

Agenda

www.oxford.gov.uk



Planning - Oxford City Planning Committee

This meeting will be held on:

Date: **Tuesday 23 June 2026**

Time: **6.00 pm**

Place: **Long Room - Oxford Town Hall**

For further information please contact:

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

☎ 07483 051413

✉ 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](#)
- may record all or part of the meeting in accordance with the Council's [protocol](#)

Information about speaking and recording is set out in the agenda and on the [website](#)

Please contact the Committee Services Officer to register to speak; to discuss recording the meeting; or with any other queries.

*View or subscribe to updates for agendas, reports and minutes at
mycouncil.oxford.gov.uk.*

All public papers are available from the calendar link to this meeting once published

Committee Membership

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

Councillor Mary Clarkson	Marston;
Councillor Laurence Fouweather	Cotteslowe & Sunnymead;
Councillor Mohammed Altaf-Khan	Headington;
Councillor David Henwood	Rose Hill & Iffley;
Councillor Anna Railton	Hinksey Park;
Councillor Louise Upton	Walton Manor;
Councillor Dr. Ahalya Bala	St Clement's;
Councillor Tiago Corais	Littlemore;
Councillor Alfie Davis	Holywell;
Councillor Rosie Rawle	Donnington;
Councillor James Taylor	Headington Hill & Northway;

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	
<p>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 <input type="text"/> search box.</p> <p>Any additional information received following the publication of this agenda will be reported and summarised at the meeting.</p>	
1 Apologies for absence	
2 Declarations of interest	
3 Minutes	13 - 20
Recommendation: to approve the minutes of the meeting held on 26 May 2026 as a true and accurate record.	
4 23/00988/FUL Bertie Place Recreation Ground And Land South West of Wytham Street, Oxford	21 - 108
Site address: Bertie Place Recreation Ground And Land South West of Wytham Street, Oxford	
Proposal: Erection of 31 affordable residential dwellings, with associated public open space, multi-use games area, childrens play area, access and landscaping (Amended Plans)	
Reason at Committee: Major Development	
RECOMMENDATION	
Oxford City Planning Committee is recommended to:	

*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.*

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; and

2. **Agree to delegate authority** to the Director of Planning and Regulation to:

- Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation 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 Director of Planning and Regulation considers reasonably necessary; and
- complete the section 106 legal agreement referred to above and issue the planning permission.

5 26/00266/FUL Plots 23-26, Oxford Science Park, Grenoble Road, Oxford

109 -
192

Site Address: Plots 23-26, Oxford Science Park, Grenoble Road,

*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

Proposal: Partial demolition, alterations and upward extension to existing buildings and erection of 2no. link atriums to provide 1no. building for research and development (Use Class E). Provision of access, parking and landscaping works.

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

*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

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 Director of Planning and Regulation considers reasonably necessary; and

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

6 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.

22/03078/FUL: Land Bounded by Meadow Lane and Church Way, Oxford	Major
23/01001/CT3: Tumbling Bay, Head of Bulstake Stream, Botley Road, Oxford	Called in
24/01104/FUL: 35 Ash Grove, Oxford OX3 9JN	Called in – Cllrs Smowton, Sandelson, Gant, Miles, Fouweather, Munkonge
25/00813/OUT: Land Adjacent The Iffley Academy, Iffley Turn, Oxford, OX4 4DU	Major
24/02361/FUL: New Barclay House, 234 Botley Road, Oxford, OX2 0HP	Major
25/00307/FUL: Oxford Sports Park, Oxford Road, Horspath, Oxford, OX33 1RT	Major
25/01588/FUL: Ozone Leisure Park, Grenoble Road	Major
24/00318/FUL - Land To The North Of Goose Green Lane, Oxford, Oxfordshire	Major
23/01198/FUL - Unit 1, Ozone Leisure Park, Grenoble Road, Oxford, Oxfordshire, OX4 4XP	Major
25/01126/FUL - Land Adjacent To Ivy Lane Oxford Oxfordshire OX3 9BN	Called in – Cllrs Smowton, Roz Smith, Miles, Sandelson, Fouweather, Goddard
25/02358/FUL - 11 Broadhead Place, OX3 9RE	Called in – Cllrs Chapman, Munkonge, Ottino, Fry, Pressel, Turner

*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.*

26/00289/FUL 180 Banbury Road	Called in – Councillors M Gant, Smowton, Smith, Fouweather and Jupp
-------------------------------	---

7 Dates of future meetings

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

14 July 2026

25 August 2026

15 September 2026

*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.

This page is intentionally left blank

Minutes of a meeting of the Planning - Oxford City Planning Committee on Tuesday 26 May 2026



Committee members present:

Councillor Altaf-Khan	Councillor Henwood
Councillor Railton	Councillor Upton
Councillor Bala	Councillor Corais
Councillor Davis	Councillor Rawle
Councillor Taylor	Councillor Jupp (For Councillor Fouweather)
Councillor Ottino (For Councillor Clarkson)	

Officers present for all or part of the meeting:

Uswah Khan, Committee and Member Services Officer
Tom Sunter, Planning Lawyer
Andrew Murdoch, Development Management Service Manager
Sarah Orchard, Principal Planning Officer
Tracy Harvey, Principal Planning Officer
Emma McLeod, Heritage Officer

1. Election of Chair

Councillor Altaf-Khan proposed Councillor Upton as Chair; Councillor Rawle seconded.

Councillor Upton was elected Chair for the Council year 2026-27.

2. Election of Vice-Chair

Councillor Upton proposed Councillor Fouweather as Vice-Chair; Councillor Ottino seconded.

Councillor Fouweather was elected Vice-Chair for the Council year 2026-27.

3. Apologies for absence

Councillor Clarkson and Fouweather sent apologies.

Substitutes are shown above.

4. Declarations of interest

General

For 25/03195/FUL, Councillor Upton declared that she was a member of the Oxford Preservation Trust but had taken no part in any comments or discussions and attended the meeting with an open mind.

For 25/03195/FUL, Councillor Jupp declared that the Oxford Preservation Trust were his landlord but had no discussions and attended the meeting with an open mind.

5. Minutes

The Committee resolved to approve the minutes of the meeting held on 21 April 2026 as a true and accurate record.

6. 25/03195/FUL Mansfield College, Mansfield Road, Oxford, Oxfordshire

The Committee considered an application for the demolition of the John Marsh Building, 6-8 Mansfield Road, Staircase E and the Garden Building and erection of a four-storey building and basement to provide student accommodation and academic space. Two storey mews building to the north of the north range to provide plant and operational space and a three-storey extension to the Champneys north range buildings to provide lift access. Removal of parking area and provision of a pocket park at the entrance with associated landscaping and hard surfacing works. Provision of cycle parking (amended plans and additional information).

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:

- The application was for the redevelopment at Mansfield College, comprising of the demolition of the existing south range, erection of a new south range for student accommodation and academic floor space.
- The committee report stated that while the proposal was balanced in relation to the heritage harm and public benefits, the scheme overall was deemed acceptable and was in accordance with the relevant local plan policies and NPPF. The Planning Officer highlighted the public benefits of the scheme in detail, which included the long term future of the site and its listed buildings as a University College (its intended use), better reveal the civil war ramparts, improve accessibility around the site, provide a higher standard of accommodation, release an estimated 29 homes back to the rental market, reduce college carbon emissions, increase tree canopy cover and reduce parking and car movements in the city.
- It was clarified that the 3 tests in relation to European protected species (bats) was not required as there was no evidence of them found on site.
- A S106 is not required to secure the purchase of off-site Biodiversity Net Gain credits as this is adequately controlled by condition.
- It was recommended that the Committee resolved to approve planning permission subject to the conditions and a legal agreement as set out in the officer's report which could be in the form of a section 106 or a unilateral undertaking directly with the county council.

Helen Mountfield, Rob Linnell and Dawn Brodie 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. The Committee's discussions included, but were not limited to:

- Concerns were raised regarding the cycle spaces on site. The Planning Officer responded that the applicant worked closely with the college to include as many cycle spaces on site to support the number of students living there. The Officer noted that the requirement was for 294 cycle spaces and out of 294, they were able to accommodate 256 on site. The remaining spaces would be secured as on street parking through the county council.
- Questions were raised around biodiversity net gain and how much would be offsite. The applicant responded that through the significant investment in landscaping, they achieved 3.38 units on site which meant there would be 1.91 units offsite. The applicant further noted that most of the loss came through the removal of trees and the purpose of removing trees from the rampart was so that the original form could be viewed along the street scene.
- A question was raised in relation to how the Thames Valley Police objection had been dealt with. Officers advised they felt it should remain an open site but security concerns could be adequately dealt with by condition.
- A query was raised over which schools would be consulted as part of the Community Employment and Procurement Plan condition. Officers advised it is directly negotiated with our Economic Development Team but would likely include citywide schools.

- It was questioned would the expected life of the building would be, the architect advised it would have thick stone walls which would last at least 60 years but there is a desire for it to last over 100.
- Concerns were addressed regarding damage to roads caused by construction traffic. The Development Management Service Manager noted that there was a construction management plan condition imposed that could be amended to add a requirements to complete a condition survey for Mansfield Road to the CTMP condition before and after works.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons set out in the report and subject to conditions including the additional point to the Construction Traffic Management Plan condition and a legal agreement.

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 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. **Agree to delegate authority** to the Director of Planning and Regulation to:
 - finalise the recommended conditions and informatives as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation 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 Director of Planning and Regulation considers reasonably necessary; and
 - complete the section 106 legal agreement referred to above and issue the planning permission
 - complete a condition survey for Mansfield road to the CTMP condition

7. 25/03196/LBC Mansfield College, Mansfield Road, Oxford, Oxfordshire

The Committee considered an application for internal and external alterations to the Grade II* listed North Range buildings by Basil Champneys to include the internal reorganisation of the modern kitchen link extension, construction of a lift extension, and the removal of a WWII bomb shelter and reinstatement of original ground floor windows.

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

- The listed building consent application concerned Mansfield College and sought permission for a number of interventions to the Grade II* listed North Range in order to improve its functionality and support the wider proposals across the college that had just been considered under the associated planning application.
- Specifically, consent was sought for the internal reorganisation of the existing modern kitchen link extension, which was constructed in 2014 and the removal of a World War II bomb shelter on the north elevation of the North Range to facilitate movement within the new mews area proposed as part of the wider scheme, the latter of which would enable the reinstatement of windows to the ground floor corridor that were part of the original design. This was in addition to the construction of a lift extension on the north elevation of the North Range. The lift extension also formed part of the associated planning application and would provide disabled access to the college library and a new librarians office.
- Officers considered that the heritage benefit arising from the reinstatement of the elements of the listed buildings original design outweighed the harm resulting from the loss of the bomb shelter. Officers also considered that the less than substantial harm arising from the lift extension was clearly and convincingly justified, and outweighed, by the benefit of providing disabled access to the College's library and reading rooms. Furthermore, it was concluded that the works proposed to the modern kitchen extension would not cause harm to the significance of the listed building.
- It was therefore recommended that the Committee resolve to grant listed building consent, subject to the conditions set out in section 12 of the officer's report

The Committee had no further questions.

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons set out in the report and subject to conditions including the two additional conditions and a legal agreement.

The Oxford City Planning Committee resolved to:

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

8. 25/03223/FUL Land At Watlington Road, Cowley, Oxford

The Committee considered an application for the Installation of an underground high voltage cable to support solar farm (South Oxfordshire Reference P23/S4132/FUL)

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

- The application sought planning permission for the installation and operation of an underground high voltage electricity cable linking a consented solar farm to the local electrical distribution network. As the works constituted an engineering operation, they did not benefit from the same permitted development rights and therefore required planning permission.
- No removal of hedgerows was proposed and a number of planning conditions were imposed to ensure appropriate environmental protections were secured throughout the construction and operational phases.
- The cable was to be buried underground with the land fully reinstated following construction. As a result, the proposal would have generated only temporary construction related impacts, with negligible long-term effects on landscape character and ecology. Subject to standard construction controls and site reinstatement measure, the development was considered to accord with national and local planning policies supporting renewable energy infrastructure and the provision of necessary grid connections.

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

On being proposed, seconded, and put to the vote, the Committee agreed with the officer's recommendation to approve the application for the reasons set out in the report and subject to conditions including the two additional conditions and a legal agreement.

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. **Agree to delegate authority** to the Director of Planning and Regulation to finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary

9. Forthcoming applications

The Committee noted the list of forthcoming applications.

10. Dates of future meetings

The Committee noted the dates of future meetings.

The meeting started at 6pm and ended at 7.10pm.

Chair

Date: Tuesday 23 June 2026

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.

This page is intentionally left blank

Oxford City Planning Committee

23.06.2026

Application number: 23/00988/FUL

Decision due by 17th August 2023

Extension of time 31st July 2026

Proposal Erection of 31 affordable residential dwellings, with associated public open space, multi-use games area, childrens play area, access and landscaping (Amended Plans)

Site address Bertie Place Recreation Ground And Land South West of Wytham Street, Oxford

Ward Hinksey Park

Case officer Tracy Harvey

Agent: Georgie Thompson **Applicant:** Mr Stuart Moran

Reason at Committee Major development.

1 RECOMMENDATION

1.1 The Oxford 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; and

1.1.2 **Agree to delegate authority** to the Director of Planning and Regulation to:

- Finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation 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 Director of Planning and Regulation 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 a full planning application for the erection of 31 affordable residential dwellings with public open space, a multi-use games area (MUGA), children's play area, access, and landscaping.
- 2.2 The proposal seeks to deliver 31 homes, meaning the policy considerations include housing need, tenure mix, alignment with local housing strategy and a housing allocation with the Oxford Local Plan. The units consist of 11 one-bedroom flats, 9 x 2-bedroom houses 1 x two-bedroom flat and 10 x three-bedroom houses
- 2.3 The scheme introduces a Multi-Use Games Area (MUGA), children's play area, and landscaped open space which is central to the planning considerations. The application includes access works, so highway safety, vehicular access, pedestrian routes, and potential traffic impacts are other key planning considerations.
- 2.4 There are several environmental considerations including ground conditions and contamination and flood risk. The consideration also covers the arboricultural impact on existing trees.
- 2.5 Use of the existing recreation ground land has triggered strong local objections around loss, re-provision, or enhancement of open space and play facilities. Significant public objections (including from a local group "Save Bertie") have been submitted, suggesting considerations such as loss of valued open space, impact on local amenity, character of the area.
- 2.6 Comments from Environment Agency, Oxfordshire County Council, Sport England, Thames Valley Police, Thames Water, and others contribute to assessments against local and national planning policy (flood risk, transport, education, utilities, sports/recreation, crime and community safety, environment).
- 2.7 The key planning considerations for 23/00988/FUL therefore centre on provision of affordable housing and compliance with housing policy, protection/loss and replacement of open space and recreation facilities, access and highways impacts, environmental matters (flood risk, contamination, trees, landscape, drainage), quality of design and site layout, crime and community impacts and objections.
- 2.8 After full consideration, the recommendation is that the scheme is approved having balanced all the relevant material planning considerations primarily the adopted Local Plan site allocation for housing, provision of affordable housing and need for new homes within the city. Planning permission is recommended

subject to the completion of a legal agreement and planning conditions.

3 LEGAL AGREEMENT

3.1 This application is subject to a legal agreement to cover the following matters:

Provision of affordable housing.

3.2 The legal agreement will secure the provision of 22 units of social rent accommodation (11 one-bedroom, one 2-bedroom and ten 3-bedroom) as well as the provision of nine 2-bedroom shared ownership units. The shared ownership units to be eligible for staircasing from 50% to 75% home ownership.

4 COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1 The proposal is liable for CIL of £420,508.64.

5 FINANCIAL ISSUES

5.1 The applicant's intent is to deliver 100% affordable housing on the site as set out within the planning application. This level of provision is dependent on the successful securing of grant funding from Homes England to support scheme viability. In the event that such funding is not secured and a change to the affordable housing percentage would be required, any alterations would be the subject of a future submission to the Local Planning Authority, requesting reverting the scheme to a Local Plan policy compliant provision.

6 SITE AND SURROUNDINGS

6.1 The application site comprises two parcels of land located in South Oxford. The sites are referred to within the planning application as 'Site A' and 'Site B'.

6.2 Site A comprises a roughly rectangular site currently used a public recreation ground known as 'Bertie Park'. The site consists of areas of mown grass amenity land used for general recreation purposes and includes a hard surfaced multi-use games area (MUGA) (approx. 475m²) and a children's playground (approx. 550m²), consisting of various play equipment. There is a tarmac path through the site, providing access from Bertie Place to the south east through to Wytham Street to the North West. The path is a dedicated cycle route, forming a less trafficked route from South Oxford to the City Centre. The site is surrounded on three sides by housing, with the side and rear gardens of properties on Bertie Place, Abingdon Road and Wytham Street all backing onto the play area to the north, south and east of the site. There is a watercourse to the west of the site, separating the play area to Site B. There is a small footbridge between Sites A and B over this watercourse. The land to the south west of Site A was used as a caravan and camping site. There is a further access into the site from Abingdon Road to the west, which consists of an alleyway leading between two rows of terraced houses. There are a number of trees sited around the edges of the site, both within the site and the end sections of the adjoining gardens.

- 6.2.2 Site B consisting of a semi-managed area of open space containing a mix of trees and shrubs. The former access points were from Bertie Park via the existing footbridge and the former camping site to the south. The site has been overgrown in the past with vegetation and brambles, although the site has since been cleared in the past and it was possible for the public to access the site, though this access is informal and is not promoted, whilst the space is irregularly managed. There are informal paths around the edges, where vegetation cover is sparser. In total there is a fairly extensive area of land to the west and south west of Wytham Street. The land is separated from the back gardens of a number of properties on Wytham Street, as well as the South Oxford Christian Centre by the adjoining watercourse. John Towle Close, also borders to the far north east extent of the land. The main railway line between Oxford and London borders the western edge of the area. The red line area defined as Site B within this application covers only a portion of the wider area of land to the south west of Wytham Street. The remainder of the land is shown within the blue line area, which means that the land is under the ownership of the applicants.
- 6.3 The surrounding area is suburban in character and consists predominantly of low rise two storey residential houses. The housing to the southwest and west of the site along Bertie Place and Abingdon Road consists of small terraces of two storey red brick houses with hipped roofs. The housing in Wytham Street to the north and north west consists predominantly of semi-detached pairs of white or light grey rendered houses. The houses were originally designed with hipped roofs, although several of properties have been subject of hipped to gable roof extensions.

7 PROPOSAL

- 7.1 The application relates to the redevelopment of the existing recreation ground off Bertie Place, known as Bertie Park, which is referred to in the planning application as Site A. The proposals include the provision of 31 affordable dwellings, provided as a mix of houses and small blocks of flats, laid out in an arrangement of small terraces, a semi-detached pair of houses and single blocks of flats fronting the primary and secondary streets in the site. The proposed housing would be two storeys and would be constructed from a palette of red brick. The units are: 11 one-bed room flats, 1 two-bedroom flat, 9 two-bedroom houses and 10 three-bedroom houses.
- 7.1 It is proposed that the road at Bertie Place would be extended into the site forming the primary street, with two secondary streets proposed. Access would be retained between the site and Wytham Street, which forms part of the National Cycle Network, whilst the existing access to the Abingdon Road, between the adjoining terraced homes would also be retained. It is proposed that the development would be car free, with the exception of a car club parking space, located close to the site entrance.
- 7.1.2 The proposals include the re-provision of a Multi-Use Games Area (MUGA) (approx. 320m²) on Site A in a position adjoining the access road. This would be of a new design, rather than the repositioning of the existing MUGA, which lies at the centre of the park. This would consist of new surfacing and

surrounding fencing. It is proposed that a new children’s play area (approx. 400m2) would be sited to the southeast of the MUGA, this would consist of appropriate surfacing, benches and play equipment, with surrounding lower-level fencing.

7.2 It is proposed that the area of land located to the southwest of Wytham Street, identified as Site B, would be dedicated as public open space. It is not proposed that this space would be extensively altered in character, with low level interventions proposed to allow access into this site, such as targeted clearance of vegetation to form mown routes through the site, with maintenance required. To facilitate suitable access into the site, the existing footbridge over the adjoining watercourse, Redbridge Stream, would be removed and replaced to the north of the existing. This planning application includes the replacement footbridge.

7.2 The scheme has been amended during its consideration to address technical objections, amend the design and add the replacement pedestrian bridge over the Redbridge Stream.

8 RELEVANT PLANNING HISTORY

8.1 There is no planning history on the site of material relevance to the development proposals.

9 RELEVANT PLANNING POLICY

9.1 The following planning policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan 2026	Regulation 19 Draft Local Plan 2045
Design	96-108, 124-130, 131-141	DH1 - High quality design and placemaking DH2 - Views and building heights DH7 - External servicing features and stores RE2 - Efficient use of land	S2 High Quality Design HD1 principles of high-quality design HD2 - Making Efficient Use of Land HD12 Bin and Bike Stores and External Servicing Features
Conservation/ Heritage	202-221	DH4 - Archaeological remains	HD5 Archaeology
Housing	61-84	H1 - Scale of new housing provision H2 - Delivering affordable homes H4 - Mix of dwelling sizes H10 - Accessible and adaptable homes H14 - Privacy, daylight and sunlight H15 - Internal space	H1 - Housing Requirement H2 - Delivering affordable Homes H5 - mix of dwelling sizes HD11 - Accessible and Adaptable homes HD8 Privacy, Daylight and Sunlight HD9 - Internal space standards for residential

		standards H16 - Outdoor amenity space standards SP32 - Bertie Place Recreation Ground+Land Behind Wytham Street S2 – Developer Contributions	development SPS3 – Bertie Place Recreation Ground
Natural environment	187-201	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	G1 - protection of green infrastructure G6 - Protection of biodiversity and geo-diversity G2 - Enhancement and provision of new green and blue features
Social and community	102-111	G5 - Existing open space, indoor and outdoor	
Transport	109-118	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	C6 - Transport Assessments, Travel Plans and Service and Delivery Plans C7 - Cycle and Powered Two Wheelers Parking Design Standards C8 - Motor Vehicle Parking Design Standards
Environmental	96-108, 124-130	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	R1 - Net Zero Buildings in Operation HD2 - Efficient Use of Land G7 - Flood Risk and Flood Risk Assessments R5 - water resource and quality G8 – Sustainable Urban Drainage Systems HD7 - Health Impact Assessment R4 - Air Quality Assessments and Standards R8 - Amenity impacts of development R7 - Land contamination
Miscellaneous	7-12	S1 - Sustainable development S2 - Developer contributions V8 - Utilities	S1 - Sustainable development S3 - Infrastructure delivery in new development

9.2 There is no Neighbourhood Plan for this area.

9.3 The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th January 2026 for Regulation 19 consultation and submission to the

Secretary of State. This emerging plan includes relevant draft policies set out above, which are a material consideration, and which support the approach of the referenced Oxford Local Plan 2036 policies except for policies R1 and G1. However the policies can generally only be given limited weight at this stage. Further discussion on individual policies is contained within the sections of this report.

10 CONSULTATION RESPONSES

- 10.1 The application has been advertised as a departure from Local Plan policy. Site notices were displayed around the application site on 25th May 2023, 4th November 2025 and 3 February 2026. Advertisements were published in the Oxford Times newspaper on 25th May 2023, 6th November 2025 and 5th February 2026.

Statutory and non-statutory consultees

Campaign to Protect Rural England (CPRE)

- 10.2 Objection - due to the development being sited on green space. CPRE commented that the priority should be providing social houses on high-density, high-quality brownfield development sites, preserving both green spaces and the Green Belt, as opposed to brownfield land being used for employment development.

Environment Agency (2026 consultation response)

- 10.3 No objection - Subject to 8 suggested conditions
- 10.4 Flood Risk – Having reviewed the Flood Risk Assessment (FRA) (ref 5028222-RDG-ZZ-XX-T-FR-0001, version 3.0, dated 19th December 2025), consider that it satisfactorily addresses earlier concerns. Subject to the condition below, withdraw the previous flood risk objection, dated 20th November 2025.
- 10.5 Safe access and escape – the proposed dwellings may be on a ‘dry island’ (completely surrounded by flood waters) in a 1% annual exceedance probability (AEP) plus an appropriate allowance for climate change flood event. Therefore, an assessment of safe access and escape to this development is essential and should be carried out by the Local Planning Authority.
- 10.6 In accordance with paragraph 167 of the National Planning Policy Framework (NPPF), the LPA must ensure that the residual flood risk is safely managed and that safe access and escape routes are included. This is on the understanding that the LPA have concluded that the proposed development has passed the flood risk sequential test. Within the application documents the applicant should clearly demonstrate that a satisfactory route of safe access and escape is achievable. It is for the LPA to assess and determine if this is acceptable.

- 10.7 Ecology - Welcome confirmation in Section 2.1.3 of the "Objection Responses" document (January 2026) that the existing bridge will now be removed and dismantled as part of the construction programme for the new bridge. This addresses previous concerns regarding cumulative encroachment into the Redbridge Stream and the implications for the Biodiversity Net Gain assessment. Subject to the conditions below, therefore withdraw the previous ecology objection, dated 20th November 2025.
- 10.8 Buffer zone - Land alongside a watercourse is particularly valuable to wildlife and its protection is essential. The proposed development will therefore be acceptable if a planning condition is included requiring the development to protect a minimum-10-metre-wide buffer for the Redbridge stream from built development, footpaths, any formal landscaping/ earthworks and to include a management plan for the protected buffer zone.
- 10.9 This condition is also supported by Article 10 of the Habitats Directive which states that wildlife corridor networks should be protected from development, and, where possible, strengthened by or integrated within it. This condition is also necessary to comply with Section 9.3 of the Oxford City Council Local Plan 2036 which states "At least a 10 metre buffer should be retained between the watercourse and the built development". The condition also accords with Policy G2 of the Oxford Local Plan 2036, which seeks to protect sites and species of biodiversity and geodiversity importance etc.
- 10.11 Landscape and Ecological Management Plan - A number of environmental enhancements have been proposed in the "Biodiversity Net Gain Assessment " (July 2025). These enhancements will require a management plan to be in place. This will ensure the measures in place to achieve ecological betterment of the Redbridge stream and its associated riparian habitat will be appropriately implemented and maintained throughout the development's lifetime. These include a number of measures to specifically improve the ecological functionality of the Redbridge stream such as "Introduction of large deadwood" or "Planting a range of native plants within the channel". In light of the above, the proposed development will only be acceptable if a planning condition is included that requires a "Landscape Management Plan" (LEMP) that details the delivery mechanism and maintenance plans for the watercourse enhancement measures listed in the "Biodiversity Net Gain Feasibility Study" document. Without this condition an objection would be raised to the proposal because it cannot be guaranteed that the development will not result in significant harm to the main river and associated riparian habitats.
- 10.12 Flood Risk Activity Permit - Any works within, over, under or within 8 metres of the Redbridge stream, including the construction of a new bridge or the removal of the existing bridge, are likely to require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016.
- 10.13 Groundwater and Contaminated Land - Not satisfied with the current site investigation and strongly recommend that further investigation be carried out on both parcels of land referred to as Bertie Place A and Bertie Place B, in order to fully assess the risks to receptors (groundwater and surface water).

- 10.14 Due to the presence of shallow groundwater and the proposed piling at the site, an appropriate number of leachate and groundwater samples should be collected from both land parcels to assess risks to receptors, followed by several rounds of groundwater monitoring. The contaminants of concern should be assessed against the Drinking Water Standards (DWS) and presented in a table to facilitate review, followed by submission of an updated remediation strategy and verification plan.
- 10.15 Note uncertainty regarding the current site plan and the locations of the boreholes (BHs) and trial pits (TPs) used for the investigation within Bertie Place A. As shown on drawing number 001 dated 14.06.23, BH1 and BH4 are not identified, and there appear to be two boreholes labelled BH3.
- 10.16 The previous use of the proposed development site presents a high risk of contamination that could be mobilised during site works and construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is located upon a secondary aquifer A which is shallow and have potential to be in continuity with surface water.
- 10.17 Finally, recommend that further work be undertaken at the site in accordance with the comments provided and secured through the suggested planning conditions. Without these conditions would object to the proposed development in line with paragraph 187 of the NPPF because it cannot be guaranteed that the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate or will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution.

Historic England

- 10.18 No comment

Natural England

- 10.19 Has no specific comments to make on this proposal or issue.
- 10.20 The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the proposals are not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not the proposals are consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of sites and the impacts of development proposals to assist the decision-making process. We advise local planning authorities to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

Oxford Civic Society (OCS)

10.21 This is a site designated in the current Local Plan for development thus the principle of development here has been established. OCS applaud the proposed provision of social housing on the site. However, concerns relate to the issue of the sewage disposal capacity and would wish to see a report from Thames Water which addresses these concerns. Increasingly many of the proposed developments around the city raise the same problem and there needs to be an overall strategy in place.

Oxfordshire County Council

10.22 Has no comments on the amended scheme.

Oxfordshire Fire and Rescue

10.23 No objections in relation to the fire service access.

Sport England

10.1 2026 response – confirm their previous comments remain extant.

10.25 2023 response - The proposed development does not fall within either Sport England's statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case but would wish to give the following advice to aid the assessment of this application.

10.26 General guidance and advice can however be found on the Sport England website. If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Para. 99 of National Planning Policy Framework (NPPF) is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

10.27 If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

10.28 If the proposal involves the provision of additional housing (then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

10.29 In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people

to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

Thames Valley Police

- 10.30 Objection - concerns with the proposals in terms of the potential for crime and disorder, and for that reason unable to support this application
- 10.31 Thames Valley Police provide the following comments to ensure applications meet the requirements of;
- 10.32 The National Planning Policy Framework 2024 paragraph 96(b); which states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- 10.33 The National Planning Policy Framework 2024, paragraph 135(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".
- 10.34 2025 response - Thames Valley Police do not feel the Design and Access Statement (DAS) adequately addresses crime and disorder as required by CABI's 'Design & Access Statements- How to write, read and use them'. This states that a DAS should; 'Demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'. It is recommended that the applicants provide an addendum to the DAS that comprehensively addresses crime and disorder, incorporating the principles of Crime Prevention through Environmental Design (CPTED) prior to approval. This document should demonstrate a commitment to achieving accreditation under the police's Secured by Design (SBD) scheme.

Reasons for Thames Valley Police objection:

- 10.35 The MUGA is located very close to residential properties creating a risk of noise having a negative impact on residents, neighbour disturbances and community tension. This space is a very challenging location for development, with no clear solution. Appreciate the community wish to retain this youth recreation facility, however if houses are to be built here then neither the current location or the previously suggested location in site B are appropriate locations for such a facility.
- 10.36 Lighting throughout the development needs to be provided to the standard of BS5489-1, however this requirement contradicts what would be recommended for the play areas and MUGA. Would not recommend any

lighting is provided in these spaces, to prevent them being attractive to crime and ASB at night, however the street still needs to be lit – a challenge with the close proximity of the two, what could be viewed as conflicting, uses.

- 10.37 The parking free scheme creates a risk of inappropriate parking and highway obstruction, and the creation of demand on the local authority/police to monitor and enforce unauthorised parking of vehicles. This is complicated by the provision of a car club space and visitor parking outside plots 1-4; It is unclear who is meant to use these spaces and how other residents will be prevented from parking in them. There is a risk that some residents may wish to assert ownership over these spaces, creating a risk of disputes. Would not recommend any unallocated parking within this development.
- 10.38 The turning head outside plot 31 is likely to become a hotspot for unauthorised parking.
- 10.39 Bin and cycle stores to the front of properties are particularly vulnerable to crime, and would insist that they are constructed and installed to meet Secured by Design standards. They should be of a height and construction that does not obstruct surveillance from the dwelling.
- 10.40 The shared gardens for maisonette properties create opportunities for neighbour disputes and tension to occur, with no clear ownership over the garden space. It is unfair for the ground floor resident to potentially have to be negatively impacted by noise and disturbance from first floor residents using the space, for example a friends/family BBQ or ball games against the wall. Neighbours do not always get on unfortunately, and it would lower risk to separate the gardens and provide dedicated space allocated to each unit, with the first floor resident allocated space not adjoining the ground floor property.
- 10.41 The proposal to maintain footpath access into this development from Abingdon Road and Wytham Street creates excessive permeability - effectively a leaky cul-de-sac, which is harmful to the development in terms of opportunities for crime. Research by Armitage, Monchuk and Rogerson (2011) has shown that leaky cul-de-sacs with linked pathways experience 110% more crime than a true cul-de-sac. Offenders on this development would have multiple routes of access and escape, removing the threat of being apprehended and caught and reducing the risk to offenders.
- 10.42 There needs to be an area of standoff/defensible space and planting to a depth of at least 1m provided wherever private residential boundaries adjoin the public realm, to demarcate the change from public to private space. This is currently insufficient, for example the garden boundary of the apartments adjoining the play space, the rear garden wall for plot 5 and 31 whereby low level ornamental shrubbery is proposed as opposed to defensible planting such as thorny species that add additional physical protection.
- 10.43 Site B does not have any clear function or purpose, and significantly lacks surveillance, creating significant concern that there will be opportunities for crime and antisocial behaviour to flourish in this area.

- 10.44 The singular access route into and out of site B via a footbridge will be very narrow and constrained, leaving users of this space at greatly increased risk of crime, with no option for escape should they be approached by a hostile actor. As mentioned in previous correspondence, this space is very difficult to activate and is highly likely to be a significant attractor for crime and antisocial behaviour. There is already significant evidence on this part of the site of ASB such as discarded alcohol containers and evidence of fly tipping. Careful consideration needs to be evidenced how legitimate activities will be promoted in this space and crime/ASB prevented/discouraged. This has not been achieved in the current application.
- 10.45 Unable to locate details of any rear access arrangements for a number of units in the terraced housing – has this been deemed acceptable by the local authority not to provide rear garden access? Failing to provide this makes things such as garden maintenance and removal of garden waste more difficult as it will have to go through the house – meaning people may be more reluctant to do so.
- 10.46 Considering all of the above issues, Thames Valley Police have concerns that this development is not appropriate in the location proposed.
- 2026 response to further clarification from the applicant –
- 10.47 Thames Valley Police maintain concerns that the MUGA will be problematic in terms of potential for crime and ASB, particularly in the evenings and at night. A possible solution to this concern is if the MUGA can be robustly secured outside of legitimate hours of usage to prevent access. This would however require higher fencing around the entire facility and a management or technology solution to manage opening and closing of the MUGA.
- 10.48 Houses should feature photoelectric controlled "Dusk till dawn" lighting to provide uniform illumination through the evening and night. PIR controlled dimming to reduce output when no motion is present would be acceptable.
- 10.49 The 1x disabled car parking space and 3x visitor car parking spaces have been deleted - this concern is addressed and no longer stands as an issue.
- 10.50 The turning head outside plot 31, maintain concerns that this turning head will be used for parking and will be a constant battle for the local authority but acknowledge its necessity should permission be granted.
- 10.51 Bin and cycle stores - This concern may be addressed by the inclusion of a condition.
- 10.52 Shared gardens for maisonettes – maintain this concern
- 10.53 Footpath access into this development from Abingdon Road and Wytham Street - This concern remains and would only be addressed by the removal of the footpath. The connectivity is not currently a problem due to the usage of the land, however the introduction of housing onto this space creates risk hence this concern being raised. Surveillance and legitimate activity will end

in the late evenings to the early morning, this is when crime and antisocial behaviour are likely to become a problem.

- 10.54 Site B - TVP have raised concerns regarding this space since pre-application phase. The particular concern remaining is the design and layout of the access onto the site, which remains of concern with the new proposed bridge. TVP concerns regarding safe access to site B have not been suitably addressed and remain a reason for objection. The space has not been activated for legitimate usage and remains at high risk of crime and ASB.
- 10.55 The terraced houses have been provided with front garden bike and bin stores rather than rear access – TVP note; bin and cycle stores can be conditioned to be of Secured by Design standard.

Thames Water (2026 consultation response)

- 10.56 In summary, no objection to the foul water network capacity, based on the information provided. In summary, no objection as the application indicates that surface water will not be discharged to the public network. However, approval should be sought from the Lead Local Flood Authority and an informative added to the decision in respect of water pressure.

