

Application number:	22/00679/FUL		
Decision due by	29th June 2022		
Extension of time	N/A		
Proposal	Proposed Engineering Building (F1 Class) including landscape, services, cycle parking and associated works		
Site address	Headington Hill Campus Oxford Brookes University, Headington Hill, – see Appendix 1 for site plan		
Ward	Headington Hill And Northway Ward		
Case officer	Michael Kemp		
Agent:	Mr Chris Pattison	Applicant:	Oxford Brookes University
Reason at Committee	The proposals are 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.

1.1.2. **Agree to delegate authority** to the Head of Planning Services to:

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

2. EXECUTIVE SUMMARY

2.1. This report considers the erection of a two storey teaching and workshop building consisting of 2247sqm of floor space (GIA) which would be used by Oxford Brookes University, specifically their School of Engineering. The building would be sited in the north east corner of the Oxford Brookes Headington Hill Campus on an area of the site currently used as a staff and visitor car park.

2.2. The development would align with Site Policy SP17 of the Oxford Local Plan relating to the Headington Hill Campus as the proposals would provide a new academic and teaching facility, whilst also according with Policy E2 which allows for the intensification and redevelopment of academic floor space at Oxford

Brookes Headington Hill Campus. As the proposals would involve the replacement of academic space located elsewhere on the Oxford Brookes estate it is unlikely that the development would directly facilitate an increase in student numbers. In any event the number of students living in non-university accommodation does not exceed 4000 students, therefore it is considered that there would be no conflict with Policy H9 of the Oxford Local Plan.

- 2.3. The proposals would result in the loss of 112 car parking spaces, Policy M3 of the Oxford Local Plan promotes a reduction in parking on non-residential sites where there is good accessibility to existing facilities. The site is in a very sustainable location in relation to public transport access and is considered to be very accessible by walking and cycling. The reduction in parking spaces would contribute to an overall reduction in vehicle movements, which would be beneficial in terms of the local road network, whilst the presence of a CPZ within the surrounding area limits potential for overspill parking in the surrounding streets. The plans also include a policy compliant level of cycle parking. The proposals are considered to be acceptable in transport sustainability terms and comply with Policies M1, M2, M3 and M5 of the Oxford Local Plan.
- 2.4. The proposed building would be of a high design standard, which would mitigate the impact of the development, when experienced within the context of the surrounding area and as experienced in the context of the Headington Hill Conservation Area and the Grade II* listed Headington Hill Hall. The siting of the building and its additional presence as experienced within the setting of these designated heritage assets would result in a low level of less than substantial harm to both the Conservation Area and Listed Building. When considered under the balancing exercise required under Paragraph 202 of the NPPF, this harm would be demonstrably outweighed by the public benefits of the development, particularly the provision of new academic accommodation and the sustainability benefits arising from the removal of a high number of parking spaces on the site.
- 2.5. From an amenity and environmental perspective it is considered that the development would not have any demonstrable adverse impacts when considered against all relevant policies contained within the Development Plan, Headington Neighbourhood Plan and NPPF.

3. LEGAL AGREEMENT

- 3.1. This application is not subject of a legal agreement.

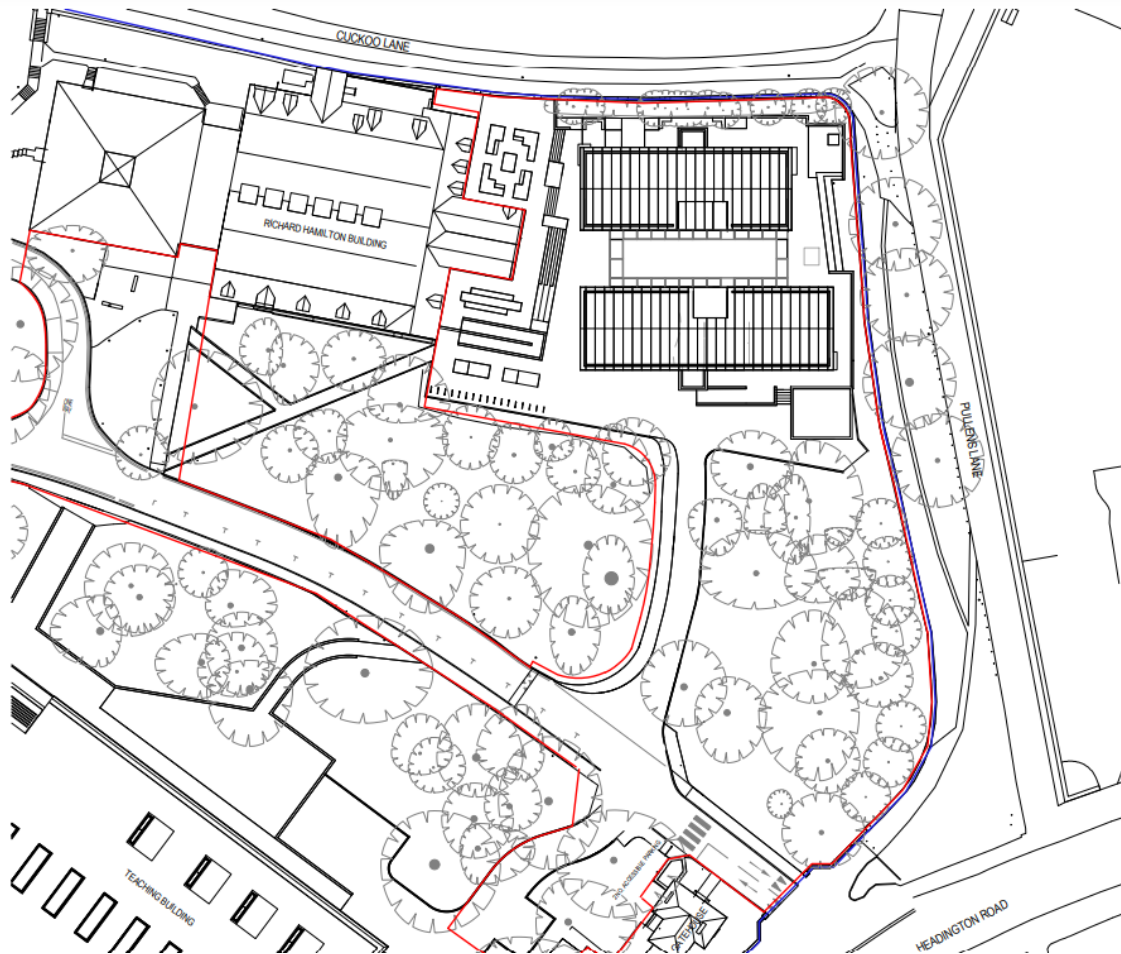
4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 4.1. The proposal is liable for a CIL contribution of £66,780.84

