

## OXFORD CITY PLANNING COMMITTEE

23<sup>rd</sup> June 2026

**Application number:** 26/00266/FUL

**Decision due by** 5<sup>th</sup> May 2026

**Extension of time** 27<sup>th</sup> June 2026

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

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

**Ward** Littlemore Ward

**Case officer** Jennifer Coppock

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

**Reason at Committee** Major development

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## 1. RECOMMENDATION

1.1. The committee is recommended to:

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

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

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

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

terms set out in this report (including to dovetail with and where appropriate, reinforce the final conditions and informatives to be attached to the planning permission) as the Director of Planning and Regulation considers reasonably necessary; and

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

## **2. EXECUTIVE SUMMARY**

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

## **3. LEGAL AGREEMENT**

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

- Travel Plan monitoring fee of £3,347.00.

#### **4. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

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

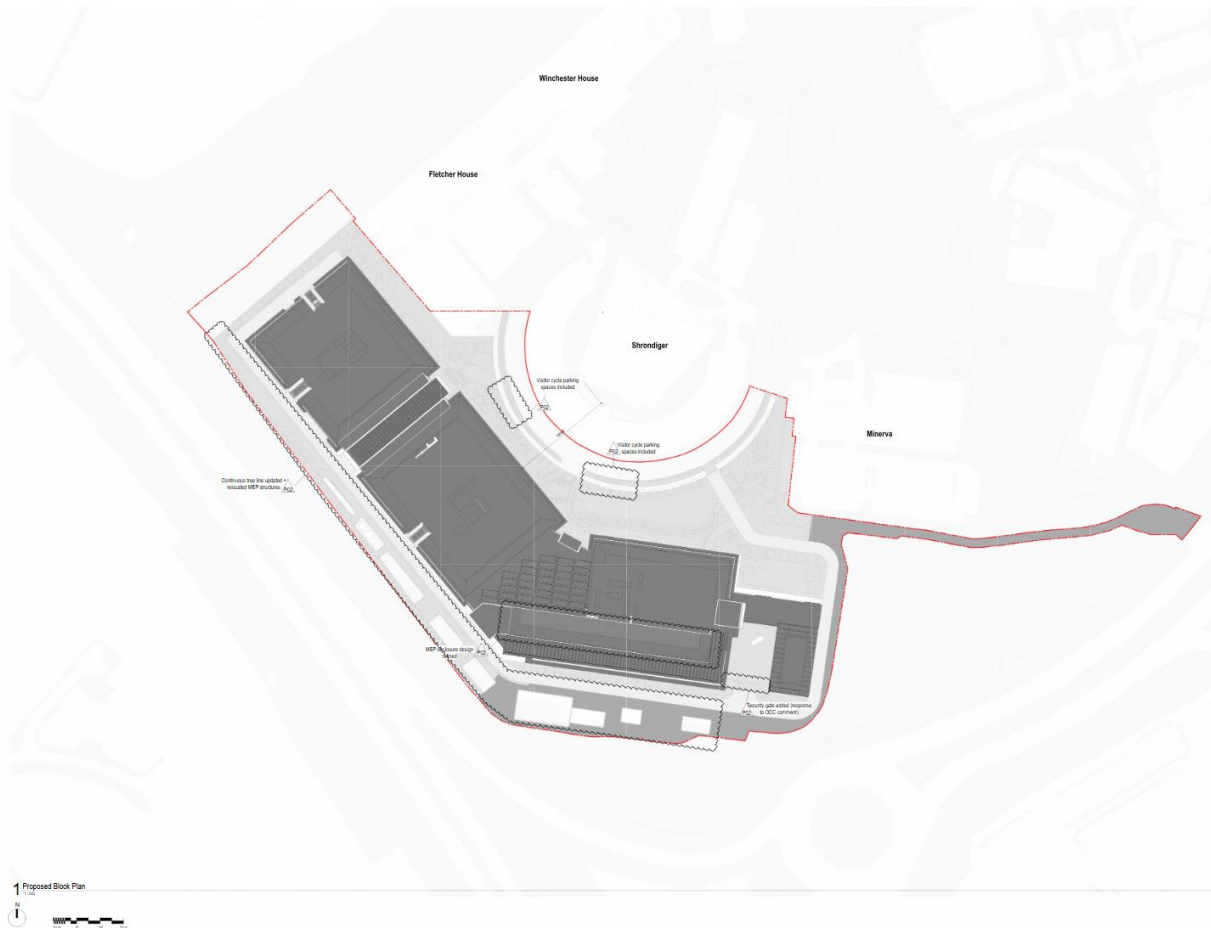
#### **5. SITE AND SURROUNDINGS**

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



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

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



**Figure 2: Proposed site plan**

## 7. RELEVANT PLANNING HISTORY

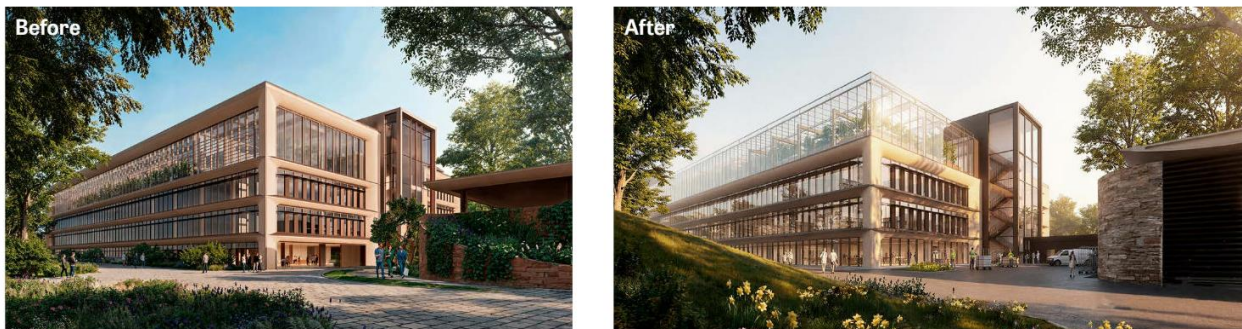
7.1. The table below sets out the relevant planning history for the application site:

22/02168/FUL - Erection of 3no. laboratory and office buildings with ancillary commercial uses (all within Use Class E). Provision of associated landscaping,
