

CONDITIONS

WHOLE SITE

THE FOLLOWING CONDITIONS RELATE TO THE WHOLE SITE.

Phasing:

Prior to commencement of development, including enabling infrastructure works, a site wide Phasing and Implementation Strategy, to include timescales or sequences for development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be phased and carried out in accordance with the approved details and amendments to the Phasing and Implementation Strategy shall be subject to obtaining prior written approval from the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policies S1, DH1 and RE7 of the Oxford Local Plan 2036 and confirm that the development is to be a phased planning permission for purposes of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

Signage

Prior to the installation of any external signage of each phase, as identified on the Phasing and Implementation Strategy, large scale details (1:50), including, location, images and specifications shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure high quality design in accordance with policy DH1 of the Oxford Local Plan 2036.

Cycle parking – additional information

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

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

Dust management plan

No development shall within each phase of the development, as identified on the Phasing and Implementation Strategy, take place until the complete list of site-specific dust mitigation measures and recommendations that are identified on

Appendix C (pages 58-61) of the Air Quality Assessment submitted with this application, are included in the current site's Construction Environmental Management Plan (CEMP). The new (updated) version of the CEMP will need to be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be adhered to at all times during the construction of the development.

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

Phased Protected Species Surveys

If any phase of the development does not commence within a year of any protected species surveys for that phase, or having commenced is suspended for more than one year, then further survey work shall be commissioned to establish if there have been any changes in the presence of protected species, and identify any likely new ecological impacts that might arise from any changes. The surveys shall be of an appropriate type for the protected species and survey methods shall follow national good practice guidelines. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, new ecological measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant phase of the development. Works will then be carried out in accordance with the approved ecological measures, any required protected species licences and timetable. New and revised ecological measures can be submitted as part of a revised CEMP: Biodiversity and Biodiversity Method Statement for each phase of works.

Reason: To comply with The Conservation of Habitats and Species Regulations 2017 (as amended), The Wildlife and Countryside Act 1981 (as amended), Policy G1 of the Oxford Local Plan 2036 and Policy G2 of the Oxford Local Plan 2036

Submission of Licence and/or Authorisation for Protected Species: Bats

Where there are works which have the potential to impact protected bat species, such works should not take place until the applicant has provided the Local Planning Authority with either a copy of:

- a) the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
- b) the Natural England confirmation of the Authorised Site Registration Form indicating that they are satisfied that the works fall within the remit of 'WML-CL47 Bat Earned Recognition (ER) Class Licence' or similar, together with the Site Name, Bat ER Site Registration number and the period the site registration is valid for.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations

2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and Policy G2 of the Oxford Local Plan 2036 (2020).

Submission of Licence and/or Authorisation for Protected Species: Badgers

Prior to any works involving badgers and their setts the applicant will demonstrate they have appropriate licences and permissions, including species, site-specific licence(s) or a copy of appropriate registration confirmation (or similar) from Natural England.

Reason: to ensure that sett closure has been undertaken in accordance with the Protection of Badgers Act (1992) and the Wildlife and Countryside Act (1981), and to ensure that sufficient information is provided to ensure an informed decision in respect to Policy G2 of the Oxford Local Development Plan.

CEMP: Biodiversity

Prior to the commencement of development (including ground works and vegetation clearance) a Construction Ecological Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority for each phase of works. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (may be provided as set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs where required.

The submitted CEMP: Biodiversity should be provided in a format with separate pullout Precautionary Work Methods Statements for reptiles, amphibians, bats, wild birds, invertebrates, hedgehogs and badgers with the risk assessment (a.) on one side and information concerning b., c., d. and e. on other sheets as required to allow distribution and ease of access to construction staff.