5. SITE AND SURROUNDINGS

- 5.1. The site is located in the Headington Hill Conservation Area and falls within the wider setting of the Grade II* listed Headington Hall. This part of the Brookes Campus consists of a range of buildings falling under academic uses associated with the University, as well as student accommodation uses to the west and north west at the Clive Booth Student Village.

- 5.2. The application site itself comprises an area of hard surfaced car parking, soft landscaping and an access road. The site is adjacent to the Richard Hamilton Building, a two storey vernacular stone building which is used as a teaching building by Oxford Brookes. The site area contains a large number of mature trees, particularly to the south of the site of the proposed building. There are also trees located along the eastern boundary with Pullens Lane and northern boundary with Cuckoo Lane. Vehicular access to the site is from London Road adjacent to the gatehouse building at the front of the Headington Hill Campus.
- 5.3. The site is enclosed by a high stone boundary wall to the east which separates the site from Pullens Lane. Beyond Pullens Lane to the east is the grounds of Headington School. Beyond the site to the north is Cuckoo Lane, a pedestrian path leading from Pullens Lane to Clive Booth Hall and Marston Road. The land beyond Cuckoo Lane is used as allotments.
- 5.4. The site lies to the north of the former Helena Kennedy Centre. Approval was granted in August 2018 for the demolition of the Helena Kennedy Centre and its replacement with a new two storey building, to be used by Oxford Brookes for academic/teaching purposes. The former Helena Kennedy Centre has since been demolished, although work has yet to commence on the replacement building and are subject of a current planning application relating to revisions to the approved plans (21/03622/VAR refers).
- 5.5. The site block plan is included below:



6. PROPOSAL

6.1. The application proposes the erection of a two storey teaching and workshop building measuring 2247sqm in GIA which would be used by Oxford Brookes University, specifically their School of Engineering. The building would be sited in the north east corner of the Oxford Brookes Headington Hill Campus on an area of the site used as a staff and visitor car park. The building would be sited between the two storey Richard Hamilton Building and the eastern boundary wall of the site which adjoins Pullens Lane.

6.2. The building would be split into three blocks, comprising two pitched roof gable ended workshop buildings linked by a flat roofed two storey central bay. The external elevations would be clad in green coloured copper, punctuated by prominent sections of glazing. The main entrance to the building would be sited on the west elevation of the building facing the Richard Hamilton building. The building would measure 11 metres in height to the ridge of the pitched elements of the building, whilst the building would measure 7.2 metres to the eaves. The largest of the three adjoining blocks would measure 11.7 metres in length.

6.3. Surrounding spaces would be landscaped, with a mix of new hard and soft landscaping including the planting of additional trees. All of the existing parking on this part of the site would be removed. Access would be retained between this

part of the site and the existing link road through the Headington Hill Campus, though this would be primarily for pedestrians, and occasional service vehicle access.

7. RELEVANT PLANNING HISTORY

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

63/13463/A_H - Erection of building for office and storage accommodation. Permitted 11th June 1963.

64/13463/A_H - Erection of building for offices and storage accommodation. Permitted 14th July 1964.

67/19523/A_H - Extension to existing warehouse to provide additional office accommodation on ground floor with store over. For Pergamon Press. Permitted 28th November 1967.

68/20342/A_H - Change of use from warehouse into office accommodation. For Pergamon Press.. Permitted 25th June 1968.

68/20396/A_H - Conversion of part of warehouse into multi-purpose flat and staff canteen. Permitted 9th July 1968.

68/20460/A_H - Conversion of part of warehouse into office accommodation and computer room. For Pergamon Press. Permitted 23rd July 1968.

73/00397/A_H - Extension to provide new reception and toilet facilities. For Pergamon Press.. Permitted 18th May 1973.

85/00538/NFH - Extension of existing office accommodation into two pavilion blocks. Permitted 8th November 1989.

90/00078/NFH - Roof modifications to approval NFH/0538/85 (extension of office accommodation into two pavilion blocks). Minor alterations to elevation (amended plans). Permitted 30th October 1990.

92/00540/NFZ - Change of use from residential and business use to use for educational purposes by Oxford Brookes University HEC. Permitted 20th April 1993.

94/00360/LH - Conservation Area consent for demolition of existing timber clad extensions. For Pergamon Press. Permitted 28th September 1994.

94/00361/NFH - Construction of new entrance canopy and extensions. Insertion of new external doors into existing window openings(Amended Plans). For Pergamon Press. Permitted 28th September 1994.

18/00872/FUL - Demolition of existing Helena Kennedy building, and erection of

replacement academic building for the Faculty of Technology, Design, and Environment (amended plans). Permitted 24th August 2018.

20/01986/FUL - Temporary retention of half of the Willow Building for a period of 5 years. Permitted 29th January 2021.

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Headington Neighbourhood Plan:
Design	126-136	DH1 - High quality design and placemaking DH7 - External servicing features and stores	CIP1 - Development respect existing local character CIP3 - Innovative design
Conservation/ Heritage	189-208	DH2 - Views and building heights DH3 - Designated heritage assets DH4 - Archaeological remains DH5 - Local Heritage Assets	GSP4 - Protection of the setting of the site CIP2 - Protecting locally important views CIP4 - Protecting important assets
Natural environment	174-182	G2 - Protection of biodiversity geo-diversity G7 - Protection of existing Green Infrastructure	GSP3- Conserving and enhancing biodiversity
Transport	104- 113	M1 - Prioritising walking, cycling and public transport M2 - Assessing and managing development M3 - Motor vehicle parking M4 - Provision of electric	TRP1 - Parking at major employment sites TRP3 - Travel plans TRP5 - Promotion of cycling

		charging points M5 - Bicycle Parking	
Environmental	119-125; 152-169; 174-188	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	
Miscellaneous	7-12	S1 - Sustainable development E2 - Teaching and Research SP17 - Headington Hill Hall and Clive Booth Student Village	

9. CONSULTATION RESPONSES

9.1. Site notices were displayed around the application site on 6th April 2022 and an advertisement was published in The Oxford Times newspaper on 7th April 2022.