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car parking, cycle parking and creation of new accesses. Approved 23.10.2023

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

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



**Figure 3: Amendments made to the greenhouse**

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

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

## **8. RELEVANT PLANNING POLICY**

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

8.2. The following policies are relevant to the application:

Topic	National Planning Policy Framework	Local Plan	Other planning documents	Emerging Oxford Local Plan 2045
Design	131-141	DH1 - High quality design and placemaking  DH7 - External servicing features and stores		HD1 - Principles of High-Quality Design  HD6 - Views and Building Heights  HD12 - Bin and Bike Stores and External Servicing Features  S2 - High Quality Design
Conservation/Heritage	202-221	DH2 - Views and building heights		HD3 - Designated Heritage Assets
Housing	124-130	H14 - Privacy, daylight and sunlight		HD8 – Privacy, daylight and sunlight
Commercial	85-89	SP9 - The Oxford Science Park (Littlemore and Minchery Farm)		SPS12: Oxford Science Park
Natural environment	161-186 187-201	RE3 - Flood risk management  RE4 - Sustainable and foul drainage, surface  G1 - Protection of Green/Blue Infrastructure  G2 - Protection of biodiversity geo-diversity  G7 - Protection of existing Green Infrastructure  G8 - New and enhanced Green and Blue Infrastructure		G3 - Provision of New Green and Blue Features – Urban Greening Factor  G4 - Delivering Mandatory Net Gains in Biodiversity  G5 - Delivering Onsite Ecological Enhancements G6 - Protecting Oxford's Biodiversity Including the Ecological Network  G7 - Flood Risk and Flood Risk Assessments (FRAS)  G8 - Sustainable Drainage Systems  R5 - Water Resources and Quality  R6 - Soil Quality