Public representations

2023 Consultation

- 10.57 Over 215 objections have been received to the original planning application in 2023. These include addresses in Abingdon Road, Addison Crescent, Aldebarton Drive, Aldrich Road, Argyle Street, Anstey Mill Close, Ashmount Close, Awgar Stone Road, Bagley Close, Bagley Wood Road, Baytree Close, Bedford Street, Bertis Place, Brake Hill, Buckingham Street, Canning Crescent, Campbell Road, Cedar Road, Chatham Road, Cholsey Close, Cowley Road, East Street, Edith Court, Egrove Close, Emeror Gardens, Faulkner Street, Gordon Woodward Way, Grovelands Road, Fairacres Road, First Turn, Fiennes Road, Fletcher Road, Fox Crescent, Freelands Road, Furlong Crescent, Girvan Close, Glanville Road, Green Road, Hawkins Street, Hill Lane, Hereford Street, Howard Street, Iffley Road, Isis Close, Kennington Road, Lake Street, Leander Way, Leckford Road, Lincoln Road, Linton Road, Long Lane, Main Street, Mardley Hill, Marlborough Road, Meadow Lane, Mill Lane, Mogridge Road, Monmouth Road, Morris Crescent, Nobles Close, Normandy Crescent, Norman Mews, Northampton Road, Norreys Avenue, Nowell Road, Oak Avenue, Old Boards Hill, Oliver Road, Orchard Court, Oswestry Road, Peel Place, Perrin Street, Pipleay Furlong, Poplar Grove, Primrose Close, Quarry Road, Riverside Court, Rose Hill, St Crispin Weirs Lane, Single Tree, South Street, Southfield Park, Stewart Street, Summerfield, Sunningwell Road, Sycamore Crescent, The Avenue, The Crescent, The Garth, The Jackson Building, Tree Lane, Townsend Square, Turner Road, Vicarage Court, Vicarage Road, Walton Crescent, Warwick Street, Weirs Lane, Western Road, Wilkins Road, Wolvercote Green and Wytham Street,

10.58 The 2023 objections included 25 representations from outside Oxford including Abingdon, Bedford, Bicester Bradford, Burcot, Charlbury, Fishburn, Garsington, Kings Lynn, Little Milton, Manchester, Munster, Nottingham, Salisbury, Skegness, Witham, Witney, Woodcote, Yeovil.

10.59 Representations were received giving the address as Oxford Camping and Caravan Club object to the access, effect on adjoining properties, effect on the character of the area, effect on traffic and loss of community facilities, Six representations in 2023 were from an unknown address. Since the full address or permanent address of the person making the representations has not been given these have been given limited weight.

The 2023 public representations can be summarised as follows:

10.60 Principle of Development – Loss of Play Area and Proposed Recreation Provision

- Loss of open space, recreation land and children’s play facilities.
- There are inadequate alternative recreation facilities, or public open space in the area.
- Recreation provision on the site would not be like for like. No grass space on site.
- Design and size of the proposed MUGA and play area is inadequate.
- Bertie Park is in its current condition as a result of poor management and neglect.
- The playground facilities are poor and cater only for young children.
- Site B and the nature trail proposals are not adequate to offset the loss of Bertie Park.
- Site B should be similar open space to Bertie Park.
- Site B is unsafe and does not benefit from adequate surveillance. Concern will be used for anti social behaviour.
- Development of new housing should be concentrated on brownfield land, or on sites where commercial development is proposed.
- The area of park on Site A should be increased in size.
- Housing should be provided through reuse of empty building and second homes instead.
- Both Bertie A and B have areas likely to flood and would be inaccessible for children to play in severe conditions.
- There is no unstructured open space for children and teenagers to socialise.
- A suitable alternative to compensate for the loss of Bertie Park should be proposed, or improvement to such amenities within very short distance.

10.61 Design and Visual Impact

- Overdevelopment – too many houses are proposed.
- Layout looks cramped and overcrowded.

10.62 Highways

- Proposed parking would not be adequate and will result in overspill parking in surrounding streets.

- Concern that cars would park in the road as there is no dedicated car parking. This would make it harder for cyclists to use the route.
- Inadequate space for vehicles to turn, particularly larger vehicles such as ambulances.
- Increase in vehicle movements using Bertie Place.
- Concern regarding impact on National Cycle Network 5 which passes through the site as the cycle route would pass over the road, which would be used by cars.
- Consultation with Sustrans (who promote the National Cycle Networks).

10.63 Amenity

- Development will create congestion and noise.

10.64 Flooding

- Developing the site will increase the risk of flooding.
- Concern regarding adequacy of the existing sewer systems in the area.

10.65 Ecology and Loss of Trees

- Concern about impact of the development on ecology and biodiversity.
- Removal of trees would have a negative impact on ecology and biodiversity.
- Concern regarding number of trees that would be lost.
- Proposed new areas of neutral grassland and 'modified' grassland are very small and will not provide a sufficiently robust habitat. Neutral grassland habitat is difficult to achieve and maintain.

10.66 Other Matters

- There is pressure on existing facilities in the area including GP surgeries.
- Concern about potential impact of contamination present on both sites.
- Concern regarding fire risk as a result of methane gas on Site B.
- Loss of trees and impact of development will reduce local air quality.
- Loss of views of park area from adjoining property.

10.67 The representations include an objection from a local residents group 'Save Bertie' which has in the region of 90 members. The groups 2023 objections are summarised as follows:

10.68 Legal Status & Protection of Bertie Park

Bertie Park was historically established and maintained as a public recreation ground dating back to the 1920s–1930s.

Evidence suggests it is held under a statutory trust for public recreational use via the Public Health Act 1875 / Open Spaces Act 1906.

Under *Day v Shropshire* (2023) and earlier case law, such land cannot be disposed of or repurposed without following strict statutory procedures, including community consultation.

No evidence that Oxford City Council (OCC) has complied with Section 123 of the Local Government Act 1972, which sets legal requirements for disposal of recreational land.

10.69 Failure to Comply with Local Plan Policies

Local Plan Policy SP32 requires full re-provision of the existing recreation ground (including MUGA) on Plot B *before* any residential development on Plot A.

Proposed development does not re-provide the full recreation ground — only a downgraded MUGA and small LAP-style play area.

Therefore, proposals do not accord with SP32, despite claims in supporting documents.

Consultation history shows community was never asked whether the recreation ground should be lost — only how it might be re-provided.

10.70 Non-Compliance with National Planning Policy Framework (NPPF)

NPPF 8, 98, 99 require protection of open spaces unless:

- a needs assessment shows the space is surplus, or
- equivalent or better replacement is provided.

No needs assessment has been carried out.

Replacement proposal fails equivalence tests (quantity, quality, suitability, location).

Proposals ignore NPPF requirements relating to health, well-being, access to open space, and community cohesion.

10.71 Community Need & Evidence of Use

OCC's assumption that Bertie Park is "underused" is contradicted by:

- OX Place's own consultation materials describing it as well used.
- A large door-to-door community survey (868 respondents) showing high levels of regular use and strong opposition to losing the park.
- Bertie Park serves as a crucial amenity for:
 - Children (especially from nearby Lake Street school with no green space).
 - Teenagers needing safe, supervised local recreation.
 - Families, older residents, and visitors (including from the nearby campsite).

It is the only medium-sized community park within walking distance for large parts of Hinksey Park ward.

10.72 Loss of Safety & Surveillance

OCC claims Plot B is unsafe due to poor surveillance — but this was not a concern in earlier planning discussions.

Development will result in:

- Reduced facilities for older children and teenagers.
- Loss of natural adult surveillance currently provided by diverse park users.
- Increased potential safeguarding risks in unsupervised or poorly supervised spaces.

Proposed new play space (ages 0–6) does not meet needs of wider youth population.

10.73 Inadequacy of the Proposed Replacement Facilities

Play Area:

- Proposed new play area is 68% smaller than the current playground.
- Designed as an LAP (for ages 0–6) — excludes older kids.

- Reduced equipment (4 items vs 13+ currently).
- Cannot be considered equivalent to the current NEAP-level facility.

MUGA:

- Marked-out area is too small for 5-a-side football; pitch markings reduced by approx. one-third.
- Proposed siting places it 11 m from new homes (Fields in Trust standard: 30 m).
- Noise concerns likely to lead to restrictions or complaints, undermining usability.

Open Green Space:

- Only 18% of current open grass space retained.
- Biodiversity requirements mean remaining area cannot support free play.
- Flooding risk is increased — new play areas *designed to flood*.

10.74 Problems with “Alternative Provision” on Plot B

- Plot B is acknowledged to be unsafe for unaccompanied children (poor surveillance, history of anti-social behaviour).
- Nature trail does not replace recreational function of a park and does not meet community needs.
- No evidence that benefits of Plot B enhancements outweigh the loss of Bertie Park.

10.75 Planning Balance & Wider Housing Alternatives

Council has not demonstrated that harms do not significantly outweigh benefits.

Many viable alternative sites exist for housing (brownfield, car parks, other underused land, existing stock purchase).

Council’s approach appears inconsistent with decisions on other sites (e.g., Oxpens).

Cost/viability arguments are not material planning considerations.

10.76 Overall Conclusion

The proposal amounts to an unlawful disposal of a statutory recreation ground. The development does not comply with SP32, NPPF 8/98/99, the Green Spaces Strategy, or relevant case law. Replacement facilities are not equivalent or better. Community need is strong and well evidenced.

2025 Consultation

10.77 Over 95 objections have been received to the amended planning application in 2025. These include addresses in Abingdon, Abingdon Road, Bertie Place, Canning Crescent, Chatham Road, Fox Crescent, Gordon Woodward Way, Hanover Close, Hempton Road, Hodges Court, Jubilee Terrace, Kennington Road, Lake Street, Lincoln Road, Manor Road, Marlborough Road, Norreys Avenue, Northampton Road, Oswestry Road, Otters Reach, Parker Street, Peel Place, Sherifs Drive, Strawberry Path, Sunningwell Road, Summerfield, The Cloisters, The Crescent, Turner Road, Weirs Lane, Wytham Street, Varsity Place and Vicarage Road,

- 10.78 The majority of the comments reiterated the objections set out above to the principle of the development: loss of green / public / children's play space, flooding, lack of safety, many other sites could be developed rather than this one, bridge is not appropriate, contamination, no parking, more noise and pollution, loss of biodiversity, MUGA too close to homes.
- 10.79 One comment (Canning Crescent) was received in support saying almost no one uses the space.
- 10.80 Save Bertie groups 2025 objections are summarised as follows:
- 10.81 The proposal is objected to on the grounds of unresolved flood risk and non-compliance with national and local planning policy. The Environment Agency has identified that the development may form a "dry island" during flood events, yet the submitted Flood Risk Assessment fails to demonstrate safe access and escape routes, which pass through Flood Zones 2 and 3. The sequential test has not been properly evidenced, that updated flood modelling published in March 2025 has not been incorporated, and that the Flood Warning and Evacuation Plan is out of date. The Environment Agency has advised that safe access and escape must be assessed by the Local Planning Authority and has also indicated that a Flood Risk Activity Permit would be required for proposed excavation works near the Redbridge Stream, with no certainty that such a permit would be granted as submitted.
- 10.82 The proposal would result in a substantial net loss and downgrading of a long-established and well-used community recreation ground, contrary to NPPF, Local Plan Policy G5 and Technical Advice Note 9. Bertie Park is not surplus to requirements and delivers high multifunctional value, particularly for informal play and young people. The development would remove over 80% of the existing recreation space, significantly reduce the size and functionality of the play area and MUGA, eliminate space for informal "free play", and provide inadequate replacement provision. The proposed reliance on Site B is contested on the basis that it functions as a nature area rather than a recreation ground, offers no additionality, is poorly accessible for children and disabled users, raises safeguarding and antisocial behaviour concerns, and is therefore not a suitable or policy-compliant replacement capable of serving the same community.

2026 Consultation

- 10.83 Three objections were received (Peel Place, Abingdon Road and Wytham Street). These reiterate previous objections.
- 10.84 One comment was received in support (Wytham Street). This resident supports improved and modernised play facilities, provides affordable housing, allow access to cars which get trapped at the end of Wytham Street. The only negative was the lack of parking.

Save Bertie group maintain their objections which are summarised as:

- 10.85 Policy SP32 is Out of Date and Undeliverable
Policy SP32 of the Oxford Local Plan 2036 is argued to be unsound and undeliverable. It required full re-provision of the Bertie Place recreation ground and playing fields on Plot B, yet evidence suggests the Council knew at plan submission and adoption stages (2019–2020) that this was technically and financially unfeasible due to remediation costs and site constraints. Subsequent Council statements and published documents omit any commitment to full re-provision. As such, the policy is said to have been knowingly carried forward despite being incapable of implementation, contrary to NPPF requirements for up-to-date and deliverable policies.
- 10.86 Unjustified Loss of Recreation and Play Space
The proposal results in the loss of a valued recreation ground without replacement of equivalent quantity, quality, or function. The proposed on-site play areas are significantly smaller, primarily serve under-5s, and are inferior in usability compared to the existing facilities. There is no evidence that the recreation ground is surplus to requirements, and strategic evidence continues to identify a need for such space. Claimed alternative provision does not demonstrably outweigh the loss, and the social housing benefits are said to have been inappropriately used to justify non-compliance with open space policy.
- 10.87 Failure to Deliver “Equal or Better” Provision
The proposal fails to meet the Local Plan requirement for replacement open space of equal or better value. Site B is considered unsuitable to compensate for the loss due to poor accessibility, lack of surveillance, and safety concerns. Measures such as a nature path do not address recreational need, resulting in a permanent shortfall in recreation and play provision for the community.
- 10.88 Inadequate and Unsafe Pedestrian Access
Policy SP32 requires adequate pedestrian connections. Earlier plans included multiple access routes to Plot B, but the current proposal relies on a single, narrow footbridge, with large areas fenced off. Thames Valley Police (TVP) advise that this significantly increases personal safety and crime risks, offering limited escape options and failing to meet Local Plan requirements.
- 10.89 Crime, Surveillance and Anti-Social Behaviour Risks
The layout creates areas with poor natural surveillance, including Site B and pedestrian routes that are not visible from dwellings. Retention of multiple indirect paths risks forming a “leaky cul-de-sac,” which TVP advise could substantially increase crime levels. Proposed mitigation measures are constrained by the site and do not adequately “design out crime.”
- 10.90 Inappropriate Siting of the MUGA
The proposed MUGA is too close to housing, creating unavoidable noise, disturbance, and potential community conflict. TVP’s Designing Out Crime Officer confirms there is no satisfactory solution for accommodating a MUGA safely on site. Suggested mitigation measures do not address noise from users and remain unproven.

10.91 Lighting and Design Conflicts

There is an unresolved conflict between the need for street lighting to meet safety standards and the aim of discouraging nighttime use of play and MUGA facilities. Due to close proximity between lighting columns, housing, and play areas, the facilities are likely to be illuminated, increasing ASB risk. Landscaping proposals may further reduce visibility rather than provide effective natural surveillance.

10.92 Flood Risk, Landfill and Regulatory Uncertainty

The site lies within a flood risk area and on former landfill. Proposed land raising and excavation may compromise landfill capping and require a Flood Risk Activity Permit (FRAP) due to works near the Redbridge Stream. The Environment Agency has warned that permission for such works should not be assumed, and objectors argue that required permits should be secured before determination.

10.93 Sequential and Exception Tests Not Adequately Demonstrated

There is insufficient evidence that the sequential test was properly undertaken when allocating or changing the use of the site. The Flood Risk Assessment focuses narrowly on the site and does not adequately address safe access and escape routes through Flood Zones 2 and 3. Concerns are raised that social housing benefits are being treated as automatically satisfying the exception test, undermining consistent application of flood policy.

10.94 Parking and Access Concerns

The scheme lacks clarity and consistency on parking provision. While police advice discourages unallocated parking, the applicant relies on limited visitor and car club spaces to mitigate parking impacts, raising concerns over on-street congestion and residential amenity.

10.95 Wider Policy Conflict and Process Concerns

The development conflicts with Local Plan objectives to protect multifunctional green infrastructure, prioritise brownfield land, and apply flood risk policy consistently along Abingdon Road. Concerns are also raised about transparency, as key police advice has not been fully disclosed, and FOI requests have been refused by the Police.

10.96 Save Bertie Overall Conclusion

In summary, the proposal conflicts with both local and national planning policy, results in the unjustified loss of valued recreational space, fails to provide adequate pedestrian access, and has unresolved flood risk and regulatory issues. It is argued that key policy departures were not subject to proper scrutiny during plan-making and that the application should not be approved in its current form.

10.97 The proposal would result in the unjustified loss of valued open space, inadequate and unsafe reprovision of recreational facilities, increased crime risk, and conflict with national and local planning policy. Taken cumulatively, the site is not suitable for residential development, and planning permission should be refused.

11 PLANNING MATERIAL CONSIDERATIONS

Officers consider the determining issues to be:

- Principle of development
 - Provision of Housing
 - National Planning Policy Framework and Housing Supply
 - Affordable Housing
 - Loss of Recreational Ground and Public Open Space
- Design
- Sustainability
- Amenity
 - Existing Occupiers
 - Noise
 - Future Occupiers
- Safety and Crime
 - Location of MUGA
 - Turning Head
 - Shared Gardens
 - Footpath Access
 - Footbridge Access and function of site B
- Transport
 - Access
 - Car Parking
 - Cycle Parking
 - Pedestrian and cycle access
- Ecology / Biodiversity
- Flooding and Drainage
- Land Quality
- Trees
 - Landscape Proposals – Trees
 - Tree Canopy Cover Assessment
 - Trees and Remediation Measures
- Air Quality
- Health Impact Assessment
- Utilities
- Best Interests of the Child

Principle of development

Provision of Housing

11.01 The National Planning Policy Framework (NPPF) requires that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed; that the needs of groups with specific housing requirements are addressed; and that land with permission is developed without unnecessary delay.

- 11.02 NPPF outlines the overarching requirement that in applying a presumption in favour of sustainable development Local Authorities should be approving development proposals that accord 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 a clear reason 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.
- 11.03 Policy H1 of the Oxford Local Plan outlines that the majority of the Council's housing need would be met through sites allocated in the Oxford Local Plan, however in addition to housing which would be delivered on allocated sites windfall delivery of housing on sites not specifically allocated within the Local Plan remains important in terms of meeting the Councils housing needs.
- 11.04 The application site A and B is allocated in the Oxford Local Plan 2036 (Policy SP32) for residential development to provide a minimum of 30 homes. The criteria within the policy sets out the need for vehicle turning/drop off, the replacement of the existing recreation land and MUGA on Site B with adequate pedestrian links, no adverse impact on Iffley Meadows SSSI, Sustainable Drainage Proposals, biodiversity survey and Flood Risk Management Strategy. The text supporting Policy SP32 gives further details of the site constraints including the location within a Flood Risk Zone.
- 11.05 The application site A is allocated in the draft Oxford Local Plan 2045 (Policy SPS3) for residential development to provide a minimum of 25 homes. The policy sets out the need for a public playground and MUGA to be provided on site A. Further criteria identify open space, nature and flood risk including impact of Iffley Meadows SSSI, Sustainable Drainage, existing walking/cycling routes and land contamination.
- 11.06 Site A is identified in the draft Oxford Local Plan 2045 as parts being within Flood Zones 2, 3a, 3b and as area of supporting Green Infrastructure (Policy G1).
- 11.07 Site B is shown on the proposals map of draft Oxford Local Plan 2045 as core Green Infrastructure (Policy G1) and being within Flood Zone 2, 3a and 3b.
- 11.08 Therefore on the basis of the above, use of Site A for housing and Site B for informal open space is acceptable in principle, subject to detailed criteria being met, in accordance with the NPPF and Policy SP32 of the Oxford Local Plan 2036.

National Planning Policy Framework and Housing Supply

- 11.09 The provision of housing on this site is important in meeting the Councils commitment to housing delivery. In principle, as a total of 31 homes are proposed on this site, the development exceeds the minimum number required under Site Allocation Policy SP32 which sets out a minimum of 30

homes should be provided. (The detailed criteria and constraints outlined in Policy SP32 are discussed elsewhere within this report).

11.10 Paragraph 78 of the NPPF (2025) requires LPAs to identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old. The latest published Authority Monitoring Report (AMR) (December 2025) shows the Council is currently only able to demonstrate 2.88 years' worth of deliverable sites.

11.11 Subsequently, those policies relating specifically to housing delivery in the Oxford Local Plan 2036 including Policies H1, H2, H4 and H10 are currently considered to be out of date. This does not mean they have no weight or should be set aside, but an assessment of consistency will take place throughout this application. Paragraph 11(d) of the NPPF states that

“plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means that where policies which are most important for determining the application are out-of-date, permission should be granted unless:

i. the application of policies in this Framework that protect areas or assets of particular importance (footnote 7) provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in Combination (footnote 9).”

Footnote 7 states:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”

Footnote 9 states:

“The policies referred to are those in paragraphs 66 and 84 of chapter 5 [affordable housing]; 91 of chapter 7 [town centres]; 110 and 115 of chapter 9 [sustainable transport]; 129 of chapter 11 [density]; and 135 and 139 of chapter 12 [design].”

- 11.12 The lack of a five-year housing supply indicates that planning applications for new homes should be granted unless there is a strong reason to refuse planning permission in accordance with the NPPF taken as a whole. In this case, the site is at risk from flooding which is listed in Footnote 7 as set out above. Whether the flood risk provides a strong reason for refusal is discussed in the Flooding section of this report. Paragraph 11(d)ii of the NPPF is discussed in full at the end of the report within the Planning Balance.
- 11.13 The proposals relate to the development of an allocated site in the Oxford Local Plan 2036. The site is also allocated for a minimum of 25 homes in the Oxford Local Plan 2045 under Policy SPS3. In relation to the draft Oxford Local Plan 2045 paragraph 49 of the NPPF states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*
- 11.14 The draft Oxford Plan 2045 is currently at the Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 consultation stage and therefore the policies contained within have limited weight as the policies have not yet been submitted to the Secretary of State for examination.
- 11.15 Policy SPS3 in the emerging Local Plan 2045 has maintained the current allocation for residential development. However, the draft plan has not yet been submitted to the Secretary of State for examination. Objections were received to draft Policy SPS3 during the Regulation 19 consultation. Draft Policy SPS3 is therefore given limited weight in the consideration of this planning application.

Affordable Housing

- 11.16 Policy H2 of the Oxford Local Plan 2036 states that for self-contained residential developments where sites have a capacity for 10 or more homes (gross) or exceed 0.5 ha, a minimum of 50% of units on a site should be provided as homes that are truly affordable in the context of the Oxford housing market. Policy H2 of the draft Oxford Local Plan 2045 proposes at least 40% of the overall number of units on a site should be provided as affordable homes.
- 11.17 It is proposed that 100% of the houses on the site would be provided as affordable homes. The proposed development would therefore exceed the

requirements set out under Policy H2 of the Oxford Local Plan 2036 and Policy H2 of the draft Oxford Local Plan 2045.

11.18 Under Policy H2 of the Oxford Local Plan 2036, the affordable units should be split 80/20 as social rented / other immediate forms of affordable housing. 22 social rented units are proposed which exceeds the Policy requirement of some 12.4 social rented units. The remaining 9 affordable homes would be provided as 2 bed shared ownership houses which exceeds the requirements (3.1 units) under Policy H2. The proposals exceed the tenure mix under Policy H2 of the Oxford Local Plan 2036.

11.19 Under Policy H2 of the draft Oxford Local Plan 2045, the affordable housing tenure split is 80/20 as social rented / other immediate forms of affordable housing. 22 of the proposed homes would be socially rented which is more than the policy requirement of some 10 units. A Policy H2 2045 compliant scheme would generate some 2/3 units of intermediate forms of housing. The proposals exceed this requirement.

Mix of Units:

11.20 Policy H4 of the Oxford Local Plan 2036 and Policy H5 of the draft Oxford Local Plan 2045 states that planning permission will be granted for residential development that is demonstrated to deliver a balanced mix of dwelling sizes to meet a range housing needs and create mixed and balanced communities. Policies H4 and H5 provide a target mix for unit sizes for developments of 25 or more units, or sites of 0.5ha or greater. The target mix of unit sizes is applicable to the affordable dwellings only. The table below assesses the proposed mix of units against the target mix specified under the policies:

Unit Size	Proposed Percentage of units	Target Housing Mix Percentage	Target Housing Mix Percentage
		Policy H4 OLP 2036	Policy H5 draft OLP 2045
1 Bedroom	32%	20-30%	20-35%
2 Bedroom	33%	30-40%	30-45%
3 Bedroom	32%	20-40%	24-35%
4+ Bedroom	0%	8-15%	5-15%

It should be noted that the scheme does not include any 4-bedroom units. The scheme to meet the requirements of Policy H4 would need to include a 4-bedroom unit. However, the scheme provides more 1-bedroom units than required under the Policy H4. The Councils latest Specialist Housing Needs Study (December 2025) by Icení shows the greatest rented affordable

housing need is for one- and two-bedroom units (489 per annum) It is understood that the mix has been designed to meet current needs.

- 11.21 Whilst the lack of a single 4-bedroom units would not comply with Policy H4, officers have had regard to the number of affordable homes and the lack of a 5-year land housing supply. Overall, the scheme is bringing forward more affordable housing units than the Local Plan policies require which will contribute towards meeting local need. Therefore, no objections are raised to the housing mix. The mix of units on the scheme is considered to be in broad accordance with the NPPF and Policy H2 of the Oxford Local Plan 2036.

Loss of Recreation Ground and Public Open Space

- 11.22 The application site is currently an area of open space. Open spaces are afforded protection under Policy G5 of the Oxford Local Plan 2036, this policy reflects the requirements set out in the NPPF. The supporting text within the OLP states *'Any open space shown on the Policies Map as protected by Policy G1, G2, G4 or G5 is considered to have public value and to meet the definition of open space'*. It should be noted that the application site is not identified on the OLP policies map as an area of open space under Policy G5 rather it has already been allocated for development under Policy SP32. Policy G5 states that existing open space, indoor and outdoor sports and recreational facilities should not be lost unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

- 11.23 The principle of development on Bertie Park (site A) has been established by its allocation within the Local Plan. The site allocation Policy SP32 states *'Planning permission will only be granted for ...residential development if the existing Bertie Place recreation ground, including a replacement Multi Use Games Area, is re-provided on land in Plot B with adequate pedestrian links provided from local residential areas'*.

- 11.24 Policy SP32 requires re-provision of the existing Bertie Place recreation ground, including a replacement Multi Use Games Area (MUGA) on Plot B to the northwest of the site and west of Wytham Street. Pre-application consultations carried out by the applicants highlighted the importance of re-providing the MUGA as well as the children's play area which are currently sited on Site A. However, Thames Valley Police (TVP) raised specific concerns regarding the re-provision of the recreation area, MUGA and play area on Site B and the safety of this area, given the lack of natural surveillance.

- 11.25 The replacement play area and MUGA are sited on Site A, adjacent to the proposed housing. Whilst there are potential amenity issues with this

approach for neighbours, in respect of noise and disturbance, this approach would allow for some surveillance of the MUGA and play area. This would reduce but not remove safeguarding issues and potential for anti-social behaviour. The Police maintain their objection to the MUGA on Site A or B due to the potential for anti-social behaviour (ASB) and proximity/disturbance to residents.

- 11.26 Site B, whilst under the ownership of Oxford City Council is not dedicated as an area of public open space. It was possible to access the site via a narrow footbridge over the adjoining watercourse (Redbridge Stream) from Bertie Park or through the camping and caravan site, although these accesses were not advertised or specifically encouraged. The space has been managed to varying degrees by the landowner and has previously been extensively overgrown with vegetation to the extent that much of the land was inaccessible. Some of this vegetation was cleared. The site is an attractive space in its present form, given its natural character. The land consists of a number of trees and low-level vegetation and there are informal trails around the edges of the site, including alongside the watercourse. The site has biodiversity value that would be diminished were the site to be used as a recreation ground of a similar form to Bertie Place, given that this would involve the removal of most of the existing vegetation and trees and its replacement with amenity mown grassland, which has less biodiversity value. Furthermore, based on the concerns expressed by Thames Valley Police in respect of the lack of natural surveillance over this space, it is unlikely that delivery of the play and recreational spaces strictly on Site B as envisioned by Policy SP32 could be achieved. Therefore throughout discussions regarding the scheme, it became apparent that there were issues with locating the MUGA provision on Site B. The application has therefore located the MUGA on Site A, which officers consider to be a better option, notwithstanding what was envisioned in the allocation policy.
- 11.27 The applicants have proposed that Site B would be provided as a more 'natural' space rather than a mown recreation ground. The red line site area relating to this application includes part of the area, referred to as Site B, which is shown on the policies map of the OLP. It is noted that this area is larger than Bertie Park. However, Site B within this application is smaller than the area shown on the OLP 2036 Policies Map allocation. The wider area of Site B is also included within a blue line (indicating land under the applicant's ownership). It is proposed that access to Site B would be made available by the provision of a replacement, improved footbridge from Bertie Place. The supporting text to Policy SP32 says: '*...The new recreation ground on Plot B should include the provision of pedestrian links from both Bertie Place and Wytham Street via John Towle Close...*' The applicants have advised that it has not been possible to negotiate access via John Towle Close. The open space on Site B, therefore, would be accessible informal public open space, though this would have a different character to the current Bertie Park, and access from only Bertie Park.
- 11.28 Turning to provision of the MUGA and children's play area, the Oxford City Council Green Infrastructure Study (2022) states:

Historically, much planned play provision across the country has been in accordance with guidance provided by the then National Playing Fields Association (now known as Fields in Trust or FIT). Categorisation of play space based on this guidance included the designations: Local Areas for Play (LAPs); Local Equipped Areas for Play (LEAPs); and, Neighbourhood Equipped Areas for Play (NEAPs). Best practice in terms of play provision has evolved greatly in recent years resulting in part from issues arising out of long-term sustainability of facilities provided through applying the above guidance; recognition of the value of more natural environments for play; principles of inclusivity and overall 'play value'; recognition of 'acceptable risk', and more. As a consequence of the above, it is not considered appropriate to classify existing play provision in accordance with the hierarchical categorisation of LAPs, LEAPs and NEAPs, but instead using a classification that provides more flexibility. We therefore recommend that the Study has therefore recorded the following:

- *Play Space (Children) – equipped areas of play that cater for the needs of children up to and around 12 years of age.*
- *Play Space (Youth) i.e. Teenage Facilities – informal recreation opportunities for, broadly, the 13 to 17 age group, including skateboard parks, basketball courts, BMX ramps and 'free access' Multi Use Games Areas (MUGAs).*

- 11.29 Residents' concerns are recognised and echoed about the reduction in size of the equipped children's area and MUGA. FIT recommended minimum activity zone for a Locally Equipped Area for Play (LEAP) is 400 sqm, which is met by the proposals. Conditions are suggested to ensure that the design and play equipment meets good practise recommendations and the needs of all children up to and around 12 years of age including those with a disability.
- 11.30 The FIT standards says that a typical MUGA court dimension is 40 x 20 metres. Within the proposed scheme the MUGA measures approximately 14m x 22m. Whilst the FIT standards suggest that flexibility is needed in tight urban settings, the proposals represent a reduction in the existing provision of formal space for youth.
- 11.31 The proposed scheme could be argued to represent a reduction in the amount of formal and informal play space for children and youth. The objection from Thames Valley Police states that the proposed location of the MUGA is not suitable. TVP have objected to the MUGA on both Sites A and B. However, residents cite the strong local desire for a MUGA and Policy SP32 specifies the same. In this case, whilst the TVP objection is noted there is a balance needed with the Local Plan Policy Allocation and local wishes for the retention of play space.
- 11.32 The scheme increases the amount of informal public open space by the reopening and management of site B and the provision of the pedestrian footbridge which thus in general terms conforms to policy SP32. Suggested conditions can partially address some of the objections raised such as the

detailed design. Other issues such as lighting and security are discussed later in this report.

Conclusion on the principle of development

- 11.33 In principle, Officers consider that the site is in broad conformity with the NPPF and in full compliance with Policies H2 and H4 of the OLP 2026. The scheme is in partial compliance with Policy SP32 of the Oxford Local Plan 2036. The site is not identified on the policies map as being covered by Policy G5 of the Oxford Local Plan 2036. However even accounting for Policy G5 and there being a loss of formal and informal play space, the site has been allocated for development through policy SP32 and the development that has been proposed is a balance of the various and sometimes competing issues involved that become apparent during the application process . While the MUGA has been proposed on Site A as opposed to Site B, again when balancing all of the detailed application technical issues, Officers consider that the development has come forward in a deliverable way that overall satisfies the aims and objectives of policy SP32.

Design

- 11.34 Policy DH1 of the Oxford Local Plan states that planning permission will only be granted for development of high-quality design that creates or enhances local distinctiveness.

- 11.35 The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF sets out that planning decisions should ensure that all developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future

users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 11.36 The surrounding area consists typically of low rise, two storey suburban mid-20th Century housing. The housing in Bertie Place and Abingdon Road to the south and west consists of small terraces of red brick houses with hipped roofs, whilst the development to the north on Wytham Street consists typically of semi-detached pairs of grey and white rendered house with hipped roofs, or with later hip to gable roof extensions.
- 11.37 The applicants design and access statement includes an assessment of the existing character of the area and how this has informed the chosen design approach. The proposed design approach reflects a similar design of the adjoining housing in Bertie Place and Abingdon Road i.e. small blocks of flats, terraces and semi-detached homes in linear formation facing the roads that serve them and backing or siding onto other plots.
- 11.38 The proposed houses feature hipped roofs and are faced with dark red brick, with window proportions that reflect the existing properties in the surrounding streets. Some of the houses feature gable ends, as opposed to hipped roofs. Whilst this does not align with the original design of the houses, a number of the surrounding houses in Wytham Street have been extended in this manner. The scale of the housing at two storeys is considered to be commensurate with the low rise suburban character of the surrounding housing.
- 11.39 The design of the MUGA and children's play area reflect their function and are similar in character to the existing. The proposed children's play area will include tree planting, play equipment with bound rubber surfacing and benches. Conditions are suggested to secure the design details of the equipment and materials.
- 11.40 The proposed pedestrian bridge between Sites A and B is set towards the north of the site and 'doglegs' over the Redbridge Stream around the application site boundary. The path up to the bridge is set above ground levels (to protect tree roots) with side gabion retaining walls on the paths leading to the bridge. The bridge is an open metal structure with a width of some 2 metres and handrails either side. There are no objections to the design.
- 11.41 In relation to design, it is considered that the development is in broad compliance with the NPPF and Policy DH1 of the Oxford Local Plan 2036. (Crime and disorder is discussed separately within this report).

Sustainability

- 11.42 Proposals for development are expected to demonstrate how sustainable design and construction methods will be incorporated in line with Policy RE1 of the Oxford Local Plan. All development must optimise energy efficiency by minimising the use of energy through design, layout, orientation, landscaping and materials, and by utilising technologies that help achieve Zero Carbon Developments. The Policy requires that planning permission will only be

granted for development proposals for new build residential developments which achieve at least a 40% reduction in the carbon emissions from code 2013 Building Regulations, which has now been superseded by the 2021 Part L Building Regulations. Given that the previous regulations have been superseded, it is a requirement that new planning applications are measured against the 2021 Part L standards for the purposes of considering carbon reduction against Policy RE1.

11.43 An Energy and Carbon Statement has been submitted with the application which sets out how the proposal has been designed in respect of sustainability, carbon emissions, renewable energy and environmental impact, against policy RE1 of the Local Plan. The statement demonstrates how the development is able to exceed the Council's target of 40% reduction in carbon emissions as set out in policy RE1. The submitted Energy Statement outlines that the following energy efficiency measures will be incorporated into the buildings in the development:

- 11.1 Mechanical ventilation with heat recovery
- 11.2 Energy efficient lighting
- 11.3 High standards of air tightness
- 11.4 Reduced thermal bridging
- 11.5 Roof mounted solar PV to south/east and west elevation roofs.
- 11.6 Air Source Heat Pumps

11.44 In total the submitted Energy Statement indicates that the development would achieve a 67.67% reduction in carbon emissions, when assessed against the 2021 Part L building regulations requires.

11.45 Subject to the suggested conditions to ensure delivery of the Energy Statement, the scheme complies with and exceeds the requirements specified under Policy RE1 of the Oxford Local Plan.

Amenity

Existing Occupiers

11.46 Policy H14 of the Oxford Local Plan 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. Planning permission will not be granted for any development that has an overbearing effect on existing homes.

11.47 The rear gardens of several residential properties face Bertie Park and the site of the proposed housing. This includes Nos. 116 to 136 Wytham Street, which are located to the northwest of the site and Nos. 360 to 388 Abingdon Road to the east and northeast. Nos. 356 to 358 Abingdon Road are used as a Buddhist Temple. The side elevations and rear gardens of Nos.16 and 19 Bertie Place face the site to the southeast. The former Oxford Caravan and Camping Club site is located to the southwest of the site.

