

Oxford City Planning Committee

19th November 2024

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

1. RECOMMENDATION

1.1. Oxford City Planning Committee is recommended to:

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

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

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

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

Planning Services considers reasonably necessary; and

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

2. EXECUTIVE SUMMARY

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

3. LEGAL AGREEMENT

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

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

5. SITE AND SURROUNDINGS

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

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

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

5.4. See site location plan below:



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Ordnance Survey 100019348

6. PROPOSAL

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

7. RELEVANT PLANNING HISTORY

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

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

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

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

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

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

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

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

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

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

Field Study Centre.. PER 17th April 2003.

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

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

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

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

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

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

8. RELEVANT PLANNING POLICY

8.1. The following policies are relevant to the application:

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

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

9. CONSULTATION RESPONSES

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

Statutory and non-statutory consultees

Oxfordshire County Council (Highways)

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

Oxfordshire County Council (Lead Local Flood Authority)

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

Oxfordshire County Council (Fire and Rescue Service)

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

Thames Water

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

Active Travel England

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

Natural England

9.7. No objection.

Historic England

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

Public representations

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

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

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

Officer response

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

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

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

10. PLANNING MATERIAL CONSIDERATIONS

10.1. Officers consider the determining issues to be:

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

a. Principle of development

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

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

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

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

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

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

b. Design

Design

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

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

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

Heritage

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

Archaeology

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

c. Impact on neighbouring amenity

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

Privacy/Overbearing Impact

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

Noise

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

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

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

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

General amenity

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

d. Transport

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

Access

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

Public Transport

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

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

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

Car and cycle parking

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

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

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

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

Refuse collection

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

Traffic Impact

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

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

Travel Plan

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

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

e. Air Quality

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

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

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

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

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

f. Biodiversity

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

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

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

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

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

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

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

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

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

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

Biodiversity Net Gain

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

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

Protected Species

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

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

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

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

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

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

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

b) There must be no satisfactory alternative; and

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

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

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

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

g. Flooding/Drainage

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

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

h. Land Quality

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

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

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

i. Energy/Sustainability

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

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

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

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

j. Trees

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

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

10.75. The application proposes to remove the following trees:

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

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

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

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

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

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

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

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

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

k. Utilities

Waste

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

Water

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

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

I. Health and Wellness

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

11. CONCLUSION

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

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

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

12. CONDITIONS

Time Limit

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

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

Approved Plans

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

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

Samples

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

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

Noise

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

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

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

Noise – anti vibration

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

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

Lighting

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

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

Cycle Parking

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

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

Construction Traffic Management Plan (CTMP)

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

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

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

Travel Plan

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

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

Vehicle Parking Provision

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

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

Electric Vehicle Charging

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

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

CEMP

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

Full lighting strategy

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

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

LEMP

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

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

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

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

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

NatureSpace 1

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

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

NatureSpace 2

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

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

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

NatureSpace 3

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

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

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

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

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

SuDs

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

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

Drainage – Record of SuDs

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

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

Watching Brief - Contamination

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

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

Energy

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

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

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

Landscape Proposals: Implementation

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

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

Landscape Proposals: Reinstatement

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

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

Landscape Management Plan

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

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

Tree Protection Plan (TPP)

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

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

Arboricultural Method Statement (AMS)

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

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

Arboricultural Monitoring Programme (AMP)

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

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

Oil Interceptors

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

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

13. INFORMATIVES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. APPENDICES

- **Appendix 1 – Block plan**

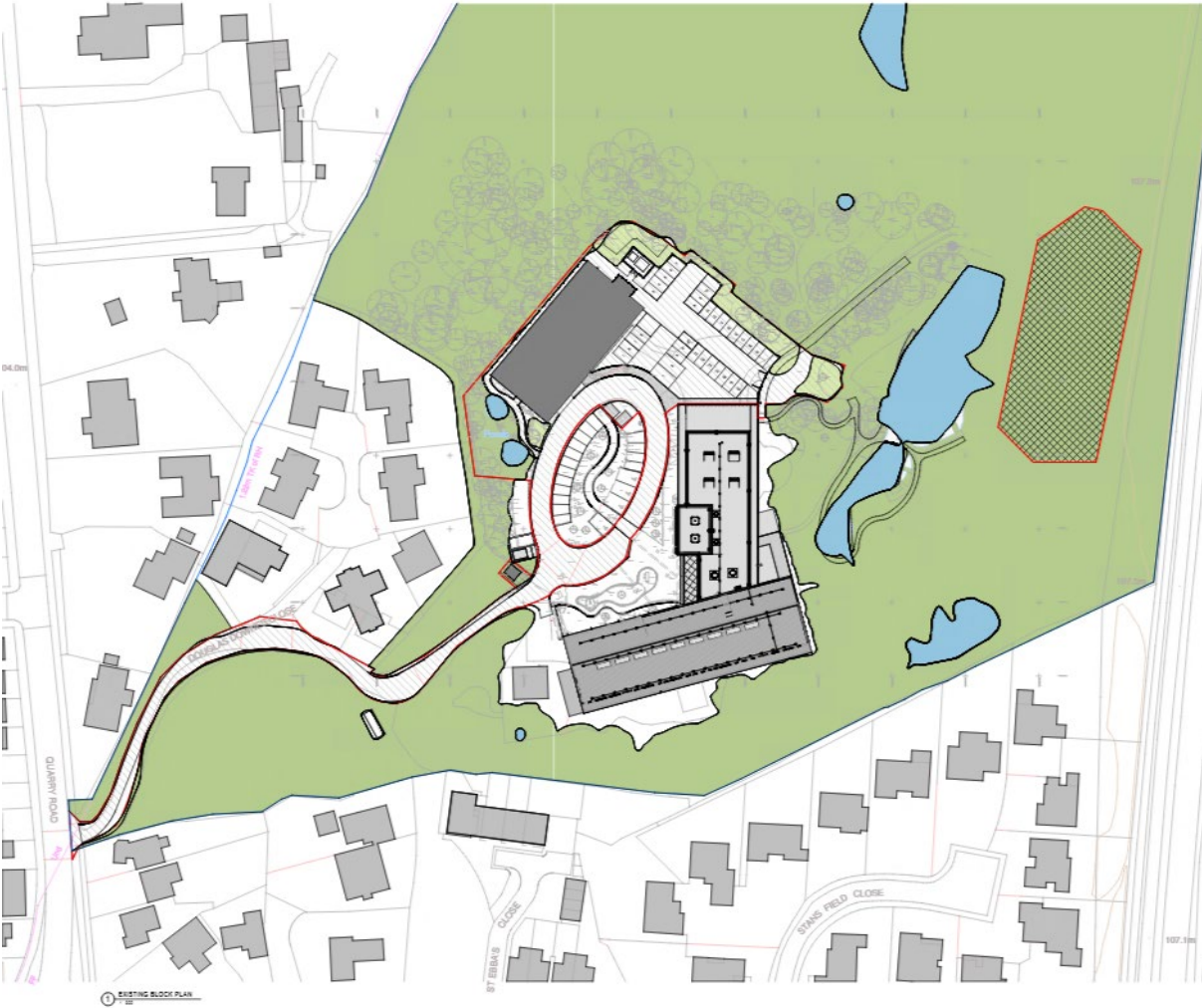
15. HUMAN RIGHTS ACT 1998

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

16. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

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

Appendix 1 – Proposed Block Plan



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