

APPLICATION NO.	P24/V1980/FUL
SITE	Land south of Curie Avenue Harwell Campus Didcot, OX11 0DF
PROPOSAL	Erection of two linked employment buildings, with associated green infrastructure and car parking.
AMENDMENTS	As amplified by the additional plans and documents received 13 November 2024
APPLICANT	Harwell Science and Innovation
APPLICATION TYPE	FULL APPLICATION
REGISTERED	17.9.2024
TARGET DECISION DATE	17.12.2024
PARISH	EAST HENDRED
WARD MEMBER(S)	Sarah James
OFFICER	Hanna Zembrzycka-Kisiel

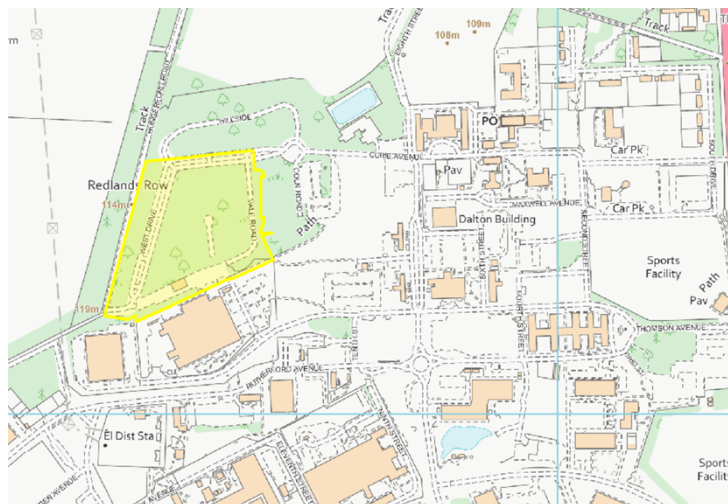
1.0 INTRODUCTION

1.1 The application is referred to planning committee as East Hendred Parish Council objects.

1.2 The application site is located along the north-western edge of Harwell Campus. The site extends to approximately 3.8 hectares and comprises existing redundant road infrastructure, along with areas of woodland, scrub and a mixture of grassland mosaic and amenity grassland. Existing campus buildings are located to the east, south and south-west of the site. The Campus is situated within the North Wessex Downs National Landscape.

1.3 Harwell Campus is allocated in the development plan for employment generating purposes. It is already home to many scientific, research and development and high technology firms and part of the campus (including the site for this proposal) is designated as an Enterprise Zone.

A site location plan is provided below:



2.0 PROPOSAL

2.1 The application seeks full planning permission for the erection two employment buildings with 6,500 sqm of employment floorspace across Use Classes B2 (General Industry) and E(g) (office, research, and development and light industrial).

2.2 Since submission of this application in September 2024 officers have carried out all the appropriate consultations. Following detailed review of the received consultation responses, the amendments were submitted in order to address comments made by the Council’s Forestry Officer and Landscape Architect and the County Council as Local Highway Authority and Lead Local Flood Authority (LLFA).

2.3 All plans and supporting technical documents accompanying the application are available to view online at www.whitehorsedc.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

A summary of responses received to the original proposal and to the amendments is below. All comments received can be seen in full online at www.whitehorsedc.gov.uk.

3.1 Publicity

This application has been publicised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Council’s procedures, including the Statement of Community Involvement (SCI), December 2022.