Statutory and non-statutory consultees

Oxfordshire County Council

Highways Authority

9.2. The County Council has raised no objection to the development on highway safety grounds subject to conditions securing cycle parking, a delivery and

servicing management plan, Construction Traffic Management Plan and an update to the Oxford Brookes Travel Plan.

- 9.3. The proposed building replaces the existing on-site car park which results in a reduction of 112 car parking bays. This will in turn reduce traffic in the area and improve safety for pedestrians and cyclists which is naturally welcomed by the Local Highway Authority. 2 disabled spaces will be retained on site and located near the gatehouse.
- 9.4. Due to the sustainability of the area and the availability of transport options to the site, the reduction in car parking is considered appropriate. The Transport Statement states annual permits are still available, but it is not clear where these vehicles would be able to park.
- 9.5. The proposal will result in an additional 211 students and 8 staff members, however, the applicant has stated that this is a minimum. The Oxford Local Plan 2036 states that for this number a minimum of 108 cycle spaces should be provided. The Local Highways Authority have advised that this should be secured by planning condition.
- 9.6. Mitigating measures will need to be identified within the travel plan action plan to reduce car use and avoid cars being displaced onto neighbouring streets. EV charging for bicycles and cycle parking should be provided as part of the new build. The current travel plan is dated 2016 – 2018 and so an update is required. The current OBU Travel Plan should be updated to consider the new building and the relocation of staff and students from the Wheatley site. This should be produced prior to first occupation.

Lead Local Flood Authority

- 9.7. No objection, subject to the submission of a surface water drainage plan prior to the commencement of development, details to be secured by condition.

Thames Water Utilities Limited

- 9.8. No objection.

Natural England

- 9.9. No objection.

Public representations

- 9.10. No public comments have been received in relation to this application.

10. PLANNING MATERIAL CONSIDERATIONS

- 10.1. Officers consider the determining issues to be:
- Principle of development
 - Design and heritage impacts

- Neighbouring amenity
- Transport/Highways
- Energy/Sustainability
- Trees
- Flooding
- Ecology
- Land quality
- Air quality

Principle of development

10.2. The site subject of this application falls within the Headington Hill Hall Campus which forms part of a site allocation in the Oxford Local Plan (Policy SP17). Policy SP17 states that planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and residential development at Headington Hill Hall and Clive Booth Student Village.

10.3. Regarding academic uses, Policy SP17 states that the site would only be suitable for academic institutional uses provided that the requirements of Policy H9 are met. This is also in line with the requirements of Policy E2 of the Oxford Local Plan; the general guiding policy relating to the delivery of new academic and teaching spaces. Policy E2 promotes development which will support the growth of Oxford Brookes University through the redevelopment and intensification of academic and administrative floor space on their existing sites at Headington Hill and Gypsy Lane.

10.4. Accounting for the provisions of Policies E2 and SP17, development which would provide additional academic space on the Headington Hill Campus can be accepted in principle, subject to compliance with Policy H9 of the Oxford Local Plan.

10.5. Policy H9 links the delivery of new academic university facilities to the delivery of university provided residential accommodation in order to prevent unrestricted growth in academic space and consequently student numbers. If growth in student numbers is not matched through the delivery of purpose built accommodation further pressure is placed on the local housing market.

10.6. Specifically for Oxford Brookes University planning permission will only be granted for new/redeveloped or refurbished academic or administrative accommodation for Oxford Brookes University where it can be demonstrated that:

- *The new accommodation would not generate or facilitate any increase in student numbers; or;*

- *The number of their full-time taught course students living in Oxford in non-university- provided accommodation does not exceed 4,000 at the time of the application. This threshold will be increased to 4,500 if:*
 - i) *On 01 April 2023 a scheme delivering a net increase of at least 500 student bedrooms has not been developed at Clive Booth Student Village (Site SP17); and/or Oxford Brookes is able to demonstrate that they are unable to secure additional nomination rights to meet the threshold. This threshold would return to 4,000 once the additional 500 student bedrooms are delivered and/or secured.*
 - ii) *On 01 April 2030 Oxford Brookes is able to demonstrate that they are unable to meet the threshold because they are unable to secure new nomination rights to replace expiring nomination rights.*

10.7. The existing Oxford Brookes School of Engineering, Computing and Mathematics is currently housed at the Wheatley Campus and is being vacated ahead of potential redevelopment to provide 500 homes for which planning permission exists. Furthermore the site is allocated in the South Oxfordshire Local Plan for housing. The redevelopment of the Wheatley Campus is part of a wider strategy by Oxford Brookes to reduce academic floorspace across the various campus sites. The provision of the engineering building should therefore be viewed in the context of the wider strategy of consolidating and reducing academic floor space across the university estate. In this context the provision of the new engineering building would not equate to a net gain in academic floor space, as it is replacing academic space that would be removed elsewhere and would not therefore generate an increase in student numbers. In any event the number of full time taught course students at Brookes living in non-university accommodation falls significantly below the threshold of 4000 specified in Policy H9 of the Oxford Local Plan.

10.8. In summary the development would align with Site Policy SP17 of the Oxford Local Plan relating to the Headington Hill Campus as the proposals would provide a new academic and teaching facility, whilst also aligning with Policy E2 which allows for the intensification and redevelopment of academic floor space at Oxford Brookes Headington Hill Campus. As the proposals would involve the replacement of academic space located elsewhere on the Oxford Brookes estate it is unlikely that the development would directly facilitate an increase in student numbers and in any event the number of students living in non-university accommodation does not exceed 4000 students, so it is considered that there would be no conflict with Policy H9 of the Local Plan.