- 11.48 Proposed units 23-31 would face the rear elevation of a number of existing properties to the northwest at Wytham Street, namely Nos. 120 to 136. Each of these properties benefit from relatively deep rear gardens. The gardens of Units 23-31 are typically 8 to 10 metres in depth. There would be a separation distance of between 20 and 29 metres between facing sets of units at different intervals as some of the adjoining houses have been extended to a varying degree. Given these distances there is not considered to be an adverse impact on residential amenity in terms of loss of privacy or overbearing.
- 11.49 The proposed side elevation of Unit 23 would face the rear gardens of two residential dwellings, Nos. 360 and 362 Abingdon Road. These properties benefit from deep rear gardens and there would be a separation distance of over 21 metres between the end wall of Unit 23 and the rear elevation of these properties. There are currently two outbuildings at the end of the gardens of the existing properties. When considering the existing separation distances, the depth of the existing gardens and the scale of the proposed dwellings, which would be two storeys it is considered that the scale of the development would not be overbearing nor affect outlook. There is a single window proposed at first floor level, which would serve a bathroom. It is proposed that this window would be obscure glazed, this would be subject of a planning condition. Subject to the suggested condition, given the distances there is not considered to be an adverse impact on residential amenity in terms of loss of privacy.
- 11.50 The side elevation of Unit 11 would face the rear elevations of Nos. 384 and 382 Abingdon Road at a distance of some 15 to 17m.. Nos. 384 and 382 Abingdon Road both have relatively deep rear gardens and it is considered that the development would not appear overbearing in scale in relation to these adjoining properties. There are no side windows in Unit 11. Given the orientation of the properties and the lack of windows there is not considered to be an adverse impact in terms of loss of privacy.
- 11.51 Two blocks of flats containing Units 21-22 and Units 12-13 would be located towards the northeastern boundary of the site, at a distance of approximately 10.6 and 5.4 metres respectively. In the case of units 21-22, no side facing windows are proposed facing the boundaries of the adjoining properties. However, units 12-13 would have a side facing window at first floor level serving a landing. A condition is suggested to ensure that these are obscure glazed and fixed shut to prevent overlooking. Subject to the condition, there is not considered to be any adverse impact in terms of loss of privacy or overbearing.
- 11.52 The side elevation of No.16 Bertie Place and the rear garden of the property faces the southeastern edge of the application site. The rear elevation of Units 5-11 would face this property. The proposed units are around 8m away from the side boundary of No.16. This distance is not considered to result in an overbearing impact on No.16. There is a single window in the side elevation of No. 16 Bertie Place at ground floor level, which is obscure glazed and serves a non-habitable room. As such, there is not considered to be an impact in relation to overlooking between facing windows. There would be an impact on

the rear garden of No.16 as a result of overlooking from the first-floor bedroom windows of the new units. However, this impact is reduced by the existing fencing and the retention of the existing boundary trees. In this light, the impact is not considered to be so significant to warrant the refusal of planning permission.11.53A block of proposed flats containing Units 1-4 would adjoin the side elevation of No.19 Bertie Place. The property would align with the side elevation of this dwelling. There are a number of windows in the side elevation of No.19 Bertie Place, though each of these serve non-habitable rooms as such there would be no impact on privacy and nor would the proposals be overbearing or affect outlook given the relative positions.

- 11.54 The area between the proposed MUGA and the rear boundaries of 114, 116 and 118 Wytham Street is impacted by the replacement footbridge over Redbridge Stream. The current footbridge is some 19m from the rear boundary line of these, the nearest, residential properties. The replacement footbridge and access path will be some 5m away at the narrowest point. At that point the bridge walkway will be some 3.7m above existing ground levels (to minimise flooding impact) with the handrail some 1.3m above the platform flat. It should be noted that the ground drops away at this point along the edge of the stream. The bridge platform height is therefore approximately 1.7m higher than the overall level across Site A. The bridge 'dog legs' around existing trees and gradually reduces in height to meet the ground levels in Site B.
- 11.55 The rear gardens are relatively deep and the boundaries to 114, 116, 118 and 120 have existing deciduous tree cover. These trees, which are to be retained, will reduce some of the impact from the replacement bridge and MUGA. These properties, however, will be adversely impacted by increased overlooking, noise and disturbance. The properties would be impacted but not to a significant level which would warrant the refusal of planning permission. Whilst a proposed landscaping plan has been submitted it does not indicate any new planting along this boundary. Additional planting would help to mitigate some of the impacts and is proposed within the suggested conditions.

Noise

- 11.56 Policy RE8 of the OLP advises that proposals should not result in an unacceptable level of noise and disturbance to nearby residents. Policy RE7 advises that "planning permission will only be granted for development that: a) ensures that the amenity of communities, occupiers and neighbours is protected" and "...provides mitigation measures where necessary".
- 11.57 The proposed heating strategy for the new dwellings includes the provision of 2x external ASHP units/dwelling. There is the potential of noise from the proposed installations and appropriate noise guidelines will need to be followed in the selection of any external mechanical plant 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 OLP. The maximum day time noise level in outdoor living areas exposed to external road traffic noise should not exceed 50dBA Leq 16 hour [free field].

- 11.58 Proposed plant noise levels criteria have been adequately predicted at the identified receptors (including neighbours) taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.
- 11.59 Based on the results of the submitted plant noise assessment, noise limits for the proposed plant have been adequately calculated to mitigate impacts on existing and new residents. The calculations show that the noise criteria of the proposed plant strategy will meet the Local Authority criteria during the operating period and should not have an adverse impact on the nearest neighbours.
- 11.60 Thames Valley Police have raised objections in relation to the proximity of the MUGA to residential homes. The proposed scheme relocates the MUGA closer to existing neighbouring houses in Wytham Street, in particular 116, 118 and 120 Wytham Street.
- 11.61 The existing MUGA, at its closest point, is some 35m away from the rear of houses in Abingdon Road and approximately 21m away from their rear gardens. The proposals site the MUGA some 8m from the rear gardens in Wytham Street and approximately 25m from the rear of these houses (Nos 116 and 118 Wytham Street). Former advice from FIT suggested ‘*It is important that disruption of neighbours is kept to a minimum and a distance of 30 metres from dwellings is recommended*’. There will be an increased impact, in terms of noise and disturbance, on the amenity of the nearest existing homes from this positioning.
- 11.62 The MUGA will be some 11.5m away from the closest proposed new dwelling (plot 31) and 12m away from its rear garden. Plot 31 has side facing front door, living space, kitchen, bathroom and bedroom windows facing the MUGA. There will be an impact from noise and disturbance from the MUGA on the new homes in particular Plot 31.
- 11.63 The applicants submitted Noise Assessment identified several existing noise sources, at the time of the assessment, including:
- 11.7 Playground
 - 11.8 Natural noise sources (i.e. bird song)
 - 11.9 Noise associated with campsite to the west (general noise and music to around 21.00hrs)

It is noted that the campsite whilst currently closed could reopen without the need for a further planning permission. The noise assessment concludes a further Acoustic Design Statement is prepared to ensure a commensurate level of acoustic protection is afforded for future residents. It is suggested that this is the subject of a planning condition.

11.64 In relation to the MUGA, the noise assessment says:

...a new MUGA will be located within the north-west corner of the site. The MUGA has the potential to adversely affect nearby noise sensitive receptors through loud voices, children playing, impact noise from ball sports on the metal cage etc. ... Modelling of noise from the new MUGA has been conducted for the daytime period only as the MUGA will be typically a daytime activity space as there is no provision for artificial lighting. ...

The introduction of the new MUGA has the potential to cause an increase of up to 2dB within the gardens of properties adjacent. However, the MUGA noise is assessed using values that assume full usage of the area all the time; it is noted that there is no provision for artificial lighting meaning the MUGA is only useable during the daytime. In a typical day, usage will not be consistent, with long periods where the facility is not used.

11.65 The noise assessment continues:

Potential noise mitigation of noise impacts associated with the MUGA would need to be minimised via the use of good design/best practical means measures such as:

- Use of rigid heavy-duty grill and welded steel plate fencing rather than chain-link type in order to reduce ball impact noise.*
- Implementation of a regular maintenance regime to address issues such as loose panels, damaged fixings and such like which could result in additional noise.*
- Restricted operational hours and/or naturally controlling the hours of use by no artificial lighting provision.*
- Where low-level perimeter boards/kickboards are included, consideration to be given to covering these with impact-absorbing material, or the lower base section out of a more massive, less resonant material such as brick/concrete block.*
- Avoidance of sheet metal advertising signs or similar.*
- Residents' engagement and ensuring that there is a simple method to report noise complaints, damage and/or misuse.*

A planning condition is suggested to ensure that these detailed noise mitigation measures are implemented to bring the noise impacts to an acceptable level. Subject to the suggested conditions it is not considered that there would be a significant impact to warrant the refusal of planning permission.

11.66 In relation to the children's play area, superseded advice from FIT suggests a buffer zone of 10 metres minimum depth normally separates the children's activity zone and the boundary of the nearest property containing a dwelling. The advice continues '*For high density developments – particularly on brownfield sites – the buffer zone may have to be reduced in order to provide play facilities for the children. Design is again of key importance:..*' In this case, there is a distance of some 4.5m to the nearest residential properties which are 2 flats on plots 1-4. Units 3 and 4 have a contiguous boundary with

the children's play area. The outside space to these units will also be within this recommended 10m buffer. Units 3 and 4 have four side, play area, north facing windows serving living areas and bedrooms. These windows are secondary with the main windows facing east and west. To minimise the impact on the new residents and the play area it is suggested that the side windows are conditioned to be obscure glazed and non-opening. However, there will still be an impact from noise and disturbance from the children's play area on the new homes and their amenity space.

- 11.67 It is considered that there would be no adverse impact on the adjoining non-residential uses, including the former Caravan and Camping Site and Buddhist Temple, accounting for the siting of the housing and other development on the site.
- 11.68 Based upon the submitted noise assessment, this concludes that the site should be suitable for residential development in noise terms, subject to the inclusion of appropriate façade design mitigation and measures in relation to the design of the MUGA. Conditions are proposed to secure these details. However, in light of the constrained site there is likely to be an adverse impact on neighbours, existing and new, from the MUGA and children's play area. Subject to the suggested conditions the impacts are not considered so significant to warrant the refusal of planning permission. In relation to potential impact on neighbours and future residents from noise, the proposals are considered to be in broad compliance with Policy H14 and contrary to Policy RE8 of the Oxford City Local Plan 2036.

Future Occupiers

- 11.69 Policy H15 of the Oxford Local Plan states that planning permission will only be granted for new dwellings that provide good quality living accommodation for the intended use. All proposals for new build market and affordable homes (across all tenures) must comply with the MHCLG's Technical Housing Standards – Nationally Described Space Standard Level 1. The proposed dwellings meet the space standards.
- 11.7 Policy H16 of the Oxford Local Plan states that planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space. 1 or 2 bedroom flats should provide either a private balcony or terrace of usable level space, or direct access to a private or shared garden; for flats and maisonettes of 3 or more bedrooms a private balcony or terrace of useable level space with a minimum dimension of 1.5 metres depth by 3 metres length should be provided. Houses of 1 or more bedrooms should provide a private garden, of adequate size and proportions for the size of house proposed, which will be considered to be at least equivalent in size to the original building footprint.
- 11.71 The proposed scheme includes private amenity space for the majority of the homes. Plots 5-11, 16-18 and 23-31 have individual gardens with direct access. Plots 1-4, 12-13, 14-15, 19-20, and 21-22 (flats) have access to a private garden albeit without direct access. Excluding units 1-4, all the flats have a private amenity space of at least 25m².

- 11.72 Plots 1 - 4 (one bed flats) will have reduced private amenity space. Whilst the submitted plans show a shared garden and fencing to the rear of the units backing onto the Redbridge Stream, the Environment Agency has requested a condition for a 10m wide buffer zone in this area. The buffer zone is to be kept free from built development, footpaths, formal landscaping and earthworks. The proposed building will be some 8.5m away from the top of the stream bank. This means that shared garden, fence and steps will need to be omitted from the final development. The remaining shared garden space will be to the north of the units between the building and the children's equipped playground. This 34m² amenity area is limited by the proximity to the children's play area, ground floor windows and is sloping down towards the play area. Its usability is severely limited for future residents. However, these units would have the benefit of the wildlife buffer to the rear. The area to the south of the flat block adjacent to No. 19 Bertie Place will be used as bin and cycle storage.
- 11.73 In relation to potential amenity impact on future residents, there will be an impact on the amenity space for plots 1 - 4 which is balanced against the provision of the wildlife buffer along the Redbridge Stream. The proposals are, therefore, considered to be in broad compliance with Policy H14 and H16 and in compliance with Policy H15 of the Oxford Local Plan 2036.

Crime and Safety

- 11.74 Policy DH1 of the Oxford Local Plan states that planning permission will only be granted for development which creates safe and inclusive environments, places are legible, well-overlooked and not prone to crime, should incorporate principles of natural surveillance and active frontages. Policy DH7 (External Servicing Features and Details) requires careful design of things like refuse storage, plant, cycle parking ensuring they are well integrated and secure
- 11.75 Paragraph 96(b) of the NPPF requires developments to be safe and accessible. It states that "crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion". The NPPF continues in Paragraph 135 to explain that:

"135. Planning policies and decisions should ensure that developments:

..... f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Thames Valley Police (TVP) object to the development on a number of grounds:

Location of MUGA

- 11.76 As TVP outline in their objection there is no clear solution to the location of the MUGA. TVP consider the MUGA should not be located on site B due to the lack of surveillance. However, the MUGA on site A is considered by TVP as

'very close to residential properties creating a risk of noise having a negative impact on residents, neighbour disturbances and community tension'. In considering the planning merits of the development, this is balanced against the need of the community for this facility as well as the much needed provision of housing.

- 11.77 The design of the MUGA can mitigate against some of the noise from ball impacts. Suggested conditions are proposed to address the design impacts. However, as outlined in the Noise section above there will be noise and disturbance from general play which cannot be completely mitigated against. A number of management measures are suggested by the TVP which have been included in conditions to control lighting and management so that the MUGA is secured from dusk to dawn.

Turning Head

- 11.78 TVP raise concerns that the turning head will be used for parking and as such will be a constant battle for the local authority. In this case, the site is within a Controlled Parking Zone. As outlined by the applicants *'the turning head is essential to enable safe and efficient manoeuvring of refuse vehicles, delivery vehicles, and emergency services within the site. Its inclusion is a necessary design requirement to ensure operational functionality and compliance with highway standards.'* Cul de sacs with turning heads are common within residential developments. In this case, the site is within a CPZ which would allow parking enforcement either by the applicant (if the road is privately maintained) or by the Council (if publicly maintained) to prevent the concerns raised by TVP. In addition, a condition is proposed to remove the eligibility of the new residents to have car parking permits.

Shared Gardens

- 11.79 TVP raise concerns about the potential conflicts which can arise with shared gardens. Plots 1-4 are the only units with shared garden space. As outlined above the amenity space for these units is compromised by the rear wildlife buffer along the Redbridge Stream. The applicants have responded to the TVP comment with *'Shared gardens are a common feature in similar developments and can foster community interaction, while enabling efficient use of land. We recognise the potential for neighbour disputes and noise but consider that appropriate management and design measures including clear communication with residents can help mitigate these risks. We remain committed to considering any reasonable measures to minimise potential conflicts and ensure the shared garden spaces are safe and enjoyable for all residents.'* In this case, the applicants are aware of the need to manage shared gardens which are not an unusual feature of residential developments. The new units will have a rear outlook over the Redbridge Stream and wildlife buffer zone. The resulting garden space for the units is limited. It is considered that a shared garden is the most appropriate solution to allow each of the units to have access.

Footpath Access

- 11.80 TVP object to maintaining *'footpath access into this development from Abingdon Road and Wytham Street creates excessive permeability... opportunities for crime'*. In this case, there is a balance to maintaining the existing access, particularly to the play areas and for cyclists, and the concerns about crime. The applicants have responded:

We recognise that the introduction of housing may increase the sensitivity of these routes; however, the design incorporates several crime prevention measures to mitigate risks, including:

- *Overlooking of path entrances by residential plots to provide natural surveillance*
- *Anticipated regular use of routes during daytime due to leisure and community activity*
- *The lighting scheme on the development will be designed to enhance safety and visibility during darker hours*

While the removal of the footpaths would address the concerns raised, it would significantly reduce connectivity and accessibility, conflicting with planning objectives for sustainable movement and community integration.

- 11.81 Policy SP32 of the OLP pedestrian access states that access to Site A should be provided from Bertie Place and from existing accesses to the north and east. The national cycle network route should be retained through the site. The proposed development meets these policy access requirements.

Footbridge Access and function of Site B

- 11.82 TVP concerns regarding safe access to site B have not been suitably addressed and remain a reason for objection in their opinion for the following reason: *'The space has not been activated for legitimate usage and remains at high risk of crime and ASB'*. TVP also raise objections to the *'singular access route into and out of site B via a footbridge will be very narrow and constrained, leaving users of this space at greatly increased risk of crime, with no option for escape should they be approached by a hostile actor... this space is very difficult to activate and is highly likely to be a significant attractor for crime and antisocial behaviour.'* The applicants have responded:

Policy SP32 requires re-provision of recreation space linked to development on Site A. The LPA sought Site B to be opened up for recreation (and placed the MUGA on Site A because of ASB concerns). To address these issues, the detailed design and management approach for Site B includes ensuring that the bridge and approaches are sufficiently wide and unobstructed, with straight alignments where possible and sightlines to reduce perceived enclosure. The planting strategy and habitat management avoids dense planting retaining visibility. Further detailing of the lighting, landscaping and maintenance detail can be secured through a planning condition...

- 11.83 While Officers understand the concerns of TVP, the applicants are correct in that Policy SP32 identifies that Site B will be used to re-provide the recreation ground in the event Site A is redeveloped for housing as set out within said policy. In relation to Site B, it appears to have been used in the past for informal walking both from the existing Redbridge Stream bridge and the

Camping site to the south. Both of these access points have been closed in the last few years which has reduced historic accessibility. However, in planning terms both of these accesses could be reopened without the need for planning permission. The TVP objection is noted, however, it is considered that the replacement bridge and access is an improvement over the historic and current position.

- 11.84 Other points of concern raised by TVP such bin and cycle stores, rear access have been addressed in discussions or in the proposed conditions. Conditions are proposed to ensure that the design of the stores and the overall development meets Secured By Design Standards.
- 11.85 The applicants have considered the views of TVP and responded to the points raised. The TVP points have been balanced against the Local Plan Policy which sets out the details of how the site should be developed and is very clear in this respect. Given the location of Site B there will always be inherent difficulties in bringing it forward and Officers consider that the applicants have gone as far as they can in terms of addressing concerns raised whilst balancing all of the relevant issues set out in this report as well as the much needed affordable housing provision. Importantly the re-provision of space on Site B would necessitate the replacement of the existing footbridge which is considered to be a beneficial improvement over the existing position. In relation to crime and safety, the proposal is considered to be in broad compliance with Policy SP32 and DH1 of the OLP and full compliance, subject to conditions, with Policy DH7. As set out above there are a number of constraints and competing demands in relation to developing the overall site. Officers acknowledge that whilst most have been addressed, a small number the objections from TVP remain but Officers are satisfied these have been considered while ensuring a scheme can come forward which balances all of the issues and providing much needed affordable housing.

Transport

- 11.86 Policy M1 (Sustainable Transport) of the OLP requires developments to prioritise walking, cycling and public transport, reduce reliance on private cars and supports improvements to public transport infrastructure, cycle networks, and pedestrian routes. Policy M2 (Assessing and Managing Development Transport Impacts) requires a Transport Assessment (TA) or Transport Statement (TS) where appropriate to mitigate transport impacts and be safe and suitable for all users.
- 11.87 Policy M3 (Motor Vehicle Parking) of the OLP sets a restrictive, maximum-based parking approach with a strong emphasis on low or zero parking in highly accessible locations and supporting car-free development. Policy M4 (Electric Vehicle Charging Points) requires provision of electric vehicle (EV) charging infrastructure in new development. Policy M5 (Cycle Parking) requires high-quality, secure, and covered cycle parking.
- 11.88 Policy SP32 of the OLP says that pedestrian access to Site A should be provided from Bertie Place and from existing accesses to the north and east.

The national cycle network route should be retained or replaced by a suitable alternative route.

Access

- 11.89 Vehicular access will be provided at the south of the site via Bertie Place. Bertie Place is a quiet residential street and the visibility provided at the access is considered to be adequate by the Highway Authority. The site will be well connected to the local community with pedestrian access being provided via the existing footpaths leading from Abingdon Road and Wytham Street, as well as Bertie Place. Vehicles movements will increase by the change of use from open space to a residential development. The proposed access arrangements are considered suitable by the Highway Authority for the proposals, with vehicle trip rates expected to be low due to the car-free nature of the development.
- 11.90 Whilst the applicant has given details of the route that refuse collection vehicles will take throughout the site, a swept path analysis will need to be submitted to ensure that a 11.6m refuse vehicle can easily manoeuvre around the site and both enter and exit in a forward gear. A condition is proposed to address this point.
- 11.91 The proposal site is in a highly sustainable location, benefitting from being within walking distance of multiple bus stops offering a frequent service and within cycling distance of the city centre. Bus services include routes inside the city to the city centre, Blackbird Leys and John Radcliffe hospital. Redbridge Park and Ride is also within walking distance of the site (approx. 450m south of the site) offering services to employment sites and surrounding towns such as Abingdon, Didcot and Wantage. Considering the above, it is accepted that the site is in a suitable location regarding sustainable transport connectivity and transport sustainability.
- 11.92 The access is in compliance with Policies M1, M2 and SP32 of the Oxford City Local Plan 2036.

Car Parking

- 11.93 Policy M3 of the Oxford Local Plan states that in Controlled Parking Zones (CPZs) or employer-linked housing areas (where occupants do not have an operational need for a car) where development is located within a 400m walk to frequent (15minute) public transport services and within 800m walk to a local supermarket or equivalent facilities (measured from the mid-point of the proposed development) planning permission will only be granted for residential development that is car-free. In all other locations, planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with. Disabled parking is considered permissible, where specifically justified.
- 11.94 The site and surrounding streets, including Bertie Place and Wytham Street form part of the extended South Oxford CPZ, which is operational Monday to Saturday 8am to 6.30pm. There are bus stops within 120 metres walking

distance of the centre of the site on the Abingdon Road, which are served by frequent busses to the City Centre, as well as busses to the JR Hospital, Cowley, Abingdon, Didcot and Wantage. The site lies within 800 metres of a shop which would be classed as a supermarket in accordance with Policy M3 of the Oxford Local Plan, this being Tesco on the corner of Abingdon Road and Weirs Lane (200 metres walking distance from the centre of the site). Accounting for the sites location within a CPZ and proximity to bus stops benefitting from frequent services and the close proximity to a supermarket, it would be expected that any development on the site should be car free. In this case, a car-free development is proposed with the exception of car club bays. In order to ensure that the site remains car free a condition is proposed to secure measures to prevent parking on the grass verge areas and to ensure the car-free status remains.

- 11.95 In accordance with Policy M4 of the Oxford Local Plan, the car club parking spaces shall be fitted with electric vehicle charging points. This requirement should be secured by planning condition.
- 11.96 Subject to the suggested conditions the development complies with Policies M3 and M4 of the Oxford City Local Plan 2026.

Cycle Parking

- 11.97 Cycle parking will be required for all residential dwellings in accordance with the Councils minimum standards outlined under Policy M5 of the Oxford Local Plan. The applicant has demonstrated that each dwelling will be provided with a secure cycle store. Each store is in a suitable location, however more details will need to be provided of the appearance/construction/security of the stores and the number of spaces provided for the flats/apartments at the site, ensuring the number of spaces provided meets the cycle parking standards included within Policy M5 of the OLP. A condition is suggested to address this as Officers are satisfied this can be accommodated on site.

Pedestrian and Cycle Access

- 11.98 The existing cycle path through Bertie Place forms part of National Cycle Route 5 which provides a lower traffic route for cyclists from the south to the City Centre. The proposals would retain a clear, straight and unobstructed route through the site between Bertie Place and Wytham Street. As the development would be car free it would remain as a quiet route for pedestrians and cyclists. The existing pedestrian access between the site and the Abingdon Road to the north east would be retained, which is important as this provides a more direct route to the nearby bus stops and the Tesco store on the Abingdon Road.
- 11.99 Access is proposed to Site B via a proposed path to the north of the proposed MUGA. A new bridge is detailed over the adjoining stream as the existing bridge is narrow and inaccessible for certain users. It is noted that the subtext to Site Policy SP32 states that the new recreation ground on Site B should include the provision of pedestrian links from both Bertie Place and Wytham Street via John Towle Close. The application proposes a single point of

access from Site A and does not provide any further access via John Towle Close or Wytham Street. John Towle Close is privately owned and it is understood that the applicants had approached the landowner regarding a proposal to create access from John Towle Close, however access could not be negotiated as the landowner was not in favour of permitting access through their land. The replacement footbridge is an improved design over the existing. A condition is proposed to ensure that the footbridge is in place when it is required to allow access to Site B and while not providing multiple access points into Site B, the proposals represent betterment over the existing situation on site and Officers are satisfied with this.

11.100 In relation to pedestrian and cycle access, the proposals are considered to be in broad compliance with Policy SP32 of the OLP.

Ecology / Biodiversity

11.101 Policy G2 of the OLP states that development that results in a net loss of sites and species of ecological value will not be permitted. Compensation and mitigation measures must offset any loss and achieve an overall net gain for biodiversity. For all major developments proposed on greenfield sites or brownfield sites that have become vegetated, this should be measured through use of a recognised biodiversity calculator. To demonstrate an overall net gain for biodiversity, the biodiversity calculator should demonstrate an improvement of 5% or more from the existing situation. Offsetting measures are likely to include identification of appropriate off-site locations/projects for improvement, which should be within the relevant Conservation Target Area if appropriate, or within the locality of the site. When assessing whether a site is suitable for compensation, consideration will be given to the access, enjoyment and connection to nature that the biodiversity site to be lost has brought to a locality. A management and monitoring plan might be required for larger sites. The calculation should be applied to the whole site.

11.102 Policy G1 of the Emerging Local Plan 2036 has a similar approach to existing Local Plan Policy G2 and therefore has limited weight at this time.

11.103 All species of bats and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017 (as amended). All wild birds, their nests and young are protected under The Wildlife and Countryside Act 1981 (as amended).

11.104 Policy SP32 of the OLP sets out that there should be no adverse impacts on the Iffley Mead SSSI. The policy continues that a biodiversity survey will be expected to assess the biodiversity value of the site due to the potential for slow worms and Lizards.

11.105 Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species.

- 11.106 The statutory protection provided to the Iffley Mead SSSI under the Countryside and Rights of Way Act (2000) and Wildlife and Countryside Act (1981) particularly with respect to a public body carrying out or authorising operations likely to damage an SSSI, failing to minimise any damage to an SSSI and if there is any damage, failing to restore it to its former state so far as is reasonably practical and possible, or any person intentionally or recklessly damaging, destroying or disturbing any of the habitats or features of an SSSI.
- 11.107 Ecological survey work has been undertaken on the site. Whilst some of the work is now outdated, with surveys undertaken in relation to bat activity, great crested newts and reptiles undertaken in 2020. However, the project does look to undertake habitat creation works that in 2022 under national guidance are unlikely to have changed, and these results are therefore likely to be valid. Species more likely to have moved into or changed their use of the site, including badger, water vole and otter, were also subject to updates in 2022. The surveys showed no adverse impacts on the Iffley Mead SSSI, slow worms or lizards. Therefore no new ecological surveys are required.
- 11.108 Mitigation and measures have also been refreshed during the course of the application as have constraints and suitable mitigation measures recommended in the Ecological Appraisal. Given that reptile presence was limited to Site B and development proposals for this site comprise predominantly landscaping and habitat enhancement, it is not anticipated that reptiles within the vicinity will be displaced. The incorporation of areas of scrub and grassland with the potential to provide refugia for reptiles will benefit this species group. Mitigation measures include for nesting birds works outside of the core nesting season. The area has potential for foraging bats. Site B will receive habitat enhancements which will increase the heterogeneity of habitats, providing an improved foraging resource for bats. Given the current limited bat potential within the site, the incorporation of bat boxes in Site A and planting to attract nocturnal insects within the design will result in an increase in bat value for the site. Further details of the proposed specifications, locations, and management for the proposed bird and bat boxes can be addressed by the suggested planning condition.
- 11.109 Several invasive non-native plant species have been recorded within the site. South of Site B contains Japanese knotweed, with Himalayan balsam recorded around the boundary. This is an offence under Section 14 of the Wildlife & Countryside Act 1981 (as amended), and the applicant is to produce a clear method statement and schedule (Part 3) of the Act. This includes identifying the extent of the plant (via updated surveys), the means by which it can be managed/eradicated, and ensuring that no further spread can occur. In addition, Russian Vine and cotoneaster have been recorded on the site. It is important that both are managed and prevented from spreading. There will be a separate requirement for a Biosecurity Risk Assessment to be provided in accordance with Bat Conservation Trust guidance. Himalayan balsam has also been recorded within the site. A full Invasive Non-Native Species method statement will be secured through a planning condition.

11.110 It should be noted that this planning application was submitted before the statutory Biodiversity Net Gain came into force. Therefore the relevant consideration is the 5% biodiversity net gain set out in Policy G2 of the OLP. The updated Biodiversity Net Gain Report and statutory metric is welcomed (Ecology by Design, July 2025).

11.112 The metric demonstrates a projected 8.19% increase in area habitat units. This is above the Policy requirement of 5%. No increase in units is projected for watercourse units as part of the development. It is noted that *“Since achieving a net gain is not feasible on site, offsite compensation must be secured to achieve a net gain as part of the development proposals. A financial contribution must be made to an appropriate offset provider for the following units:*

- *0.17 habitat units of any distinctiveness; and*
- *0.10 watercourse units to be provided by any watercourse habitat creation. The financial offset will need to be secured, e.g. as a pre-commencement condition.*

It is suggested that the delivery of offsite units should be secured through a planning condition.

11.113 Subject to conditions and informatives the proposals accord with Policy G1, G2 and SP32 of the Oxford Local Plan 2036, the NPPF, The Conservation of Habitats and Species Regulations 2017 (as amended), Wildlife and Countryside Act 1981 (as amended), and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Flooding and Drainage

11.114 Policy RE3 of the Oxford Local Plan 2036 states that planning permission will not be granted for development in Flood zone 3b except where it is for water-compatible uses or essential infrastructure; or where it is on previously developed land, and it will represent an improvement for the existing situation in terms of flood risk. Development will not be permitted that will lead to increased flood risk elsewhere, or where the occupants will not be safe from flooding.

11.115 Policy G7 of the Emerging Local Plan 2045 broadly follows the same approach to the existing Local Plan Policy RE3 and is therefore given limited weight at this time.

11.116 Policy RE4 of the Oxford Local Plan 2036 states that all development proposals will be required to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites. Surface water runoff should be managed as close to its source as possible, in line with the drainage hierarchy outlined in the policy. Applicants must demonstrate that they have had regard to the SuDS Design and Evaluation Guide SPD/ TAN for minor development and Oxfordshire County Council guidance for major development.

11.117 Policy R5 of the Emerging Local Plan 2045 requires developments that utilises water supplies prudently and protects water quality and to demonstrate compliance with the policy through a water awareness statement. In regard to drainage, the policy seeks to separate foul and surface water drainage with no surface water from new development to be discharged to the public foul or combined sewer system. This policy is given little weight at this time.

Flooding

11.118 The NPPF (para's 161-164, 170) sets out to avoid inappropriate development in areas at risk of flooding, direct development to areas of lowest risk and ensure development is safe for its lifetime and does not increase flood risk elsewhere.

11.119 The NPPF (para's 175-176) requires a sequential, risk-based approach to the location of development. Development should be directed to areas at lowest risk of flooding and should not increase flood risk elsewhere. Where development is necessary in areas at risk of flooding, it must be demonstrated through a site-specific Flood Risk Assessment that the development will be safe for its lifetime, taking account of climate change.

11.120 Paragraph 172 of the NPPF states that:

All (Local) plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test

11.121 The NPPF continues:

Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

11.122 Redbridge Stream on the western boundary of the site is classified by the Environment Agency (EA) as a main river. The western part and children's play area, centre of the site and northern boundary of site A are in Flood Zone 2. Some parts of the northern boundary are in Flood Zones 3a and 3b. The area alongside Redbridge Stream is in Flood Zone 3a. The existing access road (Bertie Place) is in Flood Zone 2 with parts being in Flood Zone 3a. Site B is in Flood Zones 2, 3a and 3b. Redbridge Stream, Bertie Place and the centre of site A are shown as at risk from surface water flooding. In summary, Flood Zone 2 = medium risk and Flood Zone 3 = high risk of flooding. Flood Zone 3 is split into:

Zone 3a (high probability of flooding)

Zone 3b (functional floodplain)

11.123 Policy G7 (Flood Risk) of the OLP states directs development to areas of lowest flood risk, Requires application of the sequential (and where needed, exception) test. It sets out that development must:

11.10 be safe for its lifetime

11.11 not increase flood risk elsewhere

11.12 where possible, reduce flood risk overall

11.124 Policy SP32 of the OLP states that a comprehensive Flood Risk Management Strategy should be produced in support of the Flood Risk Assessment for this site. The Flood Risk Management Strategy should be developed in consultation with Category 1 organisations as defined by the Civil Contingencies Act 2004. The supporting text to Policy SP32 Residential development at this site in Flood Zone 3a has been justified through the sequential test.

11.125 The supporting text to Policy SP32 continues:

...additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site-specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted. It is recognised that the FRA may not be able to demonstrate a dry risk/ very low hazard rating route to dry land. Therefore in order to achieve safe access and/ or egress for this site to satisfy the Exception Test there may be a greater reliance on on-site measures, emergency planning, and evacuation procedures alongside offsite mitigation to ensure that it is safe for its lifetime taking account of the vulnerability of its users without increasing the burden on emergency services . Development should be made safe by mitigating the potential impacts of development through design and resilient construction measures. It should be designed and constructed such that the health and welfare of people is appropriately managed

11.126 In their representations concern have been raised by local residents in relation to the flooding assessment when the site was allocated in the OLP. In the Planning Inspectors letter on the Oxford Local Plan 2036 the Inspector stated:

112. Policy RE3: Flood Risk Management sets out the Council's policy on this subject, which has been developed in consultation with the Environment Agency and is supported evidentially by the Oxford City Strategic Flood Risk Assessment Level 1 (2017). New development is first and foremost directed to areas of low flood risk (Flood Zone 1). However, the flood risk assessment concludes that a considerable proportion of Oxford is at some risk of fluvial flooding, so the policy seeks Site Specific Flood Risk Assessments in appropriate locations.

113. Large parts of the built up areas of South and West Oxford are in Flood Zone 3, and much existing development is located in Zone 3b which carries a

high risk of flooding. It is important to make the most of urban land in sustainable locations, so the plan allows for development on previously developed land in Zone 3b provided it improves the flood risk situation, and also allows for minor householder extensions on a case-by-case basis...

- 11.127 It is considered that a suitable sequential test was carried out at Local Plan Allocation Stage. In addition, the Planning Inspector in considering the Local Plan allocation did take into account the flood risk within Oxford.
- 11.128 Since the Local Plan was adopted the EA have produced new flood risk maps including surface risks. These have been taken into consideration during this planning application. The scheme does not include any new built form within Flood Zone 3b. Proposed development within Flood Zone 3a is limited to paths, the footbridge, MUGA and children's play area. The existing ground levels around the new footbridge ramp (on site A), new MUGA and Children's Play Area will be reduced from some 56.2m / 56.4m AOD to 56.1m AOD to provide additional flood compensatory flood plain. The modelled water levels in the Redbridge Stream adjacent to the site suggest inundation of the MUGA and playground areas will currently occur somewhere between the 1 in 50 (2%) and 1 in 75 (1.33%) events. The FRA concludes that there will be no change to the flood frequency of the site. An area in the centre of the site and under plots 1-4 will be increased in height from some 56.2m / 56.3m AOD to 56.4m AOD. Conditions are suggested by the EA to ensure that the as-built development is completed in accordance with the flood risk assessment.
- 11.129 Detailed comments have been received from the Environment Agency who have withdrawn their previous objections to the scheme subject to a number of conditions which are included in the recommendation.
- 11.130 The submitted FRA suggests that flood warning and evacuations plans are produced for Site A and Site B in order to manage the residual risk to site users. An outline plan has been developed but submissions indicate that this should be developed further by the site owner/management entity. As outlined in the supporting text to Policy SP32 and the neighbours, many of the roads in the vicinity of this site including parts of Abingdon Road are in Flood Zone 3b. The submitted Evacuation Plan needs to take into account potentially vulnerable residents and reviewed regularly. Notwithstanding the submitted plan a condition is suggested to secure a more detailed flood warning and evacuations plan for the development.
- 11.131 The NPPF states that having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. In this case, parts of the development will be within Flood Zone 2 albeit some ground modelling is proposed in these areas. To pass the exception test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
 - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

11.132 This development falls within the classification of 'more vulnerable'. As such the development needs to address a). This is covered in the planning balance section of the report. It is considered that the FRA and design of the development demonstrates that criteria b) is met.