3.2 Statutory Consultee responses

<p>East Hended Parish Council</p>	<p><u>Second consultation</u> Maintain objection – amendments do not address previous concerns</p> <ul style="list-style-type: none"> • “Tech Edge 3 & 4 has a high proportion of tree canopy (30%), compared to Tech Edge 1 & 2
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	<p>(16%), & the Campus as a whole (25%) which is characteristic of this particular site.</p> <ul style="list-style-type: none"> • The NPPF paragraph 182 gives "great weight to conserving & enhancing landscape in AONBs, which have the highest status of protection." The proposed canopy with 16-24 sq.m of canopy per tree does not mitigate the loss of the mature Lime, a 15m high Category A tree with a 163 sq.m. canopy. Tech Edge 3 & 4 removes 2 of its 5 Category A trees, & over 50% of its natural canopy. • The replacement canopy will not provide cover for very many years. This confirms our strong recommendation of a Site Visit prior to granting permission". <p><u>First Consultation</u> Holding Objection</p> <ul style="list-style-type: none"> • The Parish Council raised concerns about the adverse impact on a Category A2 Lime tree, (T99 in the Arboricultural Report), a 15m high tree with a 163sq.m. canopy, & 40+ years life, described as "the Best of the Group.") • At the meeting, it was agreed that a site visit would be arranged to consider the potential for retaining the Cat A2 tree, & whether it would be visible from Restricted Byway 199/16/20. The Parish Council are still awaiting a date for this site meeting.
<p>National Highways</p>	<p><u>Second consultation</u> No further comments</p> <p><u>First consultation</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> • Mitigation works to be completed prior to the first occupation
<p>OCC – Transport</p>	<p><u>Second consultation</u> No objection, subject to conditions:</p> <ul style="list-style-type: none"> • Construction Traffic Management Plan (in accordance with) • Access in accordance with plans • Car and Cycle parking in accordance with plans • Travel Plan Implementation & Monitoring • Shower, washing and changing facilities for cyclists in accordance with plans <p><u>First consultation</u> No objection, subject to conditions and Legal Agreement</p>

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	<p>S106:</p> <ul style="list-style-type: none"> • Construction Environmental Management Plan
OCC LLFA	<p><u>Second consultation</u> No objection, subject to conditions:</p> <ul style="list-style-type: none"> • SUDS in accordance with plans • Record of installed SUDS and site wide drainage scheme <p><u>First consultation</u> Holding objection</p> <ul style="list-style-type: none"> • Infiltration rate used for soakaway design may be unsuitable, distance between soakaway and buildings may be unsuitable, water quality to be assessed further.
OCC – Archaeology	<p><u>Second consultation</u> No objection</p> <p><u>First consultation</u> No objection</p>
Environment Agency	<p><u>First consultation</u> No objection, subject to conditions</p> <ul style="list-style-type: none"> • Remediation strategy • Verification report • Previously unidentified contamination • Piling • Decommission of investigative boreholes • Infiltration drainage systems
Thames Water	<p><u>Second consultation</u> No further comments</p> <p><u>First consultation</u> No objection</p> <ul style="list-style-type: none"> • Waste comments <ul style="list-style-type: none"> - No objection to surface water drainage • Water comments <ul style="list-style-type: none"> - No objection, subject to informative • Supplementary comments. <ul style="list-style-type: none"> - Comments based on the assumption that the foul flows will connect to the public network via gravity
Crime Prevention Officer	<p><u>Second consultation</u></p> <p><u>First consultation</u></p>

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	No objections, and provides comments on: <ul style="list-style-type: none"> • Site layout • Building security • Parking • Bin storage • Cycle storage • Postal deliveries • Lighting • Vehicle mitigation
Natural England	No response
North Wessex Downs AONB	No response

3.3 Council - professional officer comments

Representation Comments

Forestry officer	<u>Second consultation</u> No objection, subject to condition <ul style="list-style-type: none"> • Detailed Tree Protection Condition (compliance) <u>First consultation</u> No objection, subject to conditions <ul style="list-style-type: none"> • Landscaping (details) • Detailed Tree Protection Condition (details)
Landscape Architect	<u>Second consultation</u> No objection, subject to condition: <ul style="list-style-type: none"> • Landscape Implementation <u>First Consultation</u> No objection, subject to conditions: <ul style="list-style-type: none"> • Landscape Management Plan • Landscape Implementation
Ecology Officer	<u>First Consultation</u> No objection subject to conditions and legal agreement <ul style="list-style-type: none"> • Faunal Enhancements • Implementation of Ecological Mitigation • S106 for the delivery and maintenance of significant onsite enhancements for BNG
Drainage Engineer	<u>Second consultation</u> No further comments

