

OXFORD CITY PLANNING COMMITTEE

14th July 2026

Application number: 25/01588/FUL

Decision due by 23rd September 2025

Extension of time 30th September 2026

Proposal Demolition of existing commercial and leisure buildings (Class E/Sui Generis) and erection of a phased redevelopment of the site comprising of mixed use R&D laboratories (Class E(g)) with active ground floor uses (Class E), restoration of Grade II* Listed Minchery Priory public house (sui generis), construction of community leisure building (sui generis), construction of Cowley Branch Line mobility hub, construction of electrical substation, hard and soft amenity and biodiversity landscape and public realm and other supporting or ancillary works and infrastructure including access and servicing (amended certificate of ownership). (Amended plans and documents)

Site address Ozone Leisure Park, Grenoble Road – see **Appendix 1** for site plan

Ward Littlemore Ward

Case officer Jennifer Coppock

Agent:	Mr Jonathan Bainbridge	Applicant:	Pioneering Development Services (Oxford) LLP, Firoka (Oxford Leisure) Limited and Firoka (Priory Hotel) Limited.
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Reason at Committee Major development

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
- Resolve the outstanding objection made by the Environment Agency in relation to the 10m ecological buffer zone from the Littlemore Brook; 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 demolish the existing buildings on site, except for the Grade II* Minchery Farmhouse and erection of four building blocks (A-D) ranging in height from 28m to 41m over 5, 6 and 7 storeys plus roof mounted mechanical plant. Blocks A-D would accommodate a range of uses on the ground floor including retail, food and beverage, retail and community uses. The upper floors would accommodate Containment Level 2 (CL2 – medium risk biological agents and hazards, genetically modified organisms, animals and plants) laboratories for life science research and development purposes with associated offices and write up spaces. Block E would be a two-storey timber clad ‘amenity’ building intended to be used as a cinema with the potential to also accommodate a bowling alley by way of re-providing the existing community leisure facilities on site. Minchery Farmhouse, with a floor area of 480sq. m. (GIA), would be renovated and brought back into use, and fundamentally removed from the heritage buildings at risk register, as a public house or a suitable alternative use. There would be no material impact on neighbouring amenity.

2.2. A total of 520 parking spaces would be provided on the existing car park adjacent to the Kassam Stadium and immediately east of the application site, this would equate to a mode share of 34% prior to the Cowley Branch Line becoming operational. After which time, 173 parking spaces would be removed. 722 cycle parking spaces are currently proposed and an additional 174 spaces would be secured by condition to ensure policy compliance. 18 cycle parking spaces are to be provided adjacent to the ‘transport hub’ that do not contribute towards the allocation for staff and visitors of the site.

2.3. Following an extensive pre-application and determination process resulting in amended plans with lowered building heights, a more articulated mass and an

enhanced landscape offer, it is considered that the proposal accords with existing and emerging planning policy in terms of the principle of development and other detailed matters. The loss of community facilities on site is justified and - to a large extent – beyond the remit of planning with the cinema and bowling facilities to be re-provided. The renovation and re-use of Grade II* Minchery Farmhouse as a public house or an alternative suitable use is welcomed by Officers and Historic England.

- 2.4. There would be no harm to any identified protected species, and Officers consider that 10% Biodiversity Net Gain can be achieved through on and off-site enhancements, the latter through the purchase of credits. The development would be of a sustainable design and construction, achieving a 40% reduction in carbon emissions when set against the 2021 Part L Building Regulations. Infiltration testing and a final Flood Risk Assessment and Drainage Strategy as well as a Flood Warning and Management Plan are to be conditioned to ensure that there would be no risk from flooding or drainage. There would be no adverse land contamination, noise pollution or air quality impact.
- 2.5. 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:

- Renovation and bring back into use Minchery Farmhouse, to be ready for occupation prior to first occupation of the R&D units.
- Re-provision of an on-site cinema, to be ready for occupation prior to first occupation of the R&D units.
- Provision of a ground floor strategy, including restriction of employment uses to ensure an activated, community focussed frontage.
- Agreement to enter into a Community Enterprise Hub Schedule to include the community spaces at ground floor and the STEM outreach programme.
- Agreement to enter into Construction and End User Community Employment and Procurement Plans.
- Agreement to enter into a S278 Agreement with the Highways Authority for proposed highways works.
- Land transfer of the grass verge fronting Grenoble Road from Oxford City Council to Oxfordshire County Council.
- Financial contribution of £833,312.00 towards Priory Road/ Minchery Road LCWIP route OXR16 improvements.

- Financial contribution of £612,492 towards B480 sustainable travel improvements.
- Financial contribution of £1,058,257 towards bus services serving the site.
- Financial contribution of £1,695,720 towards the Cowley Branch Line passenger service.
- Financial contribution of £112,000 towards a review of the Greater Leys Residents Parking Zone.
- £4,750 to amend the Grenoble Road Traffic Regulation Order (if not dealt with under the S278/ S38 Agreement).
- £9,685 to cover Travel Plan monitoring.
- An agreement by the current landowner that the 520 car parking spaces on the existing Kassam Stadium car park can be used by occupiers and visitors of the proposed development.
- An agreement that the total number of parking spaces would be 520, including visitor and accessible spaces.
- Provision of 25% of spaces to be provided with EV charging facilities with ducting in place to serve 100% of spaces once future demand dictates.
- The removal of 173 car parking bays once the Cowley Branch Line Passenger Service is operating 2 trains per hour.
- A requirement that tenancy agreements shall include the loss of parking spaces and that tenants shall be sufficiently notified as well as the need to vacate parking spaces at a set time ahead of football kick-off.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

4.1. The scheme is liable to pay £8,082,850.30 in CIL.

5. SITE AND SURROUNDINGS

- 5.1. The site comprises the Ozone Leisure Centre and a portion of the Kassam Stadium car park, extending to approximately 3.6ha. The site is characterised by large, low density commercial units including a Vue cinema, bowling alley, children's soft play, associated restaurants and retail units. All of the commercial units on site, except for the Vue cinema and unit 1 (former bingo hall) fall within use class E with a total floorspace of 13,000sq. m. The Vue cinema and former bingo hall (Sui Generis) have a floorspace of 6,956sq. m.
- 5.2. Grade II* Minchery Farmhouse, with a lawful use as a public house (Sui Generis), also sits within the application site. The listed building has 15th-century origins and comprises the only surviving (above ground) element of the medieval Benedictine priory founded in Littlemore in the 12th century. The listed building sits within a garden plot that includes areas of unmaintained lawn to the east and west. This is

enclosed by a continuous close board timber fence, intended to help prevent unauthorised access to the vacant building. There are no other designated or local heritage assets within the site itself or its setting.

- 5.3. The two storey Hampton by Hilton hotel lies to the north of Minchery Farmhouse and sits within the application site but would be retained with no alterations to the building proposed.
- 5.4. Littlemore and Northfield Brooks run immediately north of the site with dense vegetation either side of the watercourses and the existing overflow car park beyond. The Kassam Stadium and the surface car park that currently serves the commercial units on site as well as the Stadium lie to the east. Grenoble Road bounds the site to the south. The Minchery Lane PROW (Ref. 281/1/40) lies to the west with the Oxford Science Park immediately beyond.
- 5.5. The majority of the site lies within flood zone 1 (lowest probability of flooding) with portions of the access road and land along the northern boundary within flood zones 2 and 3 (medium to high probability of flooding).
- 5.6. The site 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.
- 5.7. Emerging policy SPS13 (Ozone Leisure Park and Minchery Farmhouse) allows for mixed use development, within existing lawful use class E with replacement community leisure/sui generis uses on site. The following uses are considered acceptable on site:
 - Research and development
 - Other Use Class E employment uses
 - Commercial leisure
 - Community and cultural facilities
 - Replacement hotel
- 5.8. See site location plan below:

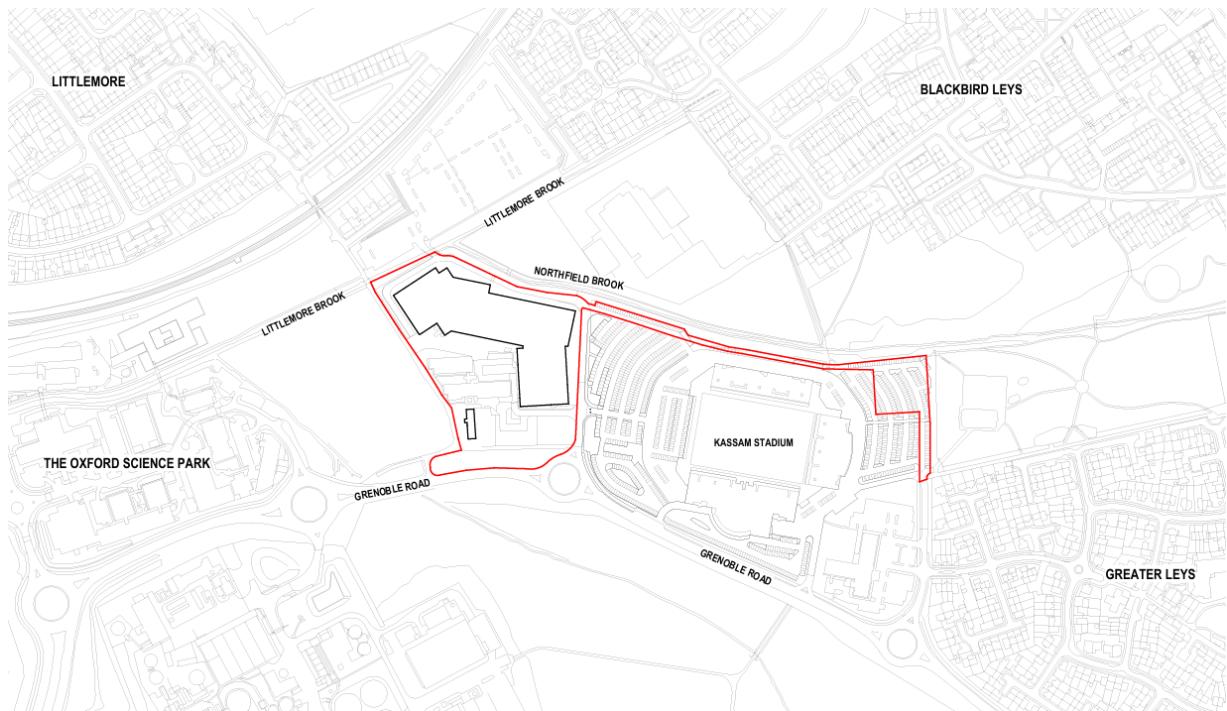


Figure 1: Site location plan

6. PROPOSAL

- 6.1. The application seeks full planning permission for a phased development that comprises the demolition of existing buildings on site, except for Grade II* Minchery Farmhouse and the hotel that would remain as existing and erection of four building blocks (A-D) ranging in height from 28m to 41m over 5, 6 and 7 storeys plus roof mounted mechanical plant. Blocks A-D would accommodate a range of uses on the ground floor including retail, food and beverage and community uses. The development is speculative with no end user confirmed at this time, and therefore the floorplans are flexible with 'community space' proposed at ground floor – details would be secured within a ground floor strategy plan forming part of the S106 legal agreement. The upper floors would accommodate Containment Level 2 (CL2 - medium risk biological agents and hazards, genetically modified organisms, animals and plants) laboratories for life science research and development purposes with associated offices and write up spaces, again the floorplans are not detailed at this stage. Blocks A-D would provide floorspace of 59, 231sq. m. (GIA) within use class E.
- 6.2. Block E would be a two-storey timber clad 'amenity' building intended to be used as a cinema with the potential to also accommodate a bowling alley. This block would provide a floorspace of 2,363sq. m. (GIA). The use of this building as a cinema would be secured within the legal agreement – this is set out in more detail below.
- 6.3. A substation would be provided at the Kassam Stadium site, on land that falls within the red line boundary, to serve the proposed development and future housing at the Kassam Stadium and overflow car park sites. Landscaping would surround the substation to soften its appearance and attenuate noise pollution.
- 6.4. Minchery Farmhouse, with a floor area of 480sq. m. (GIA), would be renovated and brought back into use, and fundamentally removed from the heritage buildings at risk

register, as a public house or a suitable alternative use – as set out in more detail below. Plans for this element of the proposal have not been provided but would also be secured within the legal agreement, again as set out in more detail below.

- 6.5. A comprehensive landscape scheme with pedestrian and cycle connectivity also forms part of the proposal.
- 6.6. A 'Transport Hub' consisting of a new bus layby and cycle parking would be located on land north of Grenoble Road. Part of the bus layby would be provided on land outside the current adopted highway boundary and owned by Oxford City Council. The transfer of land from the City Council to Oxfordshire County Council would be secured within the S106 legal agreement.
- 6.7. A total of 520 parking spaces would be provided on the existing car park adjacent to the Kassam Stadium and immediately east of the application site. Whilst the parking spaces do not sit within the application boundary due to the complex land deal between the applicant and landowner, the parking spaces would be secured by S106 legal agreement, to be entered into by both the applicant and landowner. 722 cycle parking spaces (630 internal and 92 external) are currently proposed as part of the proposal, a further 174 would be secured by condition. 18 cycle parking spaces would be provided adjacent to the 'transport hub' and are not counted towards the proposal's allocation. It should be noted that 1838 car parking spaces currently serve the Kassam Stadium and surrounding leisure facilities. 1125 of these spaces are located around the stadium, with a further 713 spaces provided within the overflow car park to the north of the application site.
- 6.8. As above, the proposal would be phased over a period of 7 years. The phasing would be secured by condition and set out as follows:
 - Phase 1 – Block A and E, Minchery Farmhouse restored and landscaping along the edge of the brook, Minchery Lane and the northern access road and verge. 144 parking spaces would be provided at this phase.
 - Phase 2 – Block B and landscaping associated with Minchery Farmhouse and along Grenoble Road, the bus stop and grass verge. 290 car parking spaces would be provided.
 - Phase 3 – Blocks C and D and landscaping along the street frontages and gardens between blocks A and B as well as the hotel. The remaining parking spaces would be provided, totalling 520 spaces.
 - Phase 4 – Blocks A-E and Minchery Farmhouse would be capable of being fully operational and landscaping within the 'central heart' and main arrival plaza would be completed.

