

Oxford City Planning Committee Presentation

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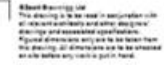
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**The Oxford Science Park
Plots 23-26**

21st February 2023



4



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Oxford Science Park

Prints 23 - 26 Oxford Science Park

SITE LOCATION PLAN

1:1250 ©A1

20034-SBR-ZZ-ZZ-OR-A-80100

PLAYING

1



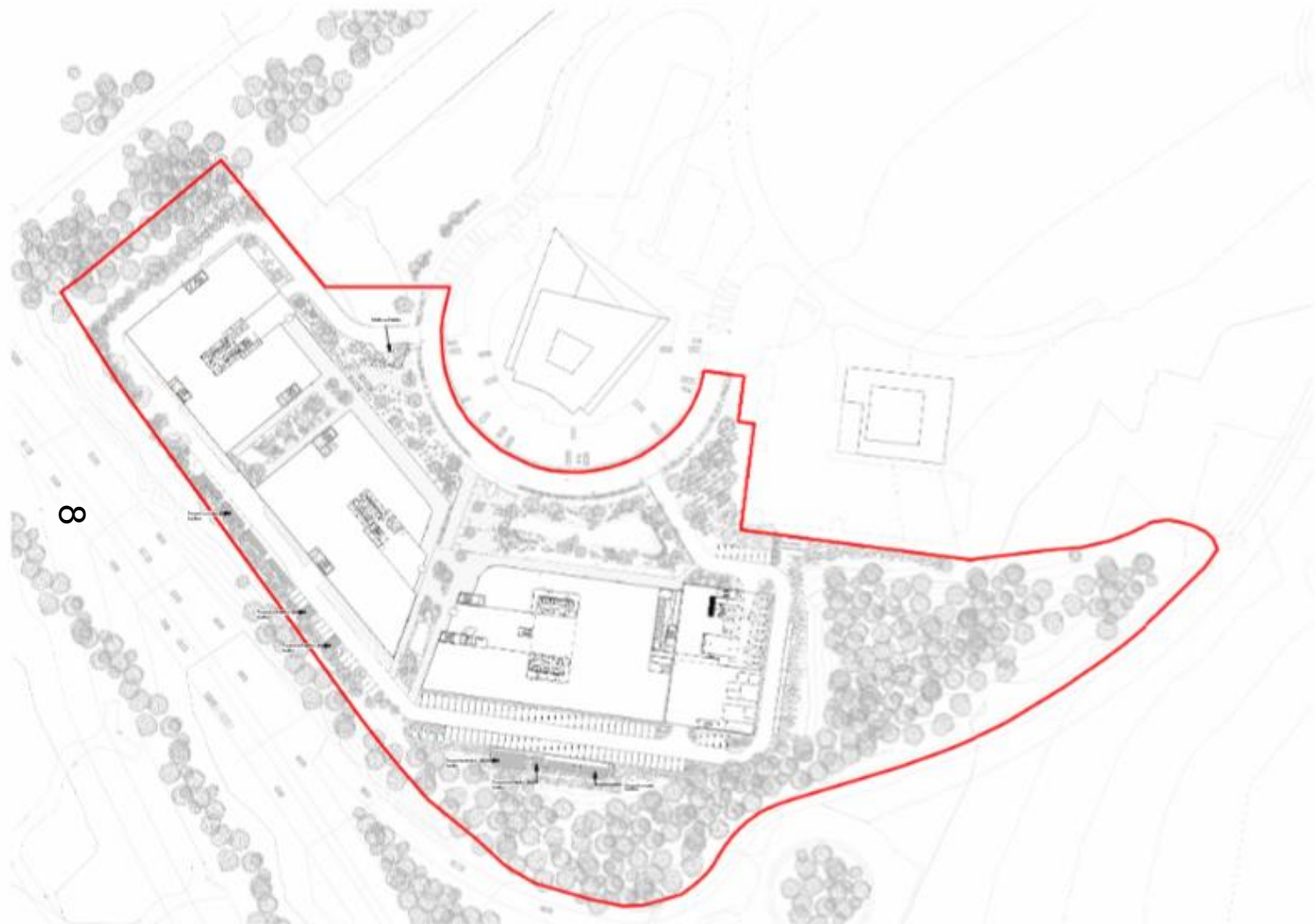
Application site from southern boundary in relation to the Schrodinger building (centre), Minerva House (right) and Fletcher House (right)