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	<p><u>First Consultation</u> No objection, subject to conditions:</p> <ul style="list-style-type: none"> • SUDs compliance report
Air Quality	<p><u>Second consultation</u> No further comments</p> <p><u>First consultation</u> No objection, subject to condition:</p> <ul style="list-style-type: none"> • Provision of the electric vehicle charging points
Contaminated Land	<p><u>Second consultation</u> No further comments</p> <p><u>First Consultation</u> No objection</p>
Env Protection Team	<p><u>Second consultation</u> No objection</p> <p><u>First consultation</u> No objection</p>
Urban Design Officer	<p><u>First consultation</u> No objection</p>
Arts officer	No response
Economic Development	No response
Equalities officer	No response
Enterprise Zone	No response
Didcot Garden Town	No response
Public Rights of Way Officer	No response

3.4 **Public responses**

Representation	Comments
Local resident	<p>Objection</p> <p>I am very familiar with this plot. It was the site of Hillside pre-fabs over forty years ago. Number 13 Hillside was the</p>

residence of Claus Fuches. When I cycled through it between 1990 and 2008 it was pleasantly wooded, with birds, rabbits, insects and the odd deer. So now, Harwell Science and Innovation wish to clear fell the mature and significant trees of Hillside. They lack the imagination to use a natural resource with biodiversity. Most likely the proposed facility will be unused as has happened to the ugly Moderna building. There are three other similar Tech Edge facilities and little demonstrable need for another one. At the bottom of the application document list is the Tree preservation pan which is anything but.

4.0 RELEVANT PLANNING HISTORY

Application Number	Description of development	Decision and date
P23/V2432/PEJ	Erection of two employment buildings, with associated landscaping and car parking.	Advice provided (28/03/2024)
P23/V2772/FUL	Tree clearance works and associated new tree planting.	Withdrawn (30/01/2024)

5.0 ENVIRONMENTAL IMPACT ASSESSMENT

5.1 As the site is in a sensitive area (the National Landscape) a screening opinion has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (and as amended in 2018). The proposal is not considered EIA development.

6.0 POLICY & GUIDANCE

6.1 National Planning Policy Framework and Planning Practice Guidance

6.2 Development Plan Policies

Vale of White Horse Local Plan 2031 part 1 policies:

CP1 - Presumption in Favour of Sustainable Development

CP6 - Meeting Business and Employment Needs

CP15 - Spatial Strategy for South East Vale Sub-Area

CP29 - Change of Use of Existing Employment Land and Premises

CP33 - Promoting Sustainable Transport and Accessibility

CP35 - Promoting Public Transport, Cycling and Walking

CP37 - Design and Local Distinctiveness

CP38 - Design Strategies for Strategic and Major Development Sites

CP40 - Sustainable Design and Construction

CP42 - Flood Risk

CP44 - Landscape

CP46 - Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2031 part 2 policies:

- CP15B - Harwell Campus Comprehensive Development Framework
- DP11 - Community Employment Plans
- DP16 - Access
- DP20 - Public Art
- DP21 - External Lighting
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments
- DP26 - Air Quality
- DP27 - Land Affected by Contamination
- DP39 - Archaeology and Scheduled Monuments

6.3 Emerging Joint Local Plan 2041

The Council is currently preparing a Joint Local Plan (JLP) for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans.

6.4 The Joint Local Plan 2024 (JLP) has reached the Regulation 22 stage, with the Joint Local Plan being submitted on 9 December 2024 to the Government for inspection. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

6.5 The starting point for decision taking remains the policies in the current adopted plan. The JLP is at an advanced stage of preparation and carries some weight. However, as the examination process has not yet commenced, the weight must be tempered by the potential for any necessary modifications.

6.6 Whilst the representations period has now concluded, particular care will need to be given when considering any unresolved objections to policies, which may limit the weight assigned to certain policies until further clarity is achieved through the JLP examination process. Therefore, limited weight can be attributed to its policies at this stage.

6.7 Neighbourhood Plan

East Hendred – East Hendred do not currently have a neighbourhood plan.

