parking spaces, the applicant must provide the required additional cycle parking onsite to ensure the site has sufficient cycle storage for employees. This can be secured through the condition.

Refuse collection

10.34. Refuse collection arrangements will follow the same existing procedure as Wood Centre for Innovation and Science Oxford Centre. There would be a moderate proposed increase of 5-6 commercial vehicle movements each day as a result of the development, but the HA agree with the applicant that this is unlikely to create any significant traffic or safety concerns.

Traffic Impact

10.35. Whilst it is expected that an increased number of people will travel to the site. The number of vehicle spaces on site will remain identical to the existing site. As a result, the number of vehicle trips, from employees and visitors, at the site's access at network peak is unlikely to increase significantly.

10.36. It is expected that there would be a slight increase in the number of maintenance vehicles (including refuse) visiting the site. A survey has been undertaken to determine the number of commercial vehicles daily in a worst-case scenario (13). A calculation has been made based on the number of vehicles per 100sqm to determine the increase in the number of daily commercial vehicles. The site can be expected, in a worst-case scenario, to generate an additional 5-6 vehicle movements daily, the majority of which are commercial vans. The proposals represent a modest increase in the number of vehicle movements at the site access and the impact is considered minimal.

Travel Plan

10.37. In absence of car parking for the development, applicant must provide detail on how this will be managed. This development is a combination of Eg (i and ii) and F1 use. An Eg development of this size (1,412sqm) would not trigger a travel plan requirement but an F1 development would. Therefore, as this site is a combination of both and the fact that it is to be a car free development, it is deemed acceptable to request a Travel Plan for the development. A condition has been included to secure this.. A £1,985 (RPI index linked April 2024) travel plan monitoring fee will be secured via a legal agreement to enable the travel plan to be monitored for a period of five years.

10.38. The proposed development is therefore considered acceptable in relation to highway impact subject to conditions requiring additional cycle parking, a construction traffic management plan, a travel plan, provision of vehicle parking provision, electric vehicle charging points, and sustainable drainage of the parking area.

e. Air Quality

10.39. Policy RE6 of the Oxford Local Plan and paragraphs 170 and 180-181 of the NPPF requires development to consider the impact of proposed development on air quality during construction, during operating and also the air quality experienced by future users of the proposed development.

10.40. The application has been accompanied by an Air Quality Assessment. The baseline assessment shows that the application site is located within the Oxford

city-wide Air Quality Management Area (AQMA), declared by Oxford City Council (OCC) for exceedances of the annual mean NO₂ air quality objective (AQO) but an adequate distance from any major traffic source.

- 10.41. The air quality baseline desk assessment shows that current air quality levels at the application site are below relevant air quality objectives for NO₂, PM₁₀ and PM_{2.5} concentrations. Therefore, the location of the application site is considered suitable for its intended use which involves the introduction of future residents (new receptors) without mitigation.
- 10.42. According to the site's energy statement, the energy strategy for the proposed development will incorporate an all-electric approach consisting of air source heat pumps (ASHP) for heating and cooling, electrical panel heaters to provide heat to transient places, mechanical ventilation with heat recovery, and photovoltaic panels. Therefore, no combustion emission sources associated with heat and/or electricity generation are proposed. As such, an assessment of emissions from energy systems during the operational phase of the development has been scoped out.
- 10.43. According to the site's transport statement, the site is currently served by 52 car parking spaces. The proposed development would relocate some of those parking places to a location northeast of the building, but there would be no increased car parking capacity. The site would also lead to an increase in of 18 vehicle trips in peak hours. The report mentions that these will not have an 'unacceptable impact' on highway safety and that the transport impacts cannot be regarded as 'severe'.
- 10.44. Operational phase traffic impacts can be considered negligible (non-significant), as the amount of AADT generated by the development, does not over seeds the AADT IAQM criteria for within AQMAs, above which traffic emission impacts need to be accounted.
- 10.45. The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed on the AQ Assessment, which identified that the site is found to be at worst 'high risk' in relation to dust soiling effects on people and property. The risk of dust causing a loss of local amenity and increased exposure to PM₁₀ concentrations has been used to identify appropriate dust mitigation measures. Provided these measures are implemented and included within a dust management plan, the residual impacts are considered to be 'not significant' which would be required by condition.
- 10.46. An accompanying Staff Travel Plan has been prepared to support the planning application, highlighting what measures the Oxford trust intends to put in place to encourage sustainable transport choices by employees and visitors and to reduce vehicle trips.
- 10.47. Based on the information above, it is considered that the changes in pollutant concentrations attributable to traffic emissions associated with the operational phase of the Proposed Development (i.e., impacts on local air quality) are negligible and therefore, in accordance with the assessment criteria, mitigation is

not required. Additionally, pollutant concentrations at the site are predicted to be below the relevant AQOs and as such additional mitigation is not required for the operational phase. Air quality should therefore not be viewed as a constraint to planning, and the proposed development conforms to the air quality principles of National Planning Policy Framework and the Oxford Local Plan 2036, providing a condition is imposed requiring site specific dust mitigation measures to be inserted into a construction environment management plan.

f. Biodiversity

10.48. Policy G2 of the Oxford Local Plan seeks to protect habitats and protected species and where relevant provide biodiversity net gain (BNG) to enhance existing habitats.

10.49. The application site includes an area of deciduous woodland, which is a priority habitat. The site is also within a Conservation Target Area (Shotover CTA) and partially lies within a proposed Oxford City Wildlife Site (Stansfield Study Centre pOCWS) which has not been confirmed.

10.50. Policy G2 of the Oxford Local Plan 2036 states that on sites of local importance for wildlife, including Local Wildlife Sites, Local Geological Sites and Oxford City Wildlife Sites, on sites that have a biodiversity network function, and where there are species and habitats of importance for biodiversity that do not meet criteria for individual protection, development will only be permitted in exceptional circumstances whereby:

a) there is an exceptional need for the new development and the need cannot be met by development on an alternative site with less biodiversity interest; and

b) adequate onsite mitigation measures to achieve a net gain of biodiversity are proposed; and

c) where this is shown not to be feasible then compensation measures will be required, secured by a planning obligation. Therefore, to comply with policy, the application must therefore demonstrate an exceptional need for the new development along with adequate onsite mitigation measures.

The project ecologist acknowledges that although the status of the site as a proposed Oxford City Wildlife Site has not been confirmed, point a) of Policy G2 still applies as although the site has not been confirmed, it still provides a biodiversity network function and has species and habitats of importance to biodiversity. It should be noted that only a small area of woodland is being impacted by the proposed development, and that it is not immediately clear how an alternative design could further reduce this impact. The proposed development is required to meet the needs of the Oxford Trust who have outgrown their existing buildings. The site is an ideal location for early-stage companies to work in a cluster with existing companies in Stansfeld Park and also in close proximity to the University Hospitals. This research contributes to the economy of Oxford and world leading technologies. The park also has an outreach programme working closely with schools enriching education. It is therefore considered there is an overriding public interest for the development.

Alternative locations outside of the park are therefore not considered reasonable due to their separation from the knowledge hub and other options to develop the site are very limited. It was initially explored building on the site of the replacement car park, however this was not encouraged and ruled out as it would have resulted in more harm to the existing woodland. It is therefore considered the proposed development is justified and minimises harm to the site. Mitigation would ensure that the woodland would be improved through tree canopy replacement and biodiversity and are therefore satisfied that tests one and two would be met.

10.51. Third party comments during the consultation argued that the parking should be reduced further to remove this impact. The trees in this location are not the most significant on the site and reducing the parking would not necessarily avoid their removal. The parking on the site would change from 52 spaces per 150 employees to 52 spaces per 230 employees. This is a reduction from 1 space to 2.9 employees to 1 space per 4.4 employees which is considered reasonable. The trees lost (as per section j. of the report) would be replaced and a net canopy gain would be achieved over 25 years and biodiversity enhancement would be made to the existing woodland. Therefore, it is considered that criterion a) has been met.

10.52. Points b) and c) are addressed below.

Biodiversity Net Gain

10.53. A 10% net gain in biodiversity is also required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Concerns were initially raised with how this had been calculated and revised information was received during the course of the application. The project ecologist amended the metric to correct the errors present. This includes amending the strategic significance to reflect the fact that the site is within a Conservation Target Area, the proposed uplift in the condition of the area of other neutral grassland being removed and a re-assessment of the size of the on-site trees. In order to satisfy the trading rules, four additional trees have now been proposed. The revised metric now states that a net gain of 0.33 habitat units (+14.60%) and 0.25 hedgerow units (+344.57%) would be achieved. This satisfies the requirements of the Environment Act and point b) of policy G2 of the Oxford Local Plan 2036. As point b) is satisfied, this negates the need to address point c).

The project ecologist has stated that the loss of the scrubby woodland will be compensated for through the creation of improved overwintering habitat and enhancement of other areas of the woodland.

Protected Species

10.54. The wider site also supports a large population of great crested newts (GCN) within the two onsite ponds. There have been previous GCN licenses granted within and adjacent to the site. Terrestrial habitat would be temporarily lost, and the development may result in direct harm to GCN without implementation of dedicated mitigation measures. The development must therefore either acquire a

mitigation license from Natural England (where surveys will be required to inform the license), or enter into the NatureSpace District Level License (DLL) Scheme.