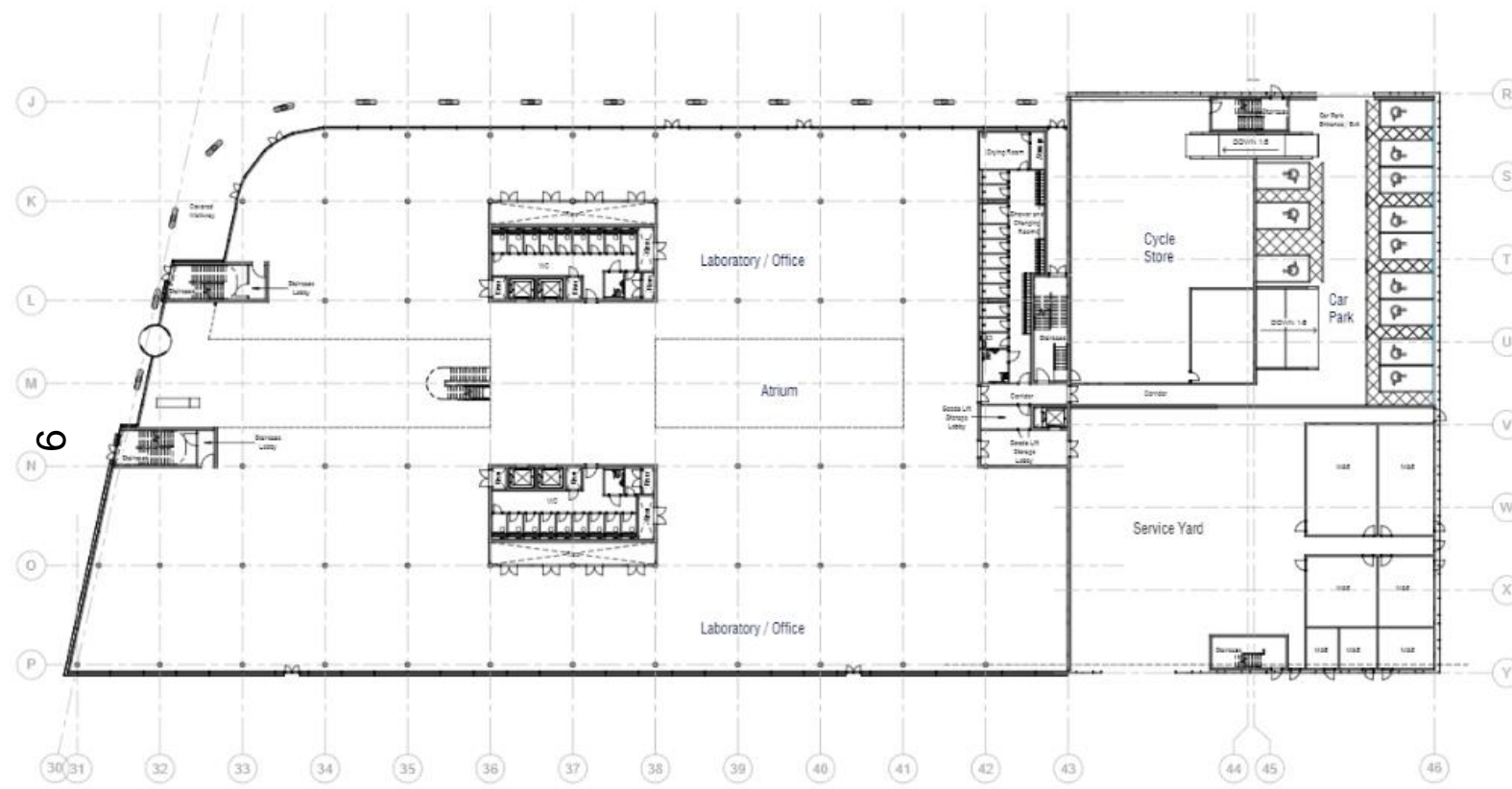
Existing gap in vegetation adjacent to A4074 to be infilled.