6.8 Supplementary Planning Guidance/Documents

- Joint Design Guide
- Developer Contributions SPD

6.9 Other material documents/considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

6.10 Other Relevant Legislation Due regard has been had to the following legislation;

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation

- Section 17 of the Crime and Disorder Act 1998
- Obligations under Section 149 of the Equalities Act 2010
- Provisions of the Human Rights Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Section 85 of the Countryside and Rights of Way Act 2000
- Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023
- North Wessex Downs AONB Management Plan (2014 – 2019)
- Oxfordshire Local Transport Plan
- Human Rights Act 1998

7.0 MAIN ISSUES

7.1 The relevant planning considerations are as follows:

- **Principle of development**
- **National Landscape and visual impact**
- **Design and Layout**
- **Landscaping and trees**
- **Biodiversity**
- **Flood Risk and Drainage**
- **Car Parking, Traffic and Highway safety**
- **Contamination**
- **Air Quality**
- **Archaeology**
- **Public Art**
- **Community Employment Plan**
- **Financial contributions**

7.1 Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The development plan for this proposal currently comprises the adopted Local Plan 2031 Part 1 (the LPP1) and the Local Plan 2031 Part 2 (the LPP2).

7.2 The site is situated within Harwell Campus, a strategic employment site, which is safeguarded for employment use in line with Policies CP6 and CP29 of the LPP1. The campus is allocated for employment development by Policy CP15 of LPP1, which is complemented by Policy CP15b of LPP2. The policy takes a permissive stance to new commercial development at the campus.

7.3 Overall, the principle of the proposed development is considered acceptable.

7.4 National Landscape and Visual impact

The site lies within the North Wessex Downs National Landscape. Section 85 of

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the Countryside and Rights of Way Act 2000 and Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 place a statutory duty on the local planning authority to actively take appropriate, reasonable, and proportionate steps to further the statutory purposes of conserving or enhancing the natural beauty of the National Landscape.

- 7.5 Policy CP44 of the LPP1 sets out that high priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs National Landscape and planning decisions should have regard to its setting. The NPPF seeks to enhance the natural and local environment by protecting and enhancing these valued landscapes (paragraph 187) and confirms great weight should be given to conserving the landscape and scenic beauty of such areas (paragraph 189).
- 7.6 It is considered that the rural character and amenity of existing views and the natural beauty of the National Landscape would all be conserved. The proposed building is within the 15m heights limit for that part of the Harwell Campus site and are set in the context of a developed site. The proposed building's design has taken into account light spill in its design, which the Landscape Architect confirmed to be acceptable. Similarly, the proposed planting details are also deemed acceptable. As such, it is considered that the visual impact of the proposed buildings on the character of the area and the wider National Landscape would not be harmful and would conserve the natural beauty of the National Landscape.
- 7.7 The proposed development is therefore considered acceptable in terms of the landscape and visual impacts and is considered to conserve the natural beauty of the National Landscape. The proposal complies with policy CP44 of the LPP1, and to paragraphs 189 and 190 of the NPPF.
- 7.8 **Design and Layout**
Core Policy 37 of the LPP1 requires new development to be of a high-quality design that is visually attractive and the scale, height, massing, and details are appropriate for the site and surrounding area. Core Policy 38 of the LPP1 sets out the requirement for Masterplans and Design and Access Statements to accompany strategic and major development proposals. The Council's Joint Design Guide provides further guidance on how to achieve high quality, well-designed commercial and employment areas, and states that the layout of new employment areas should take a landscape and biodiversity-led approach.
- 7.9 The mass and form of the proposal has been broken down and extruded along the East-West axis, to create an elongated building form that would have a better relationship to the North and South. The proposed building form balances the requirement for a flexible internal configuration with a good floor to façade ratio. The proposed heights do not exceed the 15m high limit set for that part of the Harwell Campus. The Urban Design Officer confirms that the form of the proposal is an acceptable architectural respond to the character of the surrounding area.
- 7.10 The building sits centrally on the site which enabled wider buffers around the built form. Parking located around the perimeter of the buildings and extensive

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landscaping around the periphery of the site to visually soften the development and integrate the development into its surroundings.