Drainage

11.133 The NPPF sets out that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. The application has been supported by a Drainage Strategy. No objections have been received to this from the Environment Agency. Conditions are proposed to ensure the detailed implementation and improvements to biodiversity through a wildlife buffer zone adjacent to Redbridge Stream.

11.134 In relation to flooding and drainage, it is considered that the development has demonstrated that flood risk is not increased elsewhere and has been supported by a site-specific flood-risk assessment. It is considered that the development:

- a) has shown within the site, the most vulnerable development (homes) are located in areas of lowest flood risk;
- b) FRA shows that the homes are appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate/possible, subject to the submission of a more detailed emergency plan.

11.135 In relation to flooding and drainage, subject to the suggested conditions, the development is in accordance with Policies RE3, RE4, G7 and SP32 of the OLP and the NPPF.

Land Quality

11.136 Policy RE1 (Sustainable Design and Construction) of the OLP requires development to consider environmental constraints, including land contamination. Proposals must ensure sites are suitable for their intended use, including any necessary remediation of contamination. Policy RE2 (Efficient Use of Land) encourages reuse of previously developed (brownfield) land. Policy RE4 (Flood Risk Management) requires assessment of ground conditions where relevant. Contaminated land in flood zones can present pollution risks, so mitigation may be required. Policy RE9 sets out to ensure that land affected by contamination or poor ground conditions is made safe and suitable for its proposed use.

11.137 A Phase 1 and 2 Geo-Environmental Report has been submitted, which provides an assessment of contamination risks present on the site. The assessment identified potential sources of contamination on both Sites A and

B. On Site A potential risks have been identified with regards to metals and Polycyclic Aromatic Hydrocarbons (PAH). On Site B potential risks have been identified with regards to metals, Polycyclic Aromatic Hydrocarbons and asbestos.

11.138 In respect of Site A, the assessment advises that potential remediation options such as pathway breaks (buildings/hard surfaces) and/or clean cover in gardens and landscaping is likely to be required to mitigate risks to end users. The current ground levels on Site A run from some 53.4m AOD along Redbridge Stream, an average of some 56m AOD on the east side at the stream bank to 57m AOD along the rear boundary of gardens in Abingdon Road. As outlined above, the proposal is to reduce the existing levels of the site in the area of the MUGA and Children's Play Area for flood compensation. The landscaping and garden areas of the homes would be reduced in level and clean soil imported. The finished levels across the site will remain similar to existing (except for those areas subject to flood compensatory works).

11.139 Site B would not be used for residential purposes, and the proposals relate principally to landscaping works. However, accounting for contamination risks on this site, the remediation strategy is anticipated to be similar to Site A, as there will be public use of the site. The current ground levels on site B are around 55.8m AOD to 56.1m AOD. These would remain unchanged.

11.140 The submitted Phase 1 and 2 Geo-Environmental Report and Summary suggest that further ground investigation work is carried out at Site A, in particular, due to the relative paucity of data relating to groundwater risk and made ground contamination at this location. The updated information can be utilised to refine the proposed remedial options for the site and produce a formal remedial strategy. The remedial strategy will need to detail the measures to be undertaken to mitigate all potentially significant contamination risks identified to render the site suitable for use.

11.141 Subject to further intrusive investigation to establish the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals and the presentation of an acceptable remediation strategy, measures which would be secured by condition, it is considered that contamination risks can be appropriately managed in accordance with Policies RE1, RE2, RE4 and RE9 of the Oxford Local Plan.

Trees

11.142 NPPF sets out that 'Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change'. It goes on to say that "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

11.143 Local Plan Policy G7 (Protection of existing Green Infrastructure features) will not grant planning permission for development that results in the loss of green

infrastructure features such as hedgerows, trees or woodland where this would have a significant adverse impact upon public amenity or ecological interest. Trees should be retained unless not feasible and if they are lost the loss must be mitigated for by on-site with replacement tree canopy cover. If that is not possible other onsite mitigation measures will need to be provided. Oxford City Council Technical Advice Note (TAN) 9 – Green Spaces in support of G7 identifies that a Major application such as this must be supported by a Tree Canopy Cover Assessment Study (TCCAS), and that there should be no net loss in tree canopy cover associated with development, comparing a baseline + 25 years against a development scenario + 25 years.

11.144 No Tree Preservation Orders or Conservation Area designations apply to the site.

11.145 A significant immediate loss of trees (in number and canopy cover percentage terms) is associated with Site (A) proposals, with a less significant/minor impact to trees (in number and canopy cover percentage terms) associated with the proposals for the recreational site B.

11.146 The rationale for the proposed tree losses is related directly to layout conflicts with proposed housing units or spatial inappropriate juxtaposition with proposed private amenity space. There is no significant tree loss proposed for Site B, and new additional planting proposed as part of land remediation of land contamination risks.

Landscaping Proposals - Trees:

11.147 The trees on Site A provide attractive mature landscape features in views from the recreation area, and they provide residents to the north, east and south of the site with an intermittent visual screen from Bertie Park. A significant immediate loss of trees (in number and canopy cover percentage terms) is associated with the Site A proposals. The Arboricultural Impact Assessment (AIA) outlines landscape proposals to mitigate the loss of 17 individual trees by planting 42 new trees, as well as specimen shrubs and hedges as part of the proposed landscape design.

11.148 Due to the proposed footbridge an additional tree, T35- willow, and a tree within a group G60-1 – field maple, will be lost to development. The willow tree (T35) is large but of Low individual quality, and the field maple is of Moderate quality but relatively small and part of a wider group. The Flood Addendum shows slight ground reduction for flood compensatory water storage for the footbridge inside the root protection area of the retained trees. This would be detrimental to the health of the retained trees. A condition is suggested to ensure the flood storage works take place elsewhere. Subject to the suggested condition, this additional impact is not considered significant.

11.149 The majority of new specimen trees will all be located within Site A; Species including Tulip Tree (*Liriodendron tulipifera*), Turkish Hazel (*Corylus colurna*), Fastigiate Beech (*Carpinus betulus* ‘Frans Fontaine’) and Magnolia (*kobus*)

will be planted in suitable locations within the streetscape, while additional more naturalised species including Whitebeam (*Sorbus aria*), Silver Birch (*Betula pendula*) and Pedunculate Oak (*Quercus robur*) are proposed in the peripheries of Site A and within Site B. The applicants have submitted detailed landscape proposals, which demonstrate the proposals as feasible.

- 11.150 Some of the development will be carried out within the root protection areas of some of the existing trees. Proposals for building foundations, and new paving inside the Root Protection Areas (RPAs) of trees T11, T12 and T13 will encroach into between 3.3% and 9.4% of their RPAs. These incursions are unlikely to significantly impact or cause disturbance to the trees, subject to appropriate controls under the Arboricultural Management Scheme (AMS). Proposals for a new permeable play surface for the proposed children's play area inside the RPA of T29 will encroach by 4.0%. These incursions are unlikely to significantly impact or cause disturbance to the trees.
- 11.151 Proposed new self-bound gravel footpaths, bridge footings and construction activity inside the RPAs of trees T27, T28 T32, T33, T36, T37, TG60-01, TG60-4 and T62 are considered unlikely to significantly impact their structural or physiological condition. Some minor facilitation pruning works for T18-01 will be necessary to facilitate proposed construction works and future site usage.

Tree Canopy Cover Assessment:

- 11.152 A supplementary Canopy Cover Assessment Report has been produced by the applicant to assess the predicted canopy growth of proposed new planting against trees requiring removal to facilitate development in compliance with Oxford City Council Planning Policy (G7) and Technical Advisory Note (TAN) 9. Based on this assessment, it is predicted that the total canopy area loss necessary to facilitate development will be mitigated proposed tree planting within the period of 25 years. It is predicted that the total canopy area loss necessary to facilitate development will be mitigated by the proposed planting of 50 new trees on Site A and Site B as part of landscaping proposals. The new canopy cover as a result of the scheme is predicted to provide an overall gain of 5% from new planting over the existing arboricultural features to be removed.
- 11.153 The total canopy cover increase across the site has been calculated as the proposed new canopy cover minus the predicted canopy cover of trees to be removed, the results of which are as follows:
- 11.154 The total canopy cover lost will be some 1024m². After 25 years the total proposed canopy cover is estimated to be 1076m²; i.e. a 5% increase. Based on these figures, proposed tree planting on the site as assessed by Year 25 will provide and qualify as No-Net-Loss, as set out as a requirement of TAN9 Appendix 1 (Pre October 2025 version).

Trees and Remediation Measures

- 11.155 As outlined in the Land Quality section of the report above both Sites A and B are showing levels of contamination from previous uses and Site A needs remediation measures before construction of the development. The Arboricultural Impact Assessment (AIA) indicates remediation mitigation works within the Root Protection Areas (RPAs) of trees T5, T6, T7, T8, T11, T12 and T13. The works have been designed to reduce potential long term arboricultural impacts by proposing a no-dig, above ground system. The trees themselves will be safeguarded from the remediation works by new surfacing and a 1.7m high timber fence. The new surface will be permeable to water and will be supplied air to the subsurface using breather tubes allowing for root system respiration. Bare ground adjacent to the trees will be covered by a suitable grid to allow water to penetrate the roots.
- 11.156 In Site B, where overgrown vegetation and mature trees are present, these will be preserved and increased as part of the development's landscape management plan. This approach minimises potential disturbance to tree root zones but also ensures that natural barriers remain in place, further reducing the potential for direct contact or dust emission exposure pathways. To further enhance this natural barrier, additional planting of brambles is proposed in selected areas to reinforce the effectiveness of the vegetative cover and further restrict access to Site B other than the pathway.
- 11.157 In summary, the rationale for the proposed tree losses is related directly to layout conflicts with proposed housing units or spatial inappropriate juxtaposition with proposed private amenity space. There is no significant tree loss proposed for Site B, and new additional planting is proposed as part of land remediation of land contamination risks. New tree planting is proposed to be secured by planning condition.
- 11.158 Subject to the suggested conditions, the development is therefore considered to be in compliance with the NPPF and Policy G7 of the Oxford Local Plan 2036.

Air Quality

- 11.159 Policy RE6 of the Oxford Local Plan requires development to protect and improve air quality, ensuring proposals do not worsen pollution and do not expose people to harmful air conditions. Schemes must minimise emissions and, where necessary, provide mitigation and supporting assessments.
- 11.160 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 applicant submitted air quality baseline desk assessment shows that current air quality levels at the application site are quite 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.

- 11.161 The energy strategy for the proposed development will be all-electric. The proposed development will be provided with heating, cooling and hot water via an all-electric system comprising air-source heat pumps and photovoltaic panels. As such, there will be no emission associated with energy provision.
- 11.162 It is anticipated that the proposed development would not result in a change of Heavy-Duty Vehicles HDV flows of more than 25 annual average daily traffic (AADT). As such, potential air quality impacts associated with the construction phase road vehicle exhaust emissions are expected to be negligible, in accordance with the Institute of Air Quality Management (IAQM) & Environmental Protection UK (EPUK) guidance screening criteria. Construction vehicle emissions have therefore not been considered further in the assessment.
- 11.163 The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed on the Air Quality (AQ) Assessment. A construction dust risk assessment was undertaken in accordance with the IAQM construction dust guidance. The outcome of the assessment determined that the proposed development is a medium risk for air quality impacts from construction and track out and a high risk for air quality impacts from earthworks. Relevant mitigation measures have been proposed in accordance with the IAQM construction dust guidance. Assuming the relevant mitigation measures outlined in the site's AQA are included within the site's construction management plan for implementation, the residual effects from all dust-generating activities are predicted to be negligible. This is suggested to be secured by a planning condition.
- 11.164 The proposed development is in a Controlled Parking Zone. In line with policy, the proposed development will be car-free with limited parking. Due to the limited parking facilities, the change in AADT from the traffic data assessment during operation does not meet the above screening criteria. Therefore, air quality modelling of vehicle emissions as per the IAQM and EPUK guidance is not required and operational air quality impacts from traffic are considered to be negligible.
- 11.165 Subject to the suggested conditions, the proposals are considered to be in accordance with Policy RE6 of the Oxford Local Plan.

Health Impact Assessment

- 11.166 Policy RE5 of the Oxford Local Plan states that Oxford seeks to promote strong vibrant and healthy communities. For major development proposals, the Council will require a Health Impact Assessment to be submitted, which should include details of implementation, and monitoring. A Health Impact Assessment (HIA) has been submitted.
- 11.167 Inclusive design has been considered both internally and externally throughout the scheme with wheelchair accessibility and flexibility available, considerations has been given to air quality and noise through submitted assessments, the site is in a sustainable location and does not promote additional car use, the development involves sustainable construction

techniques and renewal energy and therefore demonstrates where applicable that the development promotes health and wellbeing.

11.168 The proposed development is considered to be in accordance with policy RE5 of the OLP 2036.

Utilities

11.169 Policy V8 of the Oxford Local Plan 2036 requires there to be adequate capacity in utility networks to support the development. The applicants have submitted a utilities statement which had adequately considered the utilities provision to the site and no significant issues are envisioned. Thames Water have received two consultations on the application, and no concerns have been received. On this basis the proposal is considered acceptable in relation to policy V8 of the Oxford Local Plan 2036.

Best Interests of the Child

11.170 Article 3.1 of the United Nations Convention on the Rights of the Child provides that “In all actions concerning children, whether undertaken by public or private social welfare institutions, courts of law, administrative authorities or legislative bodies, the best interests of the child shall be a primary consideration”.

11.171 Article 3 and the Children Act 2004 principle of the ‘best interests’ of the child are accepted that in planning decisions concerning children. Planning case law says that their best interests must be of primary importance, and that planning decisions ought to have regard to that principle. As outlined in the above report the play, safety and welfare needs of children, have been carefully considered. In light of the mitigation through the use of planning conditions, it is not considered that the impacts of the proposal on children would warrant the refusal of planning permission. The mitigation of any potential impacts can be dealt with by the suggested planning conditions proposed to safeguard needs of children.

11.172 Impacts on children through the reduction/loss of the open space and play areas have been identified within the representations received from local residents. There will be an impact on local children and young people by the loss / reduction of these facilities. As outlined in the planning balance section of the report below this is balanced against the provision of new affordable housing some of which is aimed at families.

12. CONCLUSION AND PLANNING BALANCE

12.1 Having regards to 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 clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

- 12.2 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.
- 12.3 As the Council cannot demonstrate a five year supply of housing, paragraph 11(d) of the Framework indicates that planning permission should be granted unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or (ii) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. In this case Officers would advise Members and as has been demonstrated within this report i) does not apply here as there are no strong reasons for refusal arising from the application of policies in the Framework that protect assets of particular importance. Therefore ii) applies in this case and as such the assessment is whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.

Compliance with development plan policies

- 12.4 It is 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.
- 12.5 In summary the proposed scheme, is complex, with a number of competing issues. The applicants have amended the scheme in response to a number of technical concerns from consultees. This has resulted in positive responses from the majority of the technical consultees in the last rounds of consultations. The outstanding concerns arise from Thames Valley Police and the local residents. As outlined in the above report, some of these objections relate to the principles set out in adopted Policy SP32 of the Oxford Local Plan 2036. In some cases, it has not been possible for the applicants to find a solution which works with the delivery of the site for affordable housing. After weighing all the representations and material considerations, considered as a whole, the scheme is considered to be in accordance with the National Planning Policy Framework and the Oxford Local Plan 2036 as a whole.
- 12.6 Whilst the housing policies which are important for determining this application are out of date by virtue of the absence of a 5-year housing land supply, that does not mean the policies carry no weight. The weight attached to the development plan policies is a matter for the decision maker(s).

12.7 The benefits and disbenefits associated with the application are:

12.8 Economic Benefit:

- Provision of construction jobs - is given limited positive weight

12.9 Social Benefit:

- Provision of 100% affordable housing - is given very substantial weight
- Provision of 31 new homes - is given substantial weight

Social Disbenefit:

- Reduction/loss in recreation space. Loss of space for ball games and reduction in the size of the MUGA/Children's play area - is given substantial weight
- Potential for increased crime and anti-social behaviour - is given significant weight

12.10 Environmental Benefit:

- Construction of a replacement footbridge - is given significant weight
- Improved biodiversity measures - is given moderate weight
- Provision of a wildlife buffer zone along the Redbridge Stream - is given moderate weight
- Provision of Site B for informal public open space - is given limited weight

Environmental Disbenefit:

- Overlooking, noise and disturbance to existing and new residents - is given significant weight
- Loss of existing trees - is given moderate weight

12.11 All other material planning consideration matters where no harm has been identified are neutral in the planning balance. When taking all of the above into consideration, overall, it is considered and has been demonstrated that the benefits would outweigh the harms of the scheme as outlined above.

Material considerations

12.12 The principal material considerations which arise are addressed above, and follow the analysis set out in earlier sections of this report.

12.13 Officers consider that the proposed application 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.

12.14 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, when read as a whole, in terms of the aims and objectives of the National Planning Policy Framework, and on balance against the relevant policies of the Oxford Local Plan 2036, and that there are no material considerations that would outweigh these policies. In particular when applying the tilted balance set out in 11 (d) of the NPPF, Officers consider and would advise Members that planning permission should be granted because there are no policies in the Framework that protect areas or assets of particular importance that provide a strong reason for refusal and furthermore when applying ii) which applies in this case, the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits as set out in fully in this report.

12.15 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 as set out in paragraph 3.2 and the following suggested planning conditions.

13. CONDITIONS

Time

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.

D00	REV D	Location Plan
D27	REV X	Site layout
D40	REV G	Proposed street scenes
D901	REV M	Landscape plan
D903	REV I	Landscape plan-site b.
D902	REV E	Play area proposals
D904	REV B	Boundary Treatment Plan
D953		Section Arrangments - Section FF', GG' & II'
D110	REV J	Housetypes 3b
D109	REV K	Housetypes 3a
D107	REV J	Housetypes 1a1 and 1b1
D106	REV K	Housetypes 2b
D105	REV K	Housetypes 2a
D104	REV K	Housetypes 1c1
D103	REV K	Housetypes 1c
D102	REV J	Housetypes 1a, 1b, 1d, 2d

D101 REV H	Housetypes 1a, 1b, 1d, 2d plans
5028222-rdg-xx-xx-d-s-212500-p01	Bridge sections sheet 1
5028222-rdg-xx-fn-d-s-010905-p01	Foundation general arrangement
5028222-rdg-xx-00-d-s-011000-p01	Ground general arrangement

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.

Conditions – Pre-Commencement

Buffer Zone

3. No development shall take place until a scheme for the provision and long-term management of a minimum-10-metre-wide buffer zone alongside the Redbridge Stream has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted plans, the buffer zone shall be measured from the top of bank, defined as the point at which the bank level meets the surrounding land level, and shall be kept free from built development, footpaths, formal landscaping and earthworks excluding the footbridge, multi-use games area and children's playarea. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the amended scheme as approved.

The scheme shall:

- Be free from any lighting (cowlings should be used where appropriate to redirect light away from buffer zone), footpaths, formal landscaping or earthworks.
- Include scaled plans showing the extent and layout of the buffer zone. The minimum buffer provision should be measured from the top of the bank (where the bank meets the surrounding level of ground).
- Show/detail any proposed buffer zone protection measures (this could include physical fencing or directed hedge planting).
- Provide details of any proposed planting scheme within the buffer zone (these must be UK native species only, ideally of local provenance and include additional planting to the rear of 114, 116 and 118 Wytham Street).
- State how the buffer will be managed over the longer term (i.e., vegetation management) including adequate financial provision, management operations and schedule and named responsible body.

Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential that it is protected in accordance with Article 10 of the Habitats Directive, NPPF and Policy G2 of the Oxford Local Plan 2036. Networks of undeveloped buffer zones help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the river basin management plan.

Landscape and Ecological Management Plan

4. No development shall take place until a landscape and ecological management plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas including the footbridge has been submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing beforehand by the Local Planning Authority.

The LEMP shall include:

- Details of any habitat enhancements on site (i.e., angled trees, deadwood, canopy thinning along watercourse corridor planting).
- Details of any new habitat created on site (i.e., wetland creation).
- Details of how the waterbodies, watercourses, drainage network and the surrounding landscaped areas of the site will be managed over the longer term. This should include:
 - Maintenance techniques and methods
 - Long-term design objectives
 - Management objectives
 - Maintenance schedules and timing
 - Adequate financial provision
 - Named body responsible for management
- Details of how the waterbodies, watercourses and the surrounding landscaped areas of the site will be protected during the construction phase of the development, i.e. a Construction Environmental Management Plan (CEMP) which assesses potential environmental risks to the ecological receptors (i.e., the receiving watercourse and associated riparian habitats) and details protection measures to be implemented. This should include:
 - Demolition and removal plans of the existing bridge
 - Plans for and timings of pre-commencement surveys to ensure absence of protected species in construction areas prior to any on-site mobilisation. This is a particular risk with water vole who are known to be present on site and who may colonise/recolonise areas prior to the commencement of works.
 - The measures to be used to physically protect the buffer zone during construction e.g. fencing.
 - Any necessary pollution protection methods, particularly for dust, silt/sediment and other harmful substances such as oil that could otherwise pollute the watercourse.
 - Any necessary mitigation for protected/priority species.
 - Responsible management bodies.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitats and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with the NPPF and Policy G2 of the Oxford Local Plan 2036

Construction Environmental Management Plan (Biodiversity)

5: 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;
- 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 beforehand 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.

Invasive Species Management and Eradication Plan

6: Prior to the commencement of the development, an Invasive Species Management and Eradication Plan shall be submitted to and be approved in writing by the Local Planning Authority. For the avoidance of doubt, this plan shall detail how the presence of Himalayan balsam will be managed throughout the construction phase and ultimately result in eradication of these species from the site in accordance with best practice guidance. The development shall be implemented strictly in accordance with the approved details.

Reason: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to introduce, plant or cause to grow any wild plant listed in Schedule 9, Part 2 of the Act.

Remediation Strategy

7. No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following components:

- a. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
- b. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
- c. A tiered risk assessment using the results of the site investigation referred to in (2).
- d. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
- e. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for

longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the prior written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reasons: To ensure that the development:

- does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the NPPF.
- will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate in line with paragraph 187 of the NPPF.

Decommissioning of Investigative Boreholes

8. The development hereby permitted may not commence until such time as a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed in writing by the Local Planning Authority. The scheme will need to include the following:

- i Decommissioning Plan to include intended programme/schedule of works and detailed method statement.
- ii Borehole Retention Plan to include location, security and protection measures.
- iii Verification Report for the decommissioned boreholes to include records of:
 - a. the reason for abandonment;
 - b. groundwater level prior to decommissioning;
 - c. any removal of casing or attempts to remove the casing;
 - d. the depth, position and nature of backfill materials;
 - e. problems encountered during decommissioning.

Reason: This condition seeks to ensure that redundant boreholes are safe and secure, and do not pose an unacceptable risk of groundwater pollution or loss of water supplies in line with paragraph 187 of the NPPF and Position Statement A8 - Building and decommissioning of structures of The Environment Agency's approach to groundwater protection.

Construction environmental management plan (CEMP)

9. 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;
- 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) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Contingency/emergence measures for accidents and unexpected events, along with remedial measures;
- g) Responsible persons and lines of communication;
- h) 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;
- i) Use of protective fences, exclusion barriers and warning signs; and
- j) Dust and asbestos mitigation

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 beforehand by the Local Planning Authority.

Reason: To prevent harm to humans, 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 Policies RE1 and G2 of the Oxford Local Plan 2036.

Construction Traffic Management Plan (CTMP)

10. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing the Local Planning Authority prior to commencement of works. This should identify:

- a. The CTMP must be appropriately titled, include the site and planning permission number.
- b. 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.
- c. Details of and approval of any road closures needed during construction.
- d. Details of and approval of any traffic management needed during construction.
- e. Details of wheel cleaning/wash facilities - to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- f. Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- g. The erection and maintenance of security hoarding / scaffolding if required.

- h. A regime to inspect and maintain all signing, barriers etc.
- i. Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- j. The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- k. 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.
- l. Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- m. 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.
- n. 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.
- o. Any temporary access arrangements to be agreed with and approved by Highways Depot.
- p. Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

The approved CTMP shall be adhered to at all times.

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 and to comply with policy M1 of the Oxford Local Plan and the NPPF.

Demolition method statement and construction management plan

11. Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include no demolition, restriction of hours of work and all associated activities audible beyond the site boundary to 07:00hrs - 18:00hrs Monday to Friday daily, 08:00hrs - 13:00hrs Saturdays and no works shall be undertaken on Sundays or bank holidays. The details shall include advance notification to neighbours, and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policy RE7 of the Oxford Local Plan 2036.

Landscape – Surface Design (Tree Roots)

12. No development shall take place until details of the design of all new hard surfaces and a method statement for their construction have first been submitted to and approved in writing by the Local Planning Authority and the hard surfaces shall be constructed in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority.

Details shall take into account the need to avoid any excavation within the Root Protection Area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which require hard surfaces to be constructed on top of existing soil levels in accordance with the current British Standard 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations".

Reason: To avoid damage to the roots of retained trees in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Underground Services - Tree Roots

13. No development shall take place until details of the location of all underground services and soakaways have been submitted to and approved in writing by the Local Planning Authority. The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas of retained trees as defined in the current British Standard 5837 "Trees in Relation to Design, Demolition and Construction - Recommendations". Works shall only be carried out in accordance with the approved 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.

Tree Protection Plan (TPP)

14. No development, including demolition or enabling works, shall take place until a Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall include such details as are appropriate for the protection of retained trees during development, and shall be in accordance with the current BS. 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations" unless otherwise agreed in writing by the Local Planning Authority.

The TPP shall include a scale plan indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. The approved physical protection measures shall be in place prior to the commencement of any development, including demolition or enabling works, and shall be retained for the duration of construction, 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. No works or other activities including storage of materials shall take place within designated Construction Exclusion Zones 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)

15. No development, including demolition and enabling works, shall take place until a detailed statement (the Arboricultural Method Statement (AMS)) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall detail any access pruning proposals, and shall set out the methods of any workings or other forms of ingress into the Root Protection Areas (RPAs) or Construction Exclusion Zones (CEZs) of retained trees. Such details shall take account of the need to avoid damage to the branches, stems and roots of retained trees, through impacts, excavations, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with the approved AMS unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To protect retained trees during construction in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Arboricultural Monitoring Programme (AMP)

16. 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.

Biodiversity Net Gain

17. The development shall not commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan shall be prepared in accordance with the statutory biodiversity gain condition and shall demonstrate how the proposal will deliver the required biodiversity net gain, including the securement of off-site biodiversity units.

For the avoidance of doubt, the Biodiversity Gain Plan shall evidence that the following off-site units (or such other units as may be necessary to meet the required biodiversity net gain) have been purchased and/or otherwise secured prior to commencement through an appropriate legal mechanism:

- 0.17 habitat units (any distinctiveness); and
- 0.10 watercourse units (to be provided by watercourse habitat creation).

The development shall thereafter be carried out in accordance with the approved Biodiversity Gain Plan and the approved measures shall be maintained and managed for a minimum period of 30 years from the completion date, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development secures and delivers the required biodiversity net gain, including the delivery of the identified off-site biodiversity units, in accordance with the statutory biodiversity gain requirement and Policy G1, G2 and SP32 of the Oxford Local Plan 2036 and the NPPF.

Conditions – Before Start of Ground Works

Materials

18. Samples of the 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 Policy DH1 of the Oxford Local Plan.

Flood Risk Assessment

19. The development shall be carried out in accordance with the submitted flood risk assessment (ref 10040827-ARC-XX-BP-RP-DH-0007-P3, revision 3, dated 26th April 2023), the flood risk addendum (ref 5028222-RDG-ZZ-XX-T-FR-0001, version 3.0, dated 19th December 2025) and the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 56.80 metres above Ordnance Datum (AOD), in accordance with section 5.3 of the submitted FRA.
- Compensatory storage shall be provided as shown in section 5.3.1 of the submitted FRA and section 5 of the flood risk addendum. Specifically, the level for level compensation scheme shall provide an additional 166.21m³ storage compared to the existing site, at levels from 54.06mAOD to 56.40mAOD.
- Notwithstanding the submitted drawings/reports, the compensatory storage shall be located outside of the root protection areas of the retained trees.
- The soffit height of the bridge shall be set at a minimum height of 56.96mAOD, as stated in section 6.1.1 of the flood risk addendum.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In accordance with paragraph 178 of the NPPF and adopted policy RE3 in the Oxford City Local Plan 2036:

- To reduce the risk of flooding to the proposed development and future occupants.
- To prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage.

Piling

20. The Piling/other foundation designs using penetrative method hereby permitted by the Local Planning Authority may not commence until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- Foundation Works Risk Assessment
- A conceptual site model
- Specification of the type, number and depth of proposed piles/foundations/ dimensions of shaft/tunnel/ design of heating and cooling system
- A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports
- A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of decommissioning piling/other foundation designs works
- Timing/phasing arrangements.

The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements contained in the scheme or any details as may subsequently be agreed in writing by the Local Planning Authority.

Reason: Piling/other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. This condition seeks to ensure that the proposed piling/other deep foundation design, does not harm groundwater resources in line with paragraph 187 of the NPPF and Position Statement N7, N9 and N11 of The Environment Agency's approach to groundwater protection.

Unexpected Contamination Watching Brief

21. Throughout the course of the development, a watching brief for the identification of unexpected contamination shall be undertaken by a suitably competent person. Any unexpected contamination that is found during the course of construction of the approved development shall be 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 ground 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.

Refuse vehicles

22. Prior to above ground works of the development hereby approved, and notwithstanding the application details, full details of refuse and pantechnicon turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Dust Mitigation

23. No ground works shall take place until the complete list of site specific dust mitigation measures and recommendations that are identified on Table 17 (pages 26-29) of the Air Quality Assessment that was submitted with this application, are included in the site's Construction Environmental Management Plan (CEMP). The CEMP shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works commencing.

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 Policy RE6 of the Oxford Local Plan 2036.

Site B Specimen Tree Pits: Materials Management and Construction Details

24. No development involving the excavation or formation of specimen tree pits on Site B shall commence until a Materials Management Statement and detailed Tree Pit Construction Specification have been submitted to and approved in writing by the Local Planning Authority. Any excavated soils will need to be tested for suitability prior to off-site disposal or re-use on site. The development shall be carried out fully in accordance with the approved details.

Reason: To ensure appropriate soil conditions for the successful establishment and long-term health of specimen trees, and to prevent the reuse of unsuitable or contaminated materials on site, in the interests of public safety, landscape quality, and sustainable development in accordance with policy RE9 of the Oxford Local Plan 2016 - 2036.

Security

25. Prior to above ground works, an application shall be made for Secured by Design (SBD) accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details and shall not be occupied or used until confirmation of SBD accreditation has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is safe and secure, and the design of the development reduces opportunities for crime in accordance with Policies RE7 and DH1 of the Oxford Local Plan 2036.

Photovoltaic panels

26. Prior to above ground works, details of the photovoltaic panels to be used on the properties shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the size and output, finalised siting and specification of the panels and how they have been incorporated into the built form of the residential accommodation. The photovoltaics' shall be provided in accordance with these approved details before the development hereby permitted is first occupied and shall remain in place thereafter.

Reason: In the interests of sustainability and visual amenity in accordance with Policies RE1 and DH1 of the Oxford Local Plan.

Noise – Play Areas

27. Before the start of ground works, a noise mitigation plan shall be submitted to and approved in writing by the Local Planning Authority to mitigate noise from the children's play area and Multi-use games area in accordance with the measures as set out in Arcadis Noise Assessment Report dated May 2023. The development shall thereafter be implemented in accordance with the approved details.

Reason: To protect the amenity of adjoining and future residential occupiers from noise disturbance in accordance with Policy RE8 of the Oxford Local Plan.

Lighting requirements - Ecology

28. Prior to the installation of any lighting, a lighting plan including glare from both internal and external light sources within the development shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented on its first occupation or use. No lighting shall be directed towards new features for bats, birds or within the 10m buffer from the top of the bank of the stream or within the stream itself. There shall be no variation to the approved details without the further prior written approval of the Local Planning Authority.

Reason: Oxford City Council, as the Local Planning Authority, can refuse permission if adequate information on protected species is not provided by an applicant, as it will be unable to assess the impacts on protected species and thus meet the requirements of the National Planning Policy Framework (2023) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Ecological Enhancement Measures

29. Prior to the start of ground works, details of ecological enhancement measures in line with recommendations made within Ecological Appraisal (Arcadis, 2023), shall be submitted to and approved in writing by the Local Planning Authority. This will include a minimum of five integrated bat boxes suitable for maternity roosting, and 25 integrated bird boxes within the new structures suitable for a range of different bird species. These features will need to be positioned with consideration of aspect, location, surrounding habitat and lighting to maximise potential for uptake by relevant species. Details must 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.

Habitat Management and Monitoring Plan

30. Prior to above ground works, a Habitat Management and Monitoring Plan (the HMMP) for sites A and B, prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to and approved in writing by the Local Planning Authority.

Notice in writing shall be given to the Council when the:

(f) HMMP has been implemented; and

(g) habitat creation and enhancement works as set out in the [HMMP] have been completed.

No occupation shall take place until:

(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

(b) a completion report, evidencing the completed habitat enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Policy G2 of the Oxford Local Plan

Conditions – Prior to Occupation

Land and Water Quality Remedial Works

31. The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to and approved by in writing by the Local Planning Authority.

Reason: To ensure that any ground 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.

Cycle Parking Facilities

32. 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 first 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 policy M5 of the Oxford Local Plan 2036.

Landscaping Materials, Bin and Cycle Stores

33. Prior to above ground works, notwithstanding the submitted details, details of the appearance and design of bin and cycle stores (which shall be to Secure By Design standards), lighting and a schedule of materials together with samples shall be submitted to and approved in writing by the Local Planning Authority. The materials details shall include:

- All new facing materials
- External store materials,
- Boundary treatment materials
- Hard landscape materials
- External store materials,
- Fenestration materials such as guttering and downpipes

The development shall be completed in accordance with the approved details, materials schedule and sample panels unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policies S1 and DH1 of the Oxford Local Plan 2036.

Flood Evacuation (Flood Escape) Plan

34. The development shall not be occupied until a site-specific Flood Evacuation (Flood Escape) Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be prepared with reference to the site-specific Flood Risk Assessment and shall include the following details:

- Flood Sources and Expected Impacts

Identification of all flood sources affecting the site and the expected depths, velocities, and timings of flooding, as informed by the Flood Risk Assessment.

- Flood Warning and Activation Procedures

Procedures triggered by Environment Agency (EA) flood alerts and warnings, including responsibilities of residents or site management (including play areas and cycle path) for activating the Plan.

- Safe Access and Egress Routes

Clearly defined safe escape routes from the site to areas of safe refuge outside Flood Zones 2 and 3, including mapping and signage where required.

- Provisions for Vulnerable Residents

The Flood Evacuation Plan shall include specific procedures for vulnerable residents, including (but not limited to):

- a. Identification of vulnerable occupants (e.g., mobility-impaired, elderly, or otherwise at heightened risk).
- b. Any additional assistance, supervision, or adaptations required for safe egress.

c. Assessment of limitations that may compromise their ability to follow standard evacuation routes.

d. Alternative refuge arrangements or tailored evacuation timings where necessary.

- Evacuation Procedures

Step-by-step evacuation arrangements, including assembly points, access to higher ground or designated refuges, and instructions for residents to follow during a flood event.

- Information Measures

a. Confirmation that all future residents will be provided with a copy of the approved Flood Evacuation Plan prior to occupation and advised to sign up to EA flood warning services.

b. Confirmation that the Oxfordshire Joint Resilience Team will be provided with a copy of the approved plan prior to occupation.

- Regular Monitoring and Review

The Flood Evacuation Plan shall include a Monitoring and Review Framework, which must:

a. set out the procedure for reviewing the Plan at least every three years, or sooner if circumstances change (e.g., updated Environment Agency flood data, changes in site occupancy, or changes in vulnerable resident needs);

b. specify who is responsible for carrying out each review;

c. ensure all residents and the Joint Oxfordshire Resilience Team are issued with updated evacuation information following each review cycle.

The approved Flood Evacuation Plan shall be implemented prior to first occupation and shall be adhered to for the lifetime of the development.

Reason: To ensure the development is safe for its lifetime from flooding and that suitable evacuation procedures and safe egress arrangements are in place, in accordance with the National Planning Policy Framework, guidance on flood risk management and Policy RE3 of the Oxford Local Plan 2036.

Land Remediation Verification Report

35. Prior to the development being brought into use or occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: This condition seeks to ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the NPPF.