10.55. Great crested newts are a European protected species (EPS) and are protected in the UK under the Conservation of Habitats and Species Regulations 2017 (as amended). Where works would harm this species or its habitats, a licence is required in order to make those activities lawful. Natural England is the licensing authority and has granted great crested newt 'District Licences' to certain Councils in England. This enables those Councils ('Licensees') to issue authorisations to developers for specific parcels of development land, without further application (by the developer) to Natural England.

10.56. Developments which utilise the District Licensing Scheme contribute proportionately (depending on the impacts of each development proposal) to the conservation strategy. This funds the creation, management, and monitoring of local compensation sites. NatureSpace and the Newt Conservation Partnership take on all responsibilities for compensation delivery, 25 years of management and monitoring, and annual reporting to Natural England.

10.57. A NatureSpace report has been submitted which confirms that the proposal can be dealt with under the District Licence and required conditions to be attached to any planning permissions which are recommended at the end of this report which require a licence to be in place before the start of work and the development to be carried out in accordance with the requirements of this licence.

10.58. The local planning authority must consider the likelihood of a licence being granted when determining a planning application. This requires consideration of the so-called "three tests" development must pass to qualify for a licence, as set out in The Conservation of Habitats and Species Regulations 2017 (as amended):

a) The purpose of the development must be preserving public health or public safety or another imperative reason of overriding public interest (including those of a social or economic nature)

b) There must be no satisfactory alternative; and

c) The development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Given that NatureSpace have agreed to issue a license under the District Level Licensing Scheme, officers are satisfied that these tests would be met.

10.59. The application has been accompanied by an External Lighting Assessment (CPW, May 2024) which did not state specific adherence with the industry standard guidance on lighting and bats – (GN08/23) Guidance Note 8 Bats and Artificial Lighting (ILP / BCT, 2023). Due to the presence of woodland directly abutting the site, it is imperative that the lighting scheme is designed to ensure no adverse impacts to all native species of roosting, foraging and/or commuting

bats. The lighting plan was therefore updated to adhere with GN08/23 and found to be acceptable. A full lighting strategy would be secured by condition.

g. Flooding/Drainage

- 10.60. Policies RE3 and RE4 of the Oxford Local Plan seek to ensure that a development would be protected from flooding and the proposed development would not contribute to flooding elsewhere through the use of sustainable urban drainage (SuDs).
- 10.61. The developable area is within Flood Zone 1 and is at very low risk of flooding from surface water.
- 10.62. Infiltration testing has been undertaken, with results showing variable rates across the site. The higher rates achieved are assumed to be within discrete lenses of permeable material surrounded by less permeable clay, and made ground. There is also a possible risk of karstic features. Infiltration has therefore been ruled out by the applicant as a viable drainage strategy.
- 10.63. Attenuation is proposed in the form of geocellular units, with a restricted discharge to an existing pond. Details were not provided for how the pond drains beyond the larger excavation and clarity was then provided how these ponds drain into a lower pond towards the south of the site. Parking areas are to be permeable, and rainwater harvesting is also proposed. It is stated that SuDS features will remain unlined to allow some infiltration, however no evidence for peak groundwater levels has been provided and there is a risk that high groundwater levels could adversely impact the available storage. The groundwater information provided is quite limited, but shallow seepage was recorded. Any shallow groundwater is likely to be the result of a perched water table. All attenuation features should therefore be lined to prevent possible groundwater ingress. This was subsequently agreed with the applicant and the application documentation amended.
- 10.64. Qmed (peak rate of flow from the catchment for the median annual flood) has been calculated for the allowable runoff rate from the developable area. Appropriate rainfall methodology and runoff coefficients have been used for the calculations. The flow control device is not likely to be at significant risk of blocking up. An appropriate climate change allowance has been used, and allowances for urban creep appear to have been factored in the calculations however. The calculations show that flooding is not anticipated for the design storm event. Flood exceedance flow routes have been shown on a plan. Water quality has been considered sufficiently, with adequate treatment provided by the permeable parking areas and pond. Maintenance details for the proposed drainage system have been provided, and it is stated that the responsible party for maintenance will be the Oxford Trust.
- 10.65. The proposed development is therefore considered to be adequately drained and not contribute to flooding elsewhere in accordance with policies RE3 and RE4 of the Oxford Local Plan 2036.

10.66. Concerns have been raised that the proposed development could result in water reaching the Lye Valley SSSI. The proposed development has been designed to drain outside of this catchment area and the submitted drainage strategy would ensure that the proposed system meets the capacity of the proposed development to ensure that it is adequately drainage and would therefore not spill into the Lye Valley SSSI catchment area. The application has been reviewed by Natural England and Ecology Officers who have raised no objection to the proposed drainage strategy.

h. Land Quality

10.67. Policy RE9 of the Oxford Local Plan requires a developer to consider the contamination risk associated with any site and put in mitigation measures if appropriate to protect future occupiers of the development.

10.68. Officers have reviewed the submitted documentation and it is considered unlikely that significant ground contamination risks are present at the site. This is based on historical site investigation and monitoring data, the recent desk study information and evidence that the former use of the site was as a quarry backfill area with no record of other wastes being deposited. There however remains a possibility that some made ground contamination could be present that could be encountered during groundworks at the site.

10.69. Due to the possibility that contamination could be encountered within made ground, which could present a risk to future occupiers or construction workers, it is recommended that a watching brief condition should be imposed on any permission to ensure that any potential contamination risks are dealt with appropriately. Subject to this the proposed development is considered acceptable in relation to policy RE9 of the Oxford Local Plan 2036.

i. Energy/Sustainability

10.70. Policy RE1 of the Oxford Local Plan 2036 requires major developments to submit an energy statement which demonstrates 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case.

10.71. Officers have reviewed the Energy Statement for the above development. It is proposed to use high quality fabric, air source heat pumps (ASHP) and a good amount of solar PV. The statement demonstrates that they can achieve 54% reduction over part L 2021 building regs, exceeding the requirements of policy RE1 of the Oxford Local Plan 2036. Officers are there satisfied with the proposed strategy.

10.72. Policy RE1 also requires that major development demonstrates at least BREEAM excellent. A report has been submitted which demonstrates that the building would achieve a score of 73.7% exceeding the 70% requirement for BREEAM excellent.

10.73. The proposal, subject to compliance with the submitted energy statement is considered to comply with the requirements of policy RE1 of the Oxford Local Plan 2036.

j. Trees

10.74. Policies G7 of the Oxford Local Plan 2036 requires that planning permission will not be granted for development resulting in the loss of trees except in the following circumstances:

- a) it can be demonstrated that retention of the trees is not feasible; and*
- b) where tree retention is not feasible, any loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional tree cover (with consideration to the predicted future tree canopy on the site following development); and*
- c) where loss of trees cannot be mitigated by tree planting onsite then it should be demonstrated that alternative proposals for new Green Infrastructure will mitigate the loss of trees, such as green roofs or walls*

10.75. The application proposes to remove the following trees:

TREE NO.	SPECIES	PROPOSED WORKS
T4	Cherry	Remove to facilitate the development (cat U tree)
T5, T7, T30	Goat Willow	Remove to facilitate the development
T6	Deodar Cedar	Remove to facilitate the development
T9, T10, T15, T21, T22, T27, T32, G4, G12, G14	Hawthorn	Remove to facilitate the development
T12	Corsican Pine	Remove to facilitate the development
T13, T29, G7, G8	Ash	Remove to facilitate the development
T14	Poplar	Remove to facilitate the development
T24	Sycamore	Remove to facilitate the development
T25, T26	Birch	Remove to facilitate the development
T28	Oak	Remove to facilitate the development
T31	Blackthorn	Remove to facilitate the development
T33	Yew	Remove to facilitate the development
G5	Leyland Cypress	Remove to facilitate the development
G6	Mixed Species	Remove to facilitate the development (cat U group)
G9	Mixed Species	Remove to facilitate the development
G10	Birch	Remove to facilitate the development
G11	Ash	Partial removal to facilitate the development

10.76. Given the other constraints on the site, officers accept that it would not be feasible to provide the required quantum of development without removing some existing trees. However, there would be scope for adequate replacement tree planting in identified landscape areas.

10.77. Tree removals do include the loss of several moderate quality trees along the north western edge of the existing car park area for the proposed building. Whilst this is unfortunate, the impact is not of sufficient weight to constitute a reason for refusal, and there are no easy amendments to the design that can be

offered as an alternative to retain them. The loss of these trees would have no impact on wider views.

10.78. The landscape proposals are provided in detailed form and are considered acceptable. Replacement tree planting includes predominant use of native species, including lime, aspen and oak, and ornamental and cultivar trees including Himalayan birch, liquidambar, hornbeam and Norway maple.

10.79. The tree protection details are contained in the arboricultural impact assessment (AIA) and are acceptable, but an arboricultural monitoring programme (AMP) condition is required, notwithstanding the indicative programme set out in that document.