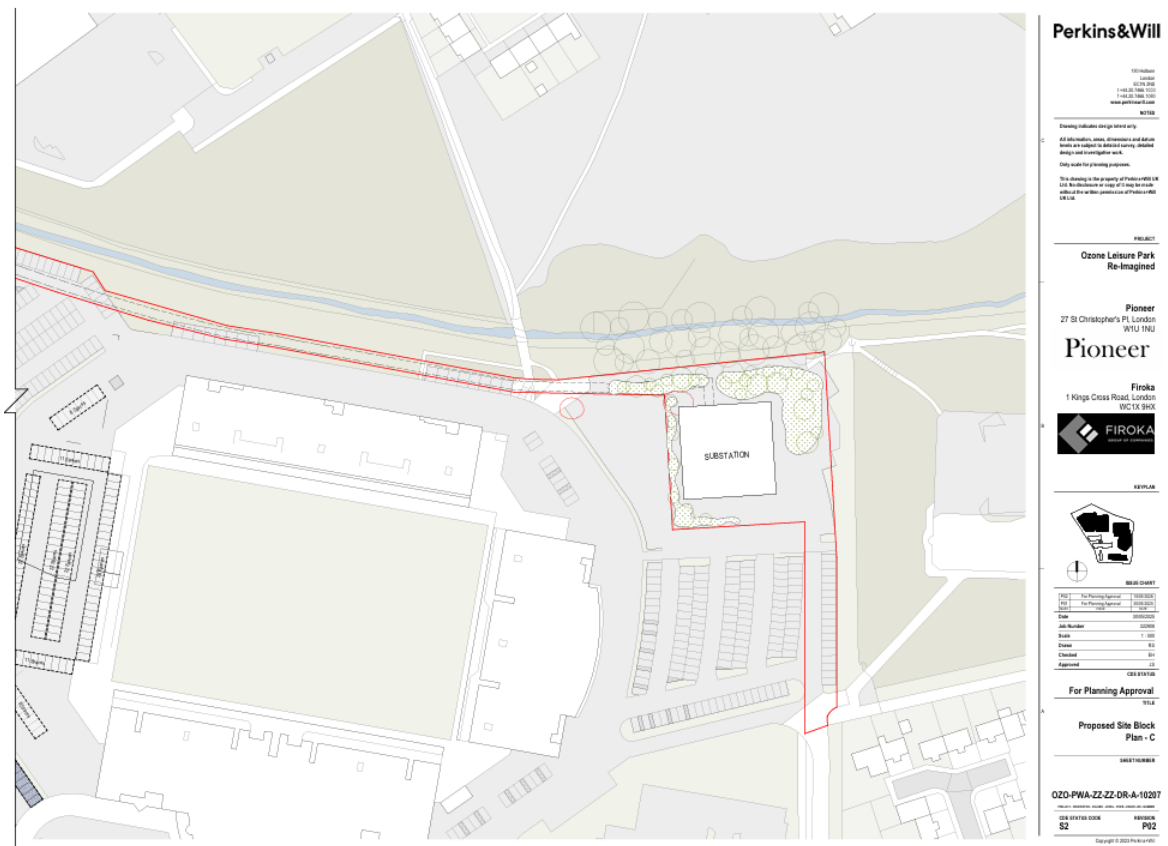
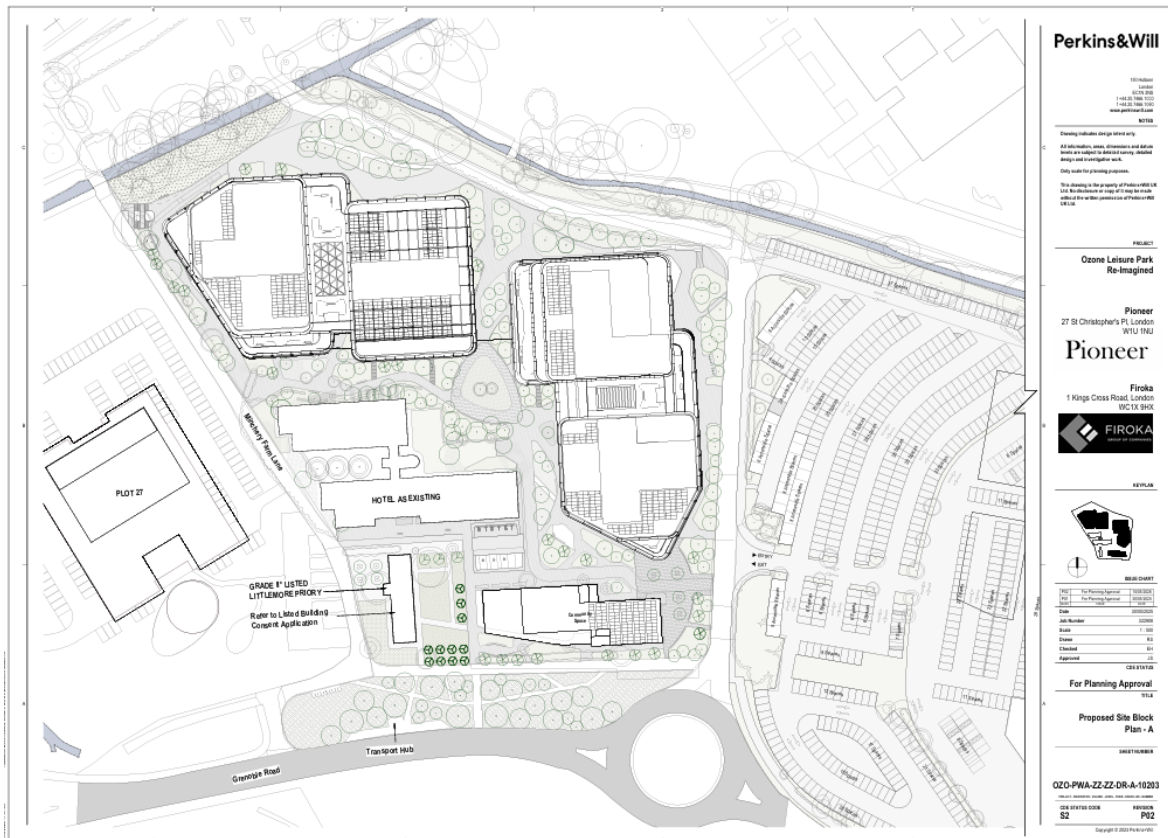


Figure 2: Proposed site plan

7. RELEVANT PLANNING HISTORY

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

94/01754/NOY - Outline application for the erection of buildings to provide an all-seater football stadium (15,000) & associated facilities, leisure development (Class D2 excluding cinema) & employment (Classes B1 & B8). Access from proposed extensions of Grenoble Rd. Car & coach parking for up to 1,950 vehicles (Amended plans). Approved 17th May 1999.

95/00832/NFY - Erection of 15,000 seater stadium and ancillary facilities including supporters club, health and fitness centre and restaurant. Provision of 895 car parking spaces around stadium, 525 remote parking spaces (north of Brook) & 530 car parking spaces on land designated for leisure and employment use, access from Grenoble Road roundabout, site roads, bus lay-bys, foot & cycle ways, cycle parking and landscaping. Approved 9th August 1996.

97/00052/NF - Change of use from vacant agricultural land to car parking ancillary to Oxford United Football Stadium. Approved 27th March 1997.

99/00834/VF - Variation of condition 39 on permission 94/1754/NOY to allow approved leisure development to include use as a multi-screen cinema (max. 9 screens 40,000 sq. ft. floor space). Approved 1st September 1999.

00/01473/NR - Erection of buildings to provide mixed use leisure centre (total floor space 17,817 sq m), comprising 9 screen cinema, 26 lane bowling alley, night club, bingo hall, health & fitness centre, aerobic and dance studio, and ancillary facilities. Main access off Grenoble Rd via new rd off roundabout. 9 parking spaces for people with disabilities (Details of siting, design, external appearance, means of access, reserved under applications 94/1754/NOY and 99/834/VF). Approved 3rd November 2000.

02/01699/FUL - Change of use from vacant agricultural land to car parking ancillary to Oxford United Football Stadium at land rear of Falcon Close. Approved 14th October 2002.

03/01533/VAR - Change of use of leisure building to mixed D2 (leisure) and A3 (food and drink) use including 6 restaurants (2791 sq m) (Variation of planning permission 00/1473/NR and 94/1754/NOY). Approved 19th September 2003.

05/00287/FUL - Erection of three storey, 87 bed hotel, including dining room and bar. New access road. Car parking for 87 cars. Approved 24th May 2005.

08/01095/FUL - Change of use from restaurant to take away and restaurant (Unit 7). Approved 17th July 2008.

08/02033/FUL – Change of use from restaurant (class A3) to business use (class B1). Approved 12th January 2009.

21/02519/FUL - Change of use from bingo hall (sui generis) to bingo hall (sui generis) and/or leisure use (Use Class E(d)) (amended description). Approved 4th November 2021.

22/00138/VAR - Variation of condition 3 (Restriction of Class E use) of planning permission 21/02519/FUL (Change of use from bingo hall (sui generis) to bingo hall (sui generis) and/or leisure use (Use Class E(d))) to allow uses within Use Class E(b), (d),

(e), (f), and (g) (i, ii or iii) of the Order and/or as a bingo hall (Sui Generis). (Amended description and covering letter). Approved 12th May 2022.

23/01198/FUL - Demolition of existing Bingo Unit (Sui Generis, Classes E (b), (d), (e), (f), and (g) (i, ii or iii)); development of a new part-four/part-five storey (plus roof plant) building comprising laboratory and office space (Use Class E(g)) and a ground floor level commercial unit (Use Class E(a) or E(b)), with associated access road, public realm, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, site infrastructure and associated works. (Amended plans). Approval pending completion of S106.

8. RELEVANT PLANNING POLICY

8.1. The Submission Draft Oxford Local Plan 2045 was approved at Council on 26th 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	Cowley Branch Line Densification Study	HD3 - Designated Heritage Assets
Social and Community	96-108	V6 – Cultural and social activities V7 – Infrastructure, cultural and community		C5 – Protection, alteration and provision of social and cultural venues, pubs and visitor attractions C4 – Protection, alteration and provision of learning and non-residential institutions

Housing	124-130	H14 - Privacy, daylight and sunlight		HD8 – Privacy, daylight and sunlight
Commercial	85-89 90-95	V1 – Ensuring the vitality of centres		C1 – City, District and local centres SPS13: Ozone Leisure Park and Minchery Farmhouse
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
Transport	109-118	M1 - Prioritising walking, cycling and public transport M2 - Assessing and managing development M3 - Motor vehicle parking M4 - Provision of electric charging points M5 - Bicycle Parking AOC7 - Cowley Branch Line	Parking Standards SPD	C6 - Transport Assessments, Travel Plan and Service and Delivery Plans C7 - Cycle and Powered Two Wheelers Parking Design Standards C8 - Motor Vehicle Parking Design Standards CBLAOF: Cowley Branch Line Area of Focus

Environmental	161-186 187-201	RE1 - Sustainable design and construction RE6 - Air Quality RE8 - Noise and vibration RE9 - Land Quality	Energy Statement TAN	G9 - Resilient Design and Construction R1 - Net Zero Buildings in Operation R2 - Embodied Carbon in Construction R4 - Air Quality Assessment and Standards R8 - Amenity Impacts of Development HD7 - Health Impact Assessment HD8 - Privacy, Daylight and Sunlight
Miscellaneous	7-14 96-108 119-123 131-141	S1 - Sustainable development RE2 - Efficient use of Land RE5 - Health, wellbeing, and Health Impact Assessment RE7 - Managing the impact of development V8 – Utilities V9 - Digital Infrastructure	HIA TAN	S1 - Sustainable development HD2 - Making Efficient Use of Land I1 - Digital Infrastructure to Support New Development

9. CONSULTATION RESPONSES

- 9.1. Site notices were displayed around the application site on 22nd July 2025 and 8th June 2026 following amendments and an advertisement was published in The Oxford Times newspaper on 31st July 2025 and then again on 11th June 2026.

Statutory and non-statutory consultees

Historic England (HE)

- 9.2. HE was originally concerned that there was no concurrent LBC accompanying the planning application for redevelopment of the site but offered to work collaboratively with the Council to ensure that the future of Minchery Farmhouse is secured. HE has commented on the amendments made and recommends approval of the application as it would be the first steps in conserving the significance of Minchery Farmhouse. HE recommends that Officers secure a commitment within this application, to carry out

further feasibility work, alongside the necessary applications and works to bring the farmhouse back into use.

- 9.3. **Officer response:** Officers have been working closely with the applicant team to draft S106 obligations in relation to the re-use of the farmhouse and will continue to liaise with HE to ensure that all parties are content with the proposals.

Blackbird Leys Parish Council (BBL)

- 9.4. BBL Parish Council objected to the original submission due to the lack of information provided with the application. The Parish Council responded to the amended plans with queries, rather than a formal objection, relating to badger surveys, biodiversity net gain (BNG) and the chosen location for the sub-station.
- 9.5. **Officer response:** No setts have been confirmed on site, nor have any badger signs been identified. Nonetheless, a badger walkover, to be undertaken no more than 1 month prior to commencement of development and the planting of habitat appropriate to supporting ground foraging mammals would be secured by condition.
- 9.6. The scheme would result in a BNG of 23.26% in habitat units and 72.55% in hedgerow units which comprises of on-site enhancements including tree and hedgerow planting. 0.20 off-site watercourse units are required, through the delivery of other rivers and streams habitat to be purchased through an off-site habitat bank or broker.
- 9.7. The location of the primary substation was coordinated through spatial and technical requirements, including potential cable routing and neighbouring sensitivities. The final location was chosen as it meets all access, security and sensitivity requirements and allows for future development on the Kassam stadium site. Further detail with regards to the substation design is provided at paragraph 10.31.