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

## 9. CONSULTATION RESPONSES

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

### Statutory and non-statutory consultees

#### Historic England

9.2. No comment

#### Littlemore Parish Council

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

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

#### Sandford-on-Thames Parish Council

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

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

#### Oxfordshire County Council (Highways)

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

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

9.8. No objection, subject to conditions.

#### Thames Water Utilities Limited

9.9. No objection, subject to conditions and informative.

Environment Agency

9.10. No objection, subject to conditions.

Thames Valley Police

9.11. No objection.

Active Travel England

9.12. Standing advice provided.

**Public representations**

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

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

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

**10. PLANNING MATERIAL CONSIDERATIONS**

10.1. Officers consider the determining issues to be:

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

**a. Principle of development**

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

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

- 10.3. The Oxford Local Plan recognises at para 128 that Oxford has *“one of the highest concentrations of knowledge intensive businesses in the UK. It has the fastest growing and one of the best educated workforces in the country and is the main centre of research and spin outs in the country. The Local Plan supports the growth of these sectors and puts in place measures to manage the effects of success”*. The Oxfordshire Strategic Economic Plan (2017) sets out the long-term vision and ambitions for economic growth in the County, which is that overall by 2030 *“Oxfordshire will be recognised as a vibrant, sustainable, inclusive world leading economy driven by innovation, enterprise and research intelligence”*. The Oxfordshire Local Industrial Strategy (2019) looks to position Oxfordshire as one of the top 3 global innovation ecosystems highlighting the County’s world leading science and technology cluster.
- 10.4. As above, the Oxford Science Park (TOSP) forms part of a Category 1 employment site and as such, under the requirements of policy E1 of the Oxford Local Plan 2036, the site is protected for employment floorspace only. Planning permission will be granted for the intensification, modernisation and regeneration for employment purposes of any employment site if it can be demonstrated that the development makes the best and most efficient use of land and does not cause unacceptable environmental impacts and effects. Further, TOSP is allocated under policy SP9 for employment uses that directly relate to Oxford’s key sectors of research led employment. The policy requires that development should be designed to enhance the external appearance of the Park and to optimise opportunities to enhance the park’s landscape and public realm. The site also falls within the Cowley Branch Line Area of Change and Cowley Branch Line Area of Focus in the adopted and emerging Local Plans respectively, where high density employment development that makes efficient use of land is expected and it is recognised that taller buildings can positively contribute to increasing density and enabling a more efficient use of land. The site remains a key employment site under policy SPS12 in the emerging Local Plan.
- 10.5. The submitted Economic Statement estimates that the proposed development would deliver 1,932 annual full time equivalent jobs during the five-year construction period, generating an additional £198.7m in Gross Value Added (GVA) over the same period. During the 25-year operational period, it is estimated that the proposal would deliver 3,639 annual FTE jobs with £353.9m in GVA.
- 10.6. It is therefore considered that intensifying development on the site for business (E(g) class) uses within the research led employment sector, as proposed, is acceptable in principle subject to compliance with all requirements of policy SP9 and the Local Plan as a whole as well as policies within the emerging Local Plan 2045, acknowledging that they carry limited weight at this time.

## **b. Design and impact on views**

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



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



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

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

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





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



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

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

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



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



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

**Figure 7: View from A4074.**

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

### **c. Archaeology**

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

### **d. Impact on neighbouring amenity**

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

#### *Privacy*

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

## Overbearing

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

### Thames Water Pipe Study

Previously approved

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

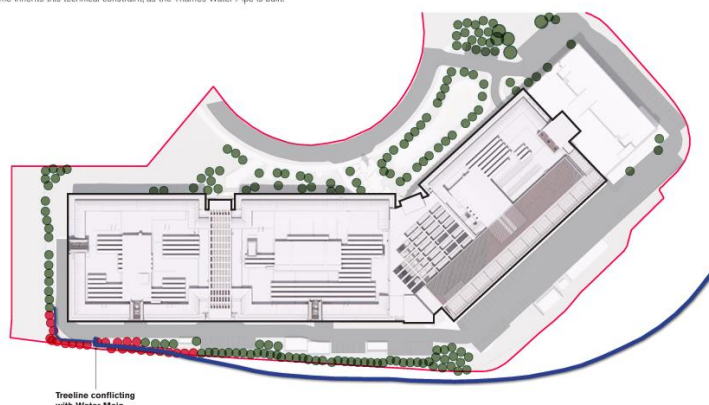


*Tree line as previously approved*

## Thames Water Pipe Study

Current Condition (Proposed)