Design and Heritage Impacts

10.9. The application site is located within the Headington Hill Conservation Area. Policy DH3 of the Oxford Local Plan specifies that planning permission will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding positively to the significance, character and distinctiveness of the heritage asset and locality. For all planning decisions for planning permission affecting the significance of designated heritage assets (including Listed Buildings and Conservation Areas), great weight will be given to the conservation of that asset and to the setting of

the asset where it contributes to that significance or appreciation of that significance).

- 10.10. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 10.11. For development within or affecting the setting of Conservation Areas, the NPPF requires special attention to be paid towards the preservation or enhancement of the Conservation Area's architectural or historic significance. Paragraph 199 of the NPPF requires that: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 10.12. The application site falls within the wider setting of the Grade II* listed Headington Hill Hall as the site forms part of the wider grounds associated with the hall. The site is also within the setting of the Grade II listed Headington Hill Hall Lodge House, which is adjacent to the main entrance into the campus from London Road.
- 10.13. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 10.14. It should be noted that paragraph 206 of the NPPF states that Local Authorities should look for opportunities for new development in Conservation Areas. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 207 of the NPPF adds that not all elements of the Conservation Area will necessarily contribute to its significance, which is applicable in the case of the application site given the nature of the existing buildings and general condition of the site.
- 10.15. In design terms, 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. The design of all development should respond appropriately to the site character and context and shall be informed by a contextual analysis and understanding of the setting of the site. Policy CIP1 of the Headington Neighbourhood Plan, outlines that new development respond to and enhance the distinctive local character of Headington; whilst Policy CIP3 supports development of an innovative and/or a contemporary design; whilst Policy CIP2 requires that development should protect important views within Headington itself, and out of the Headington Neighbourhood Plan Area.

Paragraph 129 of the NPPF also requires that all developments are considered in line with the National Design Guide and Model Code.

- 10.16. The design approach has been led by the sensitivities of the site, in particular the historic boundary wall, Richard Hamilton Building, level changes and parkland setting. The result is a considered design that is bold and distinct, and is deemed to have a predominantly positive impact on the site and its context.
- 10.17. The historic wall is shown to have had a vital role in the design development, demonstrating a strong response to the site and its context. The wall has been considered with respect to the position of the building mass, and care has been given to the spaces created between the building to ensure these foster strong place making and likely to be well used.
- 10.18. In accordance with The National Design Guide the proposals 'enhance the positive characteristics of the site and improves negative ones'. Pullens Lanes is a narrow walk way characterised by the historic boundary wall of the site and the large mature trees, which during spring and summer months provide a canopy for the path. Therefore as a result of the tree canopy and high wall, the path already has a sense of enclosure which the addition of a large building will augment. However to avoid this being a negative, the building is positioned at an appropriate distance from the historic boundary wall and the façade incorporates large windows and lighting that will provide an active frontage to Pullens Lane and Cuckoo Lane, currently lacking, therefore improving the safety of those using these routes.
- 10.19. The massing of the proposed building is broken up into three distinct parts – two main gabled forms with a lightweight link. This gives the building a legible hierarchy and enables the proportions of the form, particularly the pitch and scale of the roof, to clearly reference the historic stable building. The architecture has been led by the building's relationship to the historic boundary wall. The scheme has successfully taken a constraint and used this as an opportunity to produce a high quality design that 'celebrates' the historic wall. The building has been set back from the wall, this has the dual benefit of minimising the visual impact of the proposals and creates 'in-between' spaces between the building and wall that are attractive and useable and provide new ways for the wall to be enjoyed and appreciated. The building has been sunken into the ground which further helps reduce its visible mass and impact which is a positive design move.
- 10.20. The proposed cladding design has been thoughtfully considered and will enable the building to sit comfortably within its setting. Patinated copper is proposed for the façade, which is not a material already common to the site such as brick, timber or stone. However, the green hue and perforations of the copper respond very successfully to the mature trees of the parkland setting and the dappled light experienced on Pullens Lane. The decision to use a continuous material for the building envelope is considered very positive as this has the effect of producing a bold, yet simple design that is able to retain a level of quietude within this sensitive setting.
- 10.21. The fenestration has been thoughtfully considered to optimise the relationship between the interior and exterior of the building. Projecting windows add interest

to the façade and breakdown the massing. The large corner window provides the opportunity for the university to show case the activity of the building which will also provide an active frontage to Pullens Lane and passive surveillance.

- 10.22. In accordance with Policy M1, the proposals prioritise and enhance the experience for pedestrians. New pedestrian routes across the Campus have been incorporated within the landscape design. The proposals would improve the existing cycling and pedestrian of Pullens Lane and Cuckoo Lane through active frontages and passive surveillance.
- 10.23. The positioning of the building has been carefully considered to ensure the spaces created around the building are purposeful and useable. These 'in-between spaces' have a distinct character that celebrate the parkland setting and historic garden wall. The topography of the site has been utilised to create stepped seating which is considered a positive approach to a site 'constraint'. The proposed scheme of the public realm around the building is considered to be a high quality design that will complement the architecture while creating attractive outside amenity space while improving ecological activity and biodiversity.
- 10.24. In summary it is considered that the design would be of a high standard, one which is consistent with Policy DH1 of the Oxford Local Plan; Policies CIP1, CIP2 and CIP3 of the Headington Neighbourhood Plan; as well as the National Design Guide and Model Code.
- 10.25. In terms of the impact of the development on the surrounding heritage assets, officers consider that there will be a low level of less than substantial harm caused to the setting of the former stables block which forms part of the historical setting of the Grade II* listed Headington Hall. This is due to the obvious visibility that the new building will have adjacent to the stone walls that form the boundary to the original estate. The design of the building, its form and the use of materials would not disguise its presence but would enable it to relate visually to its surrounding parkland landscape of trees. Tree canopies would mitigate some of this less than substantial harm reducing it to a very low level.
- 10.26. The siting of the building and its visual presence would have a similar impact on the character and appearance of Pullens Lane. There would also be an impact, albeit to a lesser degree on the character and appearance of Cuckoo lane. The impact here would be less so, mainly because the visibility of a sense of activity around the Richard Hamilton Building already disrupts views and the proposed building would be set back from the Richard Hamilton Building where it has most visible presence in views looking eastward (views up the lane and from the allotments) which is dominated by the boundary wall at this point.
- 10.27. The relationship of the building to the wall, which would be set back and the use of materials for the building's facades, as well as the very simple, barn-like form of the building would reduce the impact of the building on the character and appearance of the Headington Hill Conservation Area within the context of views from Pullens Lane and Cuckoo Lane resulting in no perceptible harm to the character of Pullens Lane and therefore the Headington Hill Conservation Area in the context of both key views.