Provision of Access

36. Prior to the use or occupation of the approved development, the vehicular access shown on approved drawing number D27 Rev X shall be provided. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety in accordance with Policy M1 of the Oxford Local Plan

Land Quality Validation Report

37. The development shall not be occupied until any approved remedial works, including 3rd party validation of ground gas membrane installation, testing of any soils utilised in landscaped areas and details of adopted potable water supply pipework, has been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground 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.

Car Club Parking

38. Prior to the occupation of the development, details of the car parking area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- Location of EV charging point on the Car Club Space;
- Details of how the Car Club Space will be managed and monitored
- Measures to prevent parking on the landscape / grass areas within the site.

The approved details shall be implemented and maintained as such thereafter

Reason: To contribute to improving local air quality in accordance with policy M4 of the Oxford Local Plan 2036 and enable the provision of low emission vehicle infrastructure.

Car-Free Development

39. The development hereby permitted shall be 'car-free'. No occupier of the approved dwellings shall be eligible to apply for or obtain an on-street residents' parking permit or visitors' parking permit within any Controlled Parking Zone (CPZ) in Oxford. The restriction shall apply to all future occupiers, except holders of a valid Blue Badge.

Prior to first occupation, the applicant/developer shall submit to and obtain approval from the Local Planning Authority of a scheme outlining how the parking controls across the site will be managed and enforced including how future occupiers will be notified in writing of this permit-free status. The scheme shall include measures to prevent parking on the verge / landscaped

areas. The approved scheme shall be implemented and maintained for the lifetime of the development.

Reason: To ensure the development accords with Oxford City Council's strategy to reduce car dependency and promote sustainable, active and low-carbon travel modes, in accordance with the adopted Oxford Local Plan 2036 and in particular policy M3.

Air Source Heat Pumps

40. Prior to occupation, in relation to the inclusion of air source heat pumps, noise emissions from air source heat pumps shall be assessed and controlled in line with the guidance set out in Microgeneration Installation Standard MCS 020, specifically noise emissions from air source heat pumps shall not exceed 42dB LAeq,5min at 1 metre from a window or door opening of a habitable room in the façade of a neighbouring residential property (ignoring the effect of that façade).

Reason: In the interests of the health and wellbeing of neighbouring residents and occupiers/users of the application site subject to the development, in accordance with policy RE8 of the Oxford Local Plan 2036.

Landscape Proposals – Implementation

41. 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 2036.

Landscape Proposals - Reinstatement

42. 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.

Public Open Space and Bridge Implementation

43. Prior to occupation, the replacement footbridge, Site B public open space, Multi-use Games Area (MUGA) and Children's Play Area shall be open and available for use. Notwithstanding the details submitted, details of the play

equipment, benches, lighting and surfacing of the MUGA and Children's Play Area shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: In the interests of community and residential amenity in accordance with policies SP32 of the Oxford Local Plan 2016-2036.

Dusk-to-Dawn Lighting Control

44. Prior to the first occupation of the dwellings or use of the Multi-use Games Area (MUGA) and Children's Play Area hereby permitted, full details of the external lighting scheme, including luminaires, mounting positions, illumination levels, control systems and timing, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the following requirements:

- All external lighting shall operate using photoelectric "dusk-till-dawn" controls to ensure uniform illumination during evening and night-time periods; and
- Lights shall incorporate PIR-controlled dimming, or an equivalent energy-saving mechanism, to reduce lighting output when no motion is detected.

The approved lighting scheme shall be installed prior to occupation / use and shall thereafter be retained and operated in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To ensure appropriate lighting levels, minimise light spill, protect residential amenity and crime prevention, and promote energy efficiency in accordance with the National Planning Policy Framework and Policy RE3 of the Oxford Local Plan 2036.

Design of Children's Play Area and MUGA

45. Prior to the first occupation of the dwellings or use of the Multi-use Games Area (MUGA) and Children's Play Area hereby permitted, notwithstanding the details submitted, full details of the fencing and play equipment along with a management plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- 2.2m fencing along the roadside of the MUGA
- Measures for the MUGA to be secured from "dusk till dawn"
- Equipment for the play area for children up to and around 12 years of age including those with a disability
- Seating
- Surfacing

The approved scheme shall be implemented before use of the MUGA and play area and maintained thereafter.

Reason: To ensure appropriate lighting levels, minimise light spill, protect residential amenity and crime prevention, and promote energy efficiency in accordance with the National Planning Policy Framework and Policy RE3 of the Oxford Local Plan 2036.

As built drainage scheme

46. Prior to first occupation, a record of the installed Sustainable Urban Drainage Scheme (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: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policies RE3 and RE4 of the Oxford Local Plan.

Windows

47. The side windows of plots 3-4, plots 12-13 and plot 23, shall be glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Level 3 (or such other level as may be first agreed in writing by the Local Planning Authority) and shall be non-opening (fixed shut). The window(s) shall be retained as such thereafter.

Reason: To safeguard the privacy and amenity of the occupants of neighbouring properties in accordance with Policy DH7 of the Oxford Local Plan 2036.

Ecological Enhancements Compliance

48. Prior to occupation of the development, evidence must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the ecological enhancements are in place as detailed within the approved Ecological Enhancements Plan. Photos can be submitted to support the compliance of the ecological enhancement measures.

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

Conditions – Post-occupation

Noise - Design

49. The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the Policy RE3 of the Oxford Local Plan 2036.

Noise - Plant

50.The external noise levels emitted from plant/ machinery/ equipment shall ensure that the rating level of the noise emitted from the proposed installation 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.

Prior to use, the proposed plant installation and ducting 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 protect the amenity of adjoining and future residential occupiers from noise disturbance in accordance with Policy RE8 of the Oxford Local Plan.

Informatives

Working with the applicant

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.

Community Infrastructure Levy

The development hereby permitted is liable for a Community Infrastructure Levy (CIL) charge.

A Liability Notice will be issued to the applicant (or other relevant parties) shortly after the grant of planning permission, setting out the amount of CIL payable. This charge is levied under the Oxford City Council Community Infrastructure Levy Charging Schedule and is payable on commencement of development.

You are required to submit a Form 2 (Assumption of Liability) and a Form 6 (Commencement Notice) to the City Council prior to the commencement of development. Failure to do so may result in the loss of any instalment rights and/or the imposition of surcharges.

Further information is available on the Council's website or from the Planning Portal.

Parking Permits

The development/proposed unit(s) are excluded from eligibility for parking permits.

Environmental permit – Environment Agency advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing flood.permitting@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Waste to be taken off-site – Environment Agency advice to applicant

Contaminated soil that is (or must be) disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Waste on-site – Environment Agency advice to applicant

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the environmental

permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to the waste management page on GOV.UK.

We will consider any queries in relation to the use of Definition of Waste: Development Industry Code of Practice (DoWCoP) (which is to be updated) through our environmental permitting enhanced pre-application advice service, considering site conditions, the materials that are proposed to be used, and the potential for harm to the environment and to human health. We can also provide advice as to whether an environmental permit is required.

Dewatering – Environment Agency advice to applicant

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near an excavation. This can enable operations to take place, such as mining, quarrying, building or engineering works, whether underground or on the surface. The dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and features of environmental interest. Most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site. More information is available on gov.uk: Apply for a water abstraction or impounding licence - GOV.UK.

Other Consents – Environment Agency advice to applicant

Environment Agency (EA) has a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body. End 12

The applicant should contact 03708 506 506 or consult the EA website to establish if consent will be required for the works they are proposing.

Water Pressure – Thames Water advice to applicant

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.

Private Streets – Highway Authority Advice

Please note, the Advance Payments Code (APC), Sections 219 -225 of the Highways Act 1980, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private, then to secure exemption from the APC procedure, a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please visit our website.

Design updates

Any updates to the landscape design may affect the delivery of biodiversity net gain (BNG) on site and, consequently, the type and number of biodiversity units required to be purchased/secured off site. Where the landscape design is updated, an updated BNG assessment (including an updated Biodiversity Metric and any associated supporting documents) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of works.

Lifespan of Assessment

If the development hereby approved does not commence within 12 months, further ecological survey(s) should be considered, in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys to establish if there have been any changes in the presence of roosting bats, and identify any likely new ecological impacts that might arise from any changes through professional validation or additional surveys. The results of professional validation and/ or the survey(s) shall be submitted to the local planning authority.

Where validation and/ or survey results indicate that changes have occurred that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the approved scheme, under licence from Natural England.

To ensure bats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Protected Species

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 must 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 must stop immediately and advice should be sought from a suitably qualified ecologist.

The Wild Mammals (Protection) Act 1996 (as amended) makes provision for the protection of wild mammals from certain cruel acts, making it an offence

for any person to intentionally cause suffering to any wild mammal. In the context of development sites, for example, this may apply to rabbits in their burrows.

13. APPENDICES

- **Appendix 1** – Site location 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

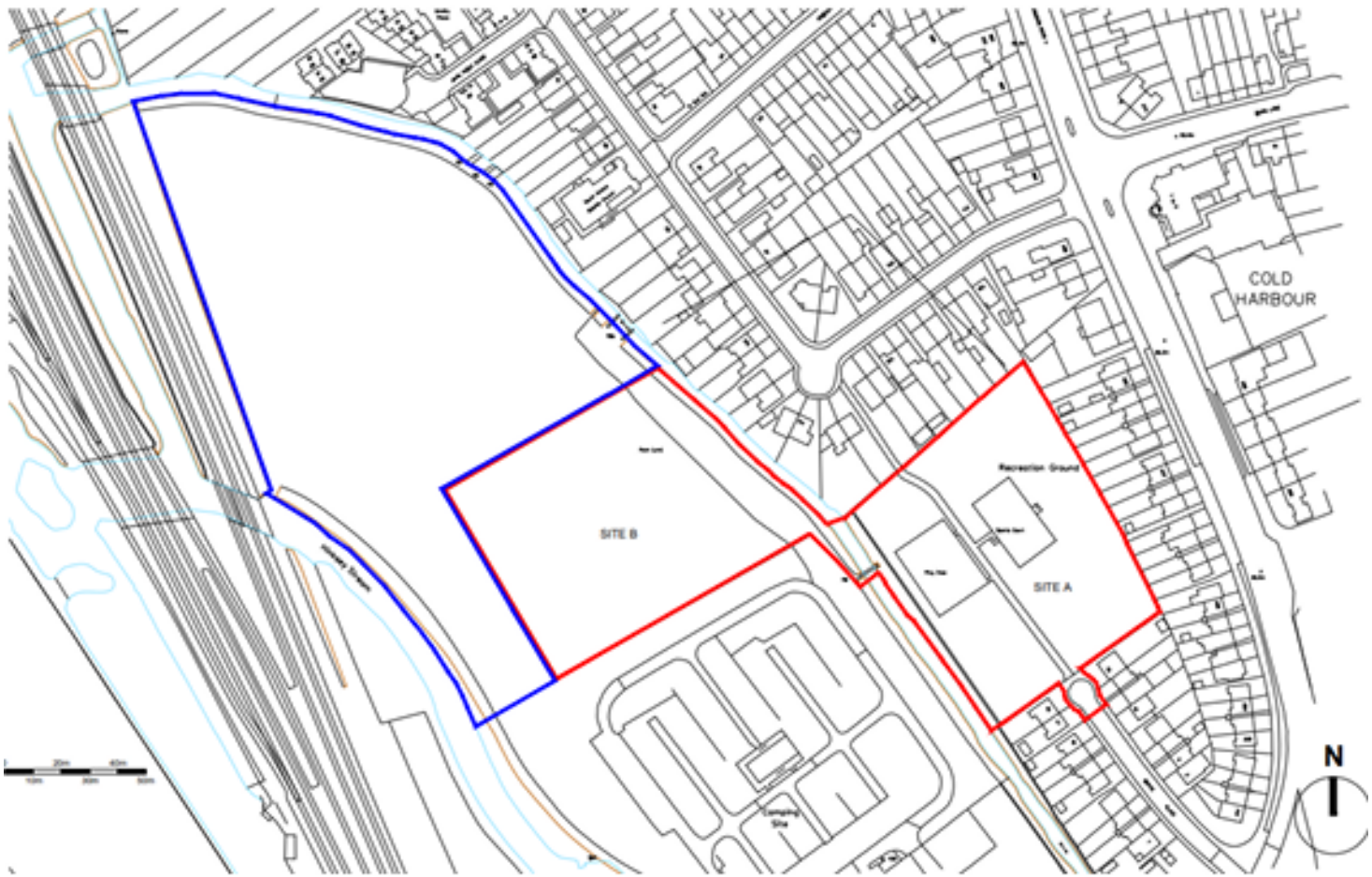
- 15.1 As set out in the above report, officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation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

16. RIGHTS OF THE CHILD

- 16.1 The UN Convention on the Rights of the Child (UNCRC) is a, legally binding agreement signed by 196 countries (as of 12 July 2022) which outlines the fundamental rights of every child, regardless of their race, religion or abilities. The Convention has 54 articles that cover all aspects of a child's life and set out the civil, political, economic, social and cultural rights. The convention is universal—these rights apply to every child and the convention entitles every child to claim them. It also explains how adults and governments must work together to make sure all children can enjoy all their rights.
- 16.2 Each of the rights enshrined within the Convention is interlinked, and no right is more important than another. The following rights are of equal importance to every child. Every child has rights including:
- Relax and play (Article 31)
 - Freedom of expression (Article 13)
 - Be safe from violence (Article 19)
 - An education (Article 28)
 - Protection of identity (Article 8)
 - Sufficient standard of living (Article 27)
 - Know their rights (Article 42)
 - Health and health services (Article 24)

As set out in the above report, in reaching a recommendation for approval, officers consider that the proposal will not undermine the rights of the child under the Convention.

Appendix 1 – Site Location Plan



This page is intentionally left blank

OXFORD CITY PLANNING COMMITTEE

23rd June 2026

Application number: 26/00266/FUL

Decision due by 5th May 2026

Extension of time 27th June 2026

Proposal Partial demolition, alterations and upward extension to existing buildings and erection of 2no. link atriums to provide 1no. building for research and development (Use Class E). Provision of access, parking and landscaping works.

Site address Plots 23-26, Oxford Science Park, Grenoble Road, Oxford – see **Appendix 1** for site plan

Ward Littlemore Ward

Case officer Jennifer Coppock

Agent: Ridge And Partners LLP **Applicant:** Ellison Oxford Limited

Reason at Committee Major development

1. RECOMMENDATION

1.1. The 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; 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

1.1.2. **delegate authority** to the Director of Planning and Regulation to:

- finalise the recommended conditions as set out in this report including such refinements, amendments, additions and/or deletions as the Director of Planning and Regulation considers reasonably necessary; and
- finalise the mechanism to secure Biodiversity Net Gain; and
- finalise the recommended legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers 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 Director of Planning and Regulation 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 the proposal to partially demolish the three existing buildings on site whilst also erecting 2no. atriums to connect the three buildings as one laboratory and office building with associated facilities for two secured end users. The proposal also incorporates alterations to the roofscape and facades. The proposal would provide improved transport infrastructure through financial contributions and it is considered that there would be no harm to the highway network as a result of the reduced traffic generation when compared to the previously consented scheme. The development would result in a marginal net gain in tree canopy cover through new and retained soft landscaping.
- 2.2. This report should be read in conjunction with the committee report for planning permission 22/02168/FUL, attached at appendix 2.
- 2.3. There would be no harm to any identified protected species, and Officers consider that 10% Biodiversity Net Gain can be achieved although the mechanism by which this is achieved remains under negotiation with the applicant team. The development would be of a sustainable design and construction, achieving a 40.25% reduction in carbon emissions when set against the 2021 Part L Building Regulations. The proposal would provide 332 car parking spaces, a substantial reduction compared to the previously proposed 861 and equates to a mode share of 34%. Adequate cycle parking would be provided across the site, with further details to be secured by condition. There would be no adverse flood risk and drainage impact, nor would there be adverse land contamination, noise pollution or air quality impact.
- 2.4. Subject to appropriately worded conditions and a section 106 legal agreement, the development would accord with all policies in the Oxford Local Plan 2036 and NPPF.

3. LEGAL AGREEMENT

- 3.1. This application is subject to a legal agreement to cover:
 - Agreement to enter into Construction and End User Community Employment and Procurement Plans.
 - Financial contribution of £499,080 towards active travel improvements locally.
 - Financial contribution of £1,668,692.20 towards the Cowley Branch Line passenger service.

- Travel Plan monitoring fee of £3,347.00.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is liable for CIL amounting to £10,965,416.64, subject to any application pursuant to Reg 74B to credit CIL previously paid.

5. SITE AND SURROUNDINGS

- 5.1. Plots 23-26 extend to approximately 3.76ha. Full planning permission was granted in October 2023 for 3no. four storey buildings to serve as offices and containment level 2 (CL2) laboratories for life science research and development with a Gross Internal Area of 65, 539sq. m. Development commenced on site but was stalled following EITs acquisition of the site.
- 5.2. A dense belt of trees lines the eastern boundary of plots 23-25, screening the site from Grenoble Road. A number of trees have been retained along the southern boundary, partially screening the site from the A4074. A large pond and Littlemore Brook lie to the north and west of plot 26 respectively.
- 5.3. The site is accessed from the circular Heatley Road within the Park. Surrounding commercial units at three and four storeys include the Schrodinger Building, Fletcher House, Winchester House and Minerva House.
- 5.4. Residential development surrounds the site, beyond the Science Park, with the Newman Place development to the west, the Rock Farm development within Sandford to the south and a residential park to the east of Grenoble Road. Land to the south of Grenoble Road has been allocated for a mixed-use scheme including 3000 new homes, an extension to the Science Park, primary and secondary schools, retail and leisure facilities as well as public transport improvements.
- 5.5. The site is designated as a Category 1 Employment Site under the current Oxford Local Plan, has been allocated for employment use under adopted Policy SP9 and emerging Policy SPS12 and falls within the Cowley Branch Line Area of Change/ Area of Focus. These designations are set out in more detail within paragraph 10.4 below.
- 5.6. The majority of the site falls within flood zone 1 (lowest probability of flooding), however the western portion of the site falls within flood zones 2 and 3 (medium to high probability of flooding) due to its proximity to Littlemore Brook.
- 5.7. The site does not sit within or within the setting of a conservation area, nor does it lie within the setting of a listed building.
- 5.8. See site location plan below:

26m. The Gross Internal Area (GIA) of the proposed scheme is 62,218.66sq. m., a reduction from the 65,539sq. m. as previously approved.

- 6.3. The approved glazed façade would be amended to incorporate concrete, Cotswold stone and metal to reflect the architectural language of Littlemore House and Littlemore Brook – the other EIT owned laboratory buildings on the Science Park.
- 6.4. The atriums would serve as main entrances and accommodate meetings rooms, a seminar space, café, shared workspaces and a 250 seat auditorium. Buildings 1, 2 and 3 would accommodate wet labs (contamination level 2), write up spaces and ancillary uses.
- 6.5. Access would be taken from the existing Science Park infrastructure, remaining unchanged from the arrangements approved under 22/02168/FUL. Vehicular parking would be reduced from 861 spaces down to 332, to be located in the undercroft. 264 cycle parking spaces are proposed.

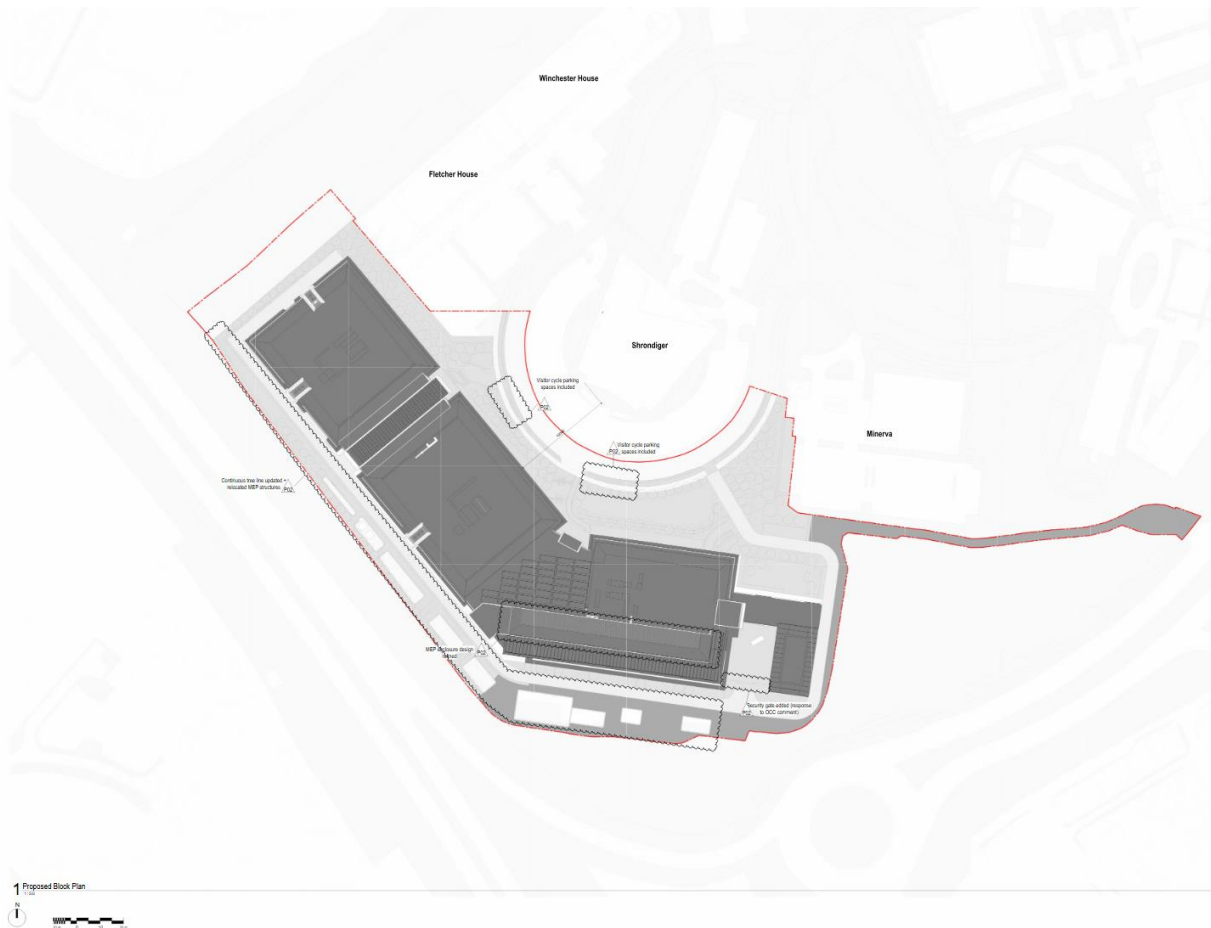


Figure 2: Proposed site plan

7. RELEVANT PLANNING HISTORY

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

22/02168/FUL - Erection of 3no. laboratory and office buildings with ancillary commercial uses (all within Use Class E). Provision of associated landscaping,

car parking, cycle parking and creation of new accesses. Approved 23.10.2023

23/02872/VAR - Variation of condition 2 (Approved plans), 14 (Landscape plan), 20 (Underground services - tree roots), 35 (Swept path analysis) and 40 (FRA and Drainage Strategy) of planning permission 22/02168/FUL (Erection of 3no. laboratory and office buildings with ancillary commercial uses (all within Use Class E). Provision of associated landscaping, car parking, cycle parking and creation of new accesses.) to allow the removal of level -2 undercroft and extension of level -1 under buildings 1, 2 and 3. Relocation of building 3 shower block. Alterations to landscaping and reduction in car-parking provision. (Amended plans and description). Approved 14.06.2024

7.2. During the pre-application process, the applicant team responded to Officer comments by articulating the built form by introducing variation in height and roof form to reduce perceived bulk, improve visual interest and better respond to the differing functional needs of the north and south elevations. The atrium massing has been refined to introduce a clearer profile and greater vertical emphasis. The greenhouse element was amended to create a more distinctive element of the proposal in order to celebrate what a special and unique element the greenhouse is at the top of the building to be occupied by the Plant Biology Institute. It is now clear how the science and environmental requirements of the space are driving the architectural form.

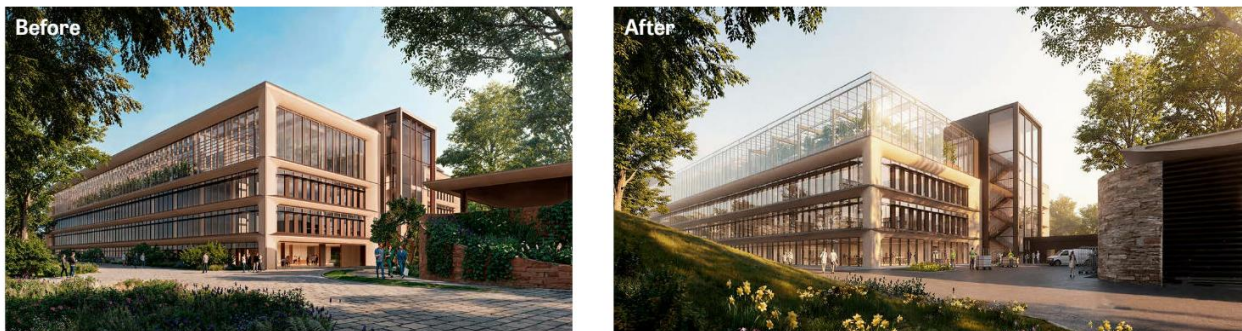


Figure 3: Amendments made to the greenhouse

7.3. During the consideration of the application, the mechanical plant screening above the greenhouse has been amended to better reflect the other roofs within the proposal with additional detailing as requested by Officers.

7.4. Given the scale of proposals, the scheme was not presented to the Oxford Design Review Panel.

8. RELEVANT PLANNING POLICY

8.1. The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th January 2026. The Regulation 19 consultation has now concluded and submission to the Secretary of State is anticipated for summer 2026. The Emerging Local Plan carries limited weight but does include relevant draft policies, which are a material consideration and, in most cases, support the approach of the referenced Oxford Local Plan 2036 policies.

8.2. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents	Emerging Oxford Local Plan 2045
Design	131-141	DH1 - High quality design and placemaking DH7 - External servicing features and stores		HD1 - Principles of High-Quality Design HD6 - Views and Building Heights HD12 - Bin and Bike Stores and External Servicing Features S2 - High Quality Design
Conservation/Heritage	202-221	DH2 - Views and building heights		HD3 - Designated Heritage Assets
Housing	124-130	H14 - Privacy, daylight and sunlight		HD8 – Privacy, daylight and sunlight
Commercial	85-89	SP9 - The Oxford Science Park (Littlemore and Minchery Farm)		SPS12: Oxford Science Park
Natural environment	161-186 187-201	RE3 - Flood risk management RE4 - Sustainable and foul drainage, surface 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		G3 - Provision of New Green and Blue Features – Urban Greening Factor G4 - Delivering Mandatory Net Gains in Biodiversity G5 - Delivering Onsite Ecological Enhancements G6 - Protecting Oxford's Biodiversity Including the Ecological Network G7 - Flood Risk and Flood Risk Assessments (FRAS) G8 - Sustainable Drainage Systems R5 - Water Resources and Quality R6 - Soil Quality

				R7 - Land Contamination
Transport	109-118	<p>M1 - Prioritising walking, cycling and public transport</p> <p>M2 - Assessing and managing development</p> <p>M3 - Motor vehicle parking</p> <p>M4 - Provision of electric charging points</p> <p>M5 - Bicycle Parking</p> <p>AOC7 - Cowley Branch Line</p>	Parking Standards SPD	<p>C6 - Transport Assessments, Travel Plan and Service and Delivery Plans</p> <p>C7 - Cycle and Powered Two Wheelers Parking Design Standards</p> <p>C8 - Motor Vehicle Parking Design Standards</p>
Environmental	161-186 187-201	<p>RE1 - Sustainable design and construction</p> <p>RE6 - Air Quality</p> <p>RE8 - Noise and vibration</p> <p>RE9 - Land Quality</p>	Energy Statement TAN	<p>G9 - Resilient Design and Construction</p> <p>R1 - Net Zero Buildings in Operation</p> <p>R2 - Embodied Carbon in Construction</p> <p>R3 - Retro-Fitting Existing Buildings</p> <p>R4 - Air Quality Assessment and Standards</p> <p>R8 - Amenity Impacts of Development</p> <p>HD7 - Health Impact Assessment</p> <p>HD8 - Privacy, Daylight and Sunlight</p>
Miscellaneous	7-14 96-108 119-123 131-141	<p>S1 - Sustainable development</p> <p>RE2 - Efficient use of Land</p> <p>RE5 - Health, wellbeing, and Health Impact Assessment</p> <p>RE7 - Managing the impact of development</p> <p>V8 - Utilities</p>	HIA TAN	<p>S1 - Sustainable development</p> <p>HD2 - Making Efficient Use of Land</p> <p>I1 - Digital Infrastructure to Support New Development</p>

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site, including within Sandford-on-Thames on 25th February 2026 and an advertisement was published in The Oxford Times newspaper on 19th February 2026.

Statutory and non-statutory consultees

Historic England

9.2. No comment

Littlemore Parish Council

9.3. Objects due to height of building and interruption of the skyline. Clarity sought about distance from grade II listed building.

9.4. **Officer response** – As set out in more detail below, the proposed design has been informed by pre-application discussions and a continuous review of the proposal's impact on local and long-distance views. Officers are satisfied that the current proposal would not impact on views from the City centre nor materially alter views already experienced locally and, to some extent, enhance the views created by the three buildings already constructed. It is not clear which grade II listed building the Parish Council is referring to but Officers can confirm that the nearest listed building to the site – Grade II Sandford House - lies approximately 200m to the west of the site boundary.

Sandford-on-Thames Parish Council

9.5. Objects due to the overbearing impact on residents within Sandford-on-Thames, construction and operational light pollution and suggests the planting of evergreen trees along the A4074 boundary to mitigate this pollution.

9.6. **Officer response** - these matters are dealt with in detail at section 10 below.

Oxfordshire County Council (Highways)

9.7. No objection, subject to conditions and S106 obligations.

Oxfordshire County Council (Lead Local Flood Authority (LLFA))

9.8. No objection, subject to conditions.

Thames Water Utilities Limited

9.9. No objection, subject to conditions and informative.

Environment Agency

9.10. No objection, subject to conditions.

Thames Valley Police

9.11. No objection.

Active Travel England

9.12. Standing advice provided.

Public representations

9.13. Nine local residents from Rock Farm Lane, Rock Farm, Batten Place, Henley Road and Keene Close objected to the proposal for the following reasons:

- Loss of privacy
- Light pollution
- Impact on daylight/ sunlight
- Height of development
- Effect on character of area
- Impact on road network
- Biodiversity

9.14. These matters are addressed in detail in section 10 of the report below.

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- a. Principle of development
- b. Design and views
- c. Archaeology
- d. Impact on neighbouring amenity
- e. Health and wellbeing
- f. Highways and parking
- g. Trees and landscaping
- h. Air Quality
- i. Sustainable design and construction
- j. Noise
- k. Land quality
- l. Flood Risk and Drainage
- m. Ecology
- n. Utilities

a. Principle of development

10.2. The NPPF sets out a presumption in favour of sustainable development and the Core Principles encourage the efficient use of previously developed land. Policies S1 and RE2 of the Oxford Local Plan 2036 and policies S1 and HD2 of the Oxford

Local Plan 2045 are consistent with this approach. Policies RE2 and HD2 require that development proposals must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader consideration of the needs of Oxford. The development proposal must have a density appropriate for the proposed use, with an appropriate scale and massing, maximise the appropriate density with a built form and site layout appropriate to the capacity of the site.

- 10.3. The Oxford Local Plan recognises at para 128 that Oxford has *“one of the highest concentrations of knowledge intensive businesses in the UK. It has the fastest growing and one of the best educated workforces in the country and is the main centre of research and spin outs in the country. The Local Plan supports the growth of these sectors and puts in place measures to manage the effects of success”*. The Oxfordshire Strategic Economic Plan (2017) sets out the long-term vision and ambitions for economic growth in the County, which is that overall by 2030 *“Oxfordshire will be recognised as a vibrant, sustainable, inclusive world leading economy driven by innovation, enterprise and research intelligence”*. The Oxfordshire Local Industrial Strategy (2019) looks to position Oxfordshire as one of the top 3 global innovation ecosystems highlighting the County’s world leading science and technology cluster.
- 10.4. As above, the Oxford Science Park (TOSP) forms part of a Category 1 employment site and as such, under the requirements of policy E1 of the Oxford Local Plan 2036, the site is protected for employment floorspace only. 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. Further, TOSP is allocated under policy SP9 for employment uses that directly relate to Oxford’s key sectors of research led employment. The policy requires that development should be designed to enhance the external appearance of the Park and to optimise opportunities to enhance the park’s landscape and public realm. The site also falls within the Cowley Branch Line Area of Change and Cowley Branch Line Area of Focus in the adopted and emerging Local Plans respectively, where high density employment development that makes efficient use of land is expected and it is recognised that taller buildings can positively contribute to increasing density and enabling a more efficient use of land. The site remains a key employment site under policy SPS12 in the emerging Local Plan.
- 10.5. The submitted Economic Statement estimates that the proposed development would deliver 1,932 annual full time equivalent jobs during the five-year construction period, generating an additional £198.7m in Gross Value Added (GVA) over the same period. During the 25-year operational period, it is estimated that the proposal would deliver 3,639 annual FTE jobs with £353.9m in GVA.
- 10.6. It is therefore considered that intensifying development on the site for business (E(g) class) uses within the research led employment sector, as proposed, is acceptable in principle subject to compliance with all requirements of policy SP9 and the Local Plan as a whole as well as policies within the emerging Local Plan 2045, acknowledging that they carry limited weight at this time.

b. Design and impact on views

- 10.7. The NPPF makes it clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12) and effects on the natural environment (Section 15) are important components of this.
- 10.8. Section 11 of the NPPF notes in paragraph 129 that in respect of development density the considerations should include whether a place is well designed and “the desirability of maintaining an area’s prevailing character and setting...or of promoting regeneration and change”.
- 10.9. Local Plan Policy DH1 requires developments to demonstrate high quality design and placemaking. Emerging policy HD1 carries these principles forward in the Local Plan 2045.
- 10.10. Whilst there are clear operational benefits to combining the three existing buildings into a single structure with cross-atrium links, this will inevitably present a different scale and mass to the surrounding townscape. However, the applicants have successfully articulated the roofline whilst achieving a coherent and visually resolved roofscape and broken up the massing to mitigate this impact and improve the quality of architecture and legibility with the distinct atrium design. Whilst the additional height of the atriums adds to the overall mass of the proposal, the forms are slender, well detailed with thin aluminium profiles, and add to the overall legibility of the scheme from long-range views and on approach to the scheme from within the science park, directing visitors naturally to one of the two main entrances.
- 10.11. As set out above, the colonnade design has been improved with a widened pedestrian route to a consistent 4m from only 1.7m and the lower soffit level at only 3.3m from 7.3m. These alterations provide natural surveillance from within the building, and an improved human scale.
- 10.12. The high-quality materials palette would be secured by conditioning the approval of sample panels on site. Additional details with regards to the chimney stacks would also be secured to clarify module size and jointing. Further, the proposed fitting/ screening/ blinds required to control the temperature within the greenhouse would also be secured by condition to ensure quality.



Viewpoint 1: View from within Oxford Science Park/junction of Edmund Halley Road and Heatley Road - Existing Photograph



Viewpoint 1: View from within Oxford Science Park/junction of Edmund Halley Road and Heatley Road - Photomontage

Figure 4: Existing montage from Heatley Road (with consented buildings) and proposed montage below. The temporary portacabin site office sits to the left (the white box)

10.13. As required by Local Plan policy DH2 and emerging policy HD6, the City Council will seek to retain significant views both within Oxford and from outside. Understandably, the view of the scheme from Rock Farm Lane and Keene Close remains key due to its proximity to the site and its character as a distinct settlement in this rural edge landscape. When compared to the consented scheme, this view is considered to be improved with a softer, curved roof profile.



Figure 5: View from Keene Close

10.14. With regards to this revised scheme, the key view is now the longer view from Sandford (Viewpoint 6: View from footpath 335/2/10, south of Sandford-on-Thames). This highlights the long horizontality of the plant enclosure above the greenhouse, however Officers consider that the curved plant screen, as opposed to the flat, vertical screen that was approved under the 2022 application, have sufficiently softened the proposal in this view.



Viewpoint 6: View from footpath 335/2/10, south of Sandford-on-Thames - Existing Photograph



Viewpoint 6: View from footpath 335/2/10, south of Sandford-on-Thames - Photomontage

Figure 6: View from footpath 335/2/10, south of Sandford-on-Thames.

10.15. The visibility of the proposal from the A4074 views, signposting and celebrating the Science Park presence is considered appropriate.



Viewpoint 7: View from Sandford Road / overbridge with A4074 - Existing Photograph



Viewpoint 7: View from Sandford Road / overbridge with A4074 - Photomontage

Figure 7: View from A4074.