10.80. As a Major application OLP Policy G7, supported by TAN9 requires a 'No-Net-Loss' after 25 years under a Development Scenario; to be demonstrated through the Tree Canopy Cover Assessment Study (TCCAS).

10.81. The TCCAS demonstrates that proposed replacement trees planted in compensation for losses, and their projected canopy growth potential (related to species and stock types), would provide a net canopy increase from the existing baseline after 25 years growth.

10.82. As such, officers consider that the proposal would not conflict with Policy G7 of the Local Plan 2036.

k. Utilities

Waste

10.83. Thames Water recognises the catchment is subject to high infiltration flows during certain groundwater conditions.. They have advised that developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. A suitable SuDs strategy has been negotiated as part of the application with the LLFA which would not connect to a public sewer. It is however advised that the car parking should be fitted with petrol./oil interceptors to prevent pollution being drained into water courses which would be secured by condition. In relation to the foul water sewerage network infrastructure capacity, Thames Water have raised no objection to the application.

Water

10.84. On the basis on the information provided, with regard to the water network and water treatment infrastructure capacity, Thames Water do not have any objection to the proposed development.

10.85. The proposed development is therefore considered to comply with policy V8 of the Oxford Local Plan 2036.

I. Health and Wellness

- 10.86. Local Plan policy RE5 seeks to promote strong, vibrant and healthy communities and reduce health inequalities. The application has been supported by a Health Impact Assessment (HIA) which considers the health impacts of the proposed development based on the NHS London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment (HIA) as required by policy RE5.
- 10.87. Inclusive design has been considered both internally and externally throughout the scheme with wheelchair accessibility and flexibility available, considerations has been given to dust noise, vibration and odours through the CEMP and noise assessment, the site is in a sustainable location and does not encourage increased car use beyond existing levels, the local community were consulted prior to submission, involves sustainable construction techniques and renewal energy and therefore demonstrates where applicable that the development promotes health and wellbeing.
- 10.88. In light of the above, and the contents of this report as a whole, it is considered that the proposed development would comply with policy RE5 of the Oxford Local Plan 2036.

11. CONCLUSION

- 11.1. Having regards to the matters discussed in the report, officers would make members aware that the starting point for the consideration of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.
- 11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver sustainable development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF.
- 11.3. Therefore, it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.
- 11.4. Officers consider that the proposed development would respond appropriately to the site context and Local Plan policies. The proposal would ensure that existing operations can continue to take place on the site and grow with demand. Whilst this would result in tree loss, the replacement planting and biodiversity net gain measures would ensure that the existing woodland is enhanced as a result of the development. It is considered that there would be no detrimental harm to the amenity of neighbouring occupiers, to the highway network as a result of traffic generation and adequate cycle parking would be secured by condition. The proposal would also have an acceptable impact on air quality, land quality and

drainage and would meet exceed energy efficiency targets. Protected species would also be addressed through NatureSpace licencing.

- 11.5. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the satisfactory completion (under authority delegated to the Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990.

12. CONDITIONS

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Approved Plans

2. The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy DH1 of the Oxford Local Plan 2036.

Samples

3. Samples of all external materials proposed to be used, shall be made available for inspection on site and details shall be submitted and approved in writing by the Local Planning Authority before the start of the relevant work and only the approved materials shall be used.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works and in the interest of visual amenity in accordance with policy DH1 of the adopted Oxford Local Plan 2036.

Noise

4. The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound," with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from plant/mechanical installations/

equipment in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.

Noise – anti vibration

5. Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.

Lighting

6. External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the CIE guidance 2003 & 2017 and the ILP Guidance Notes for the Reduction of Obtrusive Light (2021). Lighting should be minimised, and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with policy RE7 of the Oxford Local Plan 2036.

Cycle Parking

7. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework and in accordance with policies DH7 and M5 of the Oxford Local Plan 2036.

Construction Traffic Management Plan (CTMP)

8. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.

Reason: In the interests of highway safety and the residential amenities of neighbouring occupiers and to comply with Government guidance contained within the National Planning Policy Framework and in

accordance with policies M1 and RE7 of the Oxford Local Plan 2036.

Travel Plan

9. Notwithstanding the submitted Travel Plan, prior to first occupation a Travel Plan must be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved Travel Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework and in accordance with policy M2 of the Oxford Local Plan 2036.

Vehicle Parking Provision

10. The car parking areas shall be provided in accordance with the details shown and be available prior to the first occupation of the approved development. The parking areas shall be bound, formed and laid out in accordance with the approved details, and retained in place thereafter solely for the purpose of parking vehicles ancillary to the permitted uses unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking facilities are provided in the interests of road safety in accordance with policies RE7 and M3 of the Oxford Local Plan 2036.

Electric Vehicle Charging

11. Notwithstanding the submitted details, prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the unit they serve, and retained as such thereafter.

Reason: In the interest of sustainability and climate change in accordance with policy M4 of the Oxford Local Plan 2036.

CEMP

12. The development shall be implemented in strict accordance with the approved dust mitigation measures and recommendations that are identified on Chapter 6 (pages 28-30) of the Air Quality Assessment dated 12th July 2024 and Construction Environmental Management Plan (CEMP) dated 18th October 2024."Reason: To ensure that the overall dust impacts during the construction phase of the proposed development will remain as "not significant", in accordance with the results of the dust assessment, and with Core Policy RE6 of the new Oxford Local Plan 2016- 2036.

Full lighting strategy

13. Prior to the installation of an external lighting, a full lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Only the approved lighting shall be installed thereafter.

Reason: In the interests of the amenities of neighbouring occupiers and ecology in accordance with policies RE7 and G2 of the Oxford Local Plan 2036.

LEMP

14. Prior to first occupation, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed, both on and off-site;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organization responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: The facilitate the delivery of biodiversity net gain in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036 and to ensure compliance with the Wildlife and Countryside Act 1981.

NatureSpace 1

15. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR150, or a 'Further Licence') and with the proposals detailed on plan "Stansfeld Park: Impact Plan for great crested newt District Licensing (Version 2)", dated 26th November 2024.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

NatureSpace 2

16. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR150, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

NatureSpace 3

17. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR150, or a 'Further Licence') and in addition in compliance with the following:

Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).

Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR150, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

SuDs

18. The approved drainage system shall be implemented in accordance with the approved documents prior to the use of the building commencing: - Flood Risk & Drainage Statement - Glanville, 31/5/24, amended by: - Response to Drainage Officer Planning Comments - Glanville, 16/9/24

Reason: In the interests of sustainable drainage in accordance with policies RE3 and RE4 of the Oxford Local Plan 2036.

Drainage – Record of SuDs

19. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include: (a) As built plans in both .pdf and .shp file format; (b) Photographs to document each key stage of the drainage system when installed on site; (c) Photographs to document the completed installation of the drainage structures on site; (d) The name and contact details of any appointed management company information.

Reason: In the interests of sustainable drainage in accordance with policies RE3 and RE4 of the Oxford Local Plan 2036.

Watching Brief - Contamination

20. Throughout the course of the development, a watching brief for the identification of any contamination shall be undertaken. Details of the watching brief must be submitted to and approved by the local planning authority prior to commencement of the development. Any contamination that is found during the course of construction of the approved development shall be investigated and reported immediately to the local planning authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason: To ensure that any soil and water contamination is identified and adequately addressed to ensure the site is suitable for the proposed use in accordance with the requirements of policy RE9 of the Oxford Local Plan 2016 - 2036

Energy

21. The development shall be implemented in strict accordance with the approved 'CPW Energy and Sustainability Statement Rev P02' dated 10.06.24. The development shall not be occupied until evidence (including where relevant Energy Performance Certificate(s) (EPC), Standard Assessment Procedure (SAP) and Building Regulations UK, Part L

(BRUKL) documents) have been submitted to the Local Planning Authority to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement and achieve the target performance (i.e. at least a 40% reduction in operational carbon emissions compared to Part L of 2021 Building Regulations compliant base case) as approved.

Reason: To ensure that the proposed development sufficiently incorporates sustainable design and construction principles in accordance with policy RE1 of the Oxford Local Plan 2036.

Landscape Proposals: Implementation

22. The landscaping proposals as approved by the Local Planning Authority shall be carried out no later than the first planting season after first occupation or first use of the development hereby approved unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Landscape Proposals: Reinstatement

23. Any existing retained trees, or new trees or plants planted in accordance with the details of the approved landscape proposals that fail to establish, are removed, die or become seriously damaged or defective within a period of five years after first occupation or first use of the development hereby approved shall be replaced. They shall be replaced with others of a species, size and number as originally approved during the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Landscape Management Plan

24. Prior to first occupation or first use of the development hereby approved a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and timing for all landscape areas, other than small, privately owned domestic gardens, shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape management plan shall be carried out as approved by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Tree Protection Plan (TPP)

25. The development shall be carried out in strict accordance with the tree protection measures contained within the planning application details unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Method Statement (AMS)

26. The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details unless otherwise agreed in writing beforehand by the Local Planning Authority. The Local Planning Authority shall be informed in writing when physical measures are in place, in order to allow Officers to make an inspection prior to the commencement of development.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Monitoring Programme (AMP)

27. Development, including demolition and enabling works, shall not begin until details of an Arboricultural Monitoring Programme (AMP) have been submitted to and approved in writing by the Local Planning Authority. The AMP shall include a schedule of a monitoring and reporting programme of all on-site supervision and checks of compliance with the details of the Tree Protection Plan and/or Arboricultural Method Statement, as approved by the Local Planning Authority. The AMP shall include details of an appropriate Arboricultural Clerk of Works (ACoW) who shall conduct such monitoring and supervision, and a written and photographic record shall be submitted to the LPA at scheduled intervals in accordance with the approved AMP.