- 10.28. The opening up of a new gateway (historically there was a gated access to the stables), in the boundary wall would not, subject to the careful design of gates, result in harm to the wall. The wall has been subject to changes in openings throughout its existence and would retain the sense of enclosure that it gives to the parkland of Headington Hill Hall. The new gateway would therefore not result in harm to either the setting of the Listed Building or to the character or appearance of the conservation area.
- 10.29. Overall, officers conclude that the siting of the building and its visual presence within the setting of the Grade II* listed Headington Hall would result in a very low level of less than substantial harm to the setting of the Conservation Area and the Grade II* listed building.
- 10.30. Decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise (of weighing harm against other planning considerations). A finding of harm gives rise to a strong presumption against planning permission being granted, however, it can be outweighed by material considerations powerful enough to do so. In the context of Paragraph 202 of the NPPF, where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal. In terms of the public benefits of the development, the proposed building would provide a new purpose built facility for the Oxford Brookes Technology, Design and Engineering Faculty, housing new workshops and lab spaces. This would be of a significant benefit to the university as the development would provide further high quality academic accommodation consisting of workshops, teaching and lab space and form part of a wider strategy to relocate existing academic space from the Wheatley Campus to Headington Hill. The provision of high quality, additional purpose built academic space on the site has economic benefits given the interlinked research advantages, which would benefit local and national employers and organisations. The proposed building is well-designed and would represent an effective use of brownfield land within the campus which is currently used for car parking. This would be consistent with the aims of Policy RE2 of the Oxford Local Plan. The reduction in parking on site, equating to 112 spaces would deliver wider sustainability benefits in terms of encouraging a modal shift away from private car use, thereby reducing congesting and enhancing local air quality. It is considered that the public benefits of the development would outweigh the identified low level of less than substantial harm arising from the addition of the building in accordance with the NPPF and policy DH3 of the Oxford Local Plan and Policy CIP4 of the Headington Neighbourhood Plan.

Archaeology

- 10.31. The site is also of archaeological interest because it is located in the vicinity of the poorly understood Parliamentary siege encampment on the top of Headington Hill and in an area on the crest of the hill which has potential for Iron Age, Roman and early Saxon rural settlement activity. An archaeological watching brief and geotechnical work have been prepared, which given archaeological potential on the site, it is considered appropriate that this is supplemented by a programme of archaeological work in accordance with a

written scheme of investigation (WSI) which would be secured by planning condition. Subject to the preparation of an acceptable WSI, it is considered that there would be no conflict with Policy DH4 of the Oxford Local Plan.

10.32. In conclusion, great weight has been given to the heritage asset's conservation and it is considered that the development would accord with Policy DH3 of the Oxford Local Plan and Policy CIP4 of the Headington Neighbourhood Plan; NPPF 199 and 202 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Impact on neighbouring amenity

10.33. 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. Policy RE7 of the Oxford Local Plan also requires that applications for development protect the amenity of neighbouring uses, this is applicable to non-residential as well as residential uses.

10.34. The nearest residential dwelling is located to the north of the site (No.1 Pullens Lane). This property has been subject of two proposed planning applications for redevelopment for use as a care home and for residential redevelopment to provide three dwellings, though both applications were refused. Though there are a number of windows at first floor level proposed in the north elevation of the proposed engineering building, however the building would be sited over 50 metres from the boundary with No.1 Pullens Lane. This is a substantial distance and it is considered that the proposed building would not result in an unacceptable loss of privacy for occupiers of this property. Likewise due to the separation distance between the proposed building and this adjoining property, officers consider that the development would not have an overbearing impact in terms of its scale and siting and would not result in overshadowing or loss of light which would otherwise impact on the amenity of the occupiers of this property.

10.35. Headington School is located on the opposite side of Pullens Lane to the east of application site. A number of windows are proposed at first floor along the east elevation of the building; these windows face an area of the school grounds, though this is understood to be an area of the school grounds that is used to a lesser extent. Policy H14 of the Oxford Local Plan requires consideration of the impact of overlooking on uses where there may be safeguarding concerns, particularly schools. The windows on the east elevation of the proposed building would be sited approximately 19.4 to 21.9 metres from the boundary of the school which is a relatively significant distance. Headington School were consulted on the proposed plans and have confirmed that they do not wish to object to the proposals. Officers consider that taking into account the design of the building and it's relatively proximity and relationship to the school grounds, the proposals would not present significant safeguarding issues and would not therefore conflict with Policy H14 of the Oxford Local Plan.

10.36. The development is likely to include the addition of plant to serve the functional needs to the building. The application is accompanied by a Noise

Impact Assessment which identifies that the development is likely to include 6 air source heat pumps; 4 air handling units and 8 condensers. It is anticipated that plant operation would only be required during daytime hours. In relation to surrounding residential uses the Noise Impact Assessment confirms that noise resulting from the addition of plant would be in the highest tested scenario 31dB, 1dB below typical daytime noise criteria. It is anticipated that the building fabric and glazing would attenuate noise from internal machinery. Subject to relevant conditions to limit noise from plant and machinery, officers consider that the development would comply with Policy RE9 of the Oxford Local Plan.