Construction access road to be replanted post construction



Scale Bar: 1:200



Rev	Description	Date	Drawn	Checked
1	Issued for Planning Consultation	12/08/20	D	SB

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Building 3, Oxford Science Park
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Oxfordshire
The Oxford Science Park



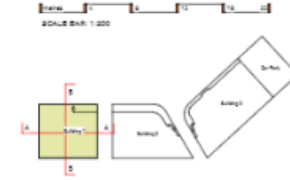
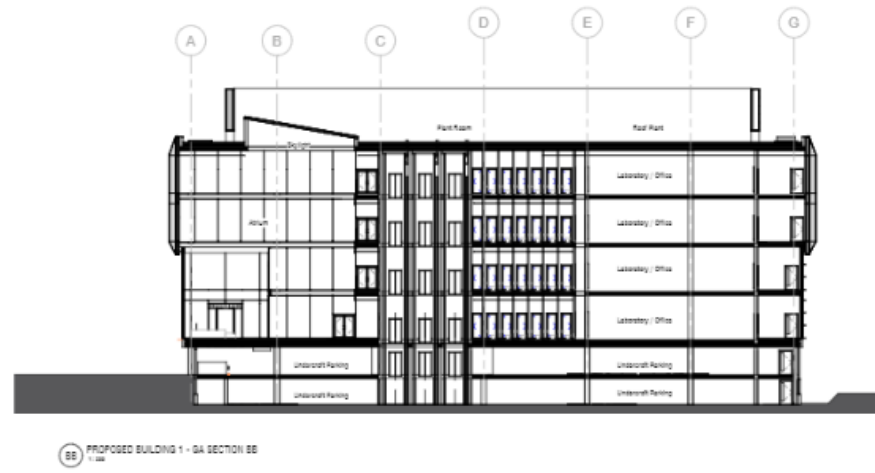
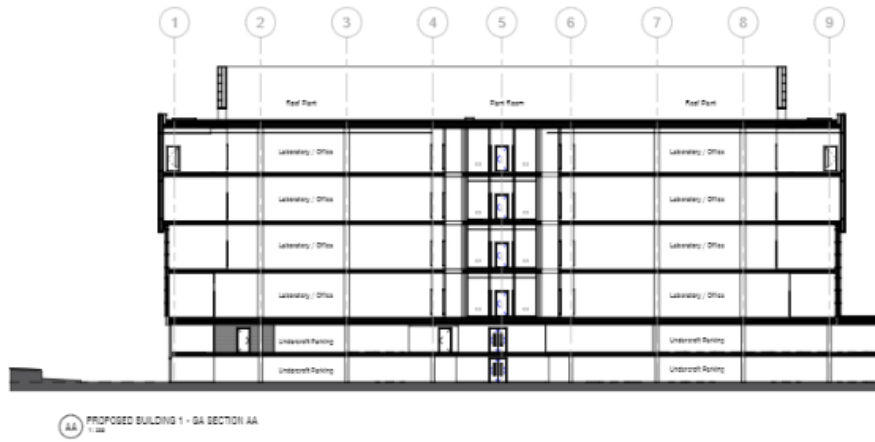
Plot 23-26 The Oxford Science Park

Showing the
**PROPOSED BUILDING 3
GROUND FLOOR PLAN**

Scale
As indicated @ A1

00 PROPOSED BUILDING 3 - GROUND FLOOR PLAN
1:200

Ground floor plan of building 3



No	Description	Quantity	Unit	Value
1	As indicated	1	sqm	100
2	As indicated	1	sqm	100