- 7.11 The North/ South facing aspect of the design enables the site to be arranged to create a clear distinction between the entrance and the service areas. The servicing element of the building is located to the North and is surrounded by the green buffer. The proposed main entrance is located to the South, which given the context of the surrounding area, creates opportunities for a distinctive identity to the building which faces towards the rest of the campus.
- 7.12 The building will be wrapped in a standing seam metal to the façade and roof. The finish of the metal is an Ultradark mill coating, mainly on the north-west façade, whereas the secondary material (timber) will be used on the North and South facing facades.
- 7.13 A mixture of Polycarbonate and Curtain Wall glazing is proposed within the façade and roof. Whereas polycarbonate has been proposed where the primary function is natural light (as it provides a soft, naturally diffused light into the building whilst reducing the potential light spill in comparison to glazing). This approach to the proposed design of the building was chosen to address concerns relating to the potential light pollution, raised by the Landscape Architect at the pre-application stage.
- 7.14 The crime prevention design adviser has raised no objection but has made suggestions to improve security and surveillance of the proposed scheme. The campus already has security patrols in place, and this is considered sufficient on what is a site management issue. Car park areas are overlooked and have been designed to reduce the likelihood and fear of crime, in accordance with Policy CP37 of the LPP1.
- 7.15 The design of all the elements of the proposal is considered to make a positive contribution to its surroundings, with attractive contemporary design, form, scale, materials and colour, together with the landscape treatment and the relationship of the building within its environment.
- 7.16 **Climate change**
Policy CP40 of the LPP1 seeks to encourage developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development. The Design and Access Statement sets out the sustainability measures that have been incorporated within the design and played a crucial role in the selection of materials for every key component. Factors such as orientation, solar gain, lifespan, embodied carbon, durability, and potential for reuse were thoroughly assessed in line with the projects' circular economy strategy. This approach ensures that the materials meet performance requirements and are aligned with environmental goals, reducing overall impact across the entire lifecycle of the project. These design measures are all considered acceptable.

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- 7.17 Overall, the proposed development is acceptable in terms of the design and layout. The proposal is therefore considered compliant with policies CP37, CP38 and CP40 of the LPP1 and the council's Joint Design Guide.
- 7.18 **Landscaping and trees**
Policy CP44 of the LPP1 seeks to ensure that key features, such as trees and hedgerows, that contribute to the nature and quality of the landscape will be protected from harmful development and where possible enhanced.
- 7.19 *Landscaping*
The landscape proposals have been developed to provide an appropriate landscape interface between the green corridor circumventing the site and the building itself. This involves the provision of a balance/mix of hard and soft landscaping to allow pedestrian, cyclist, and vehicular circulation around the building, whilst ensuring the scheme still feels part of its natural context.
- 7.20 The proposal also includes a continuation of the Nature Trail within this application, which seeks to build upon and enhance areas of open mosaic habitat which exist to the west of the site.
- 7.21 Structural landscape proposals to the western edge of the site aim to provide adequate visual screening of the public right of way at ground level, whilst safeguarding the future of the existing vegetated edge of the site through the planting of native broadleaf tree species, to facilitate the future development of this area of current scrub and native shrub plants species into a woodland belt.
- 7.22 The proposed development is within the expected height constraints. The Landscape Architect confirms that the proposed lighting and planting details are acceptable. There are accessible footpath links into the green corridor which allows a choice of entrance and exit points those of restricted mobility.
- 7.23 The additional information was submitted with regards to the Landscape Management, which is considered acceptable. The Landscape Implementation condition requested by the Landscape Architect is considered reasonable and will be imposed to a planning permission.
- 7.24 *Trees*
A total of 132 individual trees and 13 groups were recorded/identified on the application site. An arboricultural report has been submitted in support of the application which identifies a total of 50 individual trees, including two Category A tree, 8 Category B trees, 39 Category C trees and 1 Category U trees that would require to be removed to facilitate the proposed design. The proposal will also result in the loss of one part-removal of Category B Group and eight Category C Groups. A total of 82 trees are to be retained. The extent of tree removal required to accommodate the proposed building and associated infrastructure is considerable.
- 7.25 The Tree Officer has raised no objection to the proposal, subject to condition. In his comments the Tree Officer states that given that the majority of trees shown to be removed are of low arboricultural value and their loss can be mitigated with

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replacement planting, subject to careful implementation, the proposed landscape planting offers the opportunity to improve the overall treescape.