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

Reason: The prevention of harm to species and habitats within and outside the site during construction in accordance with Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

Amending of CEMP Biodiversity

Works of vegetation clearance, demolition and construction shall be carried out in accordance with the details set out in the submitted Construction Ecological Management Plan: Biodiversity (CEMP: Biodiversity) for each phase of works (as amended by Phased Protected Species Surveys as necessary) agreed with the Local Planning Authority

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy G2 the Oxford Local Plan 2036 and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

Biodiversity Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a phased method statement for the creation of new wildlife features that include bat roost devices (boxes, bricks or slates) on buildings/ structures, artificial annex badger set (of at least 2 chambers and two entrances), bird nesting devices (boxes, shelves, terraces and/ or structures) on buildings/structures and maintenance and creation of suitable forage habitat (linked to BNG condition) for reptiles, amphibians, invertebrates, wild birds and mammals (including bats, hedgehogs and badgers) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

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

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

Amending of Biodiversity Method Statement

Biodiversity mitigation and enhancement works shall be carried out in accordance with the details set out in the submitted Biodiversity Method Statement for each phase of works (as amended by Phased Protected Species Surveys as necessary) agreed with the Local Planning Authority

Reason: In the interests of improving the biodiversity of the City in accordance with NPPF and policy G2 the Oxford Local Plan 2036 and to ensure the survival of

protected and notable species protected by legislation that may otherwise be affected by the development.

Lighting Strategy

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

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

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

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

Further BNG documents

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

The submitted documents shall include:

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

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

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

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

Mandatory BNG delivery by development phase

Any phase biodiversity gain plan shall be in accordance with the Overall Biodiversity Gain Plan approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act or such revised version of the Overall Gain Plan submitted to and approved in writing by the local planning authority. No phase of development shall commence until the Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Overall Biodiversity Gain Plan and Phase Biodiversity Gain Plan for that phase has been submitted to and approved in writing by the local planning authority and including:

- a. a non-technical summary;
- b. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c. aims and objectives of management and monitoring derived from the approved Phased Biodiversity Gain Plan.
- d. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Phase Biodiversity Gain Plan for that phase;
- e. the management measures to maintain habitat in accordance with the approved Phase Biodiversity Gain Plan for that phase for a period of 30 years from the completion of development;
- f. a work schedule (including an annual work plan capable of being rolled forward over a 30 year period).
- g. ecological trends and constraints on site that might influence management and require adaptive management with contingency options.
- h. Details of the body or organization responsible for implementation of the HMMP.
- i. the monitoring methodology and frequency in respect of the created or enhanced habitat, together with framework to inform adaptive management and contingency remedial measures, to be submitted to the local planning authority.

The HMMP 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. No subsequent phase of works shall take place until:

1. the habitat creation and enhancement works set out in the approved [HMMP] for that phase have been completed; and

2. a completion report, evidencing the completed habitat enhancements for that phase, has been submitted to, and approved in writing by the Local Planning Authority.

Monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP] for that phase.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy G2 of the Oxford Local Development Plan 2036 (2020).

Landscape Details

A landscape plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each phase of the development hereby approved, as identified in the Phasing and Implementation Strategy. The plan shall show details of treatment of paved areas, and areas to be grassed or finished in a similar manner, existing retained trees and proposed new tree, shrub and hedge planting. The plan shall correspond to a planting schedule detailing plant numbers, sizes and nursery stock types.

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

Landscape Proposals: Implementation

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

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

Landscape Proposals: Reinstatement

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

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

Arboricultural Method Statement (AMS) 1

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

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

Tree Protection Plan (TPP)

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

The TPP shall include a scale plan indicating the positions of barrier fencing and/or ground protection materials to protect Root Protection Areas (RPAs) of retained trees and/or create Construction Exclusion Zones (CEZ) around retained trees. The approved physical protection measures shall be in place prior to the commencement of any development, including demolition or enabling works, and shall be retained for the duration of construction, unless otherwise agreed in writing beforehand by the Local Planning Authority.

The Local Planning Authority shall be informed in writing when physical measures are in place, and a photographic record demonstrating compliance will be submitted to the Council prior to the commencement of development. No works or other activities including storage of materials shall take place within designated Construction Exclusion Zones unless otherwise agreed in writing beforehand by the Local Planning Authority.

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

Arboricultural Monitoring Programme (AMP)

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 2036.

EV Charging

Prior to the first occupation of the Research and Hospital buildings, 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 details shall include the following provision:

- Location of EV charging points;
- Appropriate cable provision to prepare for increased demand in future years.