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The Oxford Science Park

THE OXFORD SCIENCE PARK

Plot 23-26 The Oxford Science Park

PROPOSED BUILDING 1
GA SECTIONS AA & BB

Scale
As indicated @A1

20034-SBR-B1-ZZ-DR-A-85100

PLANNING

2

Section of building 1



Visual of buildings 1, 2 and 3 fronting Heatley Road



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



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





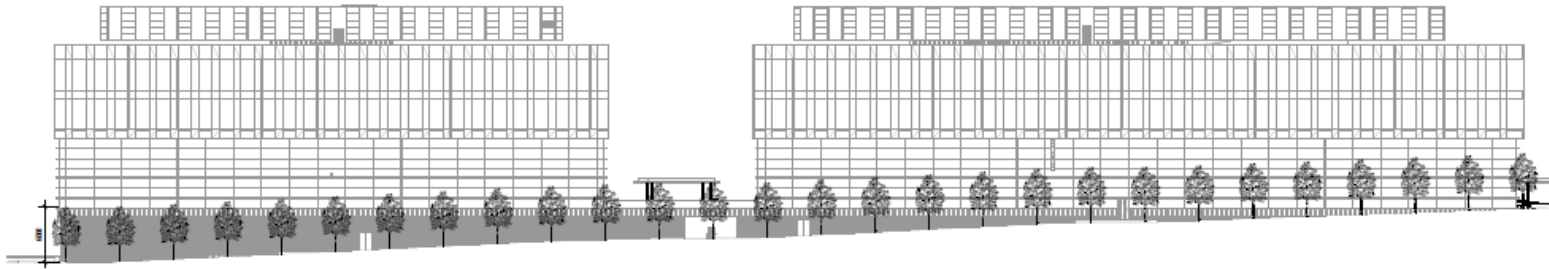
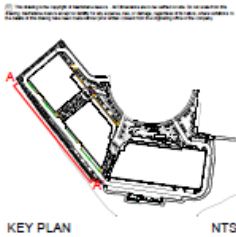
View from A4074



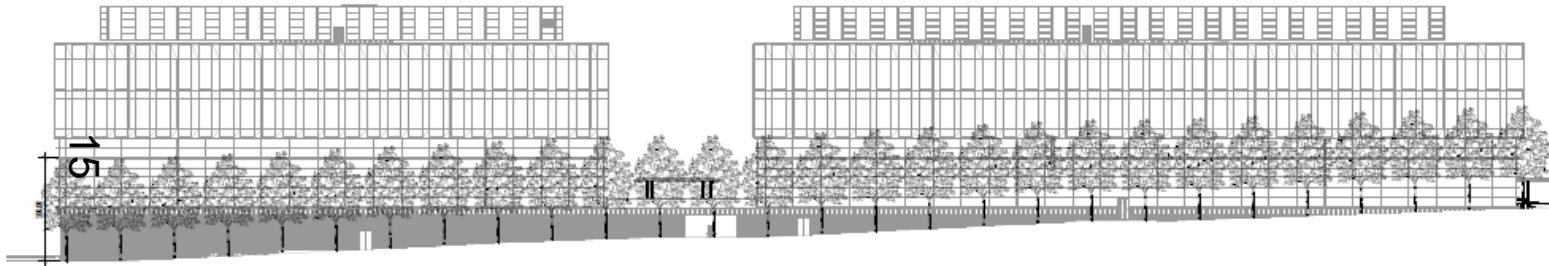
View from Sandford Road, Sandford on Thames