Transport

- 10.37. The Councils spatial strategy and general approach to transport/movement as outlined under Policy M1 of the Oxford Local Plan encourages a modal shift away from private car use, towards more sustainable forms of travel, including active travel such as walking and cycling and use of public transport.
- 10.38. Policy M3 of the Oxford Local Plan, which outlines parking standards for non-residential uses outlines that in the case of the redevelopment of an existing or previously cleared site, there should be no net increase in parking on the site from the previous level and the Council will seek a reduction where there is good accessibility to a range of facilities. The policy states that the parking requirements for all non-residential development, whether expansions of floorspace on existing sites, the redevelopment of existing or cleared sites, or new non-residential development on new sites, will be determined in the light of the submitted Transport Assessment or Travel Plan, which must take into account the objectives of this Plan to promote and achieve a shift towards sustainable modes of travel. The presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.
- 10.39. The proposals would result in the loss of 112 staff/visitor car parking spaces on the site. It is proposed that the spaces that would be lost would not be directly replaced elsewhere on the Headington Hill site or the Brookes estate. In this instance the parking that would be lost is general staff/visitor parking used by the University. The site lies within 250 metres of bus stops on the Headington Road which provide frequent services to various parts of the city, including the City Centre, Marston, Cowley and Barton; as well as services to Wheatley, Wantage and Aylesbury and Oxford Tube services to London. The bus stops also serve Park and Ride facilities at Seacourt and Thornhill. The sites relatively central location means that the site is accessible by cycling from large parts of the city, as well as the railway station. The site is therefore considered to fall within a sustainable location, whereby staff and visitors can realistically access the site by active travel or public transport and decreasing parking would therefore encourage use of more sustainable modes of travel for staff, discouraging use of private cars, thereby reducing congestion and carbon emissions and improving air quality. The surrounding areas either fall within Controlled Parking Zones, or individual streets are subject of parking restrictions. A reduction in parking is unlikely to impact therefore on surrounding roads through displacement of vehicles which may otherwise be parked on the site.

- 10.40. Officers consider that the reduction in parking would align with Policies M1 and M3 of the Oxford Local Plan and would deliver wider sustainability benefits by encouraging persons who would otherwise park on site to use more sustainable modes of travel.
- 10.41. A new access would be provided to the southern end of the new engineering building, this would be principally for the use of pedestrians and cyclists, though this would also provide service vehicle access for the new building and the Richard Hamilton Building. Principally this would consist of parcel delivery vans, though occasionally this would involve larger delivery vehicles for materials, equipment and waste removal (typically 7.5 tonne trucks). Tracking is provided for larger vans, demonstrating that there is sufficient room for turning on the site and exiting in forward gear. Larger trucks would be required to reverse to the end of the access before unloading, though given the relative infrequency of this, it is considered that this would be acceptable in terms of safety for pedestrians and other road users. Deliveries by much larger articulated lorries would be rare, in this instance the vehicles would be required to park on the main access road through the site.
- 10.42. The applicants Transport Assessment indicates an overall reduction in vehicle movements as a result of the development equating to over 100 two way trips during term time weekdays, this is accounting for the removal of the 112 parking spaces which are relatively well used. Traffic generated by the development would be principally limited to servicing and delivery vehicles, which is anticipate to be low overall. It can be concluded that the development would have a positive impact on the surrounding road network by reducing overall vehicle movements and there would not be a severe impact contrary to Policy M2 of the Oxford Local Plan and Paragraph 111 of the NPPF. A Construction Traffic Management Plan could be secured by condition in accordance with Policy M2 in order to control and mitigate the impact of vehicle movements during the construction phase of the development.
- 10.43. Policy M5 of the Oxford Local Plan outlines minimum cycle parking standards within all new developments, whilst Policy TRP5 of the Headington Neighbourhood Plan requires that the quality of cycle parking should be based on the Travel Plan relating to the development. A total of 108 cycle parking spaces are proposed within the Headington Hill Campus site as part of a wider strategy to provide cycle parking. Of the 108 spaces, 34 are proposed within the application site to the south west of the proposed building, adjoining the Richard Hamilton building. Details of cycle parking could be secured by planning condition, this should include consideration of future demand for parking of cargo and e-bikes.

Energy/Sustainability

- 10.44. 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. For new build non-residential developments of over 1000m²

proposals must meet BREEAM excellent standard (or recognised equivalent assessment methodology) and must achieve at least a 40% reduction in carbon emissions compared with a 2013 Building Regulations (or future equivalent legislation) compliant base case.

10.45. The submitted Energy Statement outlines that the following energy efficiency measures will be incorporated into the buildings in the development:

- High fabric efficiency and thermal performance.
- Optimising natural light.
- High thermal performance glazing.
- Incorporation of Solar PV

10.46. The submitted Energy Statement confirms that the development would achieve the 40% target reduction in carbon emissions compared with the 2013 Building Regulations compliant base case. The Energy Statement indicates that the building design would achieve a BREEAM rating of excellent and would therefore comply fully with the requirements of the Policy RE1 of the Oxford Local Plan.

Trees

10.47. Policy G7 of the Oxford Local Plan specifies that planning permission will not be granted for development proposals which include the removal of trees, hedgerows and other valuable landscape features that form part of a development site, where this would have a significant adverse impact upon public amenity or ecological interest.

10.48. The proposals include the removal of a Category B sycamore tree located to the east of the proposed building adjoining the boundary wall within Pullens Lane. Removal of this tree would be required in order to facilitate landscaping and due to the proximity of the tree to the proposed building. Three further lower category trees located along the northern boundary with Cuckoo Lane are also proposed for removal because of their proximity to the proposed building. Tree surgery would also be required to a number of retained trees to facilitate the development. The landscaping proposals would include the planting of six additional trees, which would offset the loss of the trees scheduled for removal. Planting could be secured through a condition requiring the submission and implementation of a landscaping plan.

10.49. The alignment of new hard surfaces, the provision of the new access road, bike store and demolition of hard surfacing and a gate all involve works taking place within the root protection area of retained trees. The submitted Arboricultural Impact Assessment states that construction of foundations for the proposed workshop do not encroach within the Root Protection Area (RPA) of any trees to be retained and advises on appropriate tree protection measures and methods of working, the implementation of which could be controlled by condition. Subject to the implementation of the measures required by condition, the proposals are considered to comply with Policy G2 of the Oxford Local Plan.