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

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

Delivery and Servicing Management Plan

The development shall not be occupied within any phase, as identified on the Phasing and Implementation Strategy, until a delivery and servicing management plan has been submitted to and approved in writing by the Local Planning Authority. The Delivery Servicing and Management Plan shall be prepared in accordance with the measures contained in the Site Wide Framework Delivery and Servicing Management Plan (July 2025) and the development shall be operated in accordance with the approved details thereafter. The delivery and servicing management plan will include details of delivery times which must be outside network peak hours. The development shall thereafter be carried out strictly in accordance with the approved delivery and servicing management plan.

Reason: In the interests of highway safety in accordance with policy RE7 of the Oxford Local Plan 2036 and to comply with Government guidance within the National Planning Policy Framework,

Car Park Management Plan

The Research and Hospital building shall not be occupied until a Car Park Management Plan has been submitted to and approved in writing by the Local

Planning Authority. This plan shall stipulate the number of spaces and areas available on site for both staff and visitors and how parking will be allocated, monitored and enforced. The development shall be occupied in accordance with the approved Car Park Management Plan thereafter unless otherwise agreed beforehand in writing by the Local Planning Authority.

Reason: To ensure adequate car parking provision is made, but that does not cause an increase in the trip rate approved as part of the planning permission and accord with policy M3 of the Oxford Local Plan 2036.

Travel Plan

Prior to the first occupation of each phase of the development, as identified on the Phasing and Implementation Strategy, hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and the Site Wide Framework Travel Plan (December 2025), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and operated in accordance with the approved details.

Reason: In the interest of promoting sustainable modes of transport in accordance with policy M1 of the Oxford Local Plan 2036, with Government guidance contained within the National Planning Policy Framework.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works of each phase of the development, as identified on the Phasing and Implementation Strategy. This shall identify;

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.
- Contact details of the Project Manager and Site Supervisor responsible for onsite works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.

- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak hours.

The approved CTMP shall be adhered to at all times during the construction of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.in accordance with policies M2 and RE7 of the Oxford Local Plan 2036.

Surface Water Drainage Strategy:

Prior to the commencement of development of each phase, as identified on the Phasing and Implementation Strategy, plans, calculations and drainage details to show how surface water will be dealt with on-site through the use of sustainable drainage methods (SuDS) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The plans, calculations and drainage details will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics.

The plans, calculations and drainage details submitted shall demonstrate that;

- I. The drainage system is to be designed to control surface water runoff for all rainfall up to a 1 in 100 year storm event with a 40% allowance for climate change.
- II. The rate at which surface water is discharged from the site may vary with the severity of the storm event but must not exceed the greenfield runoff rate for a given storm event.
- III. Excess surface water runoff must be stored on site and released to receiving system at greenfield runoff rates.
- IV. Where sites have been previously developed, discharge rates should be at greenfield rates.

Any proposal which relies on infiltration will need to be based on on-site infiltration testing in accordance with BRE365 or alternative suitable methodology, details of

which are to be submitted to and approved by the LPA. Consultation and agreement should also be sought with the sewerage undertaker where required.

A SuDS maintenance plan shall also be submitted and approved by the LPA. The Sustainable Drainage (SuDS) Maintenance Plan will be required to be completed by a suitably qualified and experienced person in the field of hydrology and hydraulics. The SuDS maintenance plan will be required to provide details of the frequency and types of maintenance for each individual sustainable drainage structure proposed and ensure the sustainable drainage system will continue to function safely and effectively in perpetuity.

Reason: To ensure compliance with Policy RE4 of the Oxford Local Plan 2016 - 2036 and Policy SP22 of the Oxford Local Plan 2016-2036.

Groundwater Flood Mitigation

Prior to the commencement of development, plans and details to show how groundwater ingress into the development will be mitigated against shall be submitted to and approved in writing by the Local Planning Authority (LPA). The plans and details will be required to be completed by a suitably qualified and experienced person.

Reason: To manage flood risk in accordance with the NPPF and Policy RE3 of the Oxford Local Plan 2016 - 2036.

Groundwater Monitoring:

Groundwater monitoring must continue on site at three monthly intervals as specified in the submitted Glanville document (Summary Response to Drainage Comments for Oxfordshire City Council's Flooding & Environment Officer (Dated 01/04/2026 Rev D)) until completion of the final phase of construction.