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



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



*Visual of southern elevation with gap in tree line.*

**Figure 8: Tree line along southern elevation plans and CGIs**

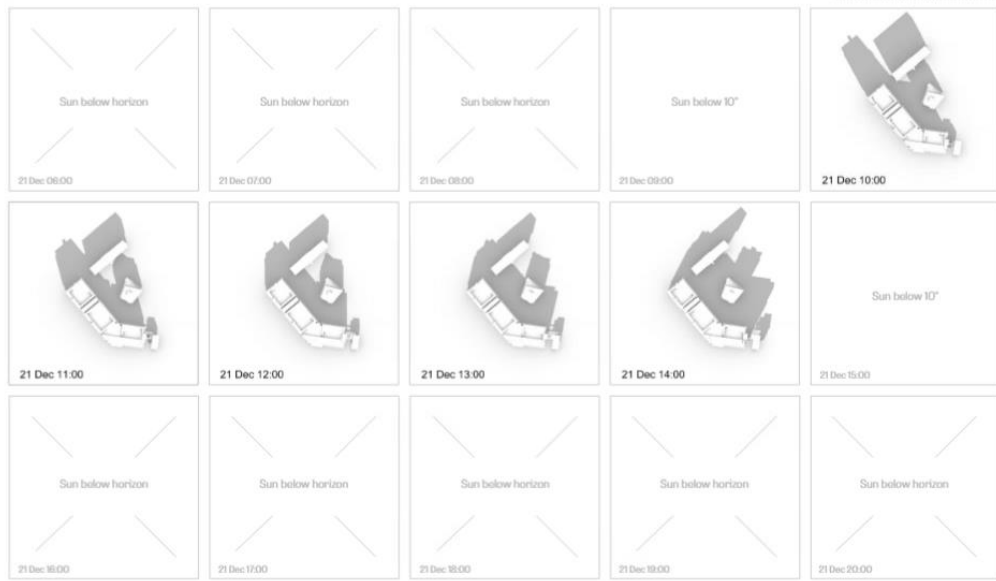
- 10.26. An obtrusive lighting (light pollution) assessment, using worst case scenario assumptions, was submitted as part of the application to ascertain whether the proposed lighting is appropriate given the sites proximity to residential receptors.
- 10.27. The assessment concludes that with the installation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

### *Daylight/sunlight*

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

**8.4 Appendix**  
Shadow Diagrams - Winter Solstice: December 21<sup>st</sup>

Climate File Source: GBK\_ENGL\_RAF\_Bmann.095630\_1M1v.apx  
Simulation Timespan 15min. Solar cutoff angle 10°.  
Note: This study does not include any vegetation. The surrounding massing is subject to change, and the analysis will be updated accordingly to reflect any design modifications. For this study of the project the test surface is assumed to be flat.



**Figure 9: Solar study – Winter solstice**

*Construction phase*

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

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

**e. Health and wellbeing**

10.31. Local Plan policy RE5 seeks to promote strong, vibrant and healthy communities and reduce health inequalities. The application has been supported by a Health Impact Assessment (HIA) which considers the health impacts of the proposed development based on the NHS London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment (HIA) as required by policy RE5 and emerging policy HD7.

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

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

10.33. In light of the above, and the contents of this report as a whole, it is considered that the proposed development would comply with policy RE5 of the Oxford Local Plan 2036 and emerging policy HD7 of the Oxford Local Plan 2045.

#### **f. Highways and parking**

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

#### *Sustainability*

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

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

#### *Access*

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

#### *Trip generation and traffic impact*

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

#### *Cycle parking*

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

#### *Vehicular parking*

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

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

### **g. Trees and landscaping**

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

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

#### **h. Sustainable design and construction**

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

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

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

#### **i. Air Quality**

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

10.52. The air quality baseline desk assessment shows that the application site is located within the Oxford city-wide Air Quality Management Area (AQMA), declared by Oxford City Council for exceedances of the annual mean NO<sub>2</sub> air quality objective (AQO). Analysis of DEFRA's Urban background maps and of all pollutant concentrations at monitoring locations in the surrounding area of the application site, show clear compliance with all relevant air quality objectives for NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations. Therefore, the location of the application site is considered suitable for its intended use without mitigation.

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

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

#### **j. Noise**

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

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

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

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

#### **k. Land quality**

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

#### **l. Flood risk and drainage**

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

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

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

### **m. Ecology**

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

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

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

10.68. *European Protected Species*: The Local Planning Authority, in exercising any of its functions, has a legal duty to have regard to the requirements of the Conservation of

Habitats and Species Regulations 2017, which identifies four main offences for development affecting European Protected Species (EPS):

1. Deliberate capture, injuring or killing of an EPS
2. Deliberate disturbance of an EPS, including in particular any disturbance which is likely
  - a) to impair their ability –
    - i) to survive, to breed or reproduce, or to rear or nurture their young; or
    - ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
  - b) to affect significantly the local distribution or abundance of the species to which they belong.
3. Deliberate taking or destroying the eggs of an EPS.
4. Damage or destruction of a breeding site or resting place of an EPS.

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

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

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

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

#### **n. Utilities**

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

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

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

#### **o. Planning obligations**

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

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

### **11. CONCLUSION**

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

11.2. The NPPF recognises the need to take decisions in accordance with Section 38 (6) but also makes clear that it is a material consideration in the determination of any planning application (paragraph 2). The main aim of the NPPF is to deliver Sustainable Development, with paragraph 11 the key principle for achieving this aim. The NPPF also goes on to state that development plan policies should be given due weight depending on their consistency with the aims and objectives of the Framework. The relevant development plan policies are considered to be consistent with the NPPF.