- 7.26 The arboricultural report identifies the need for careful operations to break out existing hard surfacing within the Root Protection Area of trees shown to be retained. A detailed methodology and details of arboricultural supervision, as well as the detailed plans regarding the rain garden and the proposed tree pits have been requested to be provided for further assessment. The requested information was submitted by the applicant and re-assessed by the Tree Officer, who confirms that the submitted details are acceptable.
- 7.27 East Hendred Parish Council object to the proposal due to the loss of a Category A2 Lime Tree (T99), which is considered to be of an important value and its retention would help screen views of the development from the proposed Nature Trail.
- 7.28 In response the applicant has provided further explanation on the proposed landscape approach, and the justification for the loss of the T99.
- 7.29 Both the Tree Officer and the Parish Council have been re-consulted on this additional information. Whilst the Parish Council maintains their objection, the Tree Officer advises that the loss of a Lime tree (T99), has been assessed in the context of its contribution to the overall treescape, and while the tree exhibits good individual qualities, its landscape value is deemed low. Therefore, T99 should not be regarded as a constraint to development. The proposed landscape planting is considered to provide an opportunity to enhance the overall treescape, including mitigating the loss of T99, and contributing to the long-term improvement of the treescape.
- 7.30 Protection of trees to be retained during construction and implementation of the landscaping scheme can be appropriately secured by condition.
- 7.31 Overall, whilst the proposal involves tree loss, it is considered that this can be suitably mitigated through new tree planting in combination with a soft landscaping scheme. The proposal is therefore considered compliant with policy CP44 of the LPP1, and officers see no reason to withhold permission on the grounds of loss of tree T99.

Biodiversity

- 7.32 Policy CP46 of LPP1 seeks to protect important ecological receptors (designated sites, protected species, priority habitats, etc.) and secure net gains for biodiversity. Net losses of biodiversity will not be supported. Where development results in the loss, deterioration or harm to habitats or species of importance to biodiversity, these will not be permitted unless measures can be provided (and secured through planning conditions) that would compensate for the adverse effects likely to result from the development. Further to that the proposal is subject to mandatory 10% biodiversity net gain, as outlined in Part 6 of the Environment Act 2021.

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- 7.33 The proposal is supported by Biodiversity Enhancement Plan, Biodiversity Net Gain Assessment and the Statutory Biodiversity Metric Calculation.

Ecology Baseline

- 7.34 An Ecological Impact Assessment of the application site as well as a range of ecology surveys were undertaken, including a ground level tree assessment and aerial tree inspections for bat roosts and a badger monitoring survey, Phase 1 Habitat Survey, bats (roosting and activity), dormice, reptiles and badger.

Habitats

- 7.35 Mapping shows that the site previously contained roadways and prefabricated buildings, with small recreational areas. Since the removal of buildings, the habitats onsite have succeeded towards woodland and scrub, with areas of grassland being present also. These habitats are of limited naturalness and not priority habitats, but generally of increased ecological value due to their heterogeneity and structure.
- 7.36 The development would require the loss of the entire central portion of the site. Considering that these habitats do not benefit from any enhanced consideration under the development plan, their removal is not objectionable from a policy perspective. However, the elevated value of these habitats is assessed and captured under the biodiversity net gain (BNG) assessment of the site. Boundary habitats to the west and south are shown as retained.