Oxford Civic Society (OCS)

- 9.8. OCS requested clarification with regards to the number of cinema screens to be provided and wanted assurances that there was a firm commitment to sensitively restore Grade II* listed Minchery Farmhouse.
- 9.9. **Officer response:** The applicant team has provided three feasibility options in relation to the amenity building (block E), all of which include cinema screens and bowling facilities. The number of screens tested in the options ranges from between 5 and 6. This is covered in more detail at paragraph 10.13 below. Confirmed floorplans have not been provided at this time as cinema operators will not engage in discussions with the applicant team until planning permission is granted and, therefore, the layout of the floorplans is subject to change. The existing Vue cinema accommodates 12 screens, but it is understood that only 6 are currently in operation. Block E would come forward as part of phase 1.
- 9.10. With regards to the restoration of Minchery Farmhouse, Officers have been liaising with the applicant team, internal consultees and the Council's planning lawyer to refine the Heads of Terms for inclusion within the S106. The clause relating to Minchery Farmhouse would essentially restrict commencement of development until a Listed Building Consent (and planning permission if applicable) has been issued for works to

enable the appropriate re-use of the farmhouse. Occupation of blocks A-D would then be restricted until the farmhouse is capable of occupation.

- 9.11. An application for Listed Building Consent (26/01199/LBC) has been submitted for the following: *External and internal alterations to include, removal of modern fittings, fixtures, and partitions; the stripping back of incompatible modern finishes; urgent repair works to improve the weather-tightness and ventilation of the building; and targeted structural opening-up works.* This would ensure that the building will not deteriorate in the time between now and the more formal works subject to the S106 to enable re-use take place. The application is also scheduled to be heard at July Planning Committee.

Oxford Preservation Trust (OPT)

- 9.12. OPT objected to the original submission due to the lack of detail regarding Minchery Farmhouse. OPT also objected to the originally proposed height of the buildings, the lack of connectivity, need to retain community uses and raised disappointment that the hotel is to be retained on site.

- 9.13. **Officer response:** The Officer response above seeks to address OPTs objection in relation to Minchery Farmhouse. With regards to the height of buildings, this is something that Officers discussed with the applicant team throughout the pre-application process and consideration of the formal application. Amendments have been made to the height, scale and articulation of the buildings in light of concerns raised – as set out in more detail in section 10 below. The cycle and pedestrian link along the northern boundary of the site has been widened with grasscrete reduced within the ‘woodland’ walk to ensure that this connection is useable for both cyclists and pedestrians and links in with the future Cowley Branch Line connectivity strategy. Public footpath 281/1/40, immediately to the west of the site would also provide pedestrian and cycle access to the future Littlemore Cowley Branch Line station and beyond.

Environment Agency (EA)

The EA objected to the original submission due to its failure to provide adequate protection for nearby priority habitats, including insufficient buffer zones round Littlemore and Northfield Brooks and the associated riparian habitat. On 1st July, the EA raised an objection but only in relation to the ecological buffer zone adjacent to Littlemore Brook. The EA set out that hardstanding is proposed within the 10m buffer which it considers an unacceptable loss of habitat with no enhancement proposed as mitigation for the encroachment. The EA also advised that the 10m buffer zone needs to be measured from the top of the bank, rather than the middle of the watercourse. Further, the proposed buffer zone does not reference the other watercourses that border the red line boundary i.e. Northfield Brook.

- 9.14. **Officer response:** Officers are seeking amended plans and/or justification to address this issue but remain confident that this can be addressed, most likely through minor alterations to the landscaping if considered necessary, particularly given that the proposal provides a betterment to the existing situation in terms of encroachment into the buffer zone.

Oxfordshire County Council (Highways)

- 9.15. The Highways Authority objected to the proposal as a highways safety review had not been undertaken, safe and suitable access to the site had not been demonstrated, insufficient cycle parking was proposed, a car park management plan had not been submitted and a traffic impact assessment had not been conducted. The Highways Authority has been liaising with the applicant team since amendments were made and is now satisfied with the proposals, subject to the imposition of conditions and S106 obligations as detailed elsewhere in this report.

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

- 9.16. The LLFA objected in 2025 as the storm network calculations were not up to date. The LLFA has raised no objection to the revised proposals, subject to conditions.

Thames Water Utilities Limited

- 9.17. Thames Water raised no objection to the original submission which has been retained in response to the amendments, subject to conditions and informatives.

Thames Valley Police (TVP)

- 9.18. TVP objected to the original proposal as the semi-public space on the ground floor of blocks A, B and C creates a lack of ownership, potentially inviting criminal activity. Direct public access to building cores would undermine security. Thames Valley Police maintain a holding response as the application still lacks confirmed and defined detailed floor plans for each of the buildings within the proposed development. It is unclear what entrances are to be provided to community spaces and how people are expected to interact with the development or move through it, which is of particular concern for building A, B and C. Concerns are raised with regards to the existing hotel and its back of house area as it does not interface with the proposed development. The Officer advised that all car parking needs to be covered by CCTV and that internal cycle stores need to be compartmentalised to individual stores of no more than 70 cycles to reduce the pay-off for a thief. Vehicle mitigation measures also need to be incorporated into the scheme. Notwithstanding the objection, conditions have been suggested.
- 9.19. **Officer response:** Detailed floorplans would be provided as part of the ground floor strategy, to be secured by S106 legal agreement and it is considered that the remaining concerns raised by TVP can be sufficiently addressed by condition.

Active Travel England

- 9.20. Standing advice provided.

Oxfordshire Badger Group

- 9.21. Objects to the application as badgers have not been considered by the applicant
- 9.22. **Officer response:** Please refer to response at paragraph 9.5 above.

Public representations

9.23. Two local residents from Minchery Farm Cottages and Kiln Close objected to the original 2025 proposal for the following reasons:

- The proportions and size of the buildings in relation to other buildings
- The nature of development being out of character
- Lack of need for additional R&D within Oxford
- Visual impact
- Daylight/ sunlight impact
- Light and noise pollution
- Foul water / surface water drainage provision
- Loss of leisure

9.24. 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. Impact on listed building 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

10.1. 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.

- 10.2. The application is not allocated within the Oxford Local Plan 2036; however, it is important to acknowledge that the application site is allocated, under policy SPS13, in the emerging Oxford Local Plan 2045 (OLP2045) for mixed-use development, including the uses set out above at paragraph 5.7. Emerging policy SPS13 is also linked to policies SPS7 (Kassam Stadium) and SPS11 (overflow car park at Kassam Stadium) in the OLP2045. These policies allocate the sites for residential-led development and open space with secondary employment-related uses and require that comprehensive redevelopment is led by a masterplan.
- 10.3. The OLP2045 is at an advanced stage post Regulation 19 consultation and as such, policy SPS13 carries some weight as a material consideration. As mentioned above, the proposed uses in the application align with the acceptable uses set out in policy SPS13. Whilst the emerging policy requires a masterplan-led approach to the wider development, unfortunately this proposal is not coming forward as part of a masterplan-led scheme for the cluster of site allocations. However, as full weight cannot be attributed to the emerging policy at this time, the piecemeal approach to development in advance of the adoption of the OLP2045 cannot be resisted. In any case, the principle of redevelopment on this site is acceptable in accordance with the NPPF, policies S1 and RE2 of the Oxford Local Plan 2036 and emerging policy SPS13.

Town centre uses on site

- 10.4. Paragraph 91 of the NPPF states that *Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.* Paragraph 92 continues that *when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre...*
- 10.5. Policy V1 of the Oxford Local Plan 2036 follows this approach and requires proposals of town centre uses outside a centre (e.g. the application site) to demonstrate compliance with the 'sequential test' (that is: development should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered). Planning applications for retail and leisure development outside centres which are 350sq. m. (gross) or more, must be accompanied by an 'impact assessment' and as part of such an assessment, demonstrate with evidence that there will be no adverse impact on the vitality and viability of the existing centres, and that good accessibility is available for walking, cycling and public transport. Emerging policy C1 follows a similar approach, although new additional local centres have been included within the policy - this would not affect the application site.
- 10.6. In accordance with policy V1, the application is accompanied by a standalone retail impact assessment and a sequential test within the Planning Statement (June 2025). The sequential test sufficiently demonstrates that there are no suitable alternative sites, within the City and District centres (including Cowley

centre, Summertown, Cowley Road, Headington and Blackbird Leys) that could reasonably accommodate the town centre uses at the scale proposed.

- 10.7. Taking into account the fact that the existing uses on site fall within the NPPFs definition of 'main town centre uses' (please refer to the description of development at paragraphs 5.1 and 5.2 which sets out the existing uses), the findings of the retail impact assessment and sequential test and the emerging site allocation, it is considered that the proposed uses are appropriate in accordance with policy V1 of the Oxford Local Plan 2036 and emerging policy C1 of the OLP2045. Notwithstanding policy compliance, Officers are acutely aware that the existing uses are valued by the local community and thus important to re-provide on this out of centre site.

Public House use

- 10.8. Policy V6 of the Oxford Local Plan 2036 states that planning applications for the change of use of a public house must be accompanied by evidence to demonstrate that the continuation of the use of the premises as a public house is not viable. Emerging policy C5 follows this approach with the inclusion of protection of live performance venues.
- 10.9. The applicant's intention is to bring Minchery Farmhouse back into use as a public house – to be secured by a phased clause within the S106 legal agreement. As explained throughout this report, the Grade II* Listed Building is currently a heritage building at risk and has been left vacant and deteriorating since 2013. The Local Planning Authority, Oxford City Council (as landowner) and Historic England fully support the farmhouse being brought back into use as a public house. However, if this proves unviable following the preparation of a detailed feasibility study and marketing exercise, the Local Planning Authority would take a flexible approach and consider suitable alternative uses given that the absolute priority is to preserve the listed building and bring it back into use. The S106 legal agreement would include a cascade of suitable alternative uses if it is the case that a public house is not commercially viable.
- 10.10. Notwithstanding the above, if a change of use from a public house is necessary, planning permission would be required and the applicants would need to comply with policy V6, or any replacement policy within a new Local Plan relevant at that time, as well as the Local Plan and planning policy framework as a whole.

Loss of community facilities

- 10.11. Policy V7 seeks to protect and retain existing cultural and community facilities. Planning permission will not be granted for development that results in the loss of such facilities unless new or improved facilities can be provided at a location equally or more accessible by walking, cycling and public transport. Emerging policies C3 and C5 follow a similar approach whilst aligning with the new use classes order.
- 10.12. As Planning Committee will be aware, as of August 2021 use class D1 (including bowling alleys and other indoor leisure activities) was subsumed within planning use class E (Commercial, business and service). The proposed uses also fall

under use class E and therefore, the proposal - in terms of its use alone - would not constitute development, requiring planning permission and therefore, the majority of existing leisure facilities could be lost at any time. The only uses on site that are protected and would require planning permission to change, are the cinema, the public house and vacant bingo hall at unit 1 (all Sui Generis).

10.13. Block E would provide an amenity building, to come forward as part of phase 1. The applicant team has provided three feasibility options in relation to the amenity building, all of which include cinema screens and bowling facilities to re-provide the existing facilities. The number of screens tested in the options ranges from between 5 and 6 (please see Design and Access extract below). Confirmed floorplans have not been provided at this time as cinema operators will not engage in discussions with the applicant team until planning permission is granted and, therefore, the layout of the floorplans is subject to change to suit a particular operator. The existing Vue cinema accommodates 12 screens, but it is understood that only 6 are currently in operation. With regards to the bowling facilities, up to 6 lanes would be re-provided, compared to the existing 24. Officers appreciate that this is a reduction from the much-loved facility, however – as set out at paragraph 10.13 above – it is not within the remit of planning to retain this class E use given the 2021 use classes order.

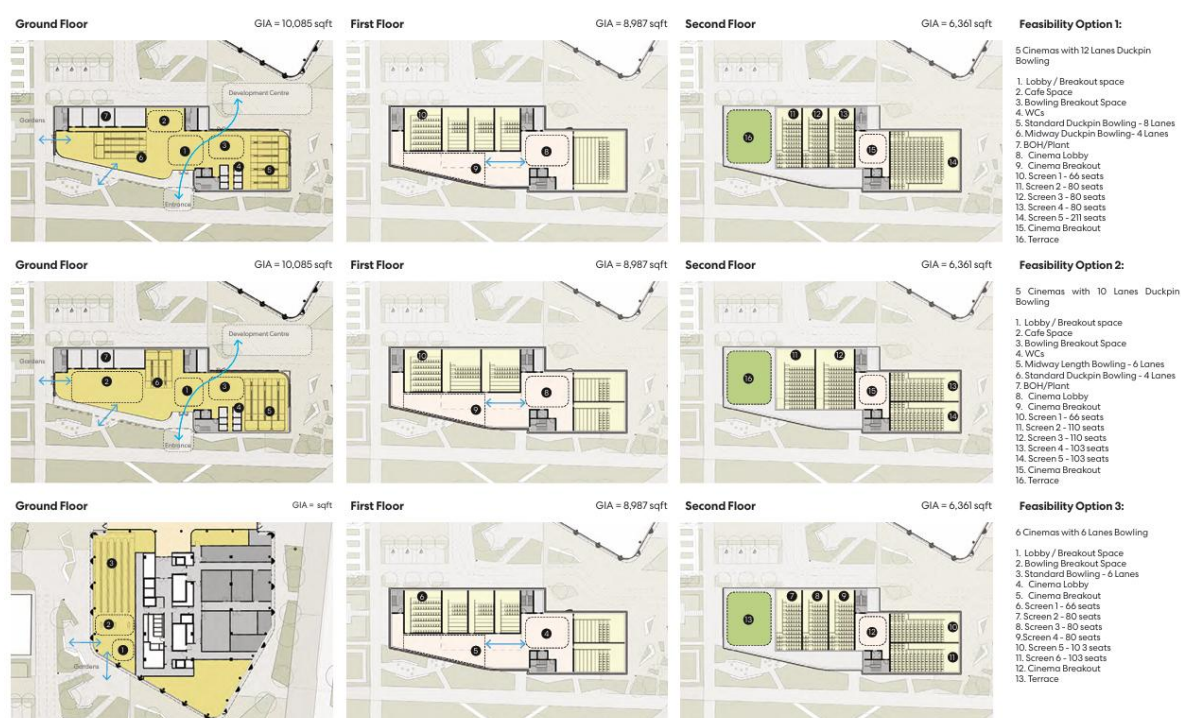


Figure 3 Extract from Design and Access Statement with possible floorplans for building E.

10.14. With regards to Minchery Farmhouse and the Public House use, as set out above at paragraphs 10.9 and 10.10, this would be retained on site, and secured as part of the S106 agreement, unless robustly evidenced by the applicant team that this use is not feasible on site. In light of the need to restore the listed building, currently at risk, it is considered that there would be special circumstances in this case to allow an alternative suitable use should the public house not be viable.