Reason: In the interests of visual amenity in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Oil Interceptors

28. Prior to the car park hereby approved being brought into use, the car park shall be fitted with petrol/oil interceptors which shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of water quality in accordance with Policy RE4 of the Oxford Local Plan 2036.

13. INFORMATIVES

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the

opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

- 2 The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Oxford City Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Oxford City Council prior to commencement of development. For more information see: www.oxford.gov.uk/CIL
- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4 Important: the statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a condition compliance application) to and approved by Oxford City Council.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work should stop immediately and advice should be sought from a suitably qualified ecologist. A European Protected Species Mitigation Licence (EPSML) may be required before works can resume.

All wild birds, their nests and young are protected under The Wildlife and Countryside Act 1981 (as amended). Occasionally nesting birds can be found during the course of development even when the site appears unlikely to support them. If any nesting birds are present then the buildings works should stop immediately and advice should be sought from a suitably qualified ecologist.

- 5 Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 - 19:00 Monday to Friday daily, 08:00 - 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

No waste materials should be burnt on site of the development hereby approved.

All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

- 6 It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR150, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

- 7 It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls

equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

14. APPENDICES

- **Appendix 1 – Block plan**

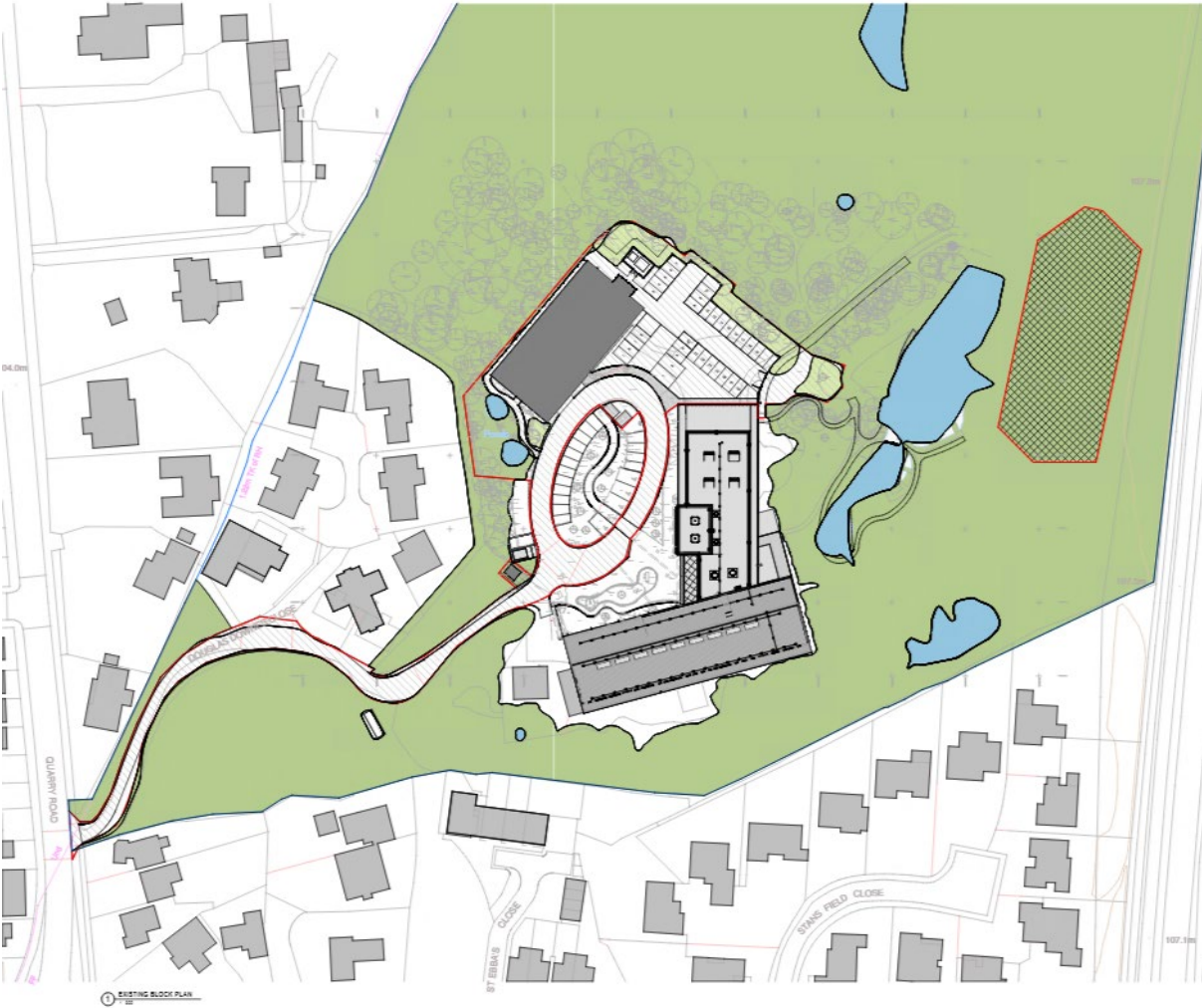
15. HUMAN RIGHTS ACT 1998

15.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

16.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Appendix 1 – Proposed Block Plan



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10th December 2024

Application number:	24/02339/FUL		
Decision due by	2nd December 2024		
Extension of time	19th December 2024		
Proposal	Erection of a glasshouse to rear.		
Site address	8 Dunstan Road, Oxford, Oxfordshire, OX3 9BY – see Appendix 1 for site plan		
Ward	Headington Ward		
Case officer	Hannah Riddle		
Agent:	Mr Paul Smith	Applicant:	Ms M Clarkson
Reason at Committee	The application has been submitted on behalf of a councillor.		

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

1.1.1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission

1.1.2. **agree to delegate authority** to the Head of Planning and Regulatory Services to:

finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a glasshouse on land to the rear of the host dwelling.

2.2. Officers conclude that the proposed development is acceptable with regards to its design, its impact on the significance of designated heritage assets, its impacts upon the residential amenity of neighbouring dwellings and its impacts upon surface water drainage and archaeological deposits subject to the recommended conditions and informatives. Overall, the proposal is considered to be in accordance with policies S1, DH1, DH3, DH4, H14, RE4 and RE7 of the Oxford Local Plan and policies GSP4, CIP1 and CIP4 of the Headington Neighbourhood Development Plan 2032.

3. LEGAL AGREEMENT

3.1. This application is not subject to a legal agreement.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is not liable for CIL.

5. SITE AND SURROUNDINGS

5.1. Dunstan Road is a detached property located on the northern side of Dunstan Road with the front (southwest) stone elevation immediately abutting the pavement. There is a walled garden to the rear and a large field beyond the garden which is within the ownership of the applicants.

5.2. The property is in the northwestern corner of Old Headington Conservation Area and the building is of significance being Grade II Listed.

5.3. Opposite 8 Dunstan Road is another Grade II Listed building known as Manor Farmhouse. The two buildings are prominent in the streetscape and together create an important pinch point on Dunstan Road that acts as an arrival point for the built-up part of the village.