Protected species

- 7.37 Similar to the adjacent development approved under P22/V0416/FUL, the application site contains two plant species of conservation concern: white helleborine and hounds-tongue (priority and red list species, respectively). These plant species are likely to be impacted by the scheme. Impacts on priority species require consideration under CP46 of the development plan. Considering the status of the wider campus within the development plan for this type of development and scope for mitigation, impacts are likely to be considered acceptable. A rare plant mitigation strategy has been provided by the applicant, the implementation of which can be subject with a planning condition.
- 7.38 Focused surveys have concluded that impacts on roosting bats are unlikely to occur, but soft felling of some trees is recommended to minimise risks. The movement of bats throughout the wider landscape and ability to access adequate foraging grounds are also not considered to be prejudiced by the scheme, subject to sensitive lighting being implemented. External lighting details submitted are acceptable can be secured with a planning condition as an approved plan/specific external lighting condition.
- 7.39 Subject to other mitigations and sensitive working methods, secured by the requested planning condition, the development is unlikely to result in a significant adverse impact on other species groups.
- 7.40 The supporting Biodiversity Enhancement Plan includes ecological mitigation and makes recommendations for faunal enhancements. The enhancements are supportable by the Council's Ecologists, however given that there is an absence

of integrated features required by the Joint Design Guide SPD, it's been recommended that an updated scheme of enhancements is provided, secured with a planning condition.

Biodiversity Net Gain

- 7.41 This application is subject to mandatory BNG, within the meaning of Schedule 7A of the TCPA 1990. If planning permission is granted, it will be subject to the (pre-commencement) general biodiversity gain condition. This condition requires the submission and approval of a Biodiversity Gain Plan, demonstrating how a 10% uplift in biodiversity value can be achieved for the development, prior to any works commencing. Much of the detail regarding habitat creation and future management is reserved for the discharge of condition stage.
- 7.42 Although the Council's Ecologist is mostly content that the baseline habitats have been appropriately assessed and accounted for in the statutory biodiversity metric, the individual trees entry in the baseline, that moderate condition is inappropriate. As reported in the GLTA for bats, many of the individual trees have areas of split bark, holes, hollows, epicormic growth, or wound features which would satisfy criterion E – upgrading the condition to good. This matter should be reflected in the statutory metric. This change would increase the net loss to -18.46 units, equivalent to 33.16%.
- 7.43 Furthermore, much of the habitat to be lost as a result of the development is subject to consideration under the statutory Biodiversity Gain Hierarchy. In practicality, development of this scale cannot be brought forward on this site without those impacts, so they are considered to be unavoidable. Therefore, there is no breach of the Biodiversity Gain Hierarchy in this regard. Onsite opportunities are also being maximised, which is consistent with the hierarchy.
- 7.44 The scheme proposed would comprise of significant onsite enhancements, which would require securing with a s106 planning obligation to deliver these habitats and maintain (them for the statutory minimum of 30 years).
- 7.45 Overall, with the imposition of the requested conditions and a legal agreement the proposal is considered compliant with Policy CP46 of the LPP1.
- 7.46 **Flood Risk and Drainage**
Policy CP42 of the LPP1 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk to both the site and its surroundings.
- 7.47 The site is located within Flood Zone 1 which is the most appropriate zone for this type of development in fluvial flooding terms. The drainage engineer raises no objection to the proposal, subject to a condition requiring the submission of a SUDS compliance report.
- 7.48 The LLFA had some concerns with drainage design elements, in particular the infiltration rate used for soakaway design, , as well as the distance between soakaway and buildings. It was also stated that water quality should be assessed further. Additional information was submitted by the applicant and re-assessed by

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the LLFA. The submitted additional information is considered acceptable and has addressed the concerns raised by the LLFA.

7.49 Thames Water have raised no objections to the scheme.

7.50 With the imposition of the requested planning condition the scheme can comply with Policy CP42 of the LPP1.

Traffic, Parking, and Highway Safety

7.51 Policy CP33 of the LPP1 actively seeks to ensure that the impacts of new development on the strategic and local road network are minimised, to ensure that developments are designed in a way to promote sustainable transport access and to promote and support improvements to the network that increase safety and improve air quality.

7.52 Policy CP35 of the LPP1 promotes public transport, cycling and walking and together with policy DP17 of the LPP2 requires proposals for major developments to be supported by a Transport Assessment (TA) in accordance with Oxfordshire County Council (OCC) guidance. Policy DP16 of the LPP2 requires evidence to demonstrate that acceptable off-site improvements to highway infrastructure can be secured where these are not adequate to service the development.