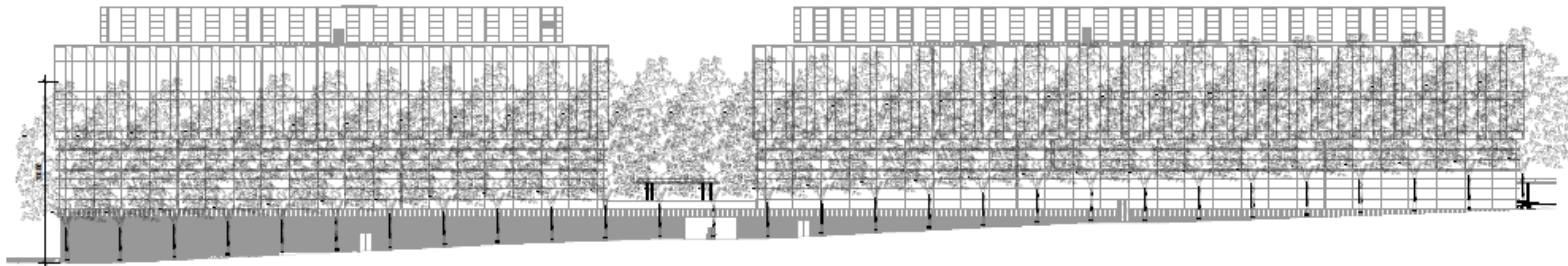
View from Keene Close, Sandford on Thames