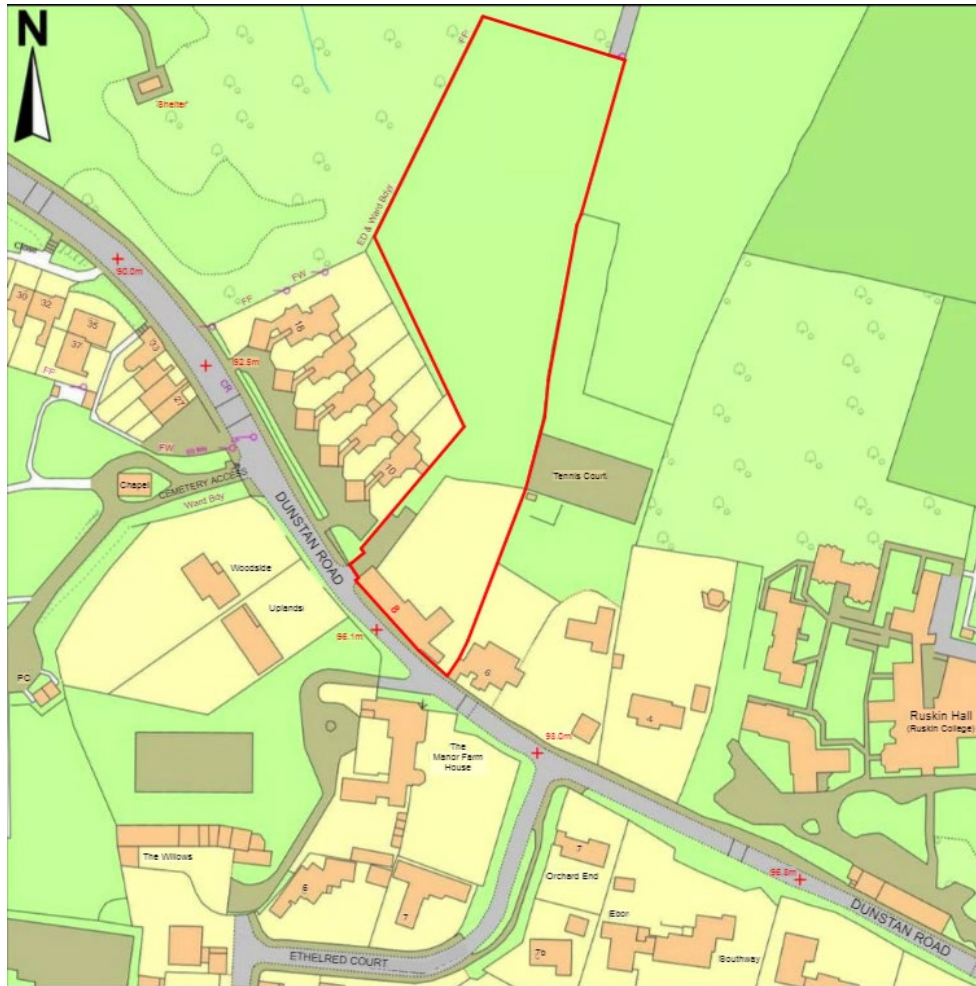
5.4. To the north of 8 Dunstan Road is a group of five houses (10 – 18 Dunstan Road) designed by Ahrends, Burton and Koralek in the 1960's. The houses are described as being the most controversial buildings in the Old Headington Conservation Area due to the experimental architecture employed. However, they are set back from the road and are partially hidden by a front boundary wall with only the roof profiles visible.

5.5. 8 Dunstan Road, originally known as Lower Farm, is noted as a positive building within the Dunstan Road character area. As a Grade II Listed building, the property possesses historic and architectural special interest which is largely derived from its historic character and appearance as a vernacular farmhouse which is a reminder of the rural character of Old Headington.

5.6. Lower Farm originally consisted of the main farmhouse with outbuildings to its east. The main farmhouse was originally a two-storey stone building built under a slate roof. The front elevation contains 5no. 12-paned timber sash windows and a 6-panel timber front door, all of which are still present.

5.7. Lower Farmhouse was fully refurbished in 2002-2003, under applications 01/00766/NFH and 01/00765/L. In October 2024 a single storey rear extension was approved under application 24/01468/FUL.

5.8. See block plan below:



6. PROPOSAL

- 6.1. The application seeks planning permission for the erection of a glasshouse on land to the rear of the host dwelling.
- 6.2. The glasshouse would be sited away from the host dwelling in a field to the rear of the main garden. Access would be via the curtilage of the host dwelling.
- 6.3. The main glasshouse would measure 3744mm deep x 2654mm wide x 3059mm high and a low cold frame would adjoin the north-west side. The cold frame would measure 3744mm deep x 905mm wide x 700mm high.
- 6.4. The construction materials would consist of a dwarf brick plinth, a powder coated aluminium frame and 4mm toughened glass. It would feature a decorative main ridge with finials.

7. RELEVANT PLANNING HISTORY

7.1. The table below sets out the relevant planning history for the application site:

01/00765/L - Listed building consent for external alterations and additions including new dormers and roof lights on rear roof slopes; insertion of rooflights on front roof slopes; new roof on outbuilding; bay window, conservatory and loggia on rear elevation; replacement of existing windows and relocation of front door. Internal alterations including removal of existing staircase and internal partitions and wall and installation of new stair case.. Approved 12th December 2001.

01/00766/NFH - Alterations and additions including the insertion of new dormers on rear roof slopes, new roof on outbuildings and bay window, conservatory and loggia on rear elevation.. Approved 12th December 2001.

02/01597/LBC - Listed Building consent for formation of opening in rear garden wall and installation of new steel gates and stone steps. Setting back of vehicular entrance gates.. Approved 1st November 2002.

02/01598/FUL - Planning permission for formation of opening in rear garden wall and installation of new steel gates and stone steps. Setting back of vehicular entrance gates.. Approved 1st November 2002.

06/00596/FUL - Erection of two outbuildings. Approved 2nd June 2006.

24/01468/FUL - Erection of a single storey rear infill extension. Removal of 1no. window and 1no. door. Insertion of 4no. windows and formation of stone thresholds to the rear elevation.. Approved 24th October 2024.

24/01469/LBC - Reconfiguration of internal areas to include the reduction in size of the ground floor entrance lobby, relocation of a door opening into the TV room and refurbishment of the kitchen including floor finishes. Floor to be part excavated for floor build-up. New internal door openings. Insertion of a structural steel beam.. Approved 5th November 2024.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Neighbourhood Plans:
Design	131 - 141	DH1 - High quality design and placemaking	GSP4 - Protection of the setting of the site CIP1 - Development respect existing local character
Conservation/Heritage	195 - 214	DH3 - Designated heritage assets	CIP4 - Protecting important assets
Housing	60 - 84	H14 - Privacy, daylight and sunlight	
Environmental	180 - 194	RE4 - Sustainable and foul drainage, surface and groundwater flow RE7 - Managing the impact of development	
Miscellaneous	7-14	S1 - Sustainable development	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 24th October 2024 and the three-week consultation period expired on 14th November 2024.

9.2. The application was also advertised in the Oxford Times on 17th October 2024.

Statutory and non-statutory consultees

9.3. No consultee responses were received.

Public representations

9.4. No representations were received.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- I. Design and impact on designated heritage assets
- II. Impact on neighbouring amenity
- III. Other matters

I. Design and Impact on Designated Heritage Assets

- 10.2. Policies DH1 and DH3 of the Oxford Local Plan seek to ensure development is of high-quality design, relates well to the existing house and its surrounding and respects and enhances the historic environment.
- 10.3. Policies GSP4, CIP1 and CIP4 of the Headington Neighbourhood Plan 2032 (HNP) emphasise the importance of responding to setting and local character and seeks development which addresses the conservation and enhancement of the significance of designated heritage assets.
- 10.4. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset 'great weight' should be given to the heritage assets' conservation.
- 10.5. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also require Local Planning Authorities to have special regard to the desirability of preserving the setting of a Listed Building, as well as preserving or enhancing the character and appearance of the Conservation Area and which it is accepted is a higher duty.
- 10.6. The site falls within the Old Headington Conservation Area and the host dwelling is a Grade II Listed Building. During the application, the Council's Heritage team were consulted and no objections to the proposal have been raised citing no harm to either of the designated heritage assets.
- 10.7. The proposed glasshouse is sited in a field to the rear of the host dwelling. The field is dog-legged, and the glass house is situated behind a group of houses (10 – 18 Dunstan Road) at a distance approximately 60m from Dunstan Road.
- 10.8. The glasshouse would be visible from the rear garden of 10 Dunstan Road as their garden has a low rear boundary with views across the field. It would only be partially visible from the rear gardens of 12 and 14 Dunstan Road whose rear boundaries are formed by trees and hedgerows.
- 10.9. The main glasshouse would measure 3744mm deep x 2654mm wide x 3059mm high and a low cold frame would adjoin the north-west side. The cold frame would measure 3744mm deep x 905mm wide x 700mm high. The glasshouse is considered small in scale and acceptable and proportionate addition to the site in that regard.
- 10.10. The design of the glasshouse with its brick plinth, powder coated aluminium frame and decorative finials coupled with the arched front and rear elevations result in a high-quality finish which would respect the wider character of the locality and not detract from the setting of the Listed Building.
- 10.11. It is noted the exact colour of the frame is still to be confirmed and informally colours such as off white, duck egg blue or dark green have been suggested. Given the siting of the greenhouse and the lightweight nature of the frame the exact colour of the frame is not necessary prior to determination. However, in the interests of protecting the visual amenity of the site and the views which would be achievable from neighbouring rear gardens a condition will be attached

requiring the final materials to be approved by the Council prior to the erection of the glasshouse.