Flooding/Drainage

- 10.50. Policy RE4 of the Oxford Local Plan 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.
- 10.51. The application site is located in Flood Zone 1 and is considered to be at a low risk of flooding. Officers concur with the assessment in the applicants Drainage Strategy that the site characteristics are limiting in terms of the ability to provide substantial SuDS features given the presence of a large number of trees and related RPA's and limited space between the proposed buildings.
- 10.52. The drainage strategy includes the addition of permeable paving to all areas of hardstanding, currently the car park on the site consists of an impermeable tarmac surface. A geo-cellular storage tank is also proposed which would be sufficient to accommodate for a 1 in 100 year +40% climate change event.
- 10.53. The proposed drainage strategy is considered acceptable in principle to enable to effective disposal of surface water without increasing flood risk. Subject to the submission of a detailed drainage strategy, which would be secured by planning condition, officers consider that the development would comply with Policies RE3 and RE4 of the Oxford Local Plan.

Ecology

- 10.54. Policy G2 of the Oxford Local Plan states that development that results in a net loss of sites and species of ecological value will not be permitted.
- 10.55. The Local Planning Authority has a duty to consider whether there is a reasonable likelihood of protected species being present and affected by development at the application site. The presence of a protected species that may be affected by the development is a material consideration for the LPA in its determination of a planning application (paras' 98, 99 ODPM and Defra Circular 06/2005: Biodiversity and geological conservation). The LPA has a duty as a competent authority, in the exercise of its functions, to secure compliance with the Habitats Directive (Regulation 9(1) The Conservation of Habitats and Species Regulations 2017 '2017 Regulations'). The Habitats Directive is construed from 31 December 2020 to transfer responsibilities to UK authorities to enable it to function as retained EU law. This applies to European sites (SACs and SPAs) and European Protected Species, both in and out of European sites.
- 10.56. The 2017 Regulations provide a licensing regime to deal with derogations. It is a criminal offence to do the following without the benefit of a licence from Natural England:
1. Deliberate capture or killing or injuring of an EPS
 2. Deliberate taking or destroying of EPS eggs
 3. 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.
4. Damage or destruction of an EPS breeding site or resting place.

10.57. The application was accompanied by an Ecological Appraisal, this summarises that the Site is made up predominantly of negligible to low ecological value habitats (hardstanding, amenity grassland and introduced shrub). The most ecologically valuable habitat on site is the mixed woodland in the south-east. The appraisal concludes that the proposed development would result in the loss of habitats of negligible to low ecological value.

10.58. The Richard Hamilton Building contains a brown long-eared bat roost. The ecologist did not undertake survey work to characterise this roost as it was considered unnecessary on the basis that the roost would not be impacted by the proposed development. This assessment relies on the potential access points on the eastern aspect of the Richard Hamilton Building not being subject to any additional artificial illumination. This is considered acceptable and could be secured by planning condition.

10.59. The submitted biodiversity metric indicates the proposals would deliver a net gain of approximately 34.47%. This is reliant on enhancing the condition of the retained woodland from poor to good and the enhancements as a whole are considered to be sufficient in line with Policy G2 of the Oxford Local Plan. The woodland should be suitably managed, details of long term management will be secured through a Landscape and Ecological Management Plan condition (LEMP).

10.60. Officers are therefore satisfied that European Protected Species are unlikely to be harmed as a result of the proposals and the proposals would comply with Policy G2 of the Oxford Local Plan.

Land Quality

10.61. The applicants have prepared a Phase 1 Contaminated Land Desk Study Report in order to assess the risk of contamination on site which is considered to be adequate.

10.62. The former uses of the site may have included potentially contaminating activities such as a printing works. In addition some asbestos contamination was encountered during re-development at an adjacent site. It is therefore recommended that a limited intrusive investigation is completed at the site to assess the potential contamination risks at the location of the proposed development. This could be secured by planning condition, alongside a remediation strategy and validation plan to mitigate contamination risk in line with Policy RE9 of the Oxford Local Plan.

Air Quality

- 10.63. Policy RE6 of the Oxford Local Plan states that planning permission will only be granted where the impact of new development on air quality is mitigated and where exposure to poor air quality is minimised or reduced. The planning application is accompanied by an Air Quality Assessment (AQA).
- 10.64. The baseline assessment shows that the Application Site is located within the Oxford city-wide Air Quality Management Area (AQMA), declared by Oxford City Council (OCC) for exceedances of the annual mean NO₂ air quality objective (AQO). Analysis of DEFRA's Urban background maps and of all pollutant concentrations at monitoring locations in the surrounding area of the application Site, show air pollutant concentrations to be below their relevant air quality objectives. The application site is therefore considered suitable for its intended use without the inclusion of mitigation measures.
- 10.65. According to the site's energy statement, the workshop would be provided with heating, cooling and hot water via a combination of air source heat pumps and a solar mounted PV array. The development also has the potential for connecting in the future with an existing district heating network on the Gipsy Lane Campus, hence it is proposed that the development has space for the future provision of the necessary heat exchange plant and incoming mains, to allow connection to the existing network. This development would therefore not have any on-site combustion sources.
- 10.66. No changes are proposed to vehicle access arrangements and the development of the new workshop building would see the removal of 112 car parking spaces, including six located on the access road at the Headington Campus. Two disabled parking bays are to be provided near the gatehouse for the New Workshop Building replacing the existing spaces. A condition could ensure that these spaces are fitted with electric charging points.
- 10.67. The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed in the AQA. The risk of dust causing a loss of local amenity and increased exposure to PM₁₀ concentrations has been used to identify appropriate mitigation measures. A list of mitigation measures are recommended within the submitted AQA and could be secured by planning condition.
- 10.68. Overall, subject to securing measures to mitigate dust impacts during the construction phase and securing the provision of EV charging infrastructure, it can be concluded that the proposed development would not have a significant impact on local air quality and the proposals are considered to comply with Policy RE9 of the Oxford Local Plan.

11. CONCLUSION

- 11.1. On the basis of the matters discussed in the report, officers would make members aware that the starting point for the determination of this application is in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which makes it clear that proposals should be assessed in accordance with the development plan unless material considerations indicate otherwise.