10.16. Taking into account all of the above, it is considered that the proposal is acceptable in compliance with adopted policies DH1 and DH2 of the Oxford Local Plan 2036 and emerging policies HD1 and HD6 with the latter carrying limited weight only.

c. Archaeology

- 10.17. Local Plan Policy DH4 states that where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define their character, significance and extent of such deposits so far as reasonably practical. Emerging policy HD5 maintains a similar approach.
- 10.18. The site is not of built heritage significance, and the proposal is not considered to impact on any designated heritage assets in the locale. In terms of below ground archaeological potential, the site was partially excavated in 1999 and demonstrated to have multi-period potential (prehistoric, Roman, Early Saxon, medieval) with potential for dispersed activity areas. However, the published excavation report notes that the substantive parts of plots 23-26 were stripped to 'archaeological levels' under a watching brief and it is therefore considered that no further archaeological work is required in relation to the site in accordance with policy DH4 and emerging policy HD5.

d. Impact on neighbouring amenity

- 10.19. Policy H14 of the Oxford Local Plan 2036 requires new development to provide reasonable privacy, daylight and sunlight for occupants of both existing and new homes. Emerging policy HD8 follows a similar approach. Policy RE7 requires the amenity of neighbours to be protected with regards to visual privacy, outlook, sunlight, daylight and overshadowing and impacts of the construction phase. Policy RE8 seeks to control nuisance from noise. Emerging policy R8 would replace both RE7 and RE8 and also follows a similar approach.
- 10.20. Immediate neighbours of the site include; Newman Place to the west, a residential development of 270 units within blocks of up to four storeys. Building 1 sits approximately 100m from the nearest buildings at Newman Place with Littlemore Brook and mature woodland between the two sites. To the south of the A4070 lies the settlement of Sandford, with residential development located approximately 95m to the nearest proposed building. To the east of Grenoble Road lies a mobile home park with a distance of approximately 120m and existing woodland within the Science Park separating the two sites.
- 10.21. As set out at paragraph 6.2 above, the maximum height of the buildings from undercroft to the top of the chimneys would measure 27.8m, compared to the consented scheme that measures 27m. The height of the main roofline would be 25.7m – a reduction in height when compared to the consented scheme.

Privacy

- 10.22. Given the significant distances between the proposed development and surrounding residential development, as mentioned above, it is considered that the buildings would not compromise neighbouring privacy. Officers are mindful that residents in Sandford-on-Thames raised concern about occupiers of the application building overlooking their bedroom windows, however given the separation distance Officers are content that overlooking would not be possible.

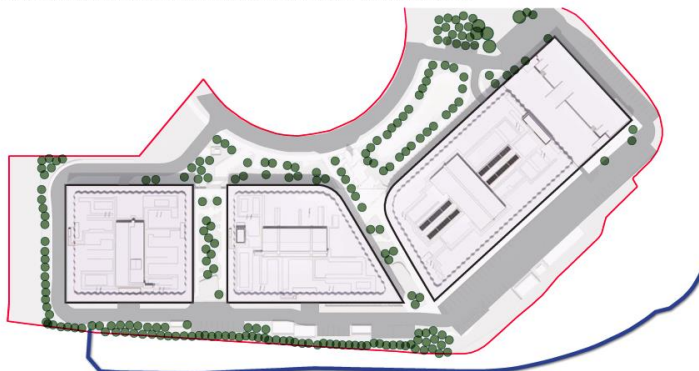
Overbearing

- 10.23. As set out within the 2023 committee report, the distance between the application site from Newman Place and Sandford, would mitigate the potential for the buildings to have an unacceptably overbearing impact on neighbours, over and above the already constructed scheme. Further, Officers consider that the softening of the roofline and mechanical plant screen would actually improve this relationship when compared to the existing.
- 10.24. The same can be said for the impact on the mobile home park to the east of Grenoble Road, the existing woodland buffers combined with the distances between the proposed buildings would avoid any undue overbearing impact on neighbours. As previously set out, officers are mindful that the Oxford Science Park has been subject to a long-standing allocation for employment use within the current and previous Local Plans and therefore reasonable intensification of the undeveloped plots is expected within this context.
- 10.25. Unfortunately, the continuous line of trees to be planted along the southern elevation fronting the A4074, as previously approved, can no longer be implemented. This is due to a Thames Water pipe being installed closer to one of the recently constructed buildings than anticipated. Due to a 5m easement requirement on either side of the Thames Water Pipe, the red trees shown in the diagram below cannot be planted (see figure 8). Officers were unaware of the placement of this pipe and the implication on the approved tree line until the applicant team for this proposal raised the matter. Notwithstanding this, it is still considered that the proposal would not be unduly overbearing on neighbours in Sandford with this gap in the trees.

Thames Water Pipe Study

Previously approved

Previously approved scheme condition, with re-located Thames Water Pipe and Tree locations. This arrangement was granted planning permission.

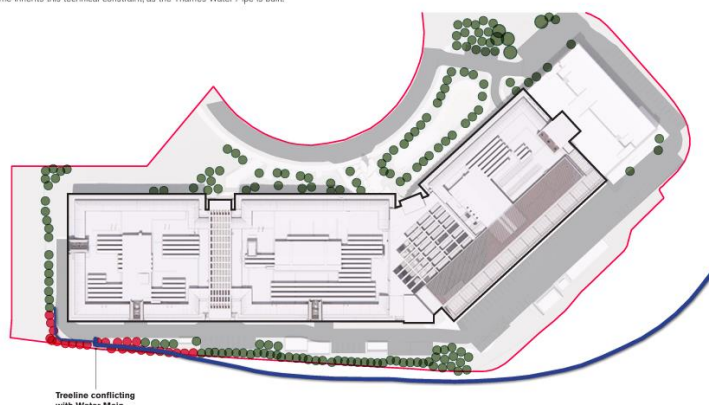


Tree line as previously approved

Thames Water Pipe Study

Current Condition (Proposed)

The new proposed scheme inherits this technical constraint, as the Thames Water Pipe is built.



Tree line now proposed, taking into account of the Thames Water pipe. Red trees would not be planted.



Visual of southern elevation with gap in tree line.

Figure 8: Tree line along southern elevation plans and CGIs

- 10.26. An obtrusive lighting (light pollution) assessment, using worst case scenario assumptions, was submitted as part of the application to ascertain whether the proposed lighting is appropriate given the sites proximity to residential receptors.
- 10.27. The assessment concludes that with the installation of roller shades with total light transmission of 3% and openness factor of 3% on all elevations facing surrounding residential properties and the dimming of lighting to 150 lux across the floorplates before 7am and after 11pm, the proposed development would meet lighting standards and good practice. A final assessment with confirmed mitigation measures would be secured by condition to ensure that neighbouring amenity is protected in this regard.

Daylight/sunlight

- 10.28. A solar study has been carried out as part of the submission and can be found within appendix 8.4 of the Design and Access Statement. The study demonstrates that the proposal would not overshadow neighbouring buildings beyond the Science Park. Figure 9 below illustrates the overshadowing diagram for the winter solstice (worst case scenario).

8.4 Appendix
Shadow Diagrams - Winter Solstice: December 21st

Climate File Source: GBK_ENGL_RMF_Bmann.035630_1M1v.apx
Simulation Timespan: 15min. Solar cutoff angle: 10°.
Note: This study does not include any vegetation. The surrounding massing is subject to change, and the analysis will be updated accordingly to reflect any design modifications. For this study of the project the test surface is assumed to be flat.

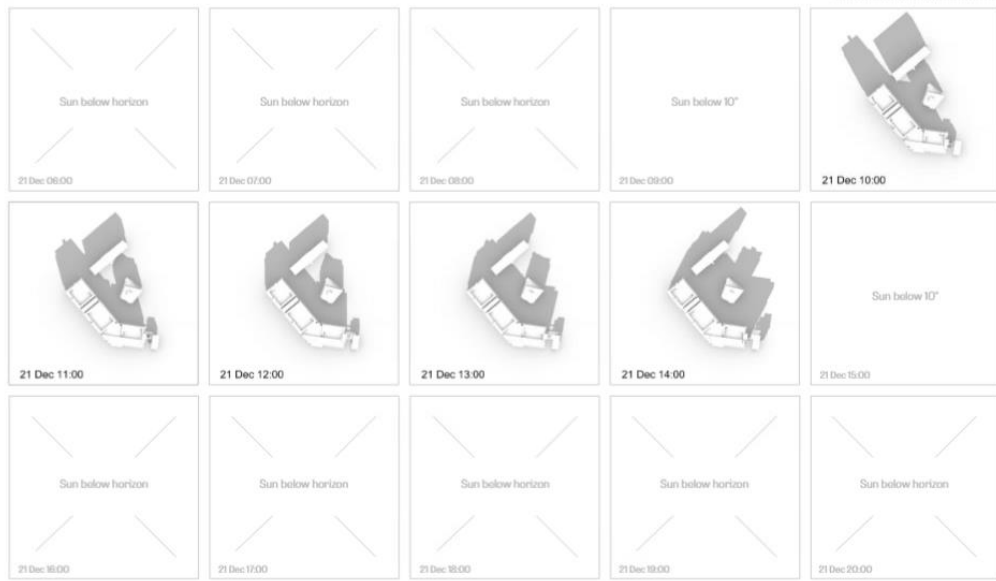


Figure 9: Solar study – Winter solstice

Construction phase

10.29. In order to protect the amenity of neighbours during the remaining construction process, the development would be carried out in strict accordance with the submitted Construction Environmental Management Plan (CEMP) (Mace, January 2026), to be secured by condition. The CEMP identifies acceptable steps and procedures that would be implemented to minimise the creation and impact of noise, air quality, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site. Again, Officers are aware of local representations made, in relation to these matters and consider that the implementation of strategies set out within the CEMP would sufficiently mitigate these impacts during the construction phase.

10.30. Taking all of the above into account, including concerns raised in neighbour representations, it is concluded that the proposed development fully complies with policies RE7 and H14 of the Oxford Local Plan and emerging policies HD8 and R8 of the Oxford Local Plan 2045.

e. Health and wellbeing

10.31. 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 and emerging policy HD7.

10.32. With reference to the submitted Health Impact Assessment, and the application as a whole, the proposed development would not give rise to material health and wellbeing impacts associated with environmental or socio-economic changes during construction or operational stages. The proposed development is beneficial to health and wellbeing on the following basis:

- Provision of 925 direct jobs during construction and 1215 direct jobs, at any one time, during operation;
- An agreement to enter into a Construction Employment and Procurement Plan which would ensure 20% of the workforce and goods and services are offered to local residents and businesses with an Oxfordshire postcode.
- Encouragement of healthy behaviours by the provision of safe and secure cycle parking and changing and shower facilities;
- Inclusive design principles have been incorporated in the scheme with the provision of 6% accessible parking spaces, an accessible changing places toilet, wheelchair accessible viewing spaces in the auditoriums and wheelchair accessible workspaces and inclusive entrance doors.
- Encouragement of social interaction between employees and visitors by creating welcoming open spaces such as the landscaped areas, auditoriums, shared workspaces and cafes.

10.33. 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 and emerging policy HD7 of the Oxford Local Plan 2045.

f. Highways and parking

10.34. Oxford has the ambition to become a world class cycling city with improved air quality, reduced congestion and enhanced public realm. Road space within the city is clearly limited and to achieve its ambition there is a need to prioritise road space and promote the sustainable modes of travel. For non-residential development, the presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development. Policies M1, M2, M3, M4 and M5 of the Oxford Local Plan 2036 seek to deliver these objectives. Emerging policies C6, C7 and C8 follow the same approach and whilst the cycle parking standards set out at policy C7 are now a hybrid of the adopted and County standards, policy M5 remains adopted and up to date so takes precedence.

Sustainability

10.35. As set out within the 2023 committee report, the site is considered suitable by the highways authority for further development. Since then, the site has become more sustainable with the new 600 bus service to Redbridge and Thornhill Park & Ride now serving the Science Park, as well as the 45 bus service linking the site to Abingdon, Culham, Berinsfield, Sandford, Rose Hill and Cowley. Further, the proposed development would be located near the proposed Littlemore Cowley

Branch Line railway station and will therefore benefit significantly from the proposed railway connection to Oxford and London Marylebone Station.

Access

10.36. As mentioned above, the proposed vehicular access arrangements – that have been partially constructed - would remain as per the approved scheme. Access to the site will be via Edmund Halley Road and a new site perimeter road looping around the rear of the buildings. The northern access is into the undercroft car park and the servicing access would be located at the southern end of the site. Pedestrian access would be from Heatley Road to the north of the site, while cycle access would be both from Heatley Road and via the northern undercroft access off the perimeter service road.

Trip generation and traffic impact

10.37. Whilst the vehicle trip rates in the Transport Assessment are a slight underestimation, there would be a significant reduction in peak hour vehicle trips as a result of the reduction of 529 car parking spaces and therefore Officers raise no concern in this regard.

Cycle parking

10.38. A total of 264 cycle parking spaces are proposed which exceeds 1 space per 5 members of staff in accordance with appendix 7 of the Oxford Local Plan 2036. The number of staff has reduced significantly (total of 972 on site at any one time) compared to the approved speculative development – this is due to the applicants being able to accurately calculate staff numbers for the specific end user. Details of cycle parking is required prior to occupation of the buildings and therefore a condition would be attached to the planning permission.

Vehicular parking

10.39. The proposal would provide 332 car parking spaces. The reduction in car parking from 861, as previously approved, to 332 spaces is welcomed. As the anticipated number of employees anticipated on site has also reduced from 1896 to 972 people, there would be parking available for 34% of employees which is considered acceptable in light of the mode share previously approved on site.

10.40. In light of the above, it is considered that the proposed development complies with Local Plan policies M1, M2, M3, M4 and M5 and emerging policies C6, C7 and C8 of the Oxford Local Plan 2045, notwithstanding the difference in cycle parking standards in the emerging policy.

g. Trees and landscaping

10.41. Policy G7 of the Oxford Local Plan 2036 requires that any unavoidable loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional tree cover. Policy G8 continues that development proposals affecting existing Green Infrastructure features should demonstrate how these have been incorporated within the design of the new development where appropriate. Emerging policies G1 and G2 follow a similar approach.

- 10.42. As a result of the proposed development, and the unfortunate location of the Thames Water pipe, the submitted Tree Canopy Cover Assessment indicates a 1% growth in canopy cover over a 30-year period. Whilst low, this remains in line with the Local Plan's G7 Policy and TAN 9 Guidance and is acceptable.
- 10.43. As was the case in the approved scheme, to enhance soft landscaping within the site, the existing construction access road to the north east corner of the site would be closed and replanted as woodland. Further, tree planting would be supplemented along the A4074, notwithstanding the reduction in proposed planting due to the Thames Water pipe. Detailed landscape designs would be conditioned to enable a full appraisal of the landscape scheme's qualities.
- 10.44. In light of the above, the proposals are considered to meet the requirements under Local Plan policies G7 and G8 and the Green Spaces TAN as well as emerging policies G1 and G2 of the Oxford Local Plan 2045.

h. Sustainable design and construction

- 10.45. The Council is committed to tackling the causes of climate change by ensuring developments use less energy and assess the opportunities for using renewable energy technologies. As such, policy RE1 of the Oxford Local Plan 2036 requires schemes to incorporate a number of sustainable design and construction principles. Emerging policies R1, R2 and R3 of the Oxford Local Plan 2045 relate to net zero buildings in operation, embodied carbon in construction and retro-fitting of existing buildings respectively. These policies are all very relevant to the proposed development but carry little weight as they take a different approach to adopted policies and therefore need to be tested at examination.
- 10.46. Policy RE1 requires developments for new build non-residential development of over 1,000sq. m. to achieve at least a 40% reduction in carbon emissions from a 2021 Building Regulations (or future equivalent legislation) compliant base case. The requirement as of 31st March is 50% reduction in carbon emissions, however this application was submitted in January, so the inflated requirement is not triggered in this instance.
- 10.47. The submitted Energy Statement has been developed using a 'fabric first' approach which includes insulation, suitable glazing ratios with external shading elements to limit solar gain where appropriate, unitised curtain walling to improve thermal performance and reduce thermal bridging, mechanical ventilation and active cooling. The proposed building would be served by Air Source Heat Pumps (ASHP) and solar PV panels would be placed on the roof, over and above the quantity and specification approved in 2023. Specifications and large-scale details of the solar panels would be conditioned to ensure they do not detract from visual amenity.
- 10.48. The scheme would achieve an average overall reduction in carbon emissions by 40.25% and is on track to achieve BREEAM excellent as required by policy RE1.
- 10.49. As set out above, during the pre-application process, concerns were raised regarding embodied carbon given that the proposal involves the partial demolition of recently constructed buildings and with the emerging relevant policies in mind. The applicants have however demonstrated a strong commitment to circular economy principles by

prioritising the retention of the existing structural frame, the re-use of building elements (including mechanical plant) on and off-site, minimising construction waste and selecting recycled and responsibly resourced materials in line with BREEAM Mat 01.

10.50. In light of the above, it is considered that the proposal complies with the requirements of policy RE1 of the Oxford Local Plan 2036. As stated in paragraph 10.46, the relevant emerging policies need to be tested at examination before weight can be apportioned to them.

i. Air Quality

10.51. Policy RE6 of the Oxford Local Plan 2036 requires new development to mitigate its impact on air quality and minimise or reduce exposure to poor air quality. Emerging policy R4 of the Oxford Local Plan 2045 follows a similar approach.

10.52. The air quality baseline desk assessment shows that the application site is located within the Oxford city-wide Air Quality Management Area (AQMA), declared by Oxford City Council for exceedances of the annual mean NO₂ air quality objective (AQO). Analysis of DEFRA's Urban background maps and of all pollutant concentrations at monitoring locations in the surrounding area of the application site, show clear compliance with all 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 without mitigation.

10.53. Officers consider that pollutant concentrations at the site would be below the relevant Air Quality Objectives and, as such, additional mitigation is not required for the construction or operational phases. A condition would secure compliance with the submitted Construction Environmental Management Plan (CEMP) and the installation of sufficient EV charging infrastructure would also be secured by condition.

10.54. In light of the above, it is considered that the proposed development complies with Local Plan Policy RE6 and emerging policy R4, subject to suggested conditions set out at section 12 below.

j.Noise

10.55. Policy RE8 of the Oxford Local Plan 2036 requires new developments to manage noise in order to safeguard or improve amenity, health, and quality of life for local communities. Emerging policy R8 follows a similar approach and therefore carries weight.

10.56. The application site is situated immediately north of the A4074. The nearest existing noise sensitive receptors have been identified as residential dwellings on Keene Close, situated within Sandford to the south of the A4074. To the north and west of the site is the residential development at Newman Place.

10.57. The submitted acoustic assessment adequately predicts all plant noise level criteria at suitably identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any building. Therefore Officers consider that the proposal would accord with adopted and

emerging policies, subject to conditions and informatives controlling noise emissions from plant and during the construction process.

k. Land quality

- 10.58. The Council has a statutory duty to take into account, as a material consideration, the actual or possible presence of contamination on land. As a minimum, following development, land should not be capable of being determined as contaminated land, meaning the contamination poses an unacceptable risk to human health or the environment, under Part 2A of the Environmental Protection Act 1990. In accordance with policy RE9 of the Oxford Local Plan 2036 and emerging policy R7 of the Oxford Local Plan 2045, a Phase 1 Desk Study and contaminated land questionnaire was submitted as part of the application.
- 10.59. In light of the investigative works carried out as part of the 2022 application, further site investigation is not required. The proposal does not involve major groundworks, with the exception of an extended basement. However, it is not considered likely that significant ground contamination risks are likely to be encountered during this work. Nevertheless, a watching brief for unexpected contamination throughout the groundworks element of the construction period would be conditioned as well as soil testing in landscaped areas and the adopted potable water supply pipework.
- 10.60. It is considered that, subject to conditions mentioned above and set out within section 12 below, the proposed development would comply with Local Plan policy RE9 and emerging policy R7.

I. Flood risk and drainage

- 10.61. Local Plan policy RE3 requires applications for development within flood zone 2 to be accompanied by a Flood Risk Assessment (FRA) demonstrating that the proposed development will not increase flood risk on or off site; and safe access and egress in the event of a flood can be provided; and details of the necessary mitigation measures to be implemented have been provided. Emerging Policy G7 follows a similar approach. Local Plan policy RE4 requires developments to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites. Emerging policy R5 also follows a similar approach.
- 10.62. The submitted Flood Risk Assessment and Drainage Strategy (FRA & DS) outlines the applicants intention to maintain key elements that were approved under the previous planning applications such as offsite discharge locations, infrastructure, and flow rates, the use of the existing SuDS strategy and features where practical (or to replace these on site where it is not possible), there would be no changes to the levels strategy, and no change to flood risk. The document also describes that the new proposal would incorporate rainwater harvesting, where this was not included previously.
- 10.63. Since construction of the consented scheme is already significantly progressed, the FRA & DS states which parts of the drainage strategy network are already constructed or not, and where these are to be incorporated into the revised scheme. The attenuation tank at the west of site is already installed, and this would be used,

and unchanged, in the new scheme. The proposed detention basin located to the north of the eastern building is not yet constructed, though the below ground pipework for it is. The proposal is to enlarge this detention basin from that in the original scheme, to mitigate lost storage in permeable paving in removed parking bays. The FRA & DS also describes that more surface water SuDS landscaping features would be provided along the western access road, to further mitigate lost storage in permeable paving. A final FRA & DS, detailing these proposals would be conditioned.

10.64. In light of the above, it is considered that the proposed development complies with the requirements of policies RE3 and RE4 of the Oxford Local Plan 2036.

m.Ecology

10.65. Local Plan policy G2 states that development that results in a net loss of sites and species of ecological value will not be permitted. On sites where there are species and habitats of importance for biodiversity that do not meet criteria for individual protection, development will only be granted where 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) offsite compensation can be secured via legal obligation. Compensation and mitigation measures must offset the loss and achieve an overall net gain for biodiversity of 5% or more from the existing situation and for major development this should be demonstrated using a biodiversity calculator. Policy G1 of the emerging Local Plan 2045 follows a similar approach, carrying limited weight at this time.

10.66. As Planning Committee will be aware, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers of major developments must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

10.67. The site, post-construction of the previously approved buildings, comprises a mixed broadleaved woodland edge, modified grassland and a balancing pond. As recommended within the Preliminary Ecological Assessment (PEA), the balancing pond would be protected and retained during the construction period and throughout the operation of the building and schedule vegetation and building clearance works between the months of September and February to avoid impacts on breeding birds. These measures have been set out within the approved Construction Ecological Management Plan and shall be secured by compliance condition. Light pollution would be minimised during construction and operation and secured through a lighting strategy condition that also allows for suitable roosting and foraging areas for bats within the site. A Biodiversity Method Statement would be conditioned to secure that the site is designed to include species-rich grassland, SuDS, urban trees and pond enhancement, ecological enhancements, nest boxes for swifts and smaller passerines including house martins and black redstarts. Provisions shall also be made for roosting bats on-site.

10.68. *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.

10.69. The PEA indicates that European Protected Species (i.e. bats) are unlikely to be harmed as a result of the proposals.

10.70. With regards to BNG, onsite enhancements cannot wholly be achieved, therefore the applicant has indicated that a combination of on and offsite (via a third party habitat bank) would be required to achieve the required 10% gain. One issue has been the applicant's wish to use offsite Biodiversity Units originally intended for 22/02168/FUL. The applicant has confirmed that 11.34 offsite units would be required, 3.5 units to be provided from the earlier 22/02168/FUL application with an additional 7.84 units purchased for offsite and allocated to the Trust for Oxfordshire's Environment Lopemedede Habitat Bank, part of which is in the same National Character Area as the development. This site is registered on the National Biodiversity Gain Register.

10.71. To ensure the deemed condition imposed by Schedule 7A of the Town and Country Planning Act 1990 is discharged and both on and offsite BNG is achieved, Officers require additional information, including a completed full statutory metric showing the baseline and post development BNG/ offsite and a final BNG Assessment Report that sets out and explains how the proposal would achieve the 10% on/offsite biodiversity gains. Officers request that Planning Committee delegate authority to the Director of Planning and Regulation to finalise these matters prior to determination. Failing that, condition 15 below would secure these details if matters are not resolved.

10.72. Taking into account all of the above, and subject to the finalisation of BNG, it is considered that the proposed development complies with the requirements of Local Plan policy G2 and emerging policy G1 of the Oxford Local Plan 2045.

n. Utilities

10.73. Local Plan Policy V8 requires developers to explore existing capacity (and opportunities for extending it) with the appropriate utilities providers. Emerging policy L1 follows a similar approach and carries limited weight at this time.

10.74. As set out within the submitted Utilities Statement, significant elements of the site wide utilities infrastructure, including potable and fire water, electricity, telecommunications, foul and stormwater drainage were installed as part of the groundworks associated with the previously approved development. The proposed design strategy is to retain existing connections and systems where feasible, with localised modifications and re-routing required to suit the revised building layouts and associated external works.

10.75. The proposal therefore complies with policy V8 of the Oxford Local Plan 2036 and emerging policy L1 of the Oxford Local Plan 2045.

o. Planning obligations

10.76. It is considered that the following matters should be secured through a section 106 legal agreement:

- Agreement to enter into Construction and End User Community Employment and Procurement Plans.
- Financial contribution of £499,080 towards active travel improvements locally.
- Financial contribution of £1,668,692.20 towards the Cowley Branch Line passenger service.
- Travel Plan monitoring fee of £3,347.00.

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 to provide specifically designed floorspace for research and development purposes would respond appropriately to the site context and Local Plan allocation. The proposal would provide improved transport infrastructure through financial contributions and it is considered that there

would be no harm to the highway network as a result of the reduced traffic generation when compared to the already consented scheme. The development would result in a net gain in tree canopy cover through new and retained soft landscaping and a Biodiversity Net Gain of 10% as required by legislation.

- 11.5. The proposal would generate additional employment and a boost to the local economy.
- 11.6. The scheme would accord with the Local Plan policies with regards to the natural environment and in turn would help to achieve a healthy community.
- 11.7. In terms of any material considerations which may outweigh these development plan policies, the NPPF has a presumption in favour of sustainable development. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted. Policy S1 of the Oxford Local Plan 2036 repeats this.
- 11.8. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF and policy S1 for the reasons set out within the report. Therefore, in such circumstances, planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.
- 11.9. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the NPPF, and relevant policies of the Oxford Local Plan 2016-2036, when considered as a whole, as well as the emerging Oxford Local Plan 2045 policies – acknowledging that they carry limited weight at this time, and that there are no material considerations that would outweigh these policies.
- 11.10. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions in section 12 below and 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 and other enabling powers.

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 S1 of the Oxford Local Plan 2016-2036.

Ancillary buildings

3. Prior to the commencement of above ground works, detailed plans and elevations of all ancillary structures along the southern boundary shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development in accordance with policy DH1 of the Oxford Local Plan 2036.

4. *Materials*

Prior to installation, large scale sample panels of the following shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved sample panels which, where feasible, shall remain on site for the duration of the development works:

- a) All new external materials demonstrating the colour and texture;
- b) Mechanical plant screening;
- c) All new hard landscaping;
- d) Street furniture; and
- e) Lighting.

Reason: To ensure high quality development and in the interests of the visual appearance in accordance with policies DH1 of the Oxford Local Plan 2016-2036.

Solar panels

5. Prior to installation, large scale drawn details and specifications of the proposed vertical and horizontal solar PV panels shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development in accordance with policy DH1 of the Oxford Local Plan 2036.

Remedial works

6. The development shall not be occupied until any approved remedial works, including testing of any soils utilised in landscaped areas and adopted potable

water supply pipework, have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

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.

LQ Watching brief

7. Throughout the course of development, a watching brief for the identification of unexpected contamination shall be undertaken by a suitably competent person. Any unexpected contamination that is found during the course of construction of the approved development shall be 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.

EV charging

8. Prior to installation, details of the Electric Vehicle charging infrastructure that is proposed to be installed on-site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
 - Location of EV charging points
 - Charging points to cover at least 25% of the total parking provision
 - Appropriate cable provision to prepare for increased demand in future years.

The electric vehicle infrastructure shall be formed and laid out in accordance with the approved details before the development is first occupied and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with policies M4 and RE6 of the Oxford Local Plan 2036.

Development within 5m of a water main

9. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset/ align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, shall

be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: To prevent impact on the local underground water utility infrastructure in accordance with policies RE7 and RE4 of the Oxford Local Plan 2036.

Water network capacity

10. No development shall be occupied until confirmation has been provided in writing to the Local Planning Authority 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 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: To avoid impact on water pressure and the wider water network in accordance with paragraph 161 of the NPPF 2024.

Further ecology surveys

11. If the development hereby approved does not commence by January 2028, further ecological survey(s) shall be considered, in accordance with Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys to establish if there have been any changes in the presence of roosting bats, and identify any likely new ecological impacts that might arise from any changes through professional validation or additional surveys. The results of professional validation and/ or the survey(s) shall be submitted to and approved in writing by the Local Planning Authority.

Where validation and/ or survey results indicate that changes have occurred that will result in impacts not previously addressed in the approved scheme, a mitigation and compensation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works shall then be carried out in accordance with the approved scheme, under licence from Natural England.

Reason: To ensure bats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

CEMP (Biodiversity)

12. The development hereby approved shall be carried out in strict accordance with the approved Construction Ecological Management Plan (CEMP) dated 20/04/2026 by MKA Ecology unless otherwise agreed in writing beforehand by the Local Planning Authority.

The approved CEMP shall be adhered to and implemented throughout the site preparation and construction period strictly in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To ensure the prevention of harm to species and habitats within and outside the site during construction in accordance with policy G2 of the Oxford Local Plan 2036.

Biodiversity Methods Statement

13.No development shall take place (including any demolition, ground works, site clearance) until a method statement (as set out in BS 42020) species rich grassland, urban trees, pond enhancement, incorporation of biodiversity enhancement measures (deadwood features and bug hotels), nest boxes for swifts and small passerines and roosting devices for bats has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance;
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details within 12 months of completing building construction and shall be retained in that manner thereafter. Proof of completion and installation of enhancements (photo, site visit invitation, etc) shall be provided to the Local Planning Authority no later than 12 months following installation.

Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187(d) of the National Planning Policy Framework and Sections 40 and 41 of the Natural Environment and Rural Communities Act (2006) as amended.

Lighting strategy

14.Prior to occupation, a lighting design strategy for bats in accordance with Guidance Note 08/23 Bats and Artificial Lighting at Night, Bats Conservation Trust and Institute of Lighting Professionals, and using an Ecological Constraints and Opportunities Plan (ECOP), shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats

and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging/ commuting on the ECOP; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places (overlaid on ECOP).

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy (as advised by Guidance Note 08/23), and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To enhance biodiversity in Oxford City in accordance with paragraph 187(d) of the National Planning Policy Framework.

BNG

15. Prior to discharging the deemed biodiversity gain condition, the LPA requires the submission of supporting Biodiversity Net Gain documents which demonstrate that the development is capable of delivering a 10% minimum biodiversity net gain.

The submitted documents shall include:

- A completed Statutory Biodiversity Metric which reflects onsite pre- and post-development calculation, and where appropriate offsite biodiversity net gain delivery when details are known. This should reflect overall BNG delivery for the site in the scenario of a phased development.
- Post development habitat map based on final landscape design;
- An updated Biodiversity Net Gain Report including information on post-development habitat delivery onsite and how the scheme plans to deliver the 10% biodiversity net gain; and
- A draft Biodiversity Gain Plan may also be submitted.

It is advised that these documents are submitted alongside the conditioned HMMP document to support the assessment.

Please note, this condition does not discharge the deemed biodiversity gain condition.

Reason: To ensure that the proposed development is capable of delivering the statutory 10% biodiversity net gain, to avoid delays at point of discharging the biodiversity gain condition, and to ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (as amended) and the Environment Act 2021.

FRA

16. The development shall be carried out in accordance with the submitted Flood Risk Assessment reference (EIT-ARP-DB-XX-XX-RP-00001 P01, Jan 2026) and the following mitigation measures:

Finished floor levels shall be set no lower than 60.05m Above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy RE3 of the Oxford Local Plan 2036.

Construction Management Plan (EA)

17. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the aftercare and maintenance of environmental features as well as a plan detailing the works to be carried out showing how the environment will be protected during the works.

The scheme shall include the following elements:

- Details of treatment of site boundaries and/ or buffers around waterbodies, including balancing ponds.
- Details of pollution control measures, including the location of activities that risk pollution to waterbodies such as the storage of waste, material and equipment, wash downs and refuelling of vehicles.
- Details of the control and prevention of spread of invasive non-native species.
- Details of lighting plans for the demolition and construction works that shows how all artificial light will be directed away from waterbodies and focused on cowlings.

The scheme shall be carried out in strict accordance with approved details unless otherwise approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

Reason: To ensure the protection of wildlife and supporting habitat in accordance with paragraphs 187 and 193 of the NPPF and policy G2 of the Oxford Local Plan 2036.

Energy Statement

18. The development hereby approved shall be carried out in complete accordance with the approved Energy Statement (EIT-ARP-DB-XX-XX-RP-NE-000 Rev. C01 28th Jan 2026). Prior to the first occupation of the development evidence

(including where relevant Energy Performance Certificate(s) (EPC), Standard Assessment Procedure (SAP) and Building Regulations UK, Part L (BRUKL) documents) shall be submitted to and approved in writing by the Local Planning Authority to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement and that they achieve the target performance 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.

BREEAM

19. Prior to first occupation of the development hereby approved, the full BREEAM assessment, confirming the achievement of a level of Excellent shall be provided to and confirmed in writing by the Local Planning Authority.

Reason: To ensure the development incorporates sustainable construction and operational measures in compliance with policy RE1 of the Oxford Local Plan 2036.

Noise from installations

20. The noise emitted from the proposed installations 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.

Anti-vibration isolators

21. Prior to first 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.

Detailed drainage strategy

22. Prior to the commencement of development, a detailed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Detailed design drainage layout drawings of the SuDS proposals including cross section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element;
- Confirmation of any outfall details; and
- Consent for any connections into third party drainage systems.

Reason: To ensure that the principles of sustainable drainage are incorporated in accordance with policy RE3 of the Oxford Local Plan 2036.

SuDS maintenance details

23. 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: To ensure that the principles of sustainable drainage are incorporated in accordance with policy RE3 of the Oxford Local Plan 2036.

AMS

24. 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 Tree Protection Scheme Doc. Ref. P2486-B_TPS01 V1 dated 12/12/2025 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 plan

25. Prior to first occupation of the approved development, a landscape plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show details of treatment of paved areas, and areas to be grassed or finished in a similar manner, existing retained trees and proposed new tree, shrub and hedge planting. The plan shall correspond to a schedule detailing plant

numbers, sizes and nursery stock types.

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

26. 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 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 amenity and the appearance of the area in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2016-2036.

Security Needs Assessment

27. The development hereby approved shall be carried out in full accordance with the approved Security Needs Assessment, "26_00266_FUL-SECURITY_NEEDS_ASSESSMENT-3673389", including all mitigation measures, recommendations, and specifications contained therein, unless otherwise agreed in writing by the Local Planning Authority.

All security measures shall be implemented prior to the first occupation or use of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To ensure that appropriate security measures are incorporated into the development in the interests of crime prevention and community safety, in accordance the requirements of the NPPF paragraph 96(b) and 135(f).

Construction Environmental Management Plan (CEMP)

28. The development hereby approved shall be carried out in strict accordance with the approved Construction Environmental Management Plan (Mace, 30/10/2025 Rev. 02) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenity of occupiers and neighbours is safeguarded in accordance with conditions RE6, RE7 and RE8 of the Oxford Local Plan 2036.

Cycle parking

29. Prior to first occupation of the development hereby approved, 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 purposes of cycle parking.

Reason: To encourage the use of sustainable modes of transport in accordance with policy M5 of the Oxford Local Plan 2036.

Delivery and Servicing Management Plan

30. The development hereby approved shall be carried out in strict accordance with the Delivery and Servicing Management Plan (Arup, 23/01/2026 Rev. 02) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with policy M1 and M2 of the Oxford Local Plan 2036.

Car park management plan

31. Prior to first occupation, a car park management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall stipulate the number of spaces and areas available on site for both staff and visitors and how parking will be allocated, monitored and enforced.

The development shall be carried out in strict accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure adequate car parking provision is made, but that does not cause an increase in the approved trip rate in accordance with policy M2 of the Oxford Local Plan 2036.

13. APPENDICES

- **Appendix 1** – Site location plan
- **Appendix 2** – Committee report for 22/02168/FUL

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.