- 10.12. The field in which the glasshouse is sited is directly connected to the main garden of the host dwelling by way of a gate in the rear boundary wall and is accessible via the driveway to the side of the host dwelling. It is a substantial open space which is partially in use as a vegetable garden with some supporting infrastructure in the form of a timber shed and a composting area already present. The glasshouse would be located besides the vegetable garden and as such, would be an acceptable addition as it would not appear out of character in this context, particularly as it would be sited close to the north western boundary. The north western boundary is defined by a low wall as well as hedging. Overall the proposed glasshouse would be in a discreet position and would not affect the openness of the field. The remainder of the field would remain open and unimpacted by the erection of the glasshouse or the access to/from the glasshouse from the host dwelling.
- 10.13. The glasshouse would be a minor addition to the field and would be subordinate to the host dwelling. It is considered that the glasshouse would be positioned at a sufficient distance from the listed building so as not to impose on it.
- 10.14. With the recommended materials condition in place, the glasshouse would have little visual impact upon and no harm to the wider character of Dunstan Road, the character of Old Headington Conservation Area nor the setting of the Grade II Listed Building.
- 10.15. Special attention has been paid to the statutory test of preserving the setting of a Listed Building, as well as preserving or enhancing the character and appearance of the Conservation Area under sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. It has been concluded that the development would preserve the the setting of the Listed Building and character and appearance of the Conservation Area, and so the proposal accords with sections 66 and 72 of the Act
- 10.16. The proposal is also in accordance with policies DH1 and DH3 of the OLP 2036 and policies GSP4, CIP1 and CIP4 of the HNP 2032.

II. Impact on neighbouring amenity

- 10.17. Policy H14 of the OLP 2036 states that planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes and does not have an overbearing effect on existing homes.
- 10.18. Policy RE7 of the OLP 2036 states that planning permission will only be granted for development that ensures that the amenity of communities, occupiers and neighbours is protected.
- 10.19. The host dwelling is detached and sited within a substantial plot, including a large field beyond the main garden in which the glasshouse would be sited. Due

to the siting of the glasshouse, it would have most impact upon the properties 10 and 12 Dunstan Road.

- 10.20. A separation distance of approximately 18m is retained between the rear elevations of 10 and 12 Dunstan Road and the glasshouse.
- 10.21. The glasshouse is sited approximately 3m beyond the rear boundary of 12 Dunstan Road. A green buffer of trees and hedgerow along this boundary prevent direct views of the glasshouse.
- 10.22. 10 Dunstan Road has a low rear boundary which allows views across the field. The glasshouse is sited to the north of their rear garden and as such, oblique views would be achievable from some areas of their garden.
- 10.23. It is considered that due to the small scale nature of the glasshouse, its glazed and lightweight design, coupled with its distance from the nearest neighbours it would not detrimentally impact upon the outlook, privacy or daylight afforded to any of the neighbouring occupiers. Nor would it be an overbearing presence.
- 10.24. All other properties are a sufficient distance away so as not to be affected.
- 10.25. The proposal would not have a detrimental impact upon the residential amenity of neighbouring occupiers and is in accordance with policies H14 and RE7 of the OLP 2036.

III. Surface Water Drainage

- 10.26. Policy RE4 of the OLP 2036 states that all development is required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off.
- 10.27. The site is located in Flood Zone 1 and is not at significant risk of flooding from any sources. The glasshouse would incorporate integral gutters which divert rainwater from the roof to water butts which is considered to adequately manage run-off be in accordance with policy RE4 of the OLP 2036.

11. CONCLUSION

- 11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material consideration indicate otherwise.
- 11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development. This means approving development that accords with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides clear reasons for refusing the development proposed; or any adverse impacts of doing so would

significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 11.3. Therefore, it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

Compliance with development plan policies

- 11.4. In summary, the proposed development would not cause detrimental harm to the design and visual amenity of the host dwelling or the wider locality, in compliance with Policy DH1 of the OLP 2036. The proposal would not be detrimental upon the amenity of any neighbouring occupiers and would comply with Policies H14 and RE7 of the OLP 2036. In addition, the proposal has due regard to the setting and character of the designated heritage assets, in compliance with policy DH3 of the OLP 2036. Finally, the proposal would have no significant impacts upon the capacity of the site to sustainably drain surface water in compliance with policy RE4 of the OLP 2036. As such the proposals are considered to comply with the policies of the OLP 2036, and the NPPF.

- 11.5. Therefore, officers consider that the proposal would accord with the development plan as a whole.

Material considerations

- 11.6. The principal material considerations which arise are addressed above, and follow the analysis set out in earlier sections of this report.
- 11.7. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF for the reasons set out in the report. Therefore in such circumstances, paragraph 11 is clear that planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.
- 11.8. Officers would advise members that, having considered the application carefully, including all representations made with respect to the application, the proposal are considered to be acceptable in terms of the aims and objectives of the National Planning Policy Framework, and relevant policies of the Oxford Local Plan 2036, and that there are no material considerations that would outweigh these policies.
- 11.9. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions set out in section 12 of this report.

12. CONDITIONS

Time limit

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Development in accordance with approved plans

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy DH1 of the Oxford Local Plan 2036.

Schedule of Materials

- 3 A schedule of the specific exterior materials to be used shall be submitted to and approved in writing by the Local Planning Authority before the start of above ground works on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity in accordance with policies DH1 and DH3 of the Adopted Oxford Local Plan 2036.

INFORMATIVES:-

- 1 In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.

13.APPENDICES

- **Appendix 1 – Block plan**

14.HUMAN RIGHTS ACT 1998

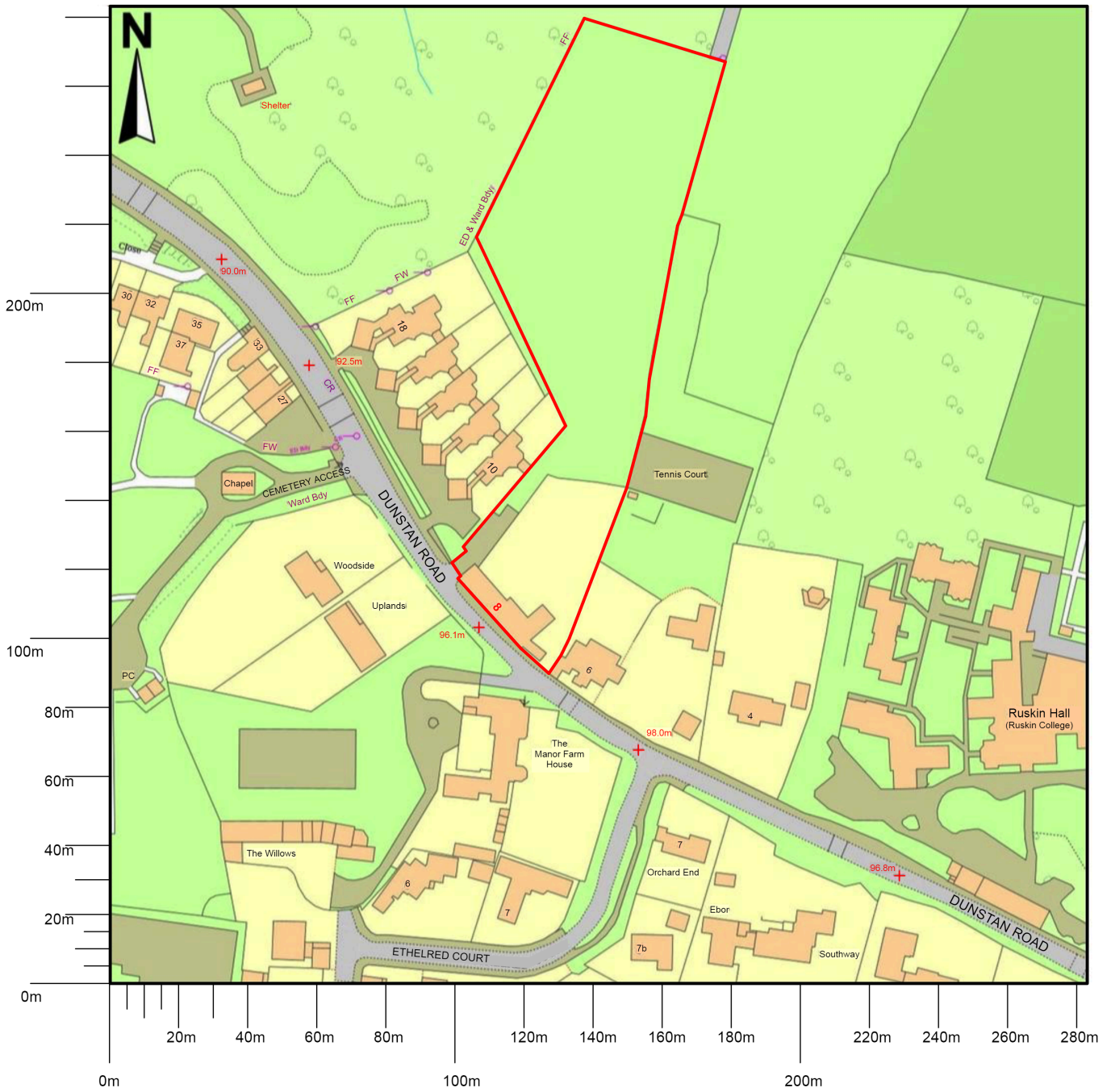
- 14.1. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

15.SECTION 17 OF THE CRIME AND DISORDER ACT 1998

15.1. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

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Appendix 1



Scale 1:1250 (@ A3 size)

LOWER FARM, 8 DUNSTAN ROAD, OXFORD OX3 9BY - LOCATION PLAN 2



<p>© Crown copyright and database rights 2024 OS 100054135. Map area bounded by: 454010,207715 454292,207997. Produced on 22 June 2024 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: p8f/uk/1115616/1501314</p>	<p>client Mary Clarkson Michael Tappin</p>	<p>scale 1:1250 @ A3 date June 2024</p>	<p>drawing title LOCATION PLAN 2</p>
	<p>project LOWER FARM, 8 DUNSTAN ROAD, HEADINGTON, OXFORD, OX3 9BY</p>	<p>drawing no. 8DR(LP)001-2 REVISION NO. <input type="text"/></p>	

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Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 15 October 2024



Committee members present:

Councillor Clarkson (Chair)	Councillor Fouweather (Vice-Chair)
Councillor Altaf-Khan	Councillor Coyne
Councillor Henwood	Councillor Hollingsworth
Councillor Hunt	Councillor Rawle
Councillor Regisford	Councillor Upton
Councillor Ottino (for Councillor Chapman)	

Officers present for all or part of the meeting:

Andrew Murdoch, Development Management Service Manager
Hayley Jeffery, Development Management Team Leader (East)
Uswah Khan, Committee and Member Services Officer
Emma Granger, Planning Lawyer
Jennifer Coppock, Principal Planning Officer
Chloe Jacobs, Senior Planning Officer
Clare Golden, Team Leader, Urban Design and Heritage
Celeste Reyeslao, Scrutiny and Governance Advisor

37. Apologies for absence and substitutions

Councillor Chapman sent apologies.