Monitoring results shall be assessed by the applicant for any changes and resulting potential impacts on groundwater flooding, the surface water drainage strategy, and ecology. Should any mitigation measures be required as a result of such changes, details must be submitted and approved in writing in by the LPA.

Reason: To manage flood risk in accordance with the NPPF and Policy RE3 of the Oxford Local Plan 2016-2036, to ensure compliance with Policy RE4 (groundwater flow and surface water drainage) of the Oxford Local Plan 2016-2036, to ensure compliance with Policy SP22 of the Oxford Local Plan 2016-2036 (assessment of groundwater), and to ensure compliance with Policy G1 (no harm to the Green & Blue Infrastructure network) of the Oxford Local Plan 2016-2036.

SuDS As Built and Maintenance Details

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 .pdf 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 onsite;
- (d) The name and contact details of any appointed management company information.

Reason: To ensure compliance with policy RE4 of the Oxford Local Plan 2036.

Piling

No piling shall take place within each phase of the development, as identified on the Phasing and Implementation Strategy until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure in accordance with the NPPF and with Policy V9 of the Oxford Local Plan 2036.

Water mains

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

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure in accordance with Policy V9 of the Oxford Local Plan 2036.

Water upgrades

No development shall be occupied within each phase of the development, as identified on the Phasing and Implementation Strategy until confirmation has been provided that either:- all water network upgrades required to accommodate the

additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development in accordance with Policy V9 of the Oxford Local Plan 2036.

Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development in the immediate vicinity of the contamination found (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. In accordance with Policy RE9 of the Oxford Local Plan 2036 and with paragraphs 187 and 196 of the National Planning Policy Framework.

Security and Access Strategy

Prior to each phase of the development, as identified on the Phasing and Implementation Strategy, a Security and Access Strategy, detailing measures for security and crime prevention (including lighting, CCTV, access control, and physical security measures including car park security) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation of the development and maintained for the lifetime of the development.

Reason: To ensure a safe, secure environment and reduce crime, in accordance with Policy DH1 of the Oxford Local Plan 2036 and the National Planning Policy Framework.

External Lighting

Prior to commencement of each phase of the development, as identified on the Phasing and Implementation Strategy above slab level, details of a proposed external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the steps that will be taken to ensure that external lighting, including zonal/security lighting and column lighting within parking courts promotes a secure environment and does not cause a nuisance

to local residents. The development shall only be implemented in accordance with the approved details and maintained as such thereafter.

Reason: To ensure effective street lighting creates a safe, secure environment and reduce crime, in accordance with Policy DH1 of the Oxford Local Plan 2036 and the National Planning Policy Framework.

Archaeology (WSI)

No development shall take place in each phase of the development, as identified on the Phasing and Implementation Strategy, until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation encompassing 1) trial trenching and 2) further archaeological recording if required and the nomination of a competent person(s) or organisation to undertake the agreed works.
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including Roman and early modern remains. In accordance with Policy DH4 of the Oxford Local Plan 2036.

CONDITIONS

FULL APPLICATION

THE FOLLOWING CONDITIONS RELATE TO THE FULL APPLICATION – THE HOSPITAL, LINK BUILDING, RESEARCH AND DEVELOPMENT, THE SANE BUILDING AND ASSOCIATED WORKS AND INFRASTRUCTURE

Time Limit

The development to which this permission relates must be begun not later than the expiration of seven 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

Subject to other conditions requiring updated or revised documents submitted with the application, the development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy S1 of the Oxford Local Plan 2036.

Samples (hospital, link and research centre)

Prior to the commencement of works above ground floor slab level of each phase, as identified on the Phasing and Implementation Strategy, large scale sample panels (minimum of 1m x 1m) of external materials shall be erected on site and approved in writing by the Local Planning Authority. Only the approved materials shall be used.

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

Wayfinding feature

Prior to the commencement of the Research and Hospital buildings, details of the proposed wayfinding feature positioned on the centreline of the eastern courtyard where it meets the axis of the eastern approach road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure high quality design in accordance with policy DH1 of the Oxford Local Plan 2036.