- 10.15. Officers are currently negotiating detailed Heads of Terms with the applicant team in relation to the cinema building and Minchery Farmhouse to ensure the buildings are capable of use as a cinema and public house (or suitable alternative use) prior to the first occupation of Building A which is also to come forward as part of phase 1.
- 10.16. Whilst the bingo hall is vacant and has been since 2020, the buildings lawful use is nevertheless sui generis. In considering the loss of the bingo hall use as a community facility, weight must be given to the fact that planning permission has previously been granted under 22/00138/VAR (now expired) to allow for the building to be used for a range of other purposes within use class E, which would not be classed as a community use, including a range of retail and commercial uses, as well as life science research and development floorspace. Further, there is a resolution to grant planning permission (subject to the completion of a S106 legal agreement) for the demolition of unit 1 and erection of a building for research and development use (use class E) under 23/01198/FUL.
- 10.17. When considering the previous applications to change the use of the building from sui generis use as a bingo hall, officers accepted that the loss of the building's community use as a bingo hall would be acceptable in planning terms. This was acknowledging the vacant status of the building and benefits of allowing a greater range of uses to increase the likelihood that the site may be brought back into viable use. It is therefore considered that the loss of the sui generis bingo hall remains acceptable as the policy context has not changed since this time and is further strengthened by the emerging site allocation policy.
- 10.18. Further, this proposal does include community space at ground floor level throughout the blocks – including food and beverage, affordable workspaces and wellbeing facilities - that would be available for the general public to use. The applicants are also committed to providing a STEM outreach programme to local school children, as they have at other sites across the Country. This would be secured, alongside detailed floorplans, as part of the Community Enterprise Hub Schedule S106 clause.
- 10.19. In light of the above, it is considered that the proposal would comply with the requirements of policy V7 and emerging policies C3 and C5.

Intensification of development on site for Research and Development use

- 10.20. The Oxford Local Plan 2036 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.

- 10.21. As set out above, the site 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.
- 10.22. The submitted Economic Statement estimates that approximately 511 gross direct temporary full time equivalent (FTE) and 1,703 gross direct permanent FTE construction jobs would be created with the proposal estimated to contribute £39.6 million in additional Gross Value Added (GVA) during the construction period. During the operational phase, 243 net additional jobs would be created on site with £124.3 million in additional GVA generated each year, once fully operational.
- 10.23. In addition to the above, the applicant has committed to entering into Construction and End User Community Employment and Procurement Plans (CEPP) which would ensure that local people are employed and local businesses are supported during the construction and operational phases of the development. This would be secured by legal agreement.
- 10.24. It is therefore considered that intensifying development on the site for business (Use Class E(g)) uses within the research led employment sector, as proposed, is acceptable in principle subject to compliance with the Local Plan as a whole.

b. Design and impact on the historic environment

- 10.25. 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.
- 10.26. 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”.
- 10.27. 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.
- 10.28. As set out above, the scheme has been amended since its original submission in June 2025 following Officer and ODRP feedback in relation to the height, scale and mass of the proposals. Block A has been reduced in height by one storey (by 7m), with a chamfering of the northwest corner; Block B has been reduced in height (by 3m) with the plant set back further from the southern elevation and the mid-section architecture and tone employed across the 5th floor; Block C has been reduced in height (by 3m) due to revisions to the plant screen and levels 5 and 6 setback to create a stepped profile to the building; and Block D has been reduced in height by 2 floors (by 12m).

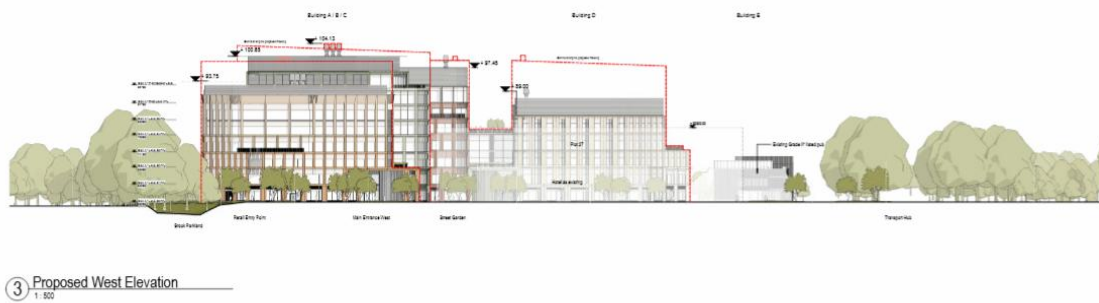


Figure 4: Elevations demonstrating the reduction in height since the original submission.

10.29. The reduction in both height and massing is welcome and helps the blocks better address their immediate contexts, particularly Block A with its lane and residential context and Block D and its relationship with the amenity building, Block E. The carving away of mass has helped open up views towards the sky between Blocks B and C, which helps reduce the combined mass of the scheme and responds to concerns raised previously. In reducing both the height and stepping the upper storey mass of Block A away from the lane, the scheme better responds to the pedestrian and human scale of this key route, with the lower, 3-storey projection addressing the site edge and arrival point. Complementary, but distinct colour tones help break down the collective mass of the scheme and add variety and richness to the experience of walking through the landscaped route and the architectural expression of Block E, with its timber cladding, responds appropriately to Minchery Farmhouse. Careful consideration of the materials palette would be secured by condition, in order to ensure there remains differentiation between the blocks.



Figure 5: Block A in relation to residential dwellings along Priory Road.

10.30. The stepping up of the podium to highlight key entrances or spaces is positive and could again create a more pedestrian/visitor scale to the community/retail uses.

Where the single storey-scale to the podium is used, it has been aided by the reduction in heights, so that there is still an appropriate sense of proportion to the buildings as a whole. The tallest block, Building B, maintains a 2-storey podium and this is considered to be appropriate for the scale.

- 10.31. The location of the primary substation was coordinated through spatial and technical requirements, including potential cable routing and the consideration of neighbouring amenity. The final location was chosen as it meets all access, security and sensitivity requirements and allows for future residential development on the Kassam stadium site. The substation has been sensitively designed following Officer feedback. The stepped layering successfully softens the massing, reducing the perceived bulk of the structure while adding depth and articulation, allowing the substation to read as a considered architectural feature rather than purely functional infrastructure. Soft landscaping would surround the enclosure to further soften its appearance and attenuate noise pollution.
- 10.32. The development is speculative, with no end users secured at this time. As such, the floorplans are flexible with 'community space' at the ground floor and 'flexible lab space' at the upper floors. This is acceptable in this instance as a ground floor strategy would be secured by legal agreement to ensure that the detailed floorplans retain uses other than R&D e.g. retail, food and beverage, community spaces in perpetuity. The applicant team would work with Planning Officers and members of the Economic Development team to provide an appropriate mix of ground floor uses that would cater to the local community as well as visitors.
- 10.33. With regards to landscape design, the additional pockets of greenery incorporated into the northern route help to break up the large amount of grasscrete. During the consideration of the re-submitted drawings, amendments were made to further reduce the extent of grasscrete to ensure pedestrian and cycle friendly connectivity. There is now greater generosity to the landscape stairs leading visitors into the site from the northern arrival point and opening up views and access towards the first retail/community space in Block A. The northern landscape successfully flows through the public realm between Blocks B and C. The central heart with its large amenity lawn is well placed for sun paths.
- 10.34. As required by Local Plan policy DH2, the City Council will seek to retain significant views both within Oxford and from outside. Policy DH3 requires development to respond positively to the significant character and distinctiveness of heritage assets. Emerging policies HD3 and HD6 follow the same approach.

Minchery Farmhouse

- 10.35. The site contains the Grade II* listed Minchery Farmhouse, which is currently on the heritage buildings at risk register. The building is a C15 dormitory range of Littlemore Priory which was reconstructed c.1600. The building was formerly used as a farmhouse and most recently as a public house. Its setting has been significantly compromised in the past by the development of the Ozone Leisure Park and the Hampton by Hilton Hotel, which has impinged on the Priory's below ground setting, detracts from one's understanding of the historically rural setting of the asset, and, on account of their scale and low architectural quality, forms distracting elements in views of the asset. Nonetheless, the dormitory range of the

Littlemore Priory is a rare survival of this type of building and the windows in the east elevation are particularly important as they illustrate the change from communal living to individual cells amongst such religious communities at this time. The listed building retains a significant below-ground archaeological setting, and there remains an appreciation of open sky and/or tree cover over the roof of the structure – particularly when travelling along Grenoble Road from the west and from the northeast - and long views outwards to green boundaries which are cues to its former rural setting. The recent application for the development of Plot 27 of the adjacent Science Park would also reinstate a garden to the west of the priory dormitory range, which would improve its immediate setting.

- 10.36. There are no other designated or non-designated above-ground heritage assets within the site or in the immediate vicinity. However, due to the significant height of the proposed buildings, the scheme has the potential to impact the settings of heritage assets further afield including Littlemore Conservation Area and the Oxford Central (City & University) Conservation Area.

Littlemore Conservation Area

- 10.37. The Littlemore Conservation Area encompasses the historic centre of the village of Littlemore, which is comprised essentially of two elements. The first of these is the predominantly rural settlement of manor house, farmhouse, barns and houses which dates from the 15th to 18th centuries. The second element is the development resulting from Rev. John Henry Newman's involvement with Littlemore from the 1830s. The application site lies approximately 250m west of the Conservation Area at its nearest point and forms part of the heritage asset's wider setting. As Oxford rapidly expanded in the 20th century, the historic settlement at Littlemore came to be surrounded by suburban development. However, the relatively low-rise nature of this development means that there is currently very little perception of it from within the Conservation Area. This contributes positively to its continued legibility as a historic agricultural settlement.

Oxford Central (City & University) Conservation Area

- 10.38. The Oxford Central (City & University) Conservation Area comprises the historic centre of Oxford, which until the early 19th century was a relatively compact settlement centred on Carfax and extending only a short distance beyond the medieval walls. The central core encompasses an architectural history that spans nearly 1,000 years, which includes some exceptional architectural works by some of the most renowned architects of all time. These are evident at the City's core in its townscape and skyline, most notably in the form of the City's iconic collection of 'dreaming spires'. The early-19th century saw the expansion of the city into the suburban areas, creating what was referred to as 'Oxford's base & brickish skirt', following which late-19th and 20th century development subsumed the surrounding medieval villages to form the extent of Oxford City today.
- 10.39. As detailed in the Oxford Central Conservation Area Appraisal (2023) and the Oxford High Buildings Technical Advice Note (2018) and Evidence Base Report (2018) Oxford's historic built environment, including its central core and surrounding townscape, is intrinsically linked to its landscape setting, with the

city's character heavily influenced by its physical and topographical environment, which has three fundamental elements:

- River meadows – these flat open areas permeate the city north to south.
- Wooded farmland, estates & hills – these high and nearby hills form a natural green backdrop and 'amphitheatre' to the east and west of the city.
- Alluvial lowland & vale farmland – these areas of lower lying hills are predominant to the north and south of the city and signal the location of the rivers.

10.40. The landscape and built environment elements identified above and their interrelationship with one another and the intrinsic connection of Oxford's historic development to its landscape setting is fundamental to the significance of the city's Central Conservation Area and can be appreciated both from viewpoints outside of the city looking in (i.e. the view cones) and from high level panoramic viewpoints within the city looking out, including but not limited to Carfax tower, Castle Mound, St George's Tower, St Mary's University Church, St Michael at the North Gate and the Sheldonian Cupola. At the southern edge of the city, the east and west containing hills fall away to a much lower ridge / hill line with the backdrop of the Chiltern Hills beyond, which signals the river route and is where the areas of C20 expansion have taken place below and beyond the lower ridge line. The ability to visually appreciate the location, extent and forms of the hills and ridgelines that surround the city, particularly from the high-level panoramic viewpoints, is essential to understanding its historic development and heritage significance. Any new tall buildings that extend above the ridgeline along the southern edge of the city have the potential to disrupt and detract from the setting of Oxford's Central Conservation Area as well as the ability to appreciate the significance of individual spires and towers within it.

Heritage harm

10.41. The revised Townscape and Visual Impact Assessment (TVIA) demonstrates that the development would not appear between the pinnacles of the Christ Church Tower – unlike the original submission - and that, although it would be visible from St Mary's, it would sit amongst the existing tree line and not be a prominent feature of the view. As such, it is considered that the proposal would not harm the significance of the Central Conservation Area.

10.42. The Cowley Branch Line Densification Study (March 2026) provides consideration of heritage and place-making matters for the delivery of appropriate densification in the Cowley Branch Line Study Area and provides a spatial strategy which directs where densification should be prioritised to maximise the opportunity for transport-led growth whilst minimising harm to the special historic and landscape qualities of the City. It also ensures any new development comes forward within a framework for co-ordinated change, avoiding the potential for isolated, incremental change that does not form part of a wider strategic vision. The Study concludes that 5-6 storeys/25-30m of R&D (including plant) would be 'most appropriate within the central and western parts of the Kassam Stadium and Ozone Leisure Complex site, along the Grenoble Road frontage and towards the Science Park, whilst

retaining an area of lower height around Minchery Farm', whilst 7-8 storeys/35-40m of R&D (including plant) would be appropriate in limited locations. For 5-6 storey R&D development it is noted that 'careful articulation of the upper storeys and roofs will be necessary to break up overall scale of the building and sufficient breaks provided with adjacent structures to avoid bulk and mass', whilst for 7-8 storey R&D development 'very careful articulation of upper storeys and roofs will be necessary to break up over scale of the building, including reducing the footprint of upper levels'.

10.43. The original proposals exceeded these heights, and lacked sufficient articulation, appearing as a single unmodulated mass rather than distinct structures. However, the verified views contained in the updated TVIA show that the amendments made since June 2025, as set out above, have had a positive effect on the appearance of the development in long-distance views, particularly in view 10 from the public footpath at Garsington. From Toot Baldon (View 11), the top of the development does scrape the ridge line behind, and, because of the viewing angle, the blocks do still converge into a single mass. However, the greater differentiation in the architectural expression of the different blocks in the revised scheme will, to an extent, help with this issue.



Figure 6 views 10 and 11 of TVIA

10.44. Overall, the development still exceeds the 'most appropriate' heights set out in the Cowley Branch Line Study, and the floorplates of the buildings upper levels do not exhibit a high degree of articulation. However, the scheme does now retain an area of lower height around Minchery Farmhouse and steps down in height toward the Grenoble Road frontage, and the buildings no longer appear as a single unmodulated mass.