Substitutions are shown above.

38. Declarations of interest

General

Councillor Upton declared that as a member and trustee of the Oxford Preservation Trust she had taken no part in that organisation's discussions about any of the applications before the Committee. She also stated that she had a one hour a week contract with Christ Church College and as they were part of the applicant team taking part, she would leave the meeting room during this item.

Councillor Rawle expressed that she is the Donnington Ward Councillor, therefore would leave the meeting room during the Donnington Recreation Ground application.

Councillor Coyne declared that she is a resident at Barton Park and is involved in the group looking at road safety issues.

Councillor Clarkson stated that she would leave the meeting room during the last item as she has a personal interest to the application and Councillor Fouweather will chair the meeting from then until the end.

39. 24/01631/FUL - Eastpoint

The Committee considered an application (24/01631/FUL) for the demolition of existing office buildings (Use Class E). Erection of 3no. laboratory enabled office buildings (Use Class E), 1 no. building to accommodate car and bicycle parking facilities and mechanical plant and 1no. building to accommodate mechanical plant and amenity space. Provision of new access arrangements, landscaping and external cycle parking.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- One verbal update noted the travel plan monitoring fee which is set out in the list of planning obligations has been reduced from £13,060 down to £6,530. The Planning Officer stated that this is to cover one framework travel plan and one full travel plan for the whole site rather than three full travel plans for each building. This change came following discussions with the applicants and a further understanding of how the multi-storey car park will be managed.
- The building which was proposed would include a learning lab located in one of the ground floor buildings, dedicated to tailoring the needs of local school children. The plan would have a breakout space, a lab area and toilets. The plans would be developed in consultation with the River Learning Trust.
- A single-storey Pavilion Building would provide a flexible space with toilets which would be available for public use, and this would be secured within the section 106. There would be potential to offer space for various events such as community workshops, public meetings, staff collaboration, and informal breakout space. The proposal would deliver a gross internal area of 20,730 square metres. The multistorey car park would be accessed through a partial two-way entry point of Sandy Lane West and would accommodate 299 car parking bays, with four accessible bays provided externally to the rear of the Pavilion building. In addition to this, eight visitor spaces would be provided on site. The multistorey carpark would accommodate 280 cycle parking spaces with 50 spaces located externally throughout the site and 15 electric scooter spaces adjacent to the external cycle parking.
- The applicant would carry out improvement works and resurface and widen the pedestrian lane across sandy west lane and enhance lighting and widen the underpass where possible.
- Double yellow lines would be extended along Sandy Lane West to help avoid unauthorised parking and two road humps would be installed to reduce vehicle speeds. In order to reinstate the bus service and enhance the sites sustainability, the applicant would carry out works to bring the bus turnaround area back into use. Works include the removing of existing bollards, curb realignment to allow double decker bus to turn, resurfacing and reinstatement of street lighting. Details of works would be secured via a s278 agreement with highway authority.

- The development is formed of separate buildings which helps to breakup the mass and enables development to feel open rather than defensive. Additionally, the buildings are characterised by horizontal banding and curved corners.
- The application site lies approximately 250 metres west of the Littlemore Conservation Area at its nearest point and forms part of the heritage assets wider setting. The proposal would be visible but visual harm has been mitigated by varying the colour of the two main buildings and reducing the massing. Although the development would still be visible, it would only be visible from part of the Conservation Area, therefore the impact is limited, and the harm is a low level.
- In accordance with paragraph 206 of NPPF, the need for high quality lab enabled office space within the part of the golden triangle, provides clear and convincing justification for the heritage harm caused. Furthermore, in line with paragraph 208 of the NPPF, the public benefits of this development include the local economic uplift, a commitment to employ a proportion of local residents, enhancement to the pedestrian, cycle and bus infrastructure, the provision of a school lab, the 10% net gain of biodiversity on site and a 40.9 reduction in carbon emission. The benefits would therefore outweigh the low level of less substantial harms of the setting of the Littlemore Conservation Area.
- In conclusion, officers considered that the proposed development would respond appropriately to the site context and the local plan policies. It is therefore recommended that the Planning Committee approve the application, subject to section 106 legal agreement and the finalisation of conditions.

Robert Linnell (agent) spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by the officers and agent.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, the verbal updates on the travel plan and subject to the conditions set out in the report.

The Oxford City Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in the report and grant planning permission; and subject to:

- the satisfactory completion of a legal agreement under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

2. **delegate authority** to the Head of Planning and Regulatory Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning and Regulatory Services considers reasonably necessary; and
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in

the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning and Regulatory Services considers reasonably necessary; and

- complete the section 106 legal agreement referred to above and issue the planning permission.

40. 24/01481/FUL - Odeon

The Committee considered an application (24/01481/FUL) for the demolition of the existing cinema (use class sui generis) and erection of an aparthotel (use class C1) to include ground floor community use (use class F2). Provision of external landscaping, cycle parking and refuse storage.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- The Planning Officer noted there was one verbal update. Thames Water removed its requirement to restrict occupation until sewage works has been carried out. This is due to the current capacity of the treatment works which has been considered suitable to accept the development taking into account the additional floor space.
- The proposed building would have a gross internal area of 6050 square metres. 3060 square metres of this floor area would be given to the community space at ground floor level. The Planning Officer confirmed that the maximum height of the building would be 19.7 metres to the roof level and up to 21m, including mechanical plant screen which would be located centrally on the roof plan.
- The aparthotel would accommodate 145 rooms with kitchenettes as well as a café, lounge, gym, laundry facilities and a 24-hour reception on the ground floor. External cycle stores for community staff and visitors would be located to the rear of the building fronting Gloucester Green, as well as bin storage. The proposal includes a seating area within the public realm, which extends around the northern and eastern elevations of the proposed buildings.
- The existing building does not appropriately respond to the site's location with the city centre's primary shopping frontages. The proposed ground floor would interact positively with the site's context, enhancing the public realm. The proposed large full height window would animate the street and would be a significant improvement to the existing building.
- The entrance to the community space is appropriately located, on the angled corner between George Street and St Georges Place which would be highly visible from the public realm and would best accommodate the level changes across the site. The second entrance would be located along Gloucester Green which is positive as it will promote further use of the space and enhance the public realm, as this elevation is currently blank.
- Taking the heritage harm into account, it was considered by officers that the proposal would result in high level of less than substantial harm. Additionally, the proposal would also result in a low to moderate level of harm to a number of listed buildings, as set out in the committee report. In accordance with paragraph 206 in NPPF, it is considered that the heritage harm is justified by the

provision of tourist accommodation, in the form of the aparthotel. This would encourage tourists and result in increased investment in the city.

- It is therefore considered that the proposed development would respond appropriately, and it is recommended that Planning Committee approve the application subject to the section 106 legal agreement and finalisation of conditions.

Andrew Heselton (Applicant) and Andy Edwards spoke in favour of the application.

Councillor Regisford declared that she was a former resident and was advised not to take part in the discussion or vote.

The Committee asked questions about the details of the application which were responded to by officers and the applicant. The Committee's discussions included, but were not limited to:

- Although there were various harms, including the visual impact particularly from the Castle Mound view, there were very significant benefits, such as the activation of frontage for Gloucester Green. Additionally, the creation of active frontage on George Street would be very positive. Therefore, the benefits surpass the risks.

The Oxford City Planning Committee resolved to:

1 approve the application for the reasons given in the report and subject to the required planning conditions set out in section 13 of this report and grant planning permission; and subject to:

- the satisfactory completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and

2. delegate authority to the Head of Planning and Regulatory Services to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning and Regulatory Services considers reasonably necessary; and
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning and Regulatory Services considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

41. 22/03049/FUL - Land North of Bayswater Brook

Councillor Upton left the meeting during this application, as stated in the declarations of interest.