This page is intentionally left blank

Application number:	22/02168/FUL		
Decision due by	15th December 2022		
Extension of time	To be agreed upon completion of legal agreement		
Proposal	Erection of 3no. laboratory and office buildings with ancillary commercial uses (all within Use Class E). Provision of associated landscaping, car parking, cycle parking and creation of new accesses.		
Site address	Plots 23-26, Oxford Science Park, Grenoble Road, Oxford – see Appendix 1 for site plan		
Ward	Littlemore Ward		
Case officer	Jennifer Coppock		
Agent:	Mr Prashanna Vivekananda	Applicant:	c/oThe Oxford Science Park
Reason at Committee	Major development		

1. RECOMMENDATION

1.1. The 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; 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

1.1.2. **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 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 the proposal for the erection of 3no. laboratory and office buildings for the purposes of research and development within the Oxford Science Park, an allocated employment site. Officers consider that the proposed development would respond appropriately to the site context and Local Plan allocation. The proposal would provide improved transport infrastructure through financial contributions and it is considered that there would be no harm to the highway network as a result of traffic generation. The development would result in a net gain in tree canopy cover through new and retained soft landscaping.
- 2.2. There would be no harm to any identified protected species, subject to off-setting within the wider Science Park to meet biodiversity net gain which would be secured by a legal agreement. The development would be of a sustainable design and construction, achieving a 40.2% reduction in carbon emissions when set against the 2021 Part L Building Regulations. The currently proposed car parking provision is considered excessive in accordance with the objectives of the Oxford Local Plan 2036, however given the relative unsustainable nature of the site at present and agreement by the applicant to remove 200 spaces by the time the Cowley Branch Line is operating at 2 trains per hour, the proposal is considered acceptable in these specific circumstances. Adequate cycle parking would be provided across the site, with further details to be secured by condition. There would be no adverse flood risk and drainage impact, nor would there be adverse land contamination, noise pollution or air quality impact.
- 2.3. Subject to appropriately worded conditions and a section 106 legal agreement, the development would accord with all policies in the Oxford Local Plan 2036 and NPPF.

3. LEGAL AGREEMENT

- 3.1. This application is subject to a legal agreement to cover:
 - the removal of 200 car parking bays once the Cowley Branch Line Passenger Service is operating 2 trains per hour.
 - a requirement that tenancy agreements shall include the loss of parking spaces and that tenants shall be sufficiently notified
 - Contributions towards bus services serving the Oxford Science Park.
 - Contribution towards active travel improvements.
 - Travel Plan monitoring fee.

- Submission and implementation of a Biodiversity Scheme to secure a Biodiversity Net Gain of 5%

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The proposal is liable for CIL amounting to £1,947,819.08

5. SITE AND SURROUNDINGS

- 5.1. The site is one of the last remaining undeveloped plots within the Oxford Science Park and sits within the southern portion of the Park, delineated by the A4074 dual carriageway immediately to the south with residential development beyond, woodland to the east with Grenoble Road beyond and Littlemore Brook to the west.
- 5.2. Plots 23-26 extend to approximately 3.76ha and are characterised by large areas of rough grassland with a strip of hardstanding along the northern portion. The site slopes gradually to the west towards Littlemore Brook with a level difference of approximately 2m. A dense belt of trees line the eastern and southern boundaries of plots 23-25, screening the site from Grenoble Road and partially screening the site from the A4074. A large pond and Littlemore Brook lie to the north and west of plot 26 respectively.
- 5.3. The site is accessed from the circular Heatley Road within the Park. Surrounding commercial units at three and four storeys include the Schrodinger Building, Fletcher House, Winchester House and Minerva House.
- 5.4. Residential development surrounds the site, beyond the Science Park, with the partially constructed and occupied Newman Place development to the west, the Rock Farm development within Sandford to the south and a residential park to the east of Grenoble Road. Land to the south has been allocated for a mixed use scheme including 3000 new homes, an extension to the Science Park, primary and secondary schools, retail and leisure facilities as well as public transport improvements.
- 5.5. The site is designated as a Category 1 Employment Site, has been allocated for employment use under Policy SP9 and falls within the Cowley Branch Line Area of Change. These designations are set out in more detail within paragraph 10.4 below.
- 5.6. The majority of the site falls within flood zone 1 (lowest probability of flooding), however the western portion of the site falls within flood zones 2 and 3 (medium to high probability of flooding) due to its proximity to Littlemore Brook.

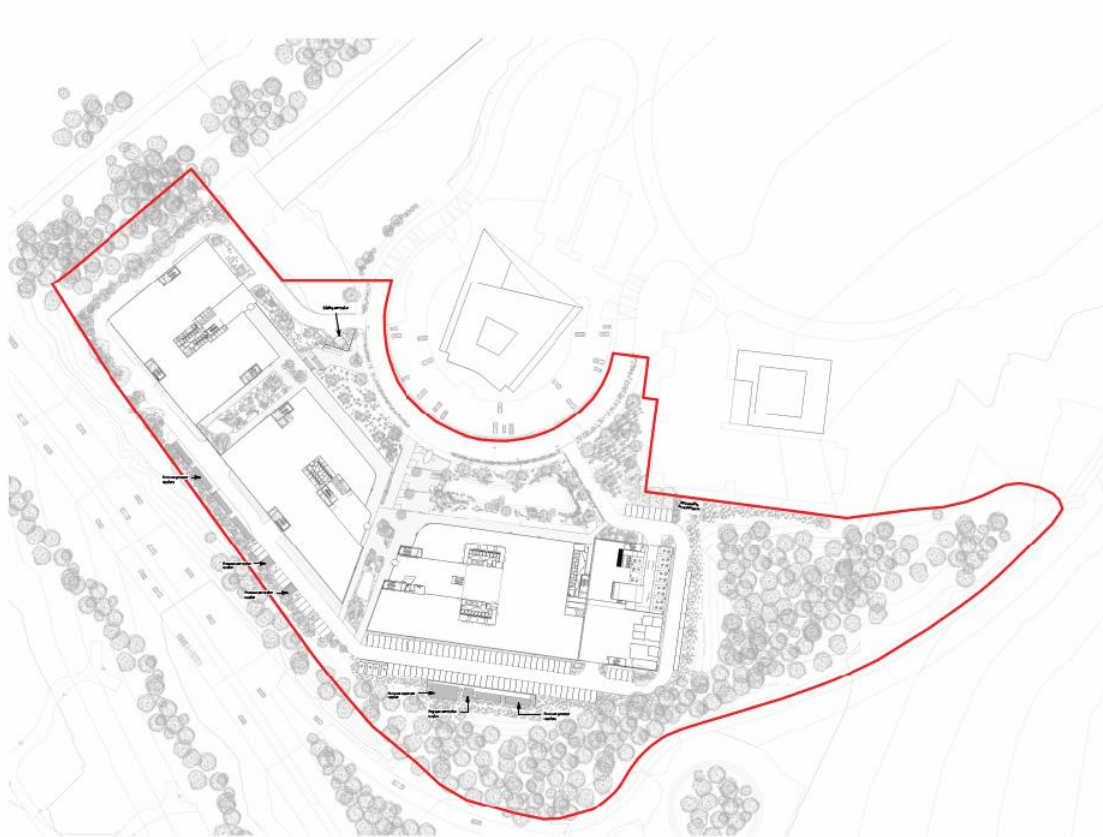


Figure 2: Proposed site plan

7. RELEVANT PLANNING HISTORY

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

21/02120/OUT - Development of up to 32,350sqm of Class E(g) floorspace and provision of up to 830 car parking spaces. All matters reserved. Withdrawn 12.04.2022

07/02830/RES - Erection of three storey building for Business use (Class B1) at plot 26. Approval of reserved matters under planning permission 96/01416/NO for layout, scale, appearance, access and landscaping. Approved 05.03.2008

00/02256/NF - Proposed four storey building for B1 use at plot 26. Car parking for 189 cars including 69 in decked car park. Approved 15.02.2001

96/01416/NO - Outline application for extension to Science Park (Phase 2 & 2a) including scheme of structural landscaping with mounding adjacent to Grenoble Road roundabout (Amended plans). Approved 03.07.2000

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents
Design	126-136	DH1 - High quality design and placemaking DH7 - External servicing features and stores	
Conservation/ Heritage	189-208	DH2 - Views and building heights	
Housing	119-125	H14 - Privacy, daylight and sunlight	
Commercial	81-83	SP9 - The Oxford Science Park (Littlemore and Minchery Farm)	
Natural environment	152-188	RE3 - Flood risk management RE4 - Sustainable and foul drainage, surface 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	104-113	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 AOC7 - Cowley Branch	Parking Standards SPD

		Line	
Environmental	7-14, 119-125, 183-186.	RE1 - Sustainable design and construction RE6 - Air Quality RE8 - Noise and vibration RE9 - Land Quality	Energy Statement TAN
Miscellaneous	7-14, 92-103, 114-118, 119-125.	S1 - Sustainable development RE2 - Efficient use of Land RE5 - Health, wellbeing, and Health Impact Assessment RE7 - Managing the impact of development V8 – Utilities V9 - Digital Infrastructure	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 23rd September 2022 and an advertisement was published in The Oxford Times newspaper on 29th September 2022.

Statutory and non-statutory consultees

Oxford Civic Society

9.2. Support the design and landscaping of the proposal and welcome the additional employment the proposal would bring to the area as well as the applicant's intention to reduce parking numbers.

Littlemore Parish Council

9.3. Support the sympathetically and sustainably designed buildings with additional provision of green leisure spaces. The Parish Council endorses the measures to encourage active travel.

Oxfordshire County Council (Highways)

9.4. No objection, subject to conditions and financial contributions towards public transport services, PROW infrastructure and active travel infrastructure to be secured by legal agreement.

Oxfordshire County Council (Lead Local Flood Authority (LLFA))

9.5. No objection subject to conditions.

Thames Water Utilities Limited

9.6. No objection, subject to conditions.

Environment Agency

9.7. Initially, the EA objected on biodiversity grounds as it was considered that the proposed enhancements to the balancing pond were not sufficient. Following their objection, officers and the applicant met with the EA on two occasions to discuss appropriate measures and it was agreed that enhancements could be secured by condition. On 3rd February, the EA removed their objection and suggested conditions re. the balancing pond, a LEMP and finished floor levels. Please see conditions 38, 39 and 41 at section 12 below.

Public representations

9.8. Eight local businesses commented in support of this application from the following addresses:

- Oxford Academic Health Science Network, Oxford Science Park
- Velocys, Oxford Science Park
- Exscientia, Oxford Science Park
- LRE System Ltd, Oxford Science Park
- OrganOx, Oxford Science Park
- Oxgene, Oxford Science Park
- Theolytics, Oxford Science Park
- Enara Bio Ltd., Oxford Science Park

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

- a. Principle of development
- b. Design and views
- c. Archaeology
- d. Impact on neighbouring amenity
- e. Health and wellbeing
- f. Highways and parking
- g. Trees and landscaping
- h. Air Quality
- i. Sustainable design and construction
- j. Noise
- k. Land quality
- l. Flood Risk and Drainage
- m. Ecology
- n. Utilities

a. Principle of development

- 10.2. The NPPF sets out a presumption in favour of sustainable development and the Core Principles encourage the efficient use of previously developed land. Policies S1 and RE2 of the Oxford Local Plan 2036 are consistent with this approach, policy RE2 requires that development proposals must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader consideration of the needs of Oxford. The development proposal must have a density appropriate for the proposed use, with an appropriate scale and massing, maximise the appropriate density with a built form and site layout appropriate to the capacity of the site.
- 10.3. The Oxford Local Plan recognises at para 128 that Oxford has *“one of the highest concentrations of knowledge intensive businesses in the UK. It has the fastest growing and one of the best educated workforces in the country and is the main centre of research and spin outs in the country. The Local Plan supports the growth of these sectors and puts in place measures to manage the effects of success”*. The Oxfordshire Strategic Economic Plan (2017) sets out the long term vision and ambitions for economic growth in the County, which is that overall by 2030 *“Oxfordshire will be recognised as a vibrant, sustainable, inclusive world leading economy driven by innovation, enterprise and research intelligence”*. The Oxfordshire Local Industrial Strategy (2019) looks to position Oxfordshire as one of the top 3 global innovation ecosystems highlighting the County’s world leading science and technology cluster.
- 10.4. As above, the Oxford Science Park (TOSP) forms part of a Category 1 employment site and as such, under the requirements of policy E1 of the Oxford Local Plan 2036, the site is protected for employment floorspace only. 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. Further, TOSP is allocated under policy SP9 for employment uses that directly relate to Oxford’s key sectors of research led employment. The policy requires that development should be designed to enhance the external appearance of the Park and to optimise opportunities to enhance the park’s landscape and public realm. The site also falls within the Cowley Branch Line Area of Change, where high density employment development that makes efficient use of land is expected and it is recognised that taller buildings can positively contribute to increasing density and enabling a more efficient use of land
- 10.5. The submitted Economic Statement estimates that the proposed development would deliver an additional 3,100 new net additional full time equivalent jobs on and off site.
- 10.6. With regards to Gross Value Added (GVA) Uplift from the expansion of the Science Park, it is estimated within the Economic Statement that the proposal would generate an additional total of £182 million per annum in GVA.
- 10.7. It is therefore considered that intensifying development on the site for business (E(g) class) uses within the research led employment sector, as proposed, is acceptable in principle subject to compliance with all requirements of policy SP9 and the Local Plan as a whole.

b. Design and impact on views

- 10.8. The NPPF makes it clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12) and effects on the natural environment (Section 15) are important components of this.
- 10.9. Section 11 of the NPPF notes in paragraph 124 that in respect of development density the considerations should include whether a place is well designed and “the desirability of maintaining an area’s prevailing character and setting...or of promoting regeneration and change”.
- 10.10. Paragraph 130 of the NPPF states that decisions should ensure that developments will a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic in local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place to create attractive, welcoming and distinctive places and e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 10.11. Local Plan Policy DH1 requires developments to demonstrate high quality design and placemaking.
- 10.12. With regards to the proposal’s response to the site itself and surrounding context, the proposed scale, massing and articulation would be read as a hard edge to the Science Park and this part of the City when viewed from the A4074 and Sandford. However, measures have been put in place to reduce the prominence of the buildings and soften the potential impact, such as an enhanced soft landscape buffer along the A4074 and the choice of recessive colours and roof plant screening in the form of vertical solar PV panels. When considered within the context of the site’s allocation for the intensification of employment development, the proposed relationship with the edge of the Science Park is considered acceptable in this instance.
- 10.13. The proposed buildings at four storeys with a maximum height of 27m to the top of the mechanical plant screening would approximately double the existing amount of floorspace available on the Science Park. Whilst the extent of proposed densification would fundamentally change the character of the undeveloped plot, this is to be expected under the requirements of the site allocation. Buildings 1 and 2 would be sized at the upper end of existing individual building footprints on the Park which is considered in line with the surrounding context. Whilst building 3, with the attached multi storey car park, would be much greater in scale with a long roofscape, it has been tested in views from within the Park and due to its relationship with the circular Heatley Road and proposed planting, the full extent of built form would not be visible at any one time as illustrated in figure 3 below. Further, the hierarchy of crossed steel structures at the base (the colonnade), shaped and perforated aluminium fins

in the middle and an articulated plant screen in the form of vertical solar panels with thin-film PV modules at the top has successfully broken up the massing of each building when seen from within the Park.



Figure 3: View of building 3 from Heatley Road

- 10.14. The general principle of creating and prioritising pedestrian access from Heatley Road towards the middle of the site with servicing diverted to the side and around the back of the buildings is supported and signals a step change to the existing car centric character of the Park.
- 10.15. The public realm between the buildings is well developed with a combination of hard landscaping, soft landscaping and permanent built shelters to facilitate outdoor working and socialising which is considered to work successfully. Further, the principle of a meadow landscape linking the proposed buildings to the wider Park is supported. It is positive that visitor cycle parking is conveniently located at the entrances, celebrating this sustainable mode of transport by making it visible and convenient. During the consideration of the application, the applicant has enhanced the landscape linking Heatley Road to the building frontages by creating a stepped area with additional opportunities for outside working, collaborating and socialising. This amendment has sought to create a more welcoming focal point within this part of the Park and prioritise pedestrian access to the buildings as shown in figure 4 below.

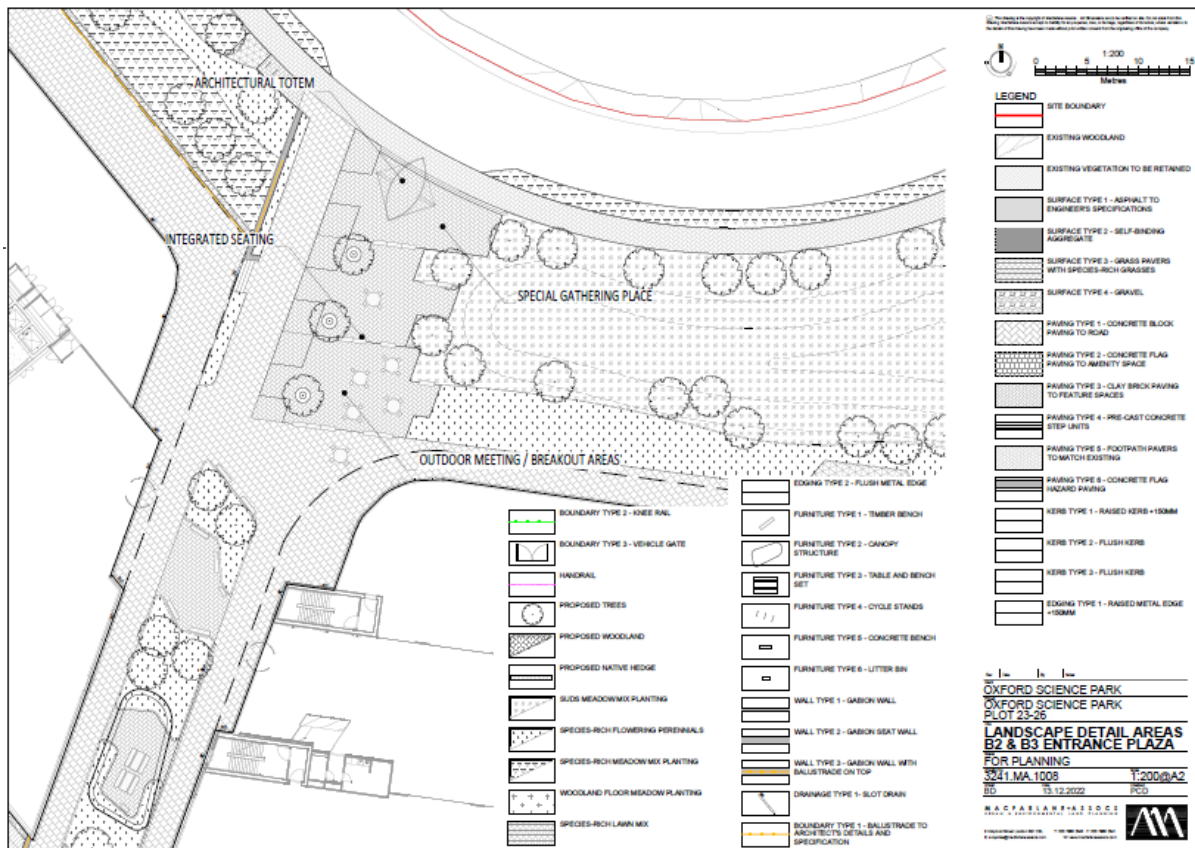


Figure 4: Enhanced public realm between buildings 2 and 3

10.16. As required by Local Plan policy DH2, the City Council will seek to retain significant views both within Oxford and from outside. In terms of long distance views from the City centre, looking out towards the application site, the submitted Landscape and Visual Impact Assessment (LVIA) and Vu.City modelling that has been carried out internally demonstrates that the possibility of skylining in the St Mary's Tower view is unlikely given the topography of the application site and surrounding area. With regards to more local views, and as mentioned above, the buildings would create a hard edge to the Science Park when viewed from the A4074 and Sandford. However, during the consideration of the application the applicant has incorporated a more dense line of mature trees along the southern boundary which would partially screen the buildings from these locations. Whilst it is not the intention to hide the proposed architecture which would positively signpost the Park, the proposed planting in addition to the recessive colours would nevertheless soften the impact on neighbouring Sandford which sits within the administrative area of South Oxfordshire District Council. Proposed views of the buildings from A4074 and Sandford are copied below at figure 5:



Figure 5: Proposed local rendered views

10.17. As demonstrated above, the proposal would impact on the surrounding historic environment i.e. Sandford with its historical links to Minchery and the land of the Science Park, however it is recognised that there have been changes through the latter half of the C20 as well as the early C21 which have altered this historic landscape and given that the site has been subject to a long standing site allocation, this scale of development with its associated economic benefits is to be expected within this context. For clarity, neither the site nor the neighbouring areas are located

within a Conservation Area and the nearest listed building (Sandford House, Grade II) is located approximately 220m away within Sandford, to the south of the A4074 and therefore there is no requirement to consider paragraphs 194-208 of the NPPF.

10.18. Taking into account all of the above, it is considered that the proposal is acceptable in compliance with policies DH1 and DH2 of the Oxford Local Plan 2036.

c. Archaeology

10.19. Local Plan Policy DH4 states that where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define their character, significance and extent of such deposits so far as reasonably practical.

10.20. The site is not of built heritage significance and in terms of below ground archaeological potential, the site was partially excavated in 1999 and demonstrated to have multi-period potential (prehistoric, Roman, Early Saxon, medieval) with potential for dispersed activity areas. However the published excavation report notes that the substantive parts of plots 23-26 were stripped to 'archaeological levels' under a watching brief and it is therefore considered that no further archaeological work is required in relation to the site in accordance with policy DH4.

d. Impact on neighbouring amenity

10.21. Policy H14 of the Oxford Local Plan 2036 requires new development to provide reasonable privacy, daylight and sunlight for occupants of both existing and new homes. Policy RE7 requires the amenity of neighbours to be protected with regards to visual privacy, outlook, sunlight, daylight and overshadowing and impacts of the construction phase. Policy RE8 seeks to control nuisance from noise.

10.22. Immediate neighbours of the site include; Newman Place to the west, a residential development of 270 units currently under construction within blocks of up to four storeys. Building 1 sits approximately 100m from the nearest buildings at Newman Place with Littlemore Brook and mature woodland between the two sites. To the south of the A4070 lies the settlement of Sandford, with residential development located approximately 95m to the nearest proposed building. To the east of Grenoble Road lies a mobile home park with a distance of approximately 120m and existing woodland within the Science Park separating the two sites.

Privacy

10.23. Given the significant distances between the proposed development and surrounding residential development, as mentioned above, it is considered that the buildings would not compromise neighbouring privacy.

Overbearing

10.24. Whilst the proposal would be partially visible from Newman Place and Sandford, the distance between the plots would mitigate the potential for the buildings to have an overbearing impact on neighbours. Further, the applicant has amended the landscape proposals during the consideration of the application to ensure that the landscape buffer along the A4070 consists of more mature trees rather than

ornamental as originally proposed. This would aid in partially screening the building from Sandford, as illustrated at figure 6 below.

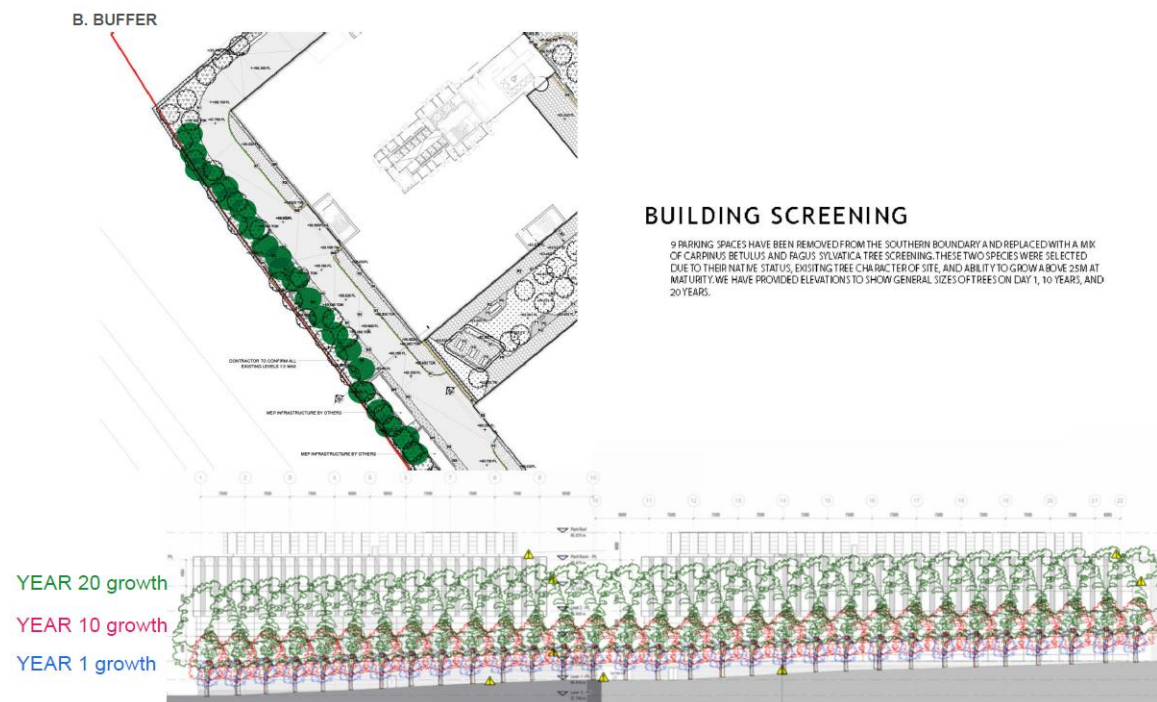


Figure 6: Buffer planting along A4074 – indicative growth rate.

- 10.25. The same can be said for the impact on Newman Place and the mobile home park to the east of Grenoble Road, the existing woodland buffers combined with the distances between the proposed buildings would avoid any unduly overbearing impact on neighbours. In addition, officers are mindful that the Oxford Science Park has been subject to a long standing allocation for employment use within the current and previous Local Plans and therefore reasonable intensification of the undeveloped plots is expected within this context.
- 10.26. With regards to potential light pollution from the proposed buildings, it is difficult to ascertain the exact impact at this stage given that the proposal is speculative with no confirmed tenant at the time of writing. However, in order to achieve BREEAM Excellent, as required by Local Plan policy RE1, certain specifications need to be met including PIR lighting to turn off lights in unoccupied spaces, glazing with a light transmission of only 50%, blocking 50% of light and blinds that are 95% solid, allowing only 5% of light transmission. Further, and as mentioned above, the building would be partially screened from neighbours by existing and proposed planting. To ensure that the proposal does not unduly impact on neighbouring amenity in this regard, a lighting strategy would be conditioned. As an indication of the potential impact, figure 7 below shows a non-verified night time Building Information Modelling (BIM) view from Sandford:

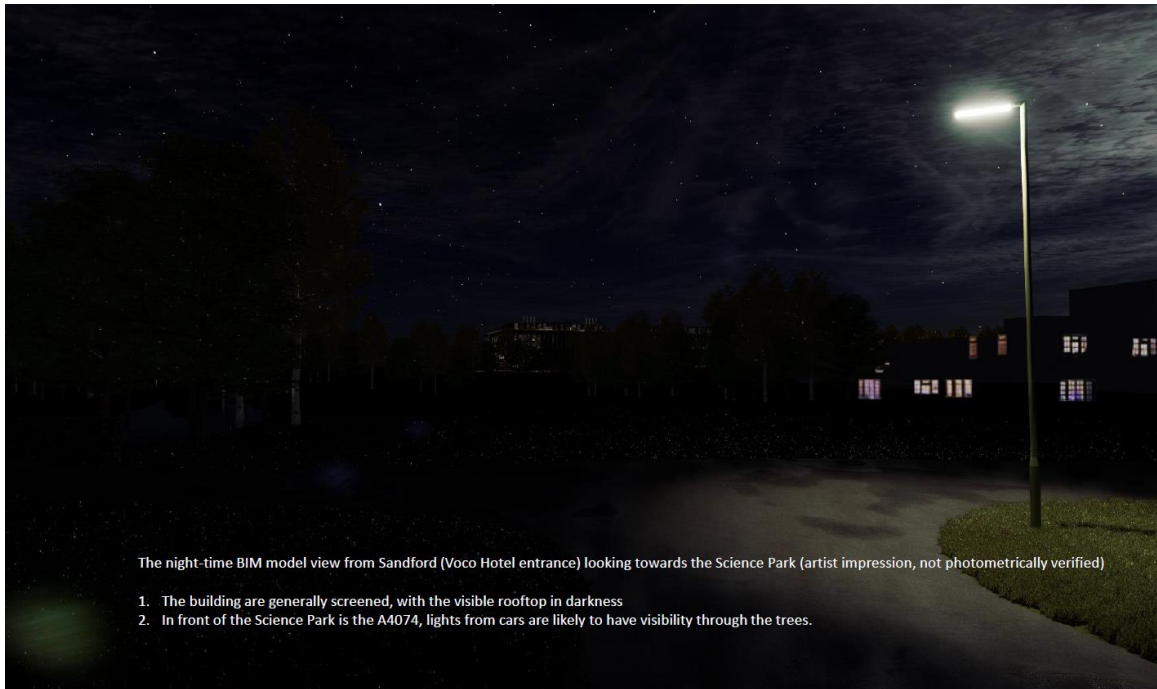


Figure 7: Night time BIM view from Sandford

10.27. In light of the above and subject to the sufficient discharging of the lighting strategy condition, the scheme is not considered to have a material impact on neighbouring amenity with regards to light pollution.

Daylight/sunlight

10.28. A solar study has been carried out as part of the submission and can be found within the Design and Access Statement. The study demonstrates that the proposal would not overshadow neighbouring buildings beyond the Science Park. Figure 8 below illustrates the overshadowing diagram for the winter solstice (worst case scenario).

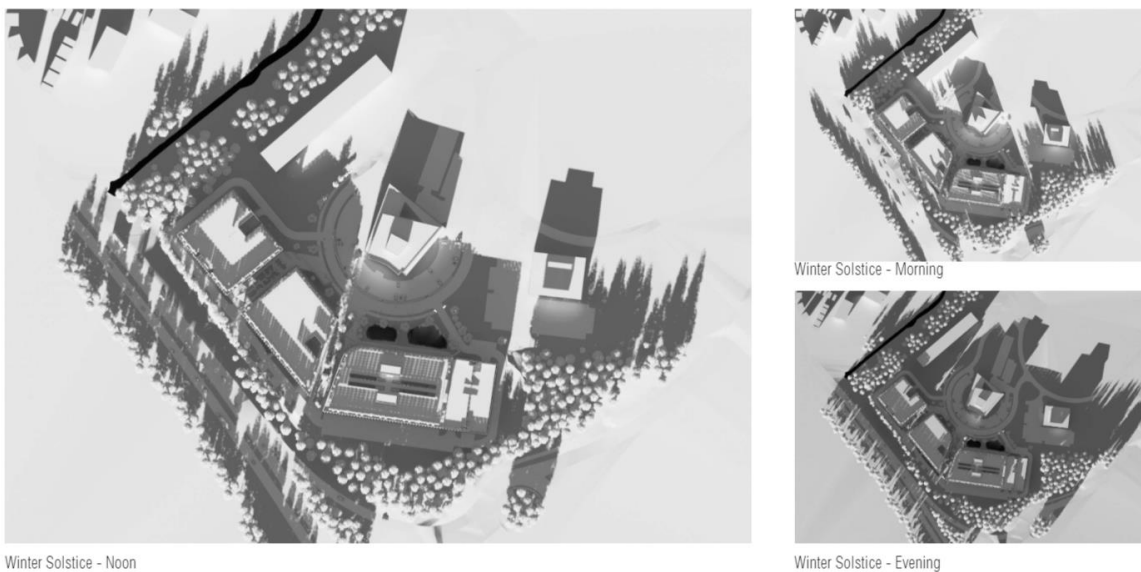


Figure 8: Solar study – Winter solstice

Construction phase

- 10.29. In order to protect the amenity of neighbours during the construction process, a condition would be imposed to require the submission of a Construction Environmental Management Plan prior to the commencement of development. The Plan would identify the steps and procedures that would be implemented to minimise the creation and impact of noise, air quality, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development and manage Heavy Goods Vehicle (HGV) access to the site.
- 10.30. Taking all of the above into account, it is concluded that the proposed development fully complies with policies RE7 and H14 of the Oxford Local Plan.

e. Health and wellbeing

- 10.31. 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.
- 10.32. With reference to the submitted London HUDU Rapid HIA Toolkit (NHS London Healthy Urban Development Unit, 2019), the proposed development would not give rise to material health and wellbeing impacts associated with environmental or socio-economic changes during construction or operational stages. The proposed development is beneficial to health and wellbeing on the following basis:
- Provision of 1,872 weeks of apprenticeships over 24 months of construction, providing opportunities for 41 apprentices, in addition to the construction phase potentially providing work experience to 8 people while also conducting 8 school visits/ career events;
 - delivery of highly skilled jobs once in operation;
 - encouragement of healthy behaviours by the provision of safe and secure cycle parking and changing and shower facilities; and
 - encouragement of social interaction between employees and visitors by creating welcoming open spaces such as the landscaped areas, outdoor working areas and the creation of the 'Science Trail'.

- 10.33. 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.

f. Highways and parking

- 10.34. Oxford has the ambition to become a world class cycling city with improved air quality, reduced congestion and enhanced public realm. Road space within the city is clearly limited and to achieve its ambition there is a need to prioritise road space and promote the sustainable modes of travel. For non-residential development, the presumption will be that vehicle parking will be kept to the minimum necessary to

ensure the successful functioning of the development. Policies M1, M2, M3, M4 and M5 of the Oxford Local Plan 2036 seek to deliver these objectives.

10.35. Policy M1 states that planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport. In accordance with policy M2, a Transport Assessment for major developments should assess the impact of the proposed development and include mitigation measures to ensure no unacceptable impact on highway safety and the road network and sustainable transport modes are prioritised and encouraged. A Travel Plan, Delivery and Service Management Plan and Construction Management Plan are required for a development of this type and size.

Sustainability

10.36. The site is adjacent to the areas of Littlemore, Greater Leys, Blackbird Leys and Sandford-on-Thames, all of which are within walking distance. The area has been known until relatively recently as unsustainable due to its lack of public transport and active travel options. However, as discussed in more detail below, the sustainability of the site is already improving and with proposed sustainable options within the immediate locale, the site is considered suitable by the highways authority for further development. In addition to these improvements, and as the Planning Committee will be aware, a mixed use development including approximately 3,000 dwellings is planned for the south side of Grenoble Road currently named the 'South Oxford Science Village' which falls within the administrative area of South Oxfordshire District Council. This mixed-use development would provide a large investment in sustainable transport options and increase the viability of schemes such as the Cowley Branch Line passenger rail service. Again, as the Planning Committee will be aware, there is a proposal for the Cowley Branch Line to be repurposed as a passenger service which will connect Oxford train station with Oxford Business Park, Oxford Science Park and Oxford Parkway train station/Park & Ride to London.

10.37. Within a recent connectivity study by Phil Jones Associates, it was highlighted that active travel improvements to the new Branch Line station at the Science Park area were required, and with the high level of staff that will be commuting to the Science Park by active travel, it is considered that these are also required to enable further development to come forward in this area. Some of these are already planned and/or funded and will be implemented in the near future, these include:

- Pedestrian and cycle link from the Science Park to Armstrong Road.
- Improved pedestrian and cycle permeability and street lighting on Public Right of Way 281/1/40 connecting the Science Park to Minchery Farm.
- New direct pedestrian and cycle route from Knights Road connecting the Science Park to Blackbird Leys.
- Active travel improvements from Sandford-on-Thames along Church Road and towards Littlemore on Sandford Road.

10.38. It is considered that the improvements listed below are required in order to make active travel to the application site more attractive. Contributions towards these improvements have been requested either from this development or other upcoming schemes within the Science Park (plots 16, 18 and 27):

- A new pedestrian/cycle crossing on Henley Road to allow easier access to the Science Park from Abingdon, Sandford-on-Thames and Littlemore.
- A new shared use path along Brick Kiln Lane.
- A safer crossing point at the Grenoble Road/Brick Kiln Lane roundabout which would allow pedestrians and cyclists to cross the A4074 slip road to join the shared use path on the northern side of Grenoble Road.
- Upgrading of the cycle route from the Science Park through Littlemore as far as Giles Road.

10.39. The Highways Authority had originally requested a financial contribution towards the installation of bollards at the entrance to PROW 281/1/40 from Grenoble Road to prevent fly tipping and unauthorised parking. Following discussions during the consideration of the application, it has been decided by the Highways Authority that it is more effective to action this outside of the planning process and therefore the application would not contribute towards the bollards as part of this application.