- 11.2. In the context of all proposals paragraph 11 of the NPPF requires that planning decisions apply a presumption in favour of sustainable development. This means approving development that accords with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the Framework that protect areas or assets of particular importance provides 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.
- 11.3. The proposals seek to provide 2247sqm (GIA) of academic floorspace associated with Oxford Brookes University, a use considered acceptable on the Headington Hill Campus in accordance with Policy SP17 of the Oxford Local Plan. The proposed use would also comply with Policy E2 of the Oxford Local Plan, which permits the provision of new academic floorspace, providing that there would be no conflict with Policy H9 of the Oxford Local Plan, which would not be the case in this instance.
- 11.4. The proposed building would be of a high design standard, which would mitigate the impact of the development, as experienced within the context of the surrounding area, the Headington Hill Conservation Area and the Grade II* listed Headington Hill Hall. The siting of the building and its additional presence, as experienced within the setting of these designated heritage assets would result in a low level of less than substantial harm to both the Conservation Area and the Grade II* listed Headington Hill Hall. When considered under the balancing exercise required under Paragraph 202 of the NPPF, this harm would be demonstrably outweighed by the public benefits of the development, particularly the provision of new academic accommodation as well as the sustainability benefits arising from the removal of a high number of parking spaces on the site.
- 11.5. The removal of the on-site parking would comply with Policy M3 of the Oxford Local Plan, whilst encouraging a modal shift towards more sustainable modes of travel consistent with Policy M1 of the Oxford Local Plan.
- 11.6. From an amenity and environmental perspective it is considered that the development would not have any demonstrable adverse impacts when considered against all relevant policies contained within the development plan and Headington Neighbourhood Plan.
- 11.7. The development is considered to comply with the local and national development framework as a whole and it is recommended that the Committee resolve to grant planning permission for the development proposed.

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 referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.

Reason: To avoid doubt as no objection is raised only in respect of the deemed consent application as submitted and to ensure an acceptable development as indicated on the submitted drawings.

Material Samples

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

Reason: In the interests of visual amenity in accordance with Policy DH1 of the Oxford Local Plan 2016-2036.

Dust mitigation measures

4. No development shall take place until the complete list of site specific dust mitigation measures that are identified on the IAQM Guidance on the assessment of dust from demolition and construction for a Low Risk site (pages 24-27) are included for adoption in the site's Construction Environmental Management Plan (CEMP). The CEMP will need to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing with the Local Planning Authority.

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

Land Contamination

5. 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 in writing and approved by the local planning authority.

A Phase 1 (Contaminated Land Desk Study) has been completed and approved. A Phase 2 shall be completed to 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 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.

6. 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 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

7. 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 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. Please note that the responsibility to properly address contaminated land issues, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

Ecology

8. Prior to occupation, a lighting design strategy for biodiversity for 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; 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 bats using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, 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 comply with the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2017 (as amended); the National Planning Policy Framework and Policy G2 of the Oxford Local Plan.

9. Tree and shrub removal shall be undertaken outside of bird nesting season. This is weather dependent but generally extends between March and August inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: To comply with the Wildlife and Countryside Act 1981 and Policy G2 of the Oxford Local Plan.

10. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

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

Reason: To comply with Policy G2 of the Oxford Local Plan 2016-2036.

Noise

11. The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical lowest existing background noise level by at least 10dBA as assessed according to

BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

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

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

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration

Highways/Transport

13. Prior to first use or occupation of the development, details of covered, secure and accessible cycle parking for a minimum of 108 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The details shall consider future potential for storage of cargo and e-bikes and shall be installed prior to the first occupation of the development and retained in accordance with the approved details.

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

14. Prior to first occupation of the development a Delivery and Servicing Management Plan, including contact details for staff responsible for delivery management and details of the servicing and delivery vehicles to be used, should be submitted in writing to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to mitigate the impact of delivery and service vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with Policy M2 of the Oxford Local Plan.

15. A Construction Traffic Management Plan (CTMP) shall be submitted to the Local Planning Authority and agreed prior to commencement of works. The development shall be carried out in accordance with the approved details. The CTMP should follow Oxfordshire County Council's template if possible. This should identify;

- The routing of construction vehicles and management of their movement into and out of the site by a qualified and certificated banksman,
- Access arrangements and times of movement of construction vehicles (to minimise the impact on the surrounding highway network),
- Details of wheel cleaning / wash facilities to prevent mud, etc. from migrating on to the adjacent highway,

- Contact details for the Site Supervisor responsible for on-site works,
- Travel initiatives for site related worker vehicles,
- Parking provision for site related worker vehicles,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours,
- Engagement with local residents

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times in accordance with Policy M1 of the Oxford Local Plan.

16. Prior to first occupation an updated Oxford Brookes University Travel Plan which meets Oxfordshire County Council criteria should be submitted to an approved in writing by the Local Planning Authority. The approved measures outlined in the updated Travel Plan shall be implemented upon first occupation of the development.

Reason: To promote sustainable modes of transport in accordance with Policy M2 of the Oxford Local Plan.

Trees/Landscaping

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

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

18. 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.

19. The development shall be carried out in strict accordance with the tree protection measures contained within the planning application details shown on drawing No. 9377-D-AIA and contained within the Arboricultural Impact Assessment: Preliminary Arboricultural Method Statement and Tree Protection Plan dated March 2022 (Section 5) unless otherwise agreed in writing beforehand by the Local Planning Authority.

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

20. 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. The development shall be carried out in accordance with the approved details.

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

Archaeology

21. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

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

Energy Statement Compliance

22. The development shall be carried out in accordance with the recommendations outlined within the Energy Statement prepared by Couch Perry Wilkes Rev B dated 2 March 2022 reference 201175 OBU PBW. The approved measures shall be implemented prior to the first occupation of the development.

Reason: To ensure that sustainability measures are incorporated in the design of the development in accordance with Policy RE1 of the Oxford Local Plan.

Drainage

23. No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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;
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable);
- Detailed design drainage layout drawings of the proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element,;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details; and
- Consent for any connections into third party drainage systems.

Reason: To ensure adequate measures are incorporated to control surface water drainage and prevent risk of surface water flooding in accordance with Policies RE3 and RE4 of the Oxford Local Plan.

24. 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 adequate measures are incorporated to control surface water drainage and prevent risk of surface water flooding in accordance with Policies RE3 and RE4 of the Oxford Local Plan.

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. 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.