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

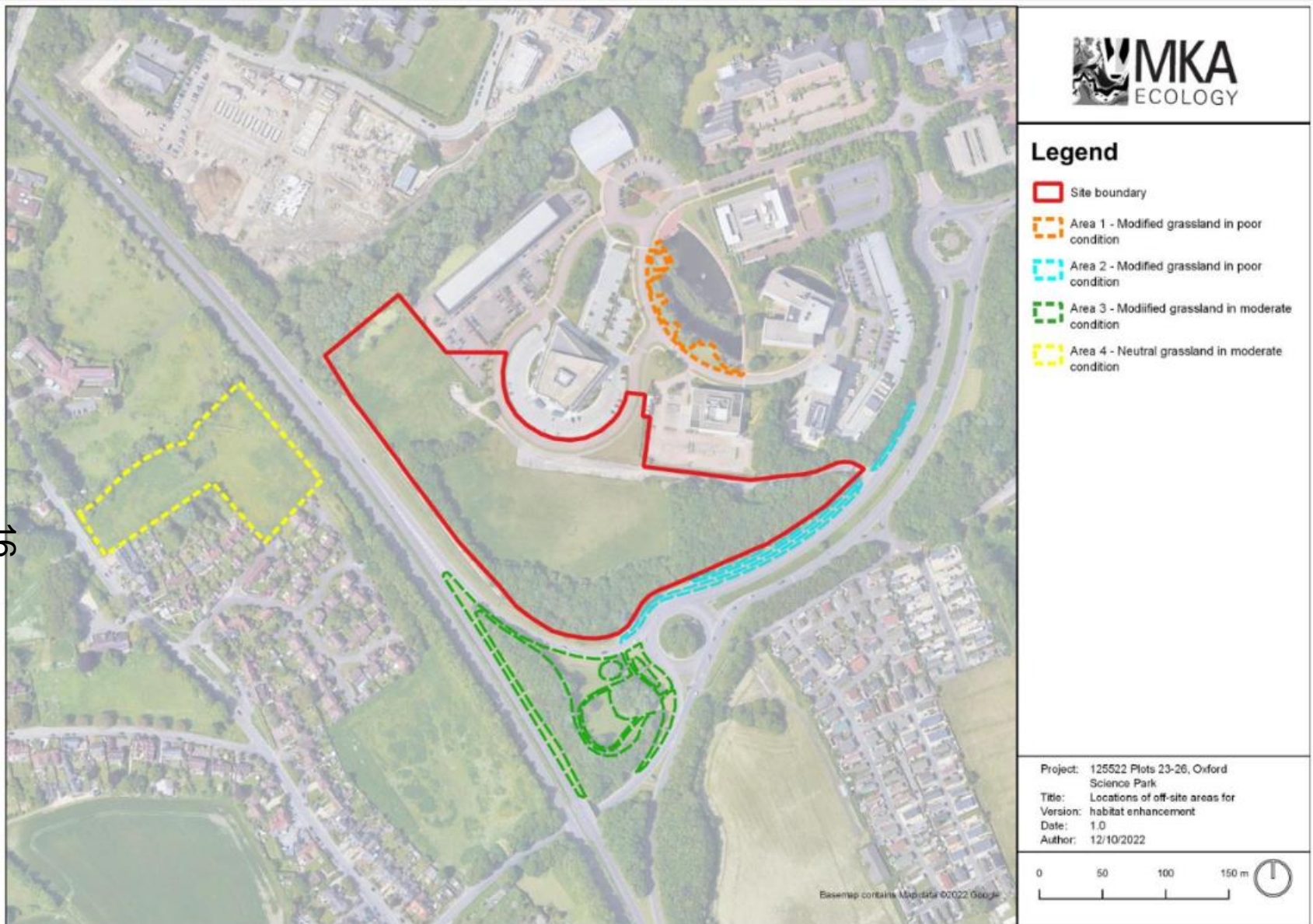


02 ELEVATION A-A' - SOUTH-WEST BOUNDARY (YEAR 10)
Scale 1:250

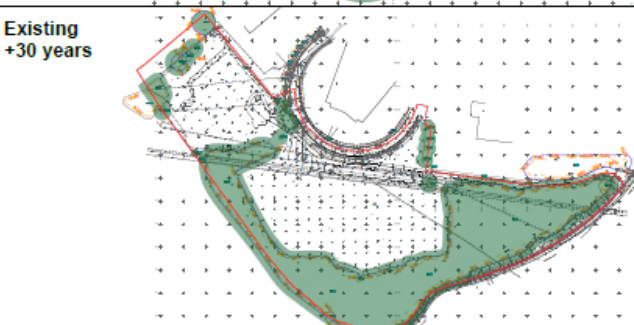


03 ELEVATION A-A' - SOUTH-WEST BOUNDARY (YEAR 20)
Scale 1:250

Indicative tree growth rate along A4074



Biodiversity off-setting locations



Detailed Canopy Cover Assessment

Application site area (m ²)	447,172			
Existing canopy cover area (m ²)	173,112			
Existing canopy cover as % of application site	38%			
Expected tree canopy cover within application site area:				
Area	% of site	Area	% of site	Difference
20 years	198,172	203,880	45%	5,708
25 years	222,420	233,610	52%	11,190
30 years	248,120	261,870	58%	13,750
Canopy Cover Without Development (Baseline)				
Area	% of site	Area	% of site	Difference
173,112	38%	273,880	61%	100,768
Difference in canopy cover with development as baseline at 25 years:				
100,768m ²	23%			

Replacement tree planting requirements have been calculated using the Oxford City Council's TACS policy as a guide. The replacement canopy cover requirements have been calculated using the 'Detailed tree canopy cover assessment' method that is described within TACS 9.

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

The methodology outlined by the Council in TACS 9 is as follows:

- 1) Calculate total area of existing baseline tree canopy cover within the application site
- 2) Calculate existing baseline tree canopy cover as % of total application site area
- 3) Taking account of key site specific tree canopy cover dynamics (e.g. tree growth, tree age, tree life expectancy (potential to contribute etc.) projected forward over time to predict total tree canopy cover within the application site at baseline + 10, +20 and +30 years for the following scenarios:
 - a. No development
 - b. With development
- 4) Calculate impact on existing tree canopy cover by subtracting area of tree canopy cover for no development scenario from area of tree canopy cover for with development scenario, both at baseline + 25 years

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

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

In order to calculate the estimated canopy coverage in each scenario, tree and group within the site had their canopy boundaries were extracted by 1m for each 10-year increment and area measurements recorded. This was done for both tree planting and existing trees, where canopies overlapped, the area was only counted once (i.e. there was no double counting).

The canopy growth rate of 150cm per year was selected based on what was considered reasonably likely based on experience. This is in line with Forestry Commission advice on where the study showed that trees in grass and shrub beds experienced annual shoot extension of 8.4cm to 16.2cm (with varying species, age and condition). We believe the figure of 150cm to be a reasonable base figure to use for such a calculation.

In order to calculate the figures for a 20-year period, the results of the 20 and 30-year models were averaged.

Ligna Consultancy

Plot 22.08 at Oxford Science Park

The Oxford Science Park (Oxford) Limited

Canopy Cover Assessment

DATE: 10/01/2023

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Tree Canopy Cover Assessment

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