Roof plant - further articulation details

Prior to installation of roof plant at each phase, as identified on the Phasing and Implementation Strategy, large scale details (1:50) of the design, size and finished appearance of all visible mechanical plant and plant screen(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details upon installation.

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

Further details – glass balustrades

Prior to installation, full design and material details of the glass balustrades on the new hospital elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details upon installation.

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

Boundary treatment – southern boundary

Prior to its installation, a detailed plan showing the southern boundary treatment adjacent to the Hospital building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details upon installation.

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

Boundary details - gate lodge

Notwithstanding the approved plans or the provisions of Part 2, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) prior to the first use of the Gate Lodge, a detailed plan showing all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments as approved shall be installed prior to the first use of the approved development and thereafter maintained, retained and only replaced on a like for like basis with no additional boundary treatments installed unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to give further consideration to the detailed appearance of the approved works, in the interest of protecting the special historic and architectural interest of the listed building, in accordance with policy DH3 of the adopted Oxford Local Plan 2036.

Green roofs

Prior to installation of green roofs within each phase of the development, as identified on the Phasing and Implementation Strategy, specifications of and a maintenance plan for the proposed green roofs shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and maintained thereafter.

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

Energy Statement

The development shall be implemented in strict accordance with the approved Sustainability Strategy (Hoare Lea, 01 July 2025, Revision 06). Prior to the first occupation of each phase of the development, as identified on the Phasing and Implementation Strategy, evidence (including where relevant Energy Performance Certificate(s) (EPC), Standard Assessment Procedure (SAP) and Building Regulations UK, Part L (BRUKL) documents) shall be submitted to and approved in writing by the Local Planning Authority to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement and that they achieve the target performance as approved.

Reason: To ensure that the proposed development sufficiently incorporates sustainable design and construction principles in accordance with policies S1 and RE1 of the Oxford Local Plan 2036.

BREEAM

Prior to first occupation of the Research and Hospital buildings hereby approved, the full BREEAM assessment (or recognised equivalent assessment methodology), confirming the achievement of a level of Excellent for the Research and Hospital buildings (certified separately) shall be submitted to and approved in writing by the Local Planning Authority.

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

Noise

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

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

Noise – Anti vibration

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.

CONDITIONS

OUTLINE APPLICATION

THE FOLLOWING CONDITIONS RELATE TO THE OUTLINE APPLICATION – THE GRADUATE STUDENT ACCOMODATION AND INFRASTRUCTURE.

Commencement – Time Limit

The development hereby permitted, excluding that part of development for which full planning permission is hereby granted, shall be begun either before the expiration of ten years from the date of this permission, or before the expiration of the three years from the date of the last approval of reserved matters, whichever is the later.

Reason: To prevent the accumulation of planning permissions and to enable the local planning authority to review the suitability of the development in the light of altered circumstances. The extended period is justified by the phased development of the site and the necessary sequence of development which means that Phase 2 cannot come forward until Phase 1 is complete.

Approved Plans

The development hereby permitted shall be carried out in accordance with the following:

Parameter Plan 1: Location Plan
Parameter Plan 2: Existing Site Features
Parameter Plan 4: Existing Key Levels
Parameter Plan 5: Building Plots and Number of Levels
Parameter Plan 6: Land Use
Parameter Plan 7: L00 Deviation Limits
Parameter Plan 8: L01 and L02 Deviation Limits
Parameter Plan 9: L03 Deviation Limits
Parameter Plan 10: B1 Deviation Limits
Parameter Plan 11: Vertical Limits
Parameter Plan 12: Pedestrian Access
Parameter Plan 13: Green Infrastructure
Parameter Plan 14: Secure Lines and Vehicular Access
Development Specification
Design Code

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policies DH1 and RE7 of the Oxford Local Plan 2036 and confirm that the development is to be a phased planning permission for purposes of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

Reserved Matters Application

Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the reserved matters") of development within the areas highlighted in green by drawing number WPO-EPA-Z00-RF-DR-AR-050502 (Planning Application Zones) but excluding that part of the development for which full planning permission is hereby granted, shall be obtained in writing from the Local Planning Authority before that part of the development commences. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: The application is for outline planning permission and to enable the Local Planning Authority to consider these Reserved Matters in accordance with the development plan and any other material planning considerations. To accord with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Energy Statement

An energy statement shall be submitted as part of the application package for any reserved matters application which includes design details.