10.45. The proposal would introduce taller and more dense development in proximity to the Littlemore Conservation Area. However, as demonstrated in View D contained within the TVIA, it is unlikely to be visible from within the Conservation Area and therefore the significance of the Conservation Area, and any of the individually designated assets within it, would not be harmed.



Viewpoint D: Littlemore Conservation Area

Figure 7 View of proposal from within Littlemore Conservation Area

10.46. No other designated heritage assets beyond the boundaries of the site would be adversely impacted by the proposals.

10.47. The originally submitted plans dominated local views, distracting from the ability to appreciate Minchery Farmhouse. The revised proposals have reduced the height of the blocks, which has mitigated this impact to some extent. The 2-storey reduction in the height of Block D – which is the nearest R&D block to the listed building - has been particularly important in this regard, with it no longer looming over the listed building in TVIA viewpoint 6 (Grenoble Road) in the same manner it did before. There is now a clear stepping down in height towards the listed building, and this is a welcome change. Nevertheless, where there are currently views in which clear sky is visible over the ridge of the listed building's roof – a remaining cue to its former rural setting – such as viewpoint 6, this would be lost as a result of the development.



Figure 8: Viewpoint 6 from Grenoble Road. Yellow dashed outline is plot 27 of the Oxford Science Park

- 10.48. The new 'physic garden' inspired landscape to the east side of the listed building would be an aesthetic improvement on the current unmaintained, scrubby garden setting, and its design has sought to draw on the site's rich history, even if it does not in any way accurately reinstate an element of the listed building's historic setting. This element of the proposal is beneficial to the ability to appreciate the listed building's significance. However, the degree of benefit is undermined by the retention of the Hilton Hotel directly north of the listed building. Furthermore, the development would still result in a far more dense and urban character to the setting of the listed building, with new, taller buildings that – whilst of higher architectural quality than the existing leisure buildings – would, for the most part (the timber-clad leisure block being the exception), exhibit no discernible relationship to the listed building in their architectural expression. As a result, the remaining sense of the listed building as an historically rural and isolated structure would be further eroded.
- 10.49. The planform of the amenity building (Block E) to the east of the listed building has been tapered to help retain views of the listed building's east elevation (including the important dormitory windows) from Grenoble Road looking westwards and the Kassam Stadium Access Road (TVIA viewpoint 7). The landscaping scheme has been incorporated into the TVIA views, and this indicates that the new tree planting will not preclude views of the asset from Grenoble Road. The accessible parking for the hotel and the cycle parking, to the northeast of the listed building, have also been swapped around to prevent cars appearing so prominently in the designed view along the northern side of the Block E (there is a discrepancy on a number of plans with regards to the positioning of the cycle and car parking; this would be addressed by condition). However, the new buildings, including the Block E, would still limit views of the listed building (especially the east elevation) from within the site and from the adjoining Kassam Stadium site, limiting opportunities to appreciate the historic and architectural special interest of the listed building. This includes the loss of important views from the northeast in which there currently remains the ability to see a tree line over the ridge of the listed building's roof.



Figure 9: Viewpoint 7 of TVIA including consented building at plot 27 of the Oxford Science Park.

- 10.50. On balance, therefore, although the revised scheme is a clear improvement, Officers consider that it would still cause clear harm to the significance of the Grade II* listed Minchery Farmhouse as a result of change to its setting. This harm would be a low-to-moderate level of less than substantial harm.
- 10.51. When determining an application affecting a Conservation Area, officers are required to take account of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended and Chapter 16 of the NPPF which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Special regard has been given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, which it is accepted is a higher duty. Paragraph 212 of the NPPF requires great weight to be given to conserving a designated heritage asset.
- 10.52. When considering the planning balance of public benefits against harm to designated heritage assets, NPPF paragraph 213 states that there should be a clear and convincing justification for the harm, whilst paragraph 214 weighs the harm against public benefits including the optimum viable use.
- 10.53. In terms of providing clear and convincing justification for the heritage harm caused, Officers – as well as Historic England – recognise that the redevelopment of this site presents possibly the best and final opportunity to enhance Minchery Farmhouse and secure the restoration and future viability of this Grade II* building. Further, and as widely understood now, the demand for high quality lab enabled office space within this part of the ‘Golden Triangle’ is outstripping supply making it difficult for Oxford to realise its potential as a global leader. As such, Officers consider that sufficient evidence has been provided to justify the low-to-moderate

level of less than substantial harm caused to the significance of Minchery Farmhouse.

10.54. With regard to public benefits, National Planning Practice Guidance states that public benefits that flow from a development could be anything that delivers economic, social, or environmental objectives. They need to flow from the development and should be of benefit to the public at large and not just a private benefit, although benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

10.55. Officers consider the public benefits outlined below to be of most relevance.

- The restoration and re-use of Minchery Farmhouse (set out in more detail below).
- The applicant has committed to entering into Construction and End User Community Employment and Procurement Plans (CEPP) which would ensure that local people (within the Oxfordshire postcode) are employed and local businesses are supported during the construction and operational phases of the development. This would be secured by legal agreement.
- 358 net additional jobs would be created with £39.6 million net additional GVA during the construction period. During the operational period, 1,079 net additional jobs would be created with £124.3 million in GVA.
- The proposed ground floor community spaces and STEM outreach programme within the community spaces and an element of lab space. To be secured by legal agreement.
- Modern, multi-use community leisure building alongside publicly accessible active ground-floor Class E uses such as cafés, retail, wellness and cultural spaces. The ground floor uses would be controlled by S106 legal agreement to prevent the ground floor becoming further R&D floorspace.
- Enhanced public realm for the general public to enjoy.
- A new transport hub that would improve connectivity between South Oxford and the city centre.

10.56. Taking these benefits into account, and whilst giving great weight to the conservation of Minchery Farmhouse, it is considered that the low to moderate level of less than substantial harm caused to the significance of the Grade II* listed building is outweighed by the public benefits that the proposal would bring with it.

10.57. In order to outweigh the harm caused to the Grade II* listed building as a result of change to its setting, a comprehensive package of conservation works and detailed proposals for bringing the Grade II* listed Minchery Farmhouse – which is on Historic England's 'Heritage At Risk Register' – into a long-term sustainable use would be secured within the S106 legal agreement that would accompany the planning permission. The S106 clause would set out a phased approach, requiring the submission and approval of a listed building consent (and possibly planning

permission depending on the works) for the works to bring the building back into use before the commencement of the development of blocks A-E, and the completion of the approved works in full prior to the occupation of blocks A-E. Given that the Commercial Feasibility Study, accompanying the listed building consent for opening up works, provides limited reassurance that the lawful use of the building – as a public house – remains viable, the S106 legal agreement would have a cascade of options, requiring market testing and a proposal for the building's 'optimum viable use' to come forward instead, should a public house use be unviable or the works required to bring it into this use are unacceptable and listed building consent refused.

- 10.58. In light of the above, it is considered that the proposal accords with policies DH1, DH2, DH3 and DH5 of the Oxford Local Plan 2036 and the NPPF as well as emerging policies HD3 and HD6 of the Oxford Local Plan 2045.

Archaeology

- 10.59. 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.
- 10.60. The proposal would involve localised impact on an important prehistoric peat fen (Minchery Farm Peat Fen) known to contain important pollen sequences of Upper Palaeolithic-Bronze Age and potentially later. The impact is restricted to a service trench along the south side of Littlemore Brook running towards the proposed sub-station.
- 10.61. Previous trenching across the site has revealed evidence of Roman agricultural activity in the form of ditches and dispersed evidence for Roman pottery manufacturing activity, although defined kilns or compounds were not recorded by previous phases of archaeological work across the leisure complex, hotel and priory area. There is moderate potential for further Roman remains to be impacted by the development.
- 10.62. As set out above, the proposal, by way of S106 obligation, would secure the repair and reoccupation of the former 15th century dormitory range of Littlemore Priory (converted into a farmhouse in the 17th century), which is very welcome and is an essential element of the public benefit case of the scheme as the building is currently in the Heritage at Risk Register. The surrounding precinct has been extensively investigated by phased evaluation. The priory church has been substantially excavated; the northern and western precinct wall has been identified along with multiple structures within the western precinct including the likely kitchen of the western cloister range. These investigations have allowed the broad dimensions of the priory cloister to be inferred.
- 10.63. The proposal would involve ground impacts from tree planting, services and new building footprint on the eastern edge of the Littlemore Priory precinct, which is poorly understood. There is some scope for further medieval archaeology to be present here, the available evidence from previous trenching suggests that a

fishpond or ponds may be present in this area but there is also some limited potential for burials belonging to the undefined eastern extent of the priory church burial ground or for other satellite buildings, waste pits or the eastern precinct wall to be present. The site also has potential for remains relating to the medieval and post-medieval agricultural landscape and to the post-medieval occupation of the Minchery Farm complex.

- 10.64. Based on the available information from the previous trenching on site, the proposal would result in a low level of less than substantial harm to the hinterland of the Nunnery precinct (an asset of national significance) comprising waste pits and likely fishpond. The proposed development may also lead to the localised truncation of peat deposits along Littlemore Brook which is assessed as a low level of less than substantial harm to an asset of likely regional significance.
- 10.65. A number of details would be secured by condition including, controlled demolition, submission of foundations and groundwork details, historic building recording, a written scheme of investigation and trial trenching. These details coupled with the public benefit of bringing the farmhouse back into use would outweigh the low level of less than substantial harm caused to below ground heritage assets.
- 10.66. In light of the above, it is considered that the proposal would accord with the requirements of policy DH4 of the Oxford Local Plan 2036 and emerging policy HD5 of the Oxford Local Plan 2045.

c. Impact on neighbouring amenity

- 10.67. 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.
- 10.68. The nearest neighbours of the site include the two storey residential dwellings on Priory Road and a number of residential roads in Blackbird Leys. Orion Academy school sits to the north west of the application site.
- 10.69. Block A would sit approximately 73m from the front boundaries of dwellings on Priory Road with existing vegetation located between the dwellings and the overflow car park that does not form part of the application. Blocks B, C and D would sit between approximately 172 and 230m from the nearest dwellings in Blackbird Leys. The proposed development sits approximately 89m from the Orion Academy school.
- 10.70. The substation would be positioned approximately 53m from the nearest neighbours at Spindleberry Close. Vegetation and Northfield Brook separate the substation from these nearest neighbours.
- 10.71. As set out at paragraph 6.1 above, the maximum height of blocks A-E would range from 12m to 41m. The substation measures 5m in height.

Privacy

- 10.72. 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.

Overbearing

- 10.73. Officers consider that the distance between the proposed built development and nearest neighbours, would mitigate the potential for the buildings to have an unacceptably overbearing impact. A lighting strategy would be conditioned to ensure that light pollution is managed and any associated impact on neighbours is mitigated.

Daylight/sunlight

- 10.74. An updated daylight and sunlight assessment was submitted with the amended scheme. The assessment considers the closest residential dwellings at 1-6 Minchery Farm Cottages on Priory Road as well as the Orion Academy.
- 10.75. The assessment concludes that the daylight and sunlight received at the neighbouring residential neighbours would exceed BRE guidance, including during the winter months.
- 10.76. With regards to the Orion Academy, the building would receive levels of daylight and sunlight in line with BRE guidelines and would significantly exceed the guidelines with respect to sunlight.
- 10.77. As such there would be no adverse impacts upon neighbours' daylight and sunlight arising from the proposals.

Overshadowing

- 10.78. The daylight and sunlight assessment includes a sun contour assessment on neighbouring gardens which demonstrates that these spaces would remain virtually unaffected and would continue to maintain a minimum of 2 hours of sunlight to the vast majority of their surface area. As such, this confirms that the sunlight overshadowing effects of the scheme upon the neighbouring gardens are negligible and thus are in full accordance with the BRE guidelines.
- 10.79. The transient shading effects of the scheme have also been considered at 21st March (spring equinox) 21st June (summer solstice) and 21st December (winter equinox). The overshadowing to Orion Academy caused by the proposal is transient and limited to small segments. It is considered that any additional overshadowing effects are localised, highly transient, and occur primarily during periods of low sun angle or limited public use. As such, the proposal is not considered to result in any material additional shading impact.
- 10.80. Following comments made by neighbours at 4 Minchery Farm Cottages regarding the potential shading impacts on their roof mounted PV panels as a result of the proposed development, the applicant team instructed their consultants to assess the impact on all Minchery Farm Cottages, including nos. 1, 2 and 4. The

assessment was based on the previous, taller proposal so an assessment against the amended proposals would demonstrate a betterment on the submitted results.

- 10.81. The BRE document gives the following guidance in respect of calculating loss of radiation to solar panels: *“Where a proposed development may result in loss of radiation to existing solar panels (either photovoltaic or solar thermal), an assessment should be carried out...As an initial check, the annual probable sunlight hours received at the centre of each panel should be calculated with and without the proposed development in place. Existing obstructions, even small ones like chimneys, should be included in both calculations. Where the annual probable sunlight hours (APSH) received by a solar panel with the new development in place **is less than 0.90 times the value before**, a more detailed calculation of the loss of solar radiation should be undertaken.”* (bold is author’s emphasis). The BRE guidelines suggest there would be no material effect on solar panels where the retained APSH levels are within 0.90 times their former values.
- 10.82. The submitted assessment confirms that the solar panels at no.4 would maintain APSH levels within 0.95 and 0.97 times their existing levels with the original proposals in place. On this basis, such limited effects on sunlight availability are not considered to be material under the BRE document. The study undertaken also confirms no material effects to 1 and 2 Minchery Farm Cottages given the remaining solar panels across these properties retain APSH levels also within the required 0.90 times the former values.

Construction phase

- 10.83. In order to protect the amenity of neighbours during the remaining construction process, a final Construction Environmental Management Plan would be secured by condition. The CEMP would identify 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.
- 10.84. 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.

d. Health and wellbeing

- 10.85. 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.
- 10.86. 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 511 (gross) direct jobs during construction and 1,703 (gross) direct jobs 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;
- Improvements to local public transport and active travel infrastructure, including the provision of a Transport Hub (bus layby and cycle parking).
- Provision of open spaces for both building occupiers and the local community.
- Community spaces, affordable workspaces and other facilities available to the public at ground floor.
- Re-provision of a cinema within an amenity building that has the potential to accommodate bowling also.