11.3. Therefore, it would be necessary to consider the degree to which the proposal complies with the policies of the development plan as a whole and whether there are any material considerations, such as the NPPF, which are inconsistent with the result of the application of the development plan as a whole.

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

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

- 11.5. The proposal would generate additional employment and a boost to the local economy.
- 11.6. The scheme would accord with the Local Plan policies with regards to the natural environment and in turn would help to achieve a healthy community.
- 11.7. In terms of any material considerations which may outweigh these development plan policies, the NPPF has a presumption in favour of sustainable development. NPPF paragraph 11 states that proposals that accord with the development plan should be approved without delay, or where the development plan is absent, silent, or relevant plans are out of date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or specific policies in the framework indicate development should be restricted. Policy S1 of the Oxford Local Plan 2036 repeats this.
- 11.8. Officers consider that the proposal would accord with the overall aims and objectives of the NPPF and policy S1 for the reasons set out within the report. Therefore, in such circumstances, planning permission should be approved without delay. This is a significant material consideration in favour of the proposal.
- 11.9. Officers would advise members that having considered the application carefully including all representations made with respect to the application, that the proposal is considered to be acceptable in terms of the aims and objectives of the NPPF, and relevant policies of the Oxford Local Plan 2016-2036, when considered as a whole, as well as the emerging Oxford Local Plan 2045 policies – acknowledging that they carry limited weight at this time, and that there are no material considerations that would outweigh these policies.
- 11.10. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to the conditions in section 12 below and to the satisfactory completion (under authority delegated to the Head of Planning Services) of a legal agreement under section 106 of the Town and Country Planning Act 1990 and other enabling powers.

## **12. CONDITIONS**

### *Time limit*

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

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

### *Approved plans*

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

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy S1 of the Oxford Local Plan 2016-2036.

#### *Ancillary buildings*

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

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

#### 4. *Materials*

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

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

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

#### *Solar panels*

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

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

#### *Remedial works*

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

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

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

#### *LQ Watching brief*

7. Throughout the course of development, a watching brief for the identification of unexpected contamination shall be undertaken by a suitably competent person. Any unexpected contamination that is found during the course of construction of the approved development shall be reported immediately to the Local Planning Authority. Development on that part of the site affected shall be suspended and a risk assessment carried out by a competent person and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

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

#### *EV charging*

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

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

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

#### *Development within 5m of a water main*

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

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

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

#### *Water network capacity*

10. No development shall be occupied until confirmation has been provided in writing to the Local Planning Authority that either:- 1) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or 2) - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To avoid impact on water pressure and the wider water network in accordance with paragraph 161 of the NPPF 2024.

#### *Further ecology surveys*

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

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

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

#### *CEMP (Biodiversity)*

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

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

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

#### *Biodiversity Methods Statement*

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

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

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

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

#### *Lighting strategy*

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

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

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

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

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

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

*BNG*

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

The submitted documents shall include:

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

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

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

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

*FRA*

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

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

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

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

#### *Construction Management Plan (EA)*

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

The scheme shall include the following elements:

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

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

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

#### *Energy Statement*

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

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

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

#### *BREEAM*

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

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

#### *Noise from installations*

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

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

#### *Anti-vibration isolators*

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

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

#### *Detailed drainage strategy*

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

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

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

*SuDS maintenance details*

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

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

AMS

24. The development shall be carried out in strict accordance with the approved methods of working and tree protection measures contained within the planning application details shown on the Tree Protection Scheme Doc. Ref. P2486-B\_TPS01 V1 dated 12/12/2025 unless otherwise agreed in writing beforehand by the Local Planning Authority.

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

*Landscape plan*

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

numbers, sizes and nursery stock types.

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

#### *Landscape Management Plan*

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

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

#### *Security Needs Assessment*

27. The development hereby approved shall be carried out in full accordance with the approved Security Needs Assessment, "26\_00266\_FUL-SECURITY\_NEEDS\_ASSESSMENT-3673389", including all mitigation measures, recommendations, and specifications contained therein, unless otherwise agreed in writing by the Local Planning Authority.

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

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

#### *Construction Environmental Management Plan (CEMP)*

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

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

#### *Cycle parking*

29. Prior to first occupation of the development hereby approved, details of the cycle parking areas, including dimensions and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking areas and means of enclosure have been provided within the site in accordance with the approved details and thereafter the areas shall be retained solely for the purposes of cycle parking.

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

*Delivery and Servicing Management Plan*

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

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

*Car park management plan*

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

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

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

### **13. APPENDICES**

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

### **14. HUMAN RIGHTS ACT 1998**

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

### **15. SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

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