Reason: To ensure that sustainable design and construction principles have been incorporated in accordance with policy RE1 of the Oxford Local Plan 2036 or such policy requirements which apply at the time of construction.

Noise Impact Assessment

A Noise Impact Assessment shall be submitted as part of the application package for any reserved matters application which includes mitigation details where required.

Reason: To ensure that the proposed development would not result in any adverse noise impacts to neighbouring properties in accordance with policy RE7 of the Oxford Local Plan 2036 or such policy requirements which apply at the time of construction.

Student accommodation management plan

Prior to first occupation, a Student Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority which shall include but not limited to how the students shall be managed, point of contact including out of hours and emergencies, code of conduct for students and visitors. The

accommodation shall be occupied in accordance with the SMP on first occupation and at all times thereafter.

Reason: In the interest of neighbouring amenity in accordance with Policies H8 and RE7 of the Oxford Local Plan 2036 or such policy requirements which apply at the time of construction.

Student – no cars

Prior to occupation, details of a tenancy/ occupation agreement that includes a clause under which the study bedrooms shall be occupied restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city and consequences for breaching this clause (for example loss of place at the academic institution) shall be submitted to and approved in writing by the Local Planning Authority. Any disabled parking shall be within designated parking spaces only. The study bedrooms shall only be let in accordance with the approved agreement including out of term time occupation.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality, in accordance with policies RE7, M2 and H8 of the Oxford Local Plan 2036 or such policy requirements which apply at the time of construction.

INFORMATIVES:

1. **NPPF** - 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. **CIL** - This development is liable for CIL.
3. **Work hours construction** - 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.
4. **Neighbour notification** - t 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.

5. **Waste** - 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. **Contamination** - Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner. Developers should:
 - Follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination
 - Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
 - Refer to the contaminated land pages on gov.uk for more information
7. **Protected species** - All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Please note that, among other activities, it is a criminal offence to deliberately kill, injure or capture a bat; to damage, destroy or obstruct access to a breeding or resting place; and to intentionally or recklessly disturb a bat while in a structure or place of shelter or protection. Occasionally bats can be found during the course of development even when the site appears unlikely to support them. In the event that this occurs, work 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.
8. **Birds** - 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.
9. **Biodiversity Net Gain**: The applicant has provided separate information for individual phases of works. The following should be noted: Local Nature Recovery Strategy (LNRS) - The Oxfordshire LNRS has not been included correctly within the metric(s). LNRS information needs to reflect the situation at the point of the biodiversity gain plan submission. So The applicant should take this opportunity to correct the omission (see BNG administration, above and notes on need for overall metric, below).
10. **Metric** - A single metric which combines the habitat delivery for the development is requested, because although we need to understand how

much is delivered in each phase we will also need the overall metric to demonstrate that 10% BNG is delivered (these values will be submitted into the Overall Biodiversity Gain Plan which is separate from each phase biodiversity gain plans which the current metrics relate to). Calculations should show the overall pre-development biodiversity value and the proposed overall post-development biodiversity value of the entire development along with calculations for each phase.

11. **HMMP** - There should be one HMMP, within which it should reference the different proposed phases. It is noted that LEMPs are traditionally more used by Landscape Architects. From a planning ecology perspective, a HMMP should sufficiently do the job as long as it reflects the agreed biodiversity net gain delivery. To this end, the PAS draft conditions utilise either an HMMP or a LEMP depending on the type of development.
12. **Mapping/calculation check** – the OBGp should be accompanied by a post-development habitat/ biodiversity gain map to confirm the post-development calculation.
13. **Street naming/numbering** -Due to the nature of your application you will need to apply for Street Naming & Numbering: https://www.oxford.gov.uk/info/20000/planning/324/street_naming_and_numbering

You can only request a new address or property name after you have received approved planning permission for your development: we cannot accept a street/property naming/numbering application without this permission. For further information, please contact the team at snn@oxford.gov.uk