10.87. 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.

e. Highways and parking

10.88. 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.

Access arrangements and active travel connectivity

10.89. The proposed development would utilise the existing vehicular access off Grenoble Road and whilst the width of this access is not to be reduced, a raised pedestrian and cycle crossing would be provided. A Road Safety Audit was provided by the applicants that is acceptable for planning application purposes and will be further assessed in full at the detailed design stage through the S278 process.

- 10.90. Pedestrian and cyclist accesses would be positioned at three separate points along the Minchery Lane PROW, immediately west of the application site, as well as three accesses from the main access road between the proposed buildings and existing car park.
- 10.91. A new 3m formalised footway /cycleway along the northern site boundary would connect the site to PROW 281/3/10, 320B/ 2/30 and 320B/ 2/40 and Fry's Hill park. A direct movement corridor between the proposed Cowley Branch Line railway station and application site, and the residential areas of Greater Leys and Blackbird Leys (via the connection to Knights Road) would be formalised and enhanced. This footway/ cycleway would effectively replace PROW 281/3/10 along the Northfield Brook which is currently impassable due to flooding. The strip of land between the proposed building blocks and the sub-station, along the northern boundary, would not be incorporated into the 3m wide footway as the applicants do not control this land, however it is anticipated that this section would be enhanced as part of the Kassam stadium development, as allocated within the adopted and emerging Local Plans.
- 10.92. Where accesses are stepped due to unavoidable level changes across the site, cycle wheeling ramps would be provided for bicycles.
- 10.93. A raised zebra crossing with refuge would be provided to aid access to the proposed westbound bus stop. The existing speed limit of 40mph would be reduced down to 30mph on approach to the proposed crossing – the exact location of the speed limit change would be determined at detailed design stage and secured through the S278 process.

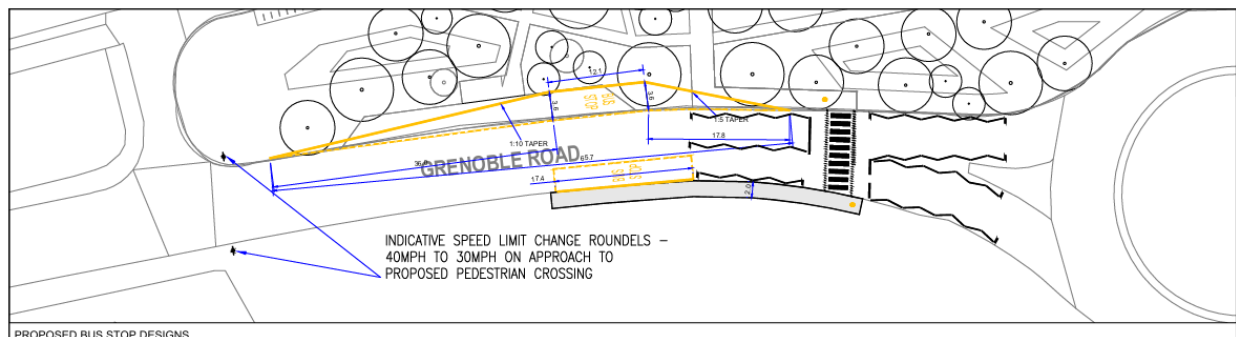


Figure 10: Location of proposed bus stops and zebra crossing in relation to the Grenoble Road roundabout.

- 10.94. In order to ensure suitable access by active travel modes, a financial contribution of £833,312 towards the Priory Road / Minchery Road junction improvements, as well as improvements in the Minchery Road / St Nicholas Road area would be secured by S106 legal agreement.
- 10.95. The submitted multi modal trip generation data suggests that up to an additional 200 peak hour bus trips are expected, therefore a financial contribution of £1,058,257.00 towards the Eastern Arc bus service is required to ensure these services are continued and available for future employees.
- 10.96. Given the site's proximity to the proposed Littlemore Cowley Branch Line (CBL) railway station, and the benefits that the railway connection between Oxford and

London Marylebone would bring to the development, a financial contribution of £1,695,720 is required towards the CBL project.

Trip generation and traffic impact

- 10.97. The proposed development with 520 car parking spaces is expected to generate an additional 333 AM peak two-way car trips and an additional 153 PM Peak hour two-way car trips with an additional daily 665 car trips. After the opening of the CBL passenger service and removal of 173 car parking spaces (to be secured by legal agreement), the proposal is likely to generate an additional 213 AM peak hour car trips and 79 two-way PM peak hour car trips with an additional 187 trips on a daily basis. It is anticipated that the development would result in over 2,000 pedestrian and cycle trips to and from the site, necessitating improvements to the adjacent active travel network.
- 10.98. The submitted modelling indicates that all Grenoble Road junctions would operate within capacity with the development traffic. The Henley Road / Brick Kiln Lane mini roundabout would operate over capacity with long delays on the Brick Kiln Lane arm in the PM peak hour. However, the allocated development site Land south of Grenoble Road, would deliver a new access to the A4074 in due course, which would remove the queueing at the Henley Road / Brick Kiln Lane mini roundabout. In line with Decide and Provide Guidance, additional road space for private cars should be a last resort. It is therefore considered that the impact on the Henley Road / Brick Kiln Lane mini roundabout can be mitigated with active travel and bus corridor improvements, to be delivered with the requested financial contributions.
- 10.99. The modelling of the B480 / Cuddesdon Way / Oxford Road junction shows that the impact of the proposed development is an increase of 6% on the B480 North arm in the AM peak hour and 6% on the B480 south arm in the PM peak hour in the core scenario. In the AM peak hour, the available capacity of the entire junction, reduces from 33% to 23%. In the PM peak hour, the Cuddesdon Way arm and the B480 north exceed operational capacity and the entire junction operates at theoretic capacity, resulting in blocking of Oxford Road and Cuddesdon Way. This junction would therefore struggle in future with the proposed development having an effect. The development traffic would also have an effect on the Sandy Lane junction with the Practical Reserve Capacity (PRC) reducing in the AM peak hour from 22% to 11%. In the PM peak hour this junction operates over capacity on the B480 west and Transport Way arms and there is a negative PRC which means there is no capacity and the junction will be congested. Any delay to buses on the B480 Corridor is unacceptable and a financial contribution of £612,492 towards the B480 Corridor sustainable travel improvements would be secured by legal agreement. It is considered that with the package of mitigation measures to come forward as part of this application, the highways impacts would be acceptable.

Cycle parking

- 10.100. A total of 722 cycle parking spaces are proposed – 630 internal and 92 external – with details to be secured by condition. Please note, the 18 spaces adjacent to the ‘transport hub’ bus stop are not counted towards the proposed development’s allocation. A shortfall of 174 cycle parking spaces, required for the community uses, has been calculated and would be secured by condition.

Vehicular parking

- 10.101. 520 of the existing Ozone leisure centre car parking spaces would serve the proposed uses, outside the application's red edge boundary. The number of spaces would be reduced to 347 spaces once the Cowley Branch Line is operational with at least two trains per hour – to be secured by legal agreement. Please note that the existing Hampton by Hilton hotel does not form part of the application and would remain. The 88 parking spaces associated with the hotel would be re-provided within the southern portion of the car park, the total number of spaces, including this provision, would be 520.
- 10.102. Based on employment figures, car parking would be provided for 33% of employees on site which is considered suitable for this location and in line with comparable nearby developments. It is important to note that the submitted Car Park Management Plan states that there would be 64 visitor car parking spaces, in addition to the 520 spaces that has been tested in the transport modelling. This would equate to 12% of the total spaces pre CBL passenger service and 18% post CBL passenger service. This is considered excessive and the peak hour trip generation has been based on 520 spaces so it also has not been demonstrated that the additional vehicle trips resulting from the visitor car parking could be accommodated on the road network. It is therefore considered that the maximum number of spaces shall be 520 spaces, including visitors spaces, reducing to 347 spaces after the introduction of the Cowley Branch Line passenger service – to be secured by legal agreement. A legal agreement obligation, to ensure 520 spaces is the maximum number of car parking spaces provided, would be imposed.
- 10.103. The submitted car park management plan sets out that spaces for the three types of users (staff associated with the proposal, leisure visitors and hotel staff and visitors) would be colour coded. The zoning would be supported by Automatic Number Plate Recognition (ANPR), with users required to sign in at the relevant venue – much the same as the existing arrangement on site. With regards to football match parking, it is considered that the demand on parking would not coincide with the usage of the proposed R&D. In the event of evening weekday matches, R&D users would be required to vacate the car park at a set amount of time ahead of kick-off. Tenants would be made aware of this arrangement within their tenancy agreements, to be secured by legal agreement. In order to mitigate over-flow parking onto surrounding residential streets, a financial contribution would be secured towards a review of the Greater Leys Residents Parking Zone.
- 10.104. Amendments to the Car Park Management Plan are required as it does not include sufficient information with regard to how spaces would be allocated to employees, how the usage of spaces would be monitored and how spaces would be managed for the leisure uses outside of office times. This information would be secured by condition.
- 10.105. 130 spaces would be equipped with electric vehicle charging facilities, and 32 spaces would be accessible. With regard to the hotel's parking allocation, 22 spaces would provide electric vehicle charging and 6 spaces would be accessible. This is in line with policy; however ducting would need to be provided for the remaining spaces to accommodate rising demand in electric vehicles. This would be secured by legal agreement given the land ownership complexities and that the car park sits outside

the red line boundary. The plans do not indicate spaces for powered two wheelers, although the applicant team state that alterations to standard spaces can be made to accommodate this use. Detailed plans indicating spaces for all users would be secured by condition.

- 10.106. In light of the above, it is considered that the proposed development complies with the NPPF, 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.

f. Trees and landscaping

- 10.107. 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. Policy G7, supported by TAN9 requires a no-net-loss in tree canopy cover after 25 years under a development scenario when compared with no development on site for non-residential development; this needs to be demonstrated through the Tree Canopy Cover Assessment. Emerging policies G1 and G2 follow a similar approach.
- 10.108. Following Officer advice at pre-application stage, all important trees and watercourse vegetation would be retained on site and protected during construction. The proposal would result in the loss of 26 trees, 4 hedges and 2 groups of trees. Of these, all but 3 trees have been evaluated as category C (with a life expectancy of at least 10 years, which should not be considered development constraints in line with BS38337:2012). The 3 category B trees (useful life expectancy of at least 20 years) are early mature, small trees whose amenity, biodiversity and ecological value can easily be replaced.
- 10.109. A total of 231 new trees in addition to new hedgerows and structural planting, with an appropriate species mix, are proposed which successfully compensate for the trees to be removed. The site currently benefits from a canopy cover of 11% which is estimated to increase to 14% in a no development scenario after 25 years. A development scenario with proposed replacement planting demonstrates an immediate increase to 12% canopy cover which would increase to 28% after 25 years.
- 10.110. Tree protection measures and working methods near trees would be secured by condition as well as a detailed landscape plan with species list and planter details.
- 10.111. 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.

g. Sustainable design and construction

- 10.112. 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 emerging policies little weight as they take a different approach to adopted policies and therefore need to be tested at examination.

- 10.113. 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 31st March is 50% reduction in carbon emissions, however this application was submitted in June 2025, so the inflated requirement is not triggered in this instance.
- 10.114. The submitted Energy Statement has been developed using a 'fabric first' approach. To minimise the internal heat generation the proposal would include the installation of energy efficient lighting with low heat output, insulation to heating and hot water pipework and energy efficient equipment with low heat output to reduce unnecessary heat gain. In order to reduce the amount of heat entering the building in summer, façade details have been articulated to limit excessive solar gain and facades have been developed with suitable glazing-to-solid ratios to further control solar heat gains. Photovoltaics would be installed on each proposed building block and Air Source Heat Pumps would provide space heating and cooling within each building block.
- 10.115. The scheme would achieve an average overall reduction in carbon emissions by 40% and is on track to achieve BREEAM excellent as required by policy RE1. Evidence that these requirements are met would be secured by condition.
- 10.116. 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.

h. Air Quality

- 10.117. 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.
- 10.118. 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 NO₂ air quality objective (AQO). Analysis of DEFRA's Urban background maps and of all pollutant concentrations at monitoring locations in the surrounding area of the application site, show clear compliance with all relevant air quality objectives for NO₂, PM₁₀ and PM_{2.5} concentrations. Therefore, the location of the application site is considered suitable for its intended use without mitigation.
- 10.119. The proposed development would be all-electric and not rely on the use of combustion sources as a primary energy supply and therefore, no local air quality impacts are anticipated. 25% of car parking spaces would be equipped with EV

charging infrastructure with ducting supplied to 100% of spaces to meet future demand, this would be secured by legal agreement.

- 10.120. The impacts of demolition and construction work on dust soiling and ambient fine particulate matter concentrations have been assessed, and appropriate mitigation measures have been recommended. These mitigation measures would be secured by condition.
- 10.121. Emissions from lab fume cupboards would be extracted to the atmosphere via a flue at roof level. All fume cupboards would be designed to ensure no significant impacts on existing receptors, to be secured by condition.
- 10.122. 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.

i.Noise

- 10.123. 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.
- 10.124. The application site is situated north of Grenoble Road. The nearest existing noise sensitive receptors have been identified as residential dwellings on Priory Road.
- 10.125. Within the submitted acoustic assessment, all noise level criteria have been adequately predicted at suitably identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by any building.
- 10.126. Therefore, Officers consider that the proposal would accord with adopted and emerging policies, subject to conditions controlling noise emissions from plant and during the construction process.

j. Land quality

- 10.127. 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.
- 10.128. The site has had a varied historical use including as a farm (Minchery Farm) and there is also evidence of land filling in the near vicinity which may also cause potential contamination risks. Due to the potential for contamination risks to be present on the site from previous use, an intrusive site investigation of the site is considered necessary. The submitted Phase 1 Desk Study Report is approved.

Further phased contamination risk assessments, intrusive investigation together with any remediation (as necessary) would be secured by condition.