The Committee considered an application (22/03049/FUL) for the erection of new A40 cycle and pedestrian bridge and associated pedestrian/cycle route connection works, formation of new vehicular access onto Elsfield Road and associated Elsfield Road/Woodeaton Road/Marston Interchange access and highway improvement works, formation of 2 no. new vehicular accesses onto Bayswater Road and associated highway improvement works on Bayswater Road, formation of 2 no. new Public Transport crossing bridges over the Bayswater Brook with associated bus route connection works, including a Public Transport-only access onto the A40, formation of 5 no. pedestrian/cycle bridges over the Bayswater Brook and associated pedestrian/cycle route connection works, flood alleviation measures along sections of the Bayswater Brook and landscape and infrastructure works (associated with the proposed residential and commercial development at Land North of Bayswater Brook solely within South Oxfordshire District Council).

The Planning Officer stated that the site lies within the boundaries of the South Oxfordshire District Council and the site was allocated within their plan. The South Oxfordshire District Council had resolved to approve the hybrid application for the development. In parallel to that, an application was submitted for a package of access works to facilitate the development. It was noted that Oxford City Council have one half of the application and South Oxfordshire District Council have the other half of the application for the access works.

The Planning Officer gave a presentation and provided the following updates and clarifications:

- There were several verbal updates noted. The section of the committee report setting out the Environmental Agency's (EA) comments in the planning application, paragraph 914 to 915 were incomplete. The Planning Officer clarified that there should have been a third paragraph which stated the EA removed their objection on 10th May 2024, following the submission of a revised flood risk assessment that dealt with concerns of flood risk and biodiversity impact. The EA also recommended a number of conditions which are listed in section 12 of the report. Additionally, since the committee report was prepared, there have been two further representations of residents in Barton objecting to the application for a number of reasons. The reasons being that the development would have an adverse impact, increasing the flood concerns risk for residents at Barton and the application would result in the reversal of direction of the number 8 bus. The Planning Officer noted that the objections made relate primarily to the hybrid planning application for the substantive development. However, the concerns on flooding for this development are addressed in the officers' report. The final update was to recommend that two conditions be added to the recommendation in section 12, one being the submission of a monitoring plan and the other being the maintenance scheme for the connectivity bridges.
- The applicant went through a significant period of discussion with the County Council, as well as the South Oxfordshire District Council and officers from this Council to develop a scheme of access works to allow suitable access to deal with the traffic. Additionally, aiming to provide high quality pedestrian and cycle transport links to integrate the developments, with the developments in the city.

- The proposal includes works on the western end, access on the eastern end, five connectivity bridges throughout the development and public transport links through a linkage on Barton Village Road. Additionally, a public transport access point which includes a bus priority route into the development, as well as a pedestrian and cycle bridge link from Barton Park and the A40.
- The connectivity bridges were noted as the most significant parts of integrating the development into the surrounding areas. The bridges would be located throughout Barton Park, and two other connections would come into the existing Barton development.
- In summary, the package of works had been developed in conjunction with the County Council as highway authority, following a review of the traffic modelling that was prepared for the main hybrid application. The applicant engaged with a range of different officers to provide high-quality transport links in order to create a development that would be part of the city and integrate itself with Barton and Barton Park. Section 10 of the officers' report sets out how the planning matters have been balanced in accordance with the requirements of the NPPF. Officers would advise members to consider the application carefully, including all the representations made, while noting that the proposal was considered to be acceptable in terms of the aims and objectives of the NPPF and the relevant policies within the Oxford Local Plan. Therefore, it was recommended that the Committee resolve to grant planning permission for the development proposed, subject to the finalisation of conditions including the two additional conditions mentioned earlier in the verbal update.

Gavin Angell (applicant) and Councillor Glynis Phillips spoke in favour of the application.

The Committee asked questions about the details of the application which were responded to by officers and the applicant.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report, the verbal conditions and subject to the conditions set out in the report.

The Oxford City Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission;
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

Councillor Upton rejoined the meeting.

42. 22/02446/CT3 - Donnington Recreation Ground

Councillor Rawle left the meeting during this application, as stated in the declarations of interest and did not return.

- The Committee considered an application (22/02446/CT3) for the removal of existing fencing and formation of footpath and cycle path, installation of staggered, timber bollards, timber kissing gate and associated landscaping works and associated signage. (Amended landscape plans and additional information: Landscape Ecological Management Plan, Construction Environmental Management Plan: Biodiversity). (Amended Plans and Description).
- The Planning Officer gave a presentation and provided the following updates and clarifications:
- The Planning Officer noted a verbal update. Since the publication of the committee report, there had been six further letters of representation. This included one letter of support and five letters of objections, raising concerns of the loss of the trees, safety risks and reduce biodiversity net gain and flood risk implications. The Planning Officer confirmed that all these matters have been considered by officers in the committee report.
- The application was considered by Committee in October 2023 where members resolved to approve the application subject to conditions and finalise section 106. Since then, the applicant made a few amendments and as a result of the landscape changes, the overall biodiversity net gain reduced.
- The proposal seeks to install a three-metre-wide shared footpath and cycle path that would run across the southern edge of the site, connecting the existing Cavell Road entrance to a new entrance that is proposed along Meadow Lane. By formalising a new path, the proposal seeks to mitigate and remove the existing line that cuts across the field to improve and increase the use for the football club.
- To the south of Meadow Lane, the proposal seeks a new entrance. To facilitate this access, a number of trees are proposed to be removed; this equates to 4 larger trees and a number of smaller stems. The entrance would feature bollards to reduce the speed of cyclists and the bollards would allow for wheelchairs and pushchairs to utilise the path.
- There was public concern regarding the loss of trees, however, the Planning Officer clarified that in this section of trees, no category A or B trees, or ancient trees had been removed. The applicant aimed to retain as many trees as possible, only removing those that are necessary to facilitate the development. It was demonstrated that the works could not be achieved without the loss of some trees.
- The application was accompanied by an updated biodiversity metric that reviews the new proposed landscaping and this demonstrates that the proposal would deliver an increase in biodiversity net gain, therefore the scheme is considered to comply with both local and national planning policy.
- In conclusion, the proposed scheme is considered acceptable as it promotes and allows for an active sustainable mode of transport throughout the city and improves connectivity. The application would be acceptable and would demonstrate a biodiversity net gain in accordance with planning policy. Therefore, this is recommended for approval, subject to the conditions listed in the report and the section 106 to secure the biodiversity net gain.

Carri Unwin, Tim Foster and Lucian Dunlop spoke in favour of the application.

Dominic Woodfield spoke against the application.

The Committee asked questions about the details of the application which were responded to by officers, the applicant and agent.

On being proposed, seconded and put to the vote the Committee agreed with the officer's recommendation to approve the application for the reasons listed on the report and subject to the conditions set out in the report.

The Oxford City Planning Committee resolved to:

1. **approve the application** for the reasons given in the report and subject to the required planning conditions set out in section 12 of this report and grant planning permission and subject to:
 - the satisfactory completion of a legal Obligation under section.106 of the Town and Country Planning Act 1990 and other enabling powers to secure the planning obligations set out in the recommended heads of terms which are set out in this report; and
2. **delegate authority** to the Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary; and
 - finalise the recommended legal Obligation under section 106 of the Town and Country Planning Act 1990 and other enabling powers as set out in this report, including refining, adding to, amending and/or deleting the obligations detailed in the heads of terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Head of Planning Services considers reasonably necessary; and
 - complete the section 106 legal Obligation referred to above and issue the planning permission.

43. 24/01469/LBC - 8 Dunstan Road, Oxford, OX3 9BY

Councillor Clarkson left the meeting during this application, as stated in the declarations of interest, and did not return.

Cllr Fouweather stood as Chair for the remainder of the meeting.

The Committee considered an application (24/01469/LBC) for the reconfiguration of internal areas to include the reduction in size of the ground floor entrance lobby, relocation of a door opening into the TV room and refurbishment of the kitchen including floor finishes. Floor to be part excavated for floor build-up. New internal door openings. Insertion of a structural steel beam.

The Planning Officer gave a presentation outlining the details of the location and the proposal. This included site photos and existing and proposed elevations and plans.

All relevant issues have been considered in the officers’ report and the application was recommended for approval, subject to planning conditions.

On being proposed, seconded and put to the vote the Committee agreed with the officer’s recommendation to approve the application for the reasons listed on the report and subject to the conditions set out in the report.

The Oxford City Planning Committee resolved to:

- 1. approve the application for the reasons given in the report and subject to the required planning conditions set out in section 13 of this report and grant planning permission; and
- 2. delegate authority to the Head of Planning Services to:
 - finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Head of Planning Services considers reasonably necessary.

44. Minutes

The Committee resolved to approve the minutes of the meeting held on 17 September 2024 as a true and accurate record.

45. Forthcoming applications

The Committee noted the list of forthcoming applications.

46. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6:02pm and ended at 9.25pm.

Chair

Date: Tuesday 19 November 2024

When decisions take effect:
Cabinet: after the call-in and review period has expired
Planning Committees: after the call-in and review period has expired and the formal decision notice is issued
All other committees: immediately.
Details are in the Council’s Constitution.