Access

10.40. The proposed buildings would be accessed from the existing Science Park infrastructure which is considered acceptable by the highways authority. The highways authority originally advised that a pedestrian and cycle access is required from Grenoble Road into the site and has suggested that the existing construction access is kept open. However, this is proposed to be replanted as woodland following construction to achieve a net gain canopy cover which is given significant weight by officers. Further, there are no alternative locations for this extent of replanting within the Park due to requirements for biodiversity offsetting. Therefore it has been accepted by the Highways Authority that a secondary access cannot reasonably be achieved.

Trip generation and traffic impact

10.41. The trip rates provided, as accepted by the Highways Authority, show 564 two-way vehicular trips (single occupancy cars plus car share drivers) in the AM peak and 503 in the PM peak. The trip distribution shows approximately 75% of vehicles travelling west and the remaining 25% travelling east.

10.42. These trips have been added to the network base line flows (2015) along with committed development on the Science Park to give us an understanding of the impact on the local junctions. The western roundabout, although starting to near capacity in the PM peak, was still operating sufficiently in 2022 including committed development. Work will be needed on these roundabouts in the future but are considered likely to be sufficient until the 'South Oxford Science Village' comes forward. The ARCADY model shows that the Henley Road/Brick Kiln Lane mini-

roundabout operates within capacity in the AM peak hour but operates significantly over capacity in the PM peak as a result of the proposed development. The improvements to the active travel infrastructure, as listed above, are considered to sufficiently mitigate this impact however. The Highways Authority has also advised that if the 'South Oxford Science Village' does come forward, a new access directly onto the A4074 would be created, returning Brick Kiln Lane to a local road.

Cycle parking

10.43. In accordance with appendix 7 of the Oxford Local Plan 2036, a minimum of 1 cycle parking space per 90sq. m. or 1 space per 5 staff are required for premises within business use, equating to a minimum of 462 spaces in this instance. The proposed development would provide 537 spaces and 29 showers with changing facilities, exceeding the policy requirement. Details of cycle parking is required prior to occupation of the buildings and therefore a condition would be attached to the planning permission.

Vehicular parking

10.44. As above, the application proposes 883 vehicular parking spaces (including 20 visitor bays), equating to a mode share of 46% when based on the predicted number of staff to be on site at any one time. Officers and the highways authority do not consider that this level of parking fully complies with Local Plan policies as it is too high to sufficiently encourage the use of active and sustainable modes of transport. However, it is appreciated that the majority of Science Park staff live more than 10km away and it is not currently realistic to suggest that they travel to work by cycling, walking or by public transport given the improvements to local active and sustainable travel infrastructure are yet to come forward.

10.45. As a result of discussions during the consideration of the application, the applicant has agreed to remove 200 parking bays once the Cowley Branch Line is operational with 2 trains per hour. It is anticipated by the Highways Authority that the Cowley Branch Line will run at 2 trains per hour from the day of opening in 2026. This reduction would equate to a total of 663 (not including visitor bays) and a staff mode share of 35.5% which is considered acceptable. The reduction in numbers would be secured by legal agreement.

10.46. In light of the above, it is considered that the proposed development complies with Local Plan policies M1, M2, M3, M4 and M5.

g. Trees and landscaping

10.47. Policy G7 of the Oxford Local Plan 2036 requires that any unavoidable loss of tree canopy cover should be mitigated by the planting of new trees or introduction of additional tree cover. Policy G8 continues that development proposals affecting existing Green Infrastructure features should demonstrate how these have been incorporated within the design of the new development where appropriate.

10.48. As a result of the proposed development, 11 individual trees, 3 tree groups and 2 hedges would be lost (all within categories B, C and U). It is considered that the immediate visual impact to landscape and views from proposed tree group removals

would be mitigatable through the proposed planting strategy. The existing landscape buffer to the southern boundary would not be significantly impacted by the proposed development.

10.49. To enhance the soft landscaping within the site, the existing construction access road to the north east corner of the site would be closed and replanted as woodland. Further, the existing gap in vegetation along the A4074, along the south west boundary of the site, would be filled in. The proposed tree strategy is considered appropriate and utilises a suite of tree species, which have various typologies and performance characteristics that are deployed according to the hierarchy of public realm typologies created in the proposed scheme; i.e. their land use and the space available. Detailed landscape designs would be conditioned to enable a full appraisal of the landscape scheme's qualities.

10.50. The Council's Green Spaces Technical Advice Note (TAN) requires a Tree Canopy Cover Assessment to be submitted for various types of applications. For major non-residential developments, it needs to be demonstrated that there would be no net loss in canopy cover compared with a no development baseline scenario + 25 years. The submitted assessment states that there would be an 8.2% net increase in tree canopy cover after 25 years, equating to 62% of the total site area. Please refer to figure 9 below for reference.

**Proposed
+30 years**

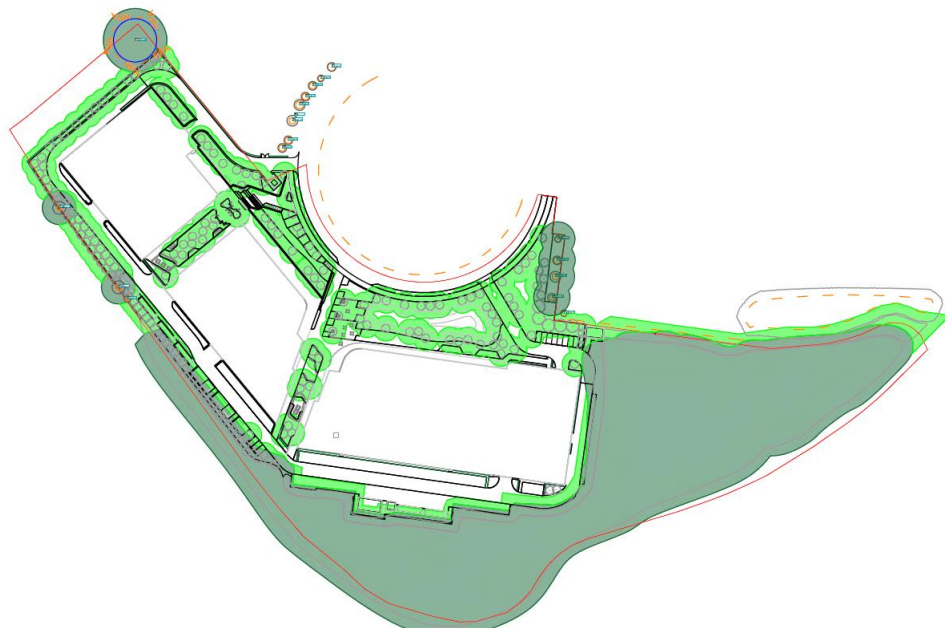


Figure 9: Tree canopy cover after 30 years (light green denotes areas with proposed planting)

10.51. In light of the above, the proposals are considered to meet the requirements under Local Plan policies G7 and G8 and the Green Spaces TAN.

h. Sustainable design and construction

10.52. The Council is committed to tackling the causes of climate change by ensuring developments use less energy and assess the opportunities for using renewable

energy technologies. As such, policy RE1 of the Oxford Local Plan 2036 requires schemes to incorporate a number of sustainable design and construction principles.

- 10.53. Policy RE1 requires developments for new build non-residential development of over 1,000sq. m. to achieve at least a 40% reduction in carbon emissions from a 2013 Building Regulations (or future equivalent legislation) compliant base case. As the Planning Committee will be aware, the new 2021 building regulations were introduced in June 2022 and form the basis of the submitted Energy Statement.
- 10.54. The submitted Energy Statement has been developed using a 'fabric first' approach which includes insulation, suitable glazing to limit solar gain where appropriate, mechanical ventilation and active cooling. The proposed buildings would be served by Air Source Heat Pumps (ASHP) and solar PV panels would be placed on all roofs. Specifications and large scale details of the solar panels would be conditioned to ensure they do not detract from visual amenity.
- 10.55. The scheme would achieve an average overall reduction in carbon emissions by 40.2%.
- 10.56. In light of the above, it is considered that the proposal complies with the requirements of policy RE1 of the Oxford Local Plan 2036, subject to the submission of an addendum to the statement.

i. Air Quality

- 10.57. Policy RE6 of the Oxford Local Plan 2036 requires new development to mitigate its impact on air quality and minimise or reduce exposure to poor air quality.
- 10.58. 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 for exceedances of the annual mean NO₂ air quality objective (AQO). Analysis of DEFRA's Urban background maps and of all pollutant concentrations at monitoring locations in the surrounding area of the application site, show clear compliance with all 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 without mitigation.
- 10.59. As outlined within the sustainable design and construction section above, the proposed development would be all electric, utilising zero emission technologies. Each building would incorporate a significant horizontal PV array on a deck above the rooftop plant and a vertical array on the roof plant enclosure façade. As no combustion sources are proposed during normal operation, no local air quality impacts are anticipated.
- 10.60. The submitted Air Quality Assessment (AQA) states that all proposed fume cupboards would be designed in line with BS EN14175 and as such, any impacts to air quality are considered to be negligible with no mitigation measures required. A condition would however secure that the proposed development is constructed in complete accordance with the submitted AQA.
- 10.61. With regards to proposed parking arrangements, the scheme would provide 25% of all spaces with Electric Vehicle charging points with adequate ducting to be provided

to all spaces to cater for future demand as required by Local Plan policy M4 and such provision would be secured by condition.

- 10.62. The impacts of construction work on dust soiling and ambient fine particulate matter concentrations have been assessed in the AQA, and the risk of dust causing a loss of local amenity and increased exposure to PM10 concentrations has been used to identify appropriate mitigation measures. Measures include the implementation of a Dust Management Plan, undertaking daily site inspections and agreeing monitoring locations with the Local Authority. The proposed mitigation measures would be secured by condition.
- 10.63. The results of the operational phase traffic impact assessment indicate that the impact on NO₂, PM10 and PM2.5 concentrations at all nearby existing sensitive receptors would be negligible and therefore no mitigation is required. A Site Suitability Assessment of NO₂ concentrations at proposed sensitive receptors at the facades of the proposed buildings and along the site boundary has also been completed. The modelled NO₂ concentrations from the dispersion model are below the annual mean AQO for NO₂, and the 1-hour mean NO₂ is not predicted to be exceeded at any proposed sensitive receptor, or at the application site boundary. As such, mitigation measures are not required for the operational phase of the proposed development.
- 10.64. In light of the above, it is considered that the proposed development complies with Local Plan Policy RE6, subject to suggested conditions set out at section 12 below.

j.Noise

- 10.65. Policy RE8 of the Oxford Local Plan 2036 requires new developments to manage noise in order to safeguard or improve amenity, health, and quality of life for local communities.
- 10.66. The application site is situated immediately north of the A4074. The nearest existing noise sensitive receptors have been identified as residential dwellings on Keene Close, situated within Sandford to the south of the A4074. To the north and west of the site is the partially occupied residential development at Newman Place.
- 10.67. The submitted acoustic assessment adequately predicts plant noise levels as being below the existing background noise level at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the proposed buildings. The calculations show that the noise criteria of the proposed plant strategy will meet the Local Authority criteria during the operating period and should not have an adverse impact on the nearest sensitive receivers. Conditions requiring proposed plant noise to fall below existing local background levels and the installation of anti-vibration isolators would be attached to any planning permission to ensure that amenity of occupiers and neighbours is protected.
- 10.68. In light of the above, it is considered that the proposed development complies with Local Plan Policy RE8.

k. Land quality

- 10.69. The Council has a statutory duty to take into account, as a material consideration, the actual or possible presence of contamination on land. As a minimum, following development, land should not be capable of being determined as contaminated land, meaning the contamination poses an unacceptable risk to human health or the environment, under Part 2A of the Environmental Protection Act 1990. In accordance with policy RE9 of the Oxford Local Plan 2036, a Phase 1 Desk Study and contaminated land questionnaire was submitted as part of the application.
- 10.70. Historical mapping indicates that parts of the site and immediate surrounding areas may have been subject to historical contaminative uses and may also include areas of made ground (an area where the pre-existing land surface is raised by artificial deposits) and landfill. These could give rise to potential contamination risks, as acknowledged within the submitted Geotechnical and Geo-environmental Desktop Study report. Due to the low to moderate potential contamination risks identified on site, there is a requirement to conduct a detailed intrusive site investigation to quantify potential contamination risks and determine what remedial works may be required to mitigate any significant risks and render the site suitable for the proposed use.
- 10.71. It is considered that, subject to conditions set out within section 12 below, the proposed development would comply with Local Plan policy RE9.

l. Flood risk and drainage

- 10.72. Local Plan policy RE3 requires applications for development within flood zone 2 to be accompanied by a Flood Risk Assessment (FRA) demonstrating that the proposed development will not increase flood risk on or off site; and safe access and egress in the event of a flood can be provided; and details of the necessary mitigation measures to be implemented have been provided.
- 10.73. As part of the Local Plan preparation, all site allocations were assessed through the sequential test, which informed the permitted uses and quantum of development as appropriate. Therefore, in accordance with paragraph 166 of the NPPF, the applicant need not apply the sequential test again.
- 10.74. As above, the site falls partially within flood zones 2 and 3 with development taking place only within the outer edges of flood zone 2. The majority of the development, including the buildings, is situated at a level significantly above the flood extents, with only the lower car park and service road falling within flood zone 2. A wall is proposed in front of the car park which would be above the modelled flood level, and as such would provide protection from inundation. A flood evacuation plan has been provided to address residual risk, the measures in which must be included and enacted at the suitable point in the development. A flood model and modelling report has been undertaken which concludes that the modelled flood levels differ from those provided by the EA, however the EA has commented that the submitted modelling by Edenvale and Young confirms the site is affected by flood events greater than 0.1% annual exceedance probability, which ties in with the EAs detailed modelling. The EA has recommended a condition specifying finished floor levels,

compensation measures and that there are no modifications to ground levels – please refer to section 12 below.

- 10.75. Local Plan policy RE4 requires all development proposals to manage surface water through Sustainable Drainage Systems (SuDS) or techniques to limit run-off and reduce the existing rate of run-off on previously developed sites. Surface water runoff should be managed as close to its source as possible.
- 10.76. The site falls within the area included in the site wide drainage strategy for the Oxford Science Park devised for the original plans, with an allowance of 145l/s, eventually discharging to the Littlemore Brook. This would be split into two sub catchments within the site discharging at 70 and 75l/s, due to the site layout and levels. A variety of drainage features are proposed to provide attenuation in order to limit outflow to 145l/s, including permeable paving, rain gardens, a detention basin, and storage tanks/oversized pipes. Limited infiltration potential has been identified on the site from infiltration testing, but a number of the drainage features are unlined to facilitate infiltration where viable.
- 10.77. In light of the above, it is considered that the proposed development complies with the requirements of policies RE3 and RE4 of the Oxford Local Plan 2036.

m. Ecology

- 10.78. Local Plan policy G2 states that development that results in a net loss of sites and species of ecological value will not be permitted. On sites where there are species and habitats of importance for biodiversity that do not meet criteria for individual protection, development will only be granted where 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) offsite compensation can be secured via legal obligation. Compensation and mitigation measures must offset the loss and achieve an overall net gain for biodiversity of 5% or more from the existing situation and for major development this should be demonstrated using a biodiversity calculator. Section 98 and Schedule 14 of the Environmental Protection Act 2021 that require biodiversity of 10% is not yet in force and the policy therefore prevails.
- 10.79. The woodland is the primary habitat of interest within the application site and as part of the proposals, the retained woodland would be enhanced. The grassland is largely species poor and the National Vegetation Classification survey confirmed that communities present are of limited ecological interest, characteristic of heavily managed recreational swards. The only notable plant species found, the bee orchid, would be translocated elsewhere within the application site which is welcomed. A Construction Ecological Management Plan would be secured by condition and would include translocation details.
- 10.80. Protected species – reptiles: Natural England's guidance on Reptiles: advice for making planning decisions, is a material consideration to take into account when making planning decisions. The Wildlife and Countryside Act 1981 provides it is an offence to kill or injure slow worm. The Local Planning Authority must have regard, in exercising its functions, to conserve, restore and enhance biodiversity (section 40

Natural Environment and Rural Communities Act 2006). Slow worms are on the Secretary of State’s published list of living organisms (under section 41) that are of principal importance for the purpose of conserving biodiversity. Natural England’s guidance provides that the Local Planning Authority need to consider if the Developer has taken appropriate measures to avoid, mitigate and, as a last resort, compensate for any negative effects on reptiles in their development proposal.

10.81. Low numbers of slow worms were recorded during site surveys (with a peak count of 2 individuals) and as part of the proposals, they would be translocated to a suitable receptor site within the Science Park as agreed with the Council’s ecologist. These measures would be in accordance with the above guidance and legislation and it is considered likely that Natural England would grant a licence in these circumstances.

10.82. In terms of Biodiversity Net Gain (BNG), the proposals would result in a loss of 4.64 habitat units (-17.94%) and a gain of 1.44 hedgerow units (+52.25%) within the application site. The loss in habitat units would be offset by enhancing grassland in four off-site locations within the Science Park (please see figure 10 below). Taking this into account, the project as a whole would deliver an increase of 1.54 habitat units (+5.95%) and would therefore comply with the requirements of policy G2. The proposed net gain would be secured through a section 106 legal agreement.

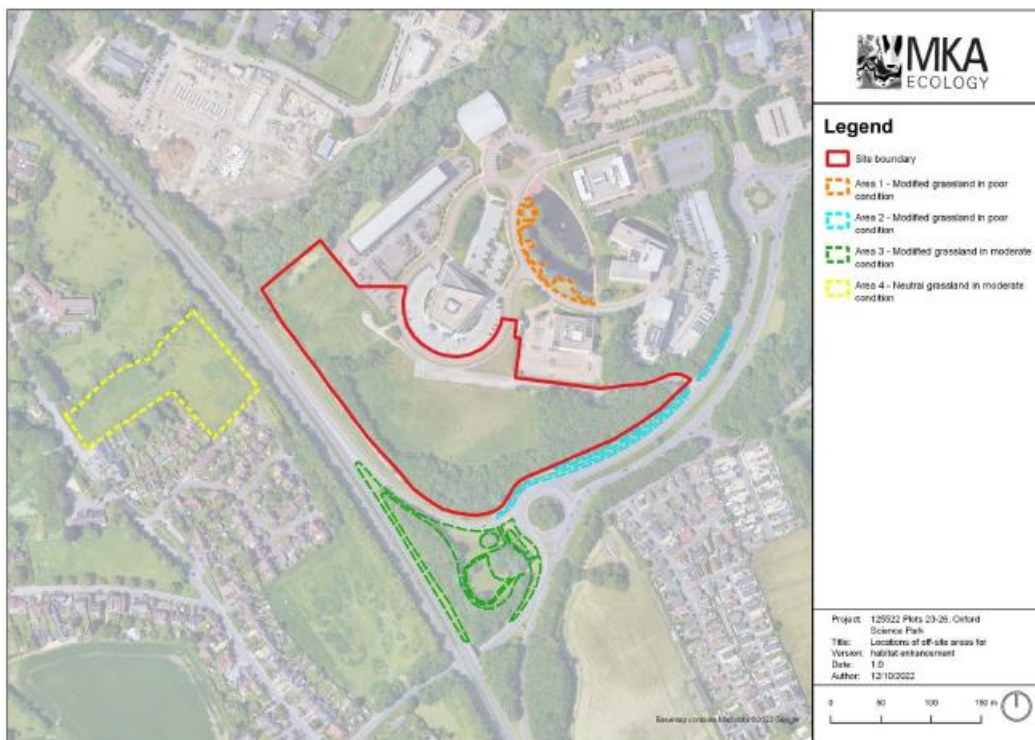


Figure 10: Biodiversity off-setting locations (outlined in orange, green, yellow and blue)

10.83. Given the scale of development and quantity of car parking spaces and associated traffic movements proposed, a project-level Habitats Regulations Assessment (HRA) was carried out to assess the potential impact on the Oxford Meadows Special Area of Conservation (SAC) (known as Port Meadow) through changes in air quality.

- 10.84. It has been demonstrated that the predicted change in traffic flows adjacent to the SAC would be less than 1,000 annual average daily traffic flow (AADT) when taking into account this proposal and the cumulative impact of recently consented and implemented local schemes. Therefore, it is considered that the proposed development would not give rise to likely significant effects on the Oxford Meadows SAC. This is supported by a comment from Natural England submitted in October 2022, which advised Oxford City Council that a likely significant effect can be ruled out.
- 10.85. Taking into account all of the above, it is considered that the proposed development complies with the requirements of Local Plan policy G2.

n. Utilities

- 10.86. Local Plan Policy V8 requires developers to explore existing capacity (and opportunities for extending it) with the appropriate utilities providers.
- 10.87. The submitted Utilities Statement confirms that Thames Water has network capacity to supply the site without 'off-site' reinforcements. To mitigate any future issues or fluctuations on the network which could result in not obtaining a constant flow rate to support the building loads, the project team has designed a storage tank option which serves as a buffer store which would pick up any peak loads during the day allowing the tank to replenish.
- 10.88. Due to the buildings being fully electric, there is no requirement for a natural gas supply to any of the buildings.
- 10.89. Currently, a High Voltage network cable runs across the site which would constrain development, therefore the project team has obtained a quotation from SSE to divert this cable and provide a new primary sub-station on land fronting Grenoble Road, under the ownership of the applicant.
- 10.90. The site telecoms infrastructure would be extended from the existing infrastructure installed throughout TOSP. Each new building would be provided with high speed Ethernet connections for both landlord and tenant use.
- 10.91. The proposal therefore complies with policy V8 of the Oxford Local Plan 2036.

o. Planning obligations

- 10.92. It is considered that the following matters should be secured through a section 106 legal agreement:
- Contribution of £938,312.04 towards bus services serving the Oxford Science Park.
 - Contribution of £499,080 towards active travel improvements.
 - Fee of £2,563 for Travel Plan monitoring.
 - Agreement to remove 200 car parking bays once the Cowley Branch Line Passenger Service is operating at 2 trains per hour.
 - A requirement that tenancy agreements shall include the loss of parking

spaces and that tenants shall be sufficiently notified.

- Biodiversity off-setting to ensure a net gain of 5% is achieved.

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 to provide additional floorspace for research and development purposes would respond appropriately to the site context and Local Plan allocation. The proposal would provide improved transport infrastructure through financial contributions and it is considered that there would be no harm to the highway network as a result of traffic generation. The development would result in a net gain in tree canopy cover through new and retained soft landscaping and a Biodiversity Net Gain of 5% as required by policy.
- 11.5. The proposal would generate additional employment and a boost to the local economy.
- 11.6. The scheme would accord with the Local Plan policies with regards to the natural environment and in turn would help to achieve a healthy community.
- 11.7. In terms of any material considerations which may outweigh these development plan policies, the NPPF has a presumption in favour of sustainable development. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted. Policy S1 of the Oxford Local Plan 2036 repeats this.

- 11.8. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF and policy S1 for the reasons set out within the report. Therefore in such circumstances, planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.
- 11.9. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the NPPF, and relevant policies of the Oxford Local Plan 2016-2036, when considered as a whole, and that there are no material considerations that would outweigh these policies.
- 11.10. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions in section 12 below and 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 and other enabling powers..

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. Subject to other conditions requiring updated or revised documents submitted with the application, 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 S1 of the Oxford Local Plan 2016-2036.

Large scale details – fins

3. Prior to the commencement of above ground works, large scale drawings of the proposed vertical fins including a detailed materials palette and confirmation of the proposed finish shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development in accordance with policy DH1 of the Oxford Local Plan 2036.

Details of generators, sub-stations and water tanks

4. Prior to the commencement of above ground works, detailed plans and elevations of all generator enclosures, sub-stations and water tank enclosures shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development in accordance with policy DH1 of the Oxford Local Plan 2036.

Materials

5. Prior to above ground works, large scale sample panels of the following shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved sample panels which, where feasible, shall remain on site for the duration of the development works:

- a) All new external materials demonstrating the colour and texture;
- b) Fins;
- c) Mechanical plant screening;
- d) All new hard landscaping;
- e) Street furniture; and
- f) Lighting.

Reason: To ensure high quality development and in the interests of the visual appearance in accordance with policies DH1 of the Oxford Local Plan 2016-2036.

Solar panels

6. Prior to installation, large scale drawn details and specifications of the proposed vertical and horizontal solar PV panels shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development in accordance with policy DH1 of the Oxford Local Plan 2036.

Green roofs

7. Prior to installation, specifications of and a maintenance plan for the proposed green roofs shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and maintained thereafter.

Reason: To ensure the longevity of this new green infrastructure in accordance with policy G8 of the Oxford Local Plan 2036.

Lighting strategy

8. Prior to above ground works a comprehensive lighting strategy, including means

to control light spillage and glare from both internal and external light sources, to meet the general standards of BS5489-1:2020, serving the entire scheme shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall also:

- a) Identify those areas/ features that are particularly sensitive for bats and that are likely to cause disturbance in or around breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Only the approved details shall be carried out, and they shall be retained thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development and enhance the safety and amenity of residents in accordance with policies RE7 and DH1 of the Oxford Local Plan 2036 and to comply with the Conservation of Habitats Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Park Mark accreditation

9. Prior to the occupation of the proposed parking areas, an application shall be made to Thames Valley Police for Park Mark accreditation. The development shall not be occupied or used until confirmation of Park Mark accreditation has been received and acknowledged in writing by the Local Planning Authority.

Reason: To ensure the safety and amenity of occupiers and visitors in accordance with policy RE7 of the Oxford Local Plan 2036.

Security of service yard for building 3

10. Prior to first occupation of the development hereby approved, amended plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the service yard for building 3 will be secured against unauthorised vehicle and pedestrian access. The development shall be carried out in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the safety and amenity of occupiers and visitors in accordance with policy RE7 of the Oxford Local Plan 2036.

Phased contaminated land assessment

11. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with relevant British

Standards and the Environment Agency's Land Contamination Risk Management (LCRM) procedures for managing land contamination. Each phase shall be submitted to, and approved in writing by, the local planning authority.

Phase 1 has been completed and approved.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a remediation strategy, validation plan, and/or monitoring plan be submitted to, and approved in writing by, the local planning authority to ensure the site will be suitable for its proposed use.

Reason: To ensure that any ground 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.

Land quality – remedial works

12. The development shall not be occupied until any approved remedial works have been carried out and a full validation report has been submitted to, and approved in writing by, the Local Planning Authority.

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.

Land quality – unexpected contamination

13. Any contamination that is found during the course of construction of the approved development that was not previously identified shall be 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.

Landscape plan

14. The development, hereby approved, shall be carried out in complete accordance with the following plans and documents:

- Landscape general arrangement plan, site-wide (dwg. no. 3241.MA.1000)
- Landscape general arrangement plan, sheet 1 of 5 (dwg. no. 3241.MA.1001 Rev A 12.12.22)
- Landscape general arrangement plan, sheet 2 of 5 (dwg. no. 3241.MA.1002)
- Landscape general arrangement plan, sheet 3 of 5 (dwg. no. 3241.MA.1003 Rev. A 12.12.22)
- Landscape general arrangement plan, sheet 4 of 5 (dwg. no. 3241.MA.1004)
- Landscape general arrangement plan, sheet 5 of 5 (dwg. no. 3241.MA.1005)
- Landscape Detail Areas – B1 & B2 Amenity Space (dwg. no. 3241.MA.1006)
- Landscape Detail Areas – B2 & B3 Entrance Plaza (dwg. no. 3241.MA.1008)
- Landscape Detail Areas – Southern Boundary Trees (dwg. no. 3241.MA.1009)
- Landscape Elevation - Southern Boundary Trees (dwg. no. 3241.MA.4002)

- Landscape Plan (dwg. No. 3241.MA.1010)
- Planting Plan, site-wide (dwg. no. 3241.MA.2000)
- Planting Plan, sheet 1 of 5 (dwg. no. 3241.MA.2001)
- Planting Plan, sheet 2 of 5 (dwg. no. 3241.MA.2002)
- Planting Plan, sheet 3 of 5 (dwg. no. 3241.MA.2003)
- Planting Plan, sheet 4 of 5 (dwg. no. 3241.MA.2004)
- Planting Plan, sheet 5 of 5 (dwg. no. 3241.MA.2005)
- Plant Schedule (dwg. no. 3241.MA.2006)

Reason: In the interests of visual amenity in accordance policy G8 of the Oxford Local Plan 2036.

Landscape plan – implementation

15. 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 DH1 and G8 of the Oxford Local Plan 2036.

Landscape proposals – reinstatement

16. 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 2036.

Landscape management plan

17. 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 amenity and the appearance of the area in accordance with policy RE7 of the Oxford Local Plan 2036.

Landscape surface design – tree roots

18. No hard landscape works shall be carried out until details of the design of all new hard surfaces and a method statement for their construction shall first have been submitted to, and approved in writing by, the Local Planning Authority and the hard surfaces shall be constructed in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority. The details shall take into account the need to avoid any excavation within the Root Protection Area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which require hard surfaces to be constructed on top of existing soil levels in accordance with the current British Standard 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations".

Reason: To avoid damage to the roots of retained trees in accordance with policy G7 of the Oxford Local Plan 2036.

Arboricultural Monitoring Programme (AMP)

19. Prior to the commencement of development, details of an Arboricultural Monitoring Plan (AMP) shall be 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 Local Planning Authority at scheduled intervals in accordance with the approved AMP. The AMP shall be implemented as approved unless otherwise first 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 2036.

Underground services – tree roots

20. Prior to the commencement of development, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority. The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas of retained trees as defined in the current British Standard 5837 “Trees in Relation to Design, Demolition and Construction - Recommendations”. Works shall only be carried out in accordance with the approved 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 2036.

Tree Protection Plan and Arboricultural Method Statement

21. The development, hereby approved, shall be carried out in complete accordance with the submitted Arboricultural Method Statement incl. Tree Protection Plan (Ligna Consultancy, Ref. P2486-AMS01 V1, 24.08.2022).

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

Dust mitigation measures

22. Prior to the commencement of development a Construction Environmental Management Plan (CEMP), including the complete list of site specific dust mitigation measures and recommendations that are identified on Table 16 (pages 35-37) of the submitted Air Quality Assessment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details unless otherwise agreed 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 Policy RE6 of the Oxford Local Plan 2036.

EV Charging

23. Prior to installation, details of the Electric Vehicle charging infrastructure that is proposed to be installed on-site shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include the following:
- Location of EV charging points
 - Charging points to cover at least 25% of the total parking provision

- Appropriate cable provision to prepare for increased demand in future years.

The electric vehicle infrastructure shall be formed, and laid out in accordance with approved details before the development is first occupied and shall remain in place thereafter.

Reason: To contribute to improving local air quality in accordance with policies M4 and RE6 of the Oxford Local Plan 2036.

Fume cupboards and extract flues

24. Prior to the installation of the fume cupboards and extract flues, written confirmation 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 shall be submitted to and approved in writing by the Local Planning Authority. 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. Only the approved fume cupboards and extract flues shall be installed and they shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

Noise emission

25. The rating level of the noise emitted from the proposed installation of mechanical plant 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".

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

Anti-vibration isolators

26. Prior to first occupation, the proposed plant installation and ducting 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 and neighbours of the development site is not adversely affected by noise in accordance with policies RE7 and RE8 of the Oxford Local Plan 2036.

Foul water

27. The development shall not be occupied until confirmation has been provided to the Local Planning Authority in writing that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority 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: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

Construction within 5m of strategic water main

28. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset/ align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

Water network capacity

29. No development shall be occupied until confirmation has been provided in writing to the Local Planning Authority 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 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 anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

BREEAM

30. Prior to first occupation of the development hereby approved, the full BREEAM assessment, confirming the achievement of a level of Excellent shall be provided to and confirmed in writing by the Local Planning Authority.

Reason: To ensure the development incorporates sustainable construction and operational measures in compliance with policy RE1 of the Oxford Local Plan 2036.

Energy Statement

31. The development hereby approved shall be carried out in complete accordance with the approved Energy Statement (Hoare Lea, Sustainability Energy Strategy Revision 01, 25th August 2022).

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.

Travel Plan

32. Prior to first occupation a Full Travel Plan should be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To promote sustainable modes of transport in accordance with policy M1 of the Oxford Local Plan 2036.

Cycle parking

33. Prior to the commencement of above ground works, 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 of the Oxford Local Plan 2036.

Construction Traffic Management Plan

34. 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. The CTMP shall identify;
- The CTMP must be appropriately titled, include the site and planning permission reference 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 the 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.

The CTMP shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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 M2 of the Oxford Local Plan 2036.

Swept path analysis

35. Prior to the commencement of development, a swept path analysis shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that all vehicles expected to use the site can safely and easily enter and manoeuvre within the development. The development shall be carried out in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with policy M2 of the Oxford Local Plan 2036.

Construction Ecological Management Plan

36. Prior to the commencement of development (including ground works and vegetation clearance) a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - 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.
 - h) Use of protective fences, exclusion barriers and warning signs where required.

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: The prevention of harm to species and habitats within and outside the site during construction in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

Reptile Mitigation Strategy

37. The development hereby approved shall be implemented strictly in accordance with the approved Reptile Mitigation Strategy, Version 1.0, MKA Ecology 7th September 2022.

Reason: To comply with the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended).

Landscape and Ecology Management Plan

38. Prior to the commencement of development, a revised Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- Details of maintenance regimes relating to the long-term management of the trees overhanging the balancing pond to enable the emergent and marginal vegetation to thrive.
- Details of the proposed native species of plants used to create new habitat on the North Western bank of the balancing pond.
- Details of the proposed native species which will be planted in the area between the South bank of the pond and the proposed development.
- Details of long-term management responsibilities and when management will be carried out.

Reason: To comply with the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats Regulations 2017 (as amended) and enhance biodiversity in Oxford City in accordance with paragraphs 174 and 180 of the NPPF.

Habitat creation – balancing pond

39. Prior to the commencement of above ground works, a scheme for the provision and management of additional habitat creation within and next to the balancing pond shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved scheme. The scheme shall include the following:
- Additional survey information for the sloping bank on the North West side of the pond to determine below water level contours, the potential presence of a marginal shelf in relation to the original SUDs design, and water depths.
 - Plans showing the location and extent of proposed marginal and emergent vegetation; all plants shall be locally native species of UK genetic provenance.
 - Details of initial tree works that may be required to reduce shading which will enable the planting to establish and thrive long-term.
 - Details of proposed planting in the area between the South bank of the pond and the proposed development.

Reason: To ensure that the proposed development does not affect the ecological value of the waterbody in accordance with paragraph 180 of the NPPF.

Flood Risk Assessment and Drainage Strategy

40. The development hereby approved shall be carried out in complete accordance with the following submitted documents unless otherwise approved in writing by the Local Planning Authority:
- Flood Risk Assessment and Drainage Strategy (Campbell Reith, November 2022, P2)
 - Flood Risk Assessment Addendum Note (Campbell Reith, 19th December 2022)
 - Site wide surface water drainage strategy Technical Note (Campbell Reith, 10th January 2023)

- Flood Risk Management and Evacuation Plan (Campbell Reith, November 2022)
- Proposed drainage layout, sheet 1 of 4 (dwg. no. 5050, Rev. P5)
- Proposed drainage layout, sheet 2 of 4 (dwg. no. 5051, Rev. P5)
- Proposed drainage layout, sheet 3 of 4 (dwg. no. 5052, Rev. P5)
- Proposed drainage layout, sheet 4 of 4 (dwg. no. 5053, Rev. P5)
- All relevant Hydraulic calculations produces via Microdrainage 14.11.2022 File Stage 3+ SW Network 1.MDX and File Stage 3+ SW Network 2.MDX

Reason: To ensure the that the development does not lead to an increased flood risk within the site or surrounding area in accordance with policy RE3 of the Oxford Local Plan 2036 and to ensure that the development is drained sustainably in accordance with policy RE4 of the Oxford Local Plan 2036.

Flood Risk – EA

41. The development shall be carried out in accordance with the submitted flood risk assessment Ref: Plots 23-26, The Oxford Science Park Flood Risk Assessment and Campbell Reith, November 2022, P2 and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 58.31 metres Above Ordnance Datum (mAOD)
- Where the development displaces flood water, compensatory storage shall be provided. Details of this compensation need to be identified and agreed so that it will mitigate any displaced flood water as reference in the FRA
- There should be no modification of ground levels that would affect flood risk except where flood compensation has been agreed

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure that the risk of flooding on and off-site is reduced and to maintain the safety of future occupiers is preserved by ensuring that compensatory storage of flood water is provided in accordance with paragraph 167 of the NPPF and Policy RE3 of the Oxford Local Plan 2036.

SuDS

42. 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: to ensure that the development is drained sustainably in accordance with policy RE4 of the Oxford Local Plan 2036.

INFORMATIVES

1. This development is liable for CIL.
2. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

13. APPENDICES

- **Appendix 1** – Site location plan
- **Appendix 2** – ODRP report

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.