- 10.129. 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.

k. Flood risk and drainage

- 10.130. Local Plan policy RE3 requires applications for development within flood zones 2 and 3 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.
- 10.131. As above, the site lies within flood zones 1, 2 and 3, although the area proposed for development falls wholly within flood zone 1. Parts of the access road lies within flood zone 2, however ground levels would not change within the designated flood zones, and so the offsite impact would not change.
- 10.132. The submitted Flood Risk Assessment and Drainage Strategy (FRA & DS) is based on the previous proposal which is not acceptable. It is acknowledged that the building footprints have not altered, however the FRA & DS will need to be amended prior to determination of the application as set out within the recommendation above.
- 10.133. The access road is at medium risk of flooding, to ensure that access in the event of a flood would be prevented and any vehicles present would be removed, a final flood warning and management plan would be secured by condition.
- 10.134. The proposal would discharge foul water from the development site into the existing foul drainage network running north under Littlemore Brook.
- 10.135. The new SuDS system would include blue roofs on blocks A-D with discharge to the existing attenuation tank and pump, with the pump rate reduced by 40% from the site to 30 l/s and a rain water/ sponge garden within the proposed landscaping. Infiltration has been ruled out, although no infiltration testing has been carried out. Therefore, prior to the commencement of development, the applicants would be required to carry out these tests to confirm whether infiltration can be incorporated into the drainage strategy, in accordance with the sustainable drainage hierarchy. An amended Drainage Strategy would be secured by condition.
- 10.136. Subject to the conditions listed above, it is considered that the proposed development complies with the requirements of policies RE3 and RE4 of the Oxford Local Plan 2036.
- 10.137. Whilst not directly relating to flooding and drainage, it is noted that the Environment Agency have maintained an objection to the scheme but only in relation to the ecological buffer zone adjacent to Littlemore Brook. As set out in the consultation

response section of this report, the EA set out that hardstanding is proposed within the 10m buffer which it considers an unacceptable loss of habitat with no enhancement proposed as mitigation for the encroachment. The EA also advised that the 10m buffer zone needs to be measured from the top of the bank, rather than the middle of the watercourse. Further, the proposed buffer zone does not reference the other watercourses that border the red line boundary i.e. Northfield Brook. However following discussions with the applicant team, Officers are confident that these issues can be addressed either through further discussions/justification with the EA or if considered necessary, minor alterations to the landscaping, particularly given that the proposal provides a betterment overall to the existing situation in terms of encroachment into the buffer zone. Therefore Officers are awaiting amended plans and/or justification in this regard to resolve the EAs remaining concern.

I. Ecology

- 10.138. 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.
- 10.139. 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.
- 10.140. Minchery Farm Oxford City Wildlife Site (OCWS) and Spindleberry Park OCWS both lie in close proximity to the application site and therefore, 10m buffer zones would be established, to be secured within a conditioned Construction Ecological Management Plan (CEMP). The site itself predominately comprises artificial, sealed habitats of low ecological value. The wider Kassam Stadium Complex comprises the Littlemore Brook OCWS and Littlemore and Northfield Brook OCWS with stream habitats and previous records of water vole. These habitats would be retained, to avoid any potential impacts upon these protected species.
- 10.141. The riparian habitat within the Ozone Leisure Centre provides a limited area of suitable habitat for reptiles. In determining whether reptiles are present/ absent from the site, the applicant pursued a survey strategy of concentrating surveys into a one-month period during September, rather than undertake a seasonal survey of sampling across April, May and September. As the September Reptile Survey did not record any species present, and following dialogue with the applicant team, Officers are not confident that the methodology used was sufficient to demonstrate presence or absence of reptiles. As such, a Reptile Protection and Enhancement Scheme would

be secured by condition to ensure reptiles are protected during the implementation of the development and to secure the retention, enhancement and long-term management of suitable reptile habitat.

- 10.142. There are records of otters within 2km of the site and suitable foraging habitat has been found in Littlemore brook and evidence of otter along Northfield Brook was found during the 2025 surveys. The 10m buffer zone would protect otters from the development. Further, new species-rich grassland, woodland and scrub habitat with additional marginal and bankside native species planting are proposed, providing enhanced foraging opportunities and areas of shelter for otter.
- 10.143. Due to the known presence of an artificial badger sett located near the site, there is a low risk of badgers being present on site. Notwithstanding this, a badger walk over no more than 1 month prior to the commencement of development would be conditioned to ensure their protection.
- 10.144. *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 –
 - b)
 - 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
 - c) 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.
- 10.145. The submitted Preliminary Ecological Assessment identifies that four trees in the northernmost carpark show potential for bat roosts. These trees are to be retained and as such, these European Protected Species are unlikely to be harmed as a result of the proposals.
- 10.146. With regards to BNG, it has been calculated that the proposed development would lead to a net gain of 23.26% in habitat units on-site. The biggest contributors to this net gain include the creation of 123 native, moderate condition trees, areas of other broadleaved woodland, and the ground-based planters. The development would lead to a net gain of 72.55% in hedgerow units on-site. Through the planting of 155 metres of species rich native hedgerow. The proposed development would not create a net gain or loss of watercourse units, therefore, in order to meet the net gain target, 0.20 off-site watercourse units are required, through the delivery of other rivers and streams habitat to be purchased through an off-site habitat bank or broker.
- 10.147. The applicant has provided sufficient information to give Officers confidence that the deemed BNG condition under Schedule 7A of the Town and Country Planning Act

1990 would be discharged, through a Biodiversity Gain Plan agreed with the Local Planning Authority following the grant of planning permission. A Habitats Monitoring and Management Plan to secure the implementation of the BNG enhancements and 30-year monitoring would be conditioned.

10.148. 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

10.149. 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.

10.150. As set out within the submitted Utilities Statement, the proposed development would require a new electrical power supply from the new sub-station proposed on site (as included within the proposed plans) sized at 24MVA. The development would require 18MVA. The residual capacity of approximately 6MVA is proposed for future development on the site for approximately 800 residential units (the minimum number of homes required as part of the Kassam Stadium site allocation is 150, this would increase to 290 in the emerging Local Plan).

10.151. A new water ring main would be provided around the proposed development from the existing Thames Water connection point at Grenoble Road.

10.152. A site survey is to be undertaken by BT Openreach to establish the capacity and route of the telecoms cable in the road.

10.153. It is considered that sufficient evidence has been provided to demonstrate that utilities capacity on site, including the proposed sub-station, would meet the needs of the development. 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

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

- Agreement to renovate and bring back into use Minchery Farmhouse, to be ready for occupation prior to first occupation of the R&D units.
- Re-provision of an on-site cinema, to be ready for occupation prior to first occupation of the R&D units.
- Provision of a ground floor strategy, including restriction of employment uses.
- Agreement to enter into a Community Enterprise Hub Schedule to include the community spaces at ground floor and the STEM outreach programme.
- Agreement to enter into Construction and End User Community Employment and Procurement Plans.

- Agreement to enter into a S278 Agreement with the Highways Authority for proposed highways works.
 - Financial contribution of £833,312.00 towards Priory Road/ Minchery Road LCWIP route OXR16 improvements.
 - Financial contribution of £612,492 towards B480 sustainable travel improvements.
 - Financial contribution of £1,058,257 towards bus services serving the site.
 - Financial contribution of £1,695,720 towards the Cowley Branch Line passenger service.
 - Financial contribution of £112,000 towards a review of the Greater Leys Residents Parking Zone.
 - £4,750 to amend the Grenoble Road Traffic Regulation Order (if not dealt with under the S278/ S38 Agreement).
 - £9,685 to cover Travel Plan monitoring.
 - An agreement by the current landowner that the 520 car parking spaces on the existing Kassam Stadium car park can be used by occupiers and visitors of the proposed development.
 - An agreement that the total number of parking spaces would be 520, including visitor and accessible spaces.
 - Provision of 25% of spaces to be provided with EV charging facilities with ducting in place to serve 100% of spaces once future demand dictates.
 - The removal of 173 car parking bays once the Cowley Branch Line Passenger Service is operating 2 trains per hour.
 - A requirement that tenancy agreements shall include the loss of parking spaces and that tenants shall be sufficiently notified as well as the need to vacate parking spaces at a set time ahead of football kick-off.
- 10.155. Having regard 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.
- 10.156. 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.

- 10.157. 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.
- 10.158. Officers consider that the proposed development to provide specifically designed floorspace for research and development purposes, to re-provide community and leisure uses and to bring Grade II* Minchery Farmhouse back into use 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 these would mitigate harm to the highway network. 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.
- 10.159. The proposal would generate additional employment and a boost to the local economy.
- 10.160. 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.
- 10.161. 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.
- 10.162. 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.
- 10.163. 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.
- 10.164. It is recommended that the Committee resolve to grant planning permission for the development proposed subject to addressing any comments made by the Environment Agency, 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.

11.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.

Phasing

2. Prior to commencement of development, including enabling and demolition works, a detailed site-wide Phasing and Implementation Strategy, to include timescales and sequences for development, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details (unless superseded by a subsequent Phasing and Implementation Strategy approved in writing by the Local Planning Authority). The Phasing and Implementation Strategy shall ensure that works associated with Minchery Farmhouse and Building E are delivered in Phase 1 and set out details in respect of phasing of open space, landscaping and infrastructure.

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, to ensure the renovation and re-use of the listed building and re-provision of cinema use are secured and confirm that the development is to be a phased planning permission for purposes of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

Approved plans

3. 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.

Cycle and vehicular parking adjacent to hotel

4. Prior to first occupation of phase 1 and notwithstanding approved plans, details of the location of the cycle and vehicular parking adjacent to the Hampton by Hilton Hotel shall be submitted to and approved in writing by the Local Planning Authority. The parking arrangements shall be laid out as approved and retained as such thereafter.

Reason: To maintain important views of the designated heritage asset on site and respond sympathetically to its setting in accordance with policy DH3 of the Oxford Local Plan 2036.

5. *Materials*

Prior to installation, large scale (minimum 1m x 1m) 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.

Signage

- 6. 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.

Solar panels

- 7. Prior to installation on each phase, large scale (1:20) drawn details and specifications of the proposed 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.

Public art strategy

- 8. Prior to first occupation of the final phase, a Public Art Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Public Art Strategy shall then be implemented within three months of occupation in accordance with the approved details and timetabling.

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.

Lighting strategy

9. Prior to the commencement of development above slab level on each phase, a comprehensive lighting strategy, including means to control light spillage and glare from both internal and external light sources, to meet the general standards of BS5489 1:2020, serving the entire scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting strategy shall be adhered to in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sympathetic appearance of the proposed development and enhance the safety and amenity of residents in accordance with policies RE7 and DH1 of the Oxford Local Plan 2036.

Controlled demolition

10. Prior to the commencement of below slab demolition work, a detailed method statement for demolition works, designed to facilitate the protection of archaeological remains and archaeological recording, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved method statement, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that demolition works avoid unnecessary disturbance to in-situ archaeological remains and facilitate a programme of archaeological recording in accordance with Policy DH4 of the Oxford Local Plan 2036.

Foundation and ground works with protection of precinct area

11. Prior to the commencement of development on each phase, detailed designs for ground works and foundations shall be submitted to and approved in writing by the Local Planning Authority. The ground works methodology shall demonstrate that the formation levels for paths, areas of hard standing, access routes and planting beds within the projected extent of the priory precinct as defined by the edge of the hotel development to the north and the likely fish pond deposits identified to the east (excluding foundation trenches and tree pits) shall sit above archaeological levels as identified by the 2004 Pre Construct Archaeology Archaeological Evaluation Report and John Moore Heritage Services 2016 Excavation Report. All works shall be carried out and completed in accordance with the approved designs, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To secure a foundation design that minimises the harm to important below ground archaeological remains in accordance with policies DH3 and DH4 of the Oxford Local Plan 2036.

Historic building recording

12. Prior to the commencement of development of phase 1, the applicant, or their agents or successors in title, shall secure the implementation of a programme of historic building recording work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure public benefit in mitigation of harm to upstanding archaeological remains in accordance with policy DH4 of the Oxford Local Plan 2036.

Written Scheme of Investigation

13. Prior to the commencement of below ground works of phase 1, a Written Scheme of Investigation (WSI) for 1) trial trenching 2) archaeological excavation and outreach works shall be submitted to and approved in writing by the Local Planning Authority. Each WSI shall include the statement of significance and research objectives, and
- A programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
 - The nomination of a competent person(s) or organisation to undertake the agreed works.
 - A 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.

Scope of recording- The archaeological investigation shall consist of 1) targeted trial trenching to improve the archaeological deposit model 2) comprehensive strip and record excavation of the amenity building (Block E) footprint and targeted excavation of the remaining footprint subject to trial trenching results. A programme of public outreach work shall be undertaken and the requirement for an imaginative reconstruction drawing of the medieval priory included in the onsite interpretation condition. The building recording undertaken on the dormitory range/Minchery Farmhouse shall be undertaken to Level 4 standard (Historic England 2016 Understanding Historic Buildings). The archaeological investigation shall be undertaken by a professionally qualified archaeologist working to a brief issued by the Local Planning Authority.

Reason: To secure public benefit in mitigation of harm to below ground archaeological remains in accordance with policies DH3 and DH4 of the Oxford Local Plan 2036.

Energy Statement

14. The development shall be implemented in strict accordance with the approved Energy Statement (Stage 2 report – Energy Statement Rev. 03, Hoare Lea, 11.06.24 Energy Strategy, Hoare Lea, Rev.05 14th May 2026). The development shall not be occupied until evidence (including where relevant Energy Performance Certificate(s) (EPC), Standard Assessment Procedure (SAP) and Building Regulations UK, Part L (BRUKL) documents) has been submitted to the Local Planning Authority and approved in writing to confirm that the energy systems have been implemented according to details laid out in the approved Energy Statement and achieve the target performance (i.e. at least a 40% reduction in operational carbon emissions compared to Part L of 2021 Building Regulations compliant base case) as approved.

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

BREEAM

15. Prior to first occupation of each phase of development, an Interim BREEAM Report from the registered BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. The report must contain: • A copy of the interim design certificate confirming 'Excellent' certification has been achieved; • Evidence to show the development is on track to achieve a post-construction rating of 'Excellent' with a margin of comfort.

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

Access

16. Prior to the commencement of development, full details of the means of access between the application site and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in strict accordance with the approved details and shall be retained and maintained as such thereafter. Agreed vision splays shall be kept clear of obstructions higher than 0.6m at all times.

Reason: To ensure a safe and adequate access in accordance with policy M2 of the Oxford Local Plan 2036.

Vehicle and powered two-wheeler parking

17. Prior to the commencement of development, details of the vehicle and powered two wheelers parking areas shall be submitted to and approved in writing by the Local Planning Authority. Each phase of development shall not be brought into use until the parking areas have been provided within the site in accordance with the approved details and retained as such thereafter.

Reason: To ensure adequate parking provision is made, but that does not cause an increase in the trip rate approved as part of the planning permission in accordance with policies M2 and M3 of the Oxford Local Plan 2036.

EV charging

18. Prior to installation at each phase of development, 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 occupation of each phase 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.

Cycle parking

19. Prior to the commencement of development of each phase, details of cycle parking for all spaces, (including the current deficit of 174 spaces) including dimensions and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Each phase of 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 policies M1 and M5 of the Oxford Local Plan 2036.

Delivery and Servicing Management Plan

20. Prior to the commencement of each phase of development, a delivery and servicing management plan shall be submitted to and approved in writing by the Local Planning Authority. The delivery and servicing management plan shall 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 M2 of the Oxford Local Plan 2036.

Car Park Management Plan

21. Each phase of development 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 should stipulate the number of spaces and areas available for both staff and visitors and how parking will be allocated, monitored and enforced.

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 in accordance with policies M1, M2 and M3 of the Oxford Local Plan 2036.

Framework Travel Plan

22. Prior to first occupation of each phase of development, a Framework Travel Plan which meets Oxfordshire County Council, or other Authority responsible for highways works, criteria 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 interests of sustainability and to ensure a satisfactory form of development, in accordance with policy M1 of the Oxford Local Plan 2036.

Travel Plan

23. Prior to the first occupation of each phase of development, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority for each of the elements separately (the R & D use, the cinema and the bowling alley). Thereafter, the operations shall be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with policy M1 of the Oxford Local Plan 2036.

Travel Plan Statement

24. Prior to first occupation of the Public House, a Travel Plan Statement 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 interests of sustainability and to ensure a satisfactory form of development, in accordance with policy M1 of the Oxford Local Plan 2036.

Construction Traffic Management Plan (CTMP)

25. Prior to the commencement of development of each phase, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. 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 on-site 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 Construction Traffic Management Plan shall be adhered to throughout the entire construction period of each phase unless otherwise agreed in writing by the Local Planning Authority.

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.

Noise emission

26. 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

27. Prior to first use of each phase, 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.

Emergency plant and generators

28. Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24-hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays

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

Lighting levels

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

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with policies RE7 and H14 of the Oxford Local Plan 2036.

Demolition Method Statement

30. Prior to commencement of the development hereby approved, a demolition method statement and a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include control measures for dust, noise, vibration, lighting, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary to 08:00 – 18:00 Monday to Friday daily, 08:00 – 13:00 Saturdays. No works to be undertaken on Sundays or bank holidays, advance notification to neighbours and other interested parties of proposed works and public display of contact details including accessible phone contact to persons responsible for the site works for the duration of the works. Approved details shall be implemented throughout the project period.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the building site in accordance with policies RE6, RE7 and RE8 of the Oxford Local Plan 2036.

Landscape Plan

31. Prior to first occupation of each phase, 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, including planting of habitat appropriate to supporting ground foraging mammals. 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 2036.

Landscape Proposals – reinstatement

32. 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

Landscape Management Plan

33. Prior to first occupation or first use of each phase of development, 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.

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 2036.

Landscape Surface Design – Tree roots

34. Prior to the commencement of each phase, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. The hard surfaces shall be constructed in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the Root Protection Area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which require hard surfaces to be constructed on top of existing soil levels in accordance with the current British Standard 5837: "Trees in Relation to Design, Demolition and Construction – Recommendations".

Reason: To avoid damage to the roots of retained trees in accordance with policies G7, G8 and DH1 of the Oxford Local Plan 2036.

Tree Protection Plan (TPP)

35. Prior to the commencement of each phase, including demolition or enabling works, a Tree Protection Plan (TPP) shall be 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 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, in order to allow Officers to make an inspection 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 Method Statement (AMS)

36. Prior to the commencement of each phase, including demolition and enabling works, a detailed Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The AMS shall detail any access or other facilitation 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 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.

Arboricultural Monitoring Programme (AMP)

37. Prior to the commencement of each phase of development, including demolition and enabling works, an Arboricultural Monitoring Programme (AMP) shall be 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.

Phased Land Quality Assessment

38. Prior to the commencement of each phase of development, a phased risk assessment shall be carried out by a competent person in accordance with relevant British Standards and the Environment Agency's Land Contamination Risk Management (LCRM) procedures for managing land contamination. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 has been completed and approved.

A Phase 2 comprehensive intrusive investigation shall be completed in the area of the proposed development in order to fully characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a remediation strategy, validation plan, and/or monitoring plan be submitted to and approved by the local planning authority to ensure the site will be suitable for its proposed use.

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

Remedial works

39. Each phase of 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.

Land Quality Watching brief

40. Throughout the course of development at each phase, 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.

Construction Environmental Management Plan (CEMP)

41. Prior to the commencement of development at each phase, a Construction Environmental Management Plan (CEMP), including the complete list of site-specific dust mitigation measures and recommendations that are identified on Appendix 12 – Table 12 (pages 27-29) of the submitted Air Quality Assessment (Hoare Lea, June 2025), as well as proposed site security measures, to include (but not be limited to):

- Perimeter fencing and hoarding details;
- Access control measures for personnel and vehicles;
- Lighting, surveillance, and alarm provisions during construction;
- Measures to prevent unauthorised access outside of working hours;
- Security protocols for storage of tools, materials, and plant machinery.

shall be submitted to and approved in writing by the Local Planning Authority.

The approved CEMP shall be adhered to during the entirety of the construction of each phase of development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the overall dust impacts during the construction phase of

the proposed development will remain as “not significant”, in accordance with the results of the dust assessment and to ensure the security of the site, protect public safety, and prevent crime and anti-social behaviour during the construction phase in accordance with policies RE5, RE6 and RE7 of the Oxford Local Plan 2036.

Fume cupboards and extract flues

42. Prior to the commencement of development of each phase, excluding enabling works, written confirmation clearly demonstrating that all fume cupboards and extract flues have been designed in line with BS EN14175, in order to guarantee sufficient dispersion of discharge shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include proof that flues will terminate at least 3m above the highest point of the buildings, and that the discharge velocity from fume cupboard extracts are of at least 10 m/s, to ensure the discharge will not be trapped in the aerodynamic wake of the stack.

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

Piling Method Statement

43. No piling shall take place on each phase 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 network upgrades

44. Prior to the commencement of development of each phase, confirmation shall be provided to the Local Planning Authority, in consultation with Thames Water, 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.

Development within 5m of a water main

45. 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.

Flood Risk Assessment and Drainage Strategy incl. infiltration testing

46. Prior to the commencement of development on any phase, a final Flood Risk Assessment and Drainage Strategy covering the whole site area, including results of full on-site infiltration testing to assess the suitability of infiltration, shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the proposal would not lead to flood risk on or off-site in accordance with policy RE3 of the Oxford Local Plan 2036 and that principles of sustainable drainage are incorporated into this proposal in accordance with policy RE4 of the Oxford Local Plan 2036.

Flood warning and management plan

47. Prior to first occupation of each phase of development, a final Flood Warning and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be implemented and maintained for the lifetime of the development.

The final Flood Warning and Management Plan shall include details of how access in the event of a flood would be prevented and any vehicles present would be removed

Reason: To ensure the safety of site users, minimise flood risk to people and property, and secure appropriate flood resilience and emergency planning measures in accordance with policies RE3 and RE7 of the Oxford Local Plan 2036 and the National Planning Policy Framework.

SuDS Verification

48. Prior to first occupation of each phase, 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.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with policy RE4 of the Oxford Local Plan 2036.

Reptile Protection and Enhancement Scheme

49. Prior to the commencement of development of each phase, including vegetation clearance or other ground disturbance, a Reptile Protection and Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority.

The Scheme shall be prepared by a suitably qualified ecologist and shall include:

- (a) an updated reptile survey, where necessary to account for the age of previous survey data, survey bias or any material changes in site conditions, undertaken in accordance with current recognised good practice guidance;
- (b) an assessment of the implications of the survey findings for the development in agreement with the local planning authority;
- (c) a method statement for safeguarding reptiles during vegetation clearance and construction, including the timing of works, phased vegetation clearance, ecological supervision where required, procedures for dealing with any reptiles encountered, and any reasonable avoidance or mitigation measures;
- (d) details of habitat retention, creation and enhancement for reptiles, including the location and specification of habitat features, connectivity, refugia, basking areas and hibernacula in co-ordination with the Biodiversity Methods Statement and Habitat Management and Monitoring Plan;
- (e) a timetable for implementation of all protection, mitigation and enhancement measures; and
- (f) proposals for the management and maintenance of the reptile habitats created or retained to be integrated with the Habitat Monitoring and Management Plan for the Biodiversity Net Gain period of not less than 30 years.

The approved Scheme shall be implemented in full in accordance with the approved timetable, and the retained and created habitats shall thereafter be managed and maintained in accordance with the approved management proposals.

Reason: To ensure that reptiles are protected during the implementation of the development and to secure the retention, enhancement and long-term management of suitable reptile habitat in accordance with policy G2 of the Oxford Local Plan 2036.

Lighting strategy for bats

50. Prior to occupation of each phase, 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 accordance with policy G2 of the Oxford Local Plan 2036.

Pollution prevention and surface water protection plan

51. Prior to the commencement of each phase, a Pollution Prevention and Surface Water Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include, as a minimum:

- a. measures to prevent the discharge of pollutants to any adjacent watercourse, groundwater or surface water drainage system;
- b. details of the storage and handling of fuels, oils, chemicals and other potentially polluting materials, including secondary containment where appropriate;
- c. arrangements for the management of surface water runoff from operational areas;
- d. procedures for the control of silt, sediments and contaminated runoff;
- e. details of emergency spill response measures, including spill kits and incident reporting procedures;
- f. maintenance and inspection arrangements for all pollution control infrastructure; and
- g. details of staff training and responsibilities relating to pollution prevention.

The approved measures shall be implemented in full prior to the commencement of the operational use of the site and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the water environment, associated wildlife and prevent pollution of watercourses in the interests of protecting surface water quality and complying with national and local planning policies.

BNG

52. The Biodiversity Gain Plan shall be prepared in accordance with *the Biodiversity Net Gain Plan for Ozone Leisure Park, Grenoble Road, Littlemore, Oxford OX4 4XP* by Thomas Allman of MKA Ecology MKA Ecology, 14/05/2026 and using the DEFRA Biodiversity Gain Plan Template.

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 City Local Plan 2036 (2020).

HMMP

53. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan 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) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and;
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP and be co-ordinated with the approved Biodiversity Methods Statement and Reptile Protection and Enhancement Scheme.

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

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).

Badger walkover

54. No more than one month prior to commencement of any works, a badger walkover shall be undertaken. Should any new badger activity be recorded within the site, full surveys and a badger mitigation strategy shall be produced and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the mitigation measures within the mitigation strategy as approved. If necessary, a licence shall be obtained from Natural England for works to proceed lawfully. Reason: To prevent harm to badgers in accordance with the Protection of Badgers Act 1992.

Site security and access strategy

55. Prior to the first occupation or use of the development, a Site Security and Access Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of access points and associated access control measures, management arrangements, and security features such as CCTV. The approved strategy shall be fully implemented prior to occupation and shall be maintained thereafter in perpetuity.

Reason: In the interests of crime prevention and community safety in accordance with policies RE5 and RE7 of the Oxford Local Plan 2036.

Hostile Vehicle Mitigation measures

56. Prior to the first occupation or use of the development, details of a Hostile Vehicle Mitigation (HVM) scheme designed to prevent unauthorised vehicular access into the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation and retained thereafter.

Reason: To safeguard the site and its users against vehicle-borne threats in the interests of public safety and security in accordance with policies RE5 and RE7 of the Oxford Local Plan 2036.

INFORMATIVES:

1. In accordance with guidance set out in the National Planning Policy Framework, the Council tries to work positively and proactively with applicants towards achieving sustainable development that accords with the Development Plan and national planning policy objectives. This includes the offer of pre-application advice and, where reasonable and appropriate, the opportunity to submit amended proposals as well as time for constructive discussions during the course of the determination of an application. However, development that is not sustainable and that fails to accord with the requirements of the Development Plan and/or relevant national policy guidance will normally be refused. The Council expects applicants and their agents to adopt a similarly proactive approach in pursuit of sustainable development.
2. The development is liable to pay CIL.

3. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
4. 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. If an injured bat is found, then advice should be sought via the National Bat Helpline (Tel: 0345 1300 228) or a local veterinarian.

In order to provide enhancement where possible, night scented and other suitable plants should be introduced to the garden to attract food insects suitable for bats.

5. 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.
6. The applicant is reminded that all reasonable measures should be taken to safeguard ground-dwelling mammals (e.g. hedgehog and badgers) during site clearance and construction works. Prior to the commencement of vegetation clearance, excavations, or other ground disturbance, the site should be inspected for the presence of protected or notable species and suitable avoidance measures implemented where necessary.

Any open trenches, excavations, or exposed pipework left overnight should be fitted with a means of escape, such as a gently sloping timber plank, or be securely covered to prevent animals becoming trapped. Materials should be stored off the ground where practicable and checked for sheltering animals before being moved. Netting should be avoided, but if used kept off the ground to avoid entanglement and any slack netting tied up. Rubbish should be kept contained in a designated area to avoid animals becoming trapped in litter.

Clearance should be undertaken progressively to allow any animals present to disperse naturally. If any protected species are encountered during the works, all works in the affected area should cease immediately and advice should be sought from a suitably qualified ecologist before works recommence. The applicant is reminded that protected species are afforded legal protection and it is an offence to deliberately capture, injure or kill them or damage or destroy their resting places where protected by law.

If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801 and there are likely to be other wildlife rescue centres/ hospitals in proximity to the site (it is advisable to identify these before work commences).

12. APPENDICES

- **Appendix 1** – Site location plan
- **Appendix 2a and b** – ODRP report

13. HUMAN RIGHTS ACT 1998

13.1. 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.

14. SECTION 17 OF THE CRIME AND DISORDER ACT 1998

14.1. 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.