7.53 The development proposal (as stated on the submitted application form) is to consist of a combination of employment uses, including research and light industrial processes (with associated office space) with a Net Internal Area (NIA) of 6,500m². The proposed scheme is to be provided with 144 on-site car parking spaces and 91 cycle parking spaces. The existing vehicle access that serves the site via Currie Avenue is to be altered / extended providing access to the parking and servicing area of the site.

7.54 Although the OCC as Highway Authority raised no objection subject to conditions and S106 obligations, a couple points needing a further clarification were raised with regards to the details of site access, car parking numbers as well as the location and proposed “style/design” of the cycle parking provision.

7.55 Site Access

Vehicular and pedestrian access to the proposed site is to be taken via an existing vehicle access (with some alterations) on Currie Avenue (private street). The principle of such access arrangements is considered acceptable. However, no detailed drawings of these works appear to have been provided showing these amendments. OCC recommended that the details for these access works is secured by a pre-commencement planning condition if this site is to be approved.

7.56 The applicant has provided a further explanation in which it was clarified that the access and the associated works to Currie Avenue referred to in the County response were consented under proposal for Tech Edge 1&2 (ref: P22/V0416/FUL) and have been completed as part of the Tech Edge 1&2 development. The submitted Infrastructure Enhancements plan, drawing no. 13009 / SK193 P01 shows the completed access works and the point at which Tech Edge West (this application site) connects to these.

Car Parking Provision

- 7.57 Although OCC raise no objection to the proposal subject to conditions and S106 obligations, a query was raised on the TA, which states that the proposed 144 car parking spaces (including 8 disabled bays) have been provided “*In accordance with adopted car parking limits set out within the Parking Standard[s] for New Developments*”, however no narrative has been provided in the TA or Planning Statement document to explain how the steps in paragraph 8.7 of OCC’s parking standards have been followed, other than that the upper limit of 144 spaces being provided. A further justification was requested to be provided by the applicant.
- 7.58 The applicant advises that the upper limit of car parking is based on the travel survey information contained within the transport assessment work, which states that whilst Harwell Campus has sustainable transport links to population centres, it is set in an out-of-town location and does not directly adjoin any major population centres, and therefore the majority of staff and visitors at the campus, and also at Tech Edge West, will travel by motorised transport (car or bus).
- 7.59 The upper limit also aims to ensure that no potentially negative impacts occur due to parking displacement from the proposed scheme (i.e. parking along the private campus roads). To promote sustainable patterns of travel Harwell has proposed extending the subsidised bus ticket scheme to Tech Edge West.
- 7.60 Cycle Parking Provisions
In respect of cycle parking, 91 covered spaces will be provided. These are to consist of 65 staff spaces and 26 visitor spaces, based upon OCC’s adopted Cycle Parking Standards for New Developments. The number of cycle spaces proposed for this development proposal accords with the required levels. The proposal will also provide changing facilities and showers for cyclists within the site.
- 7.61 A two-tier rack approach is proposed. While this design approach has been accepted by the council for other development proposals within the campus, a Sheffield stand approach for all cycle parking arrangements remains the preferred approach by the OCC. Given that the proposal includes a mixture of both, the Sheffield stands and a two-tier rack, such provision is considered acceptable in planning terms.
- 7.62 Trip generation
The trip rates shown in the TA for this site have been calculated on the same basis as that used (and accepted by OCC) for other developments of IQ 1 (P23/V1217/FUL) and Quad 3 (P23/V1253/FUL), which are in turn based on a combination of traffic surveys taken in 2022 and 2023. The TA explains that building B587 was occupied at the time of the surveys undertaken in 2023 and that this building has since been demolished. As such, the TA states that the trips associated with building B587 can be used to ‘net off’ the trips associated with the development proposed in this planning application.
- 7.63 In effect, B587 is no longer generating trips but as its impact was captured in the surveys and thus, along with the mitigation identified as necessary in the previous

applications the approach for assessing trip generation is acceptable.

7.64 The proposal also includes extending the subsidised bus ticket scheme (35%) to Tech Edge West (which is similar to other previously approved schemes within the campus). On this basis, OCC confirm that any impact on the local highway network arising from this application is acceptable. Furthermore, construction traffic management can be secured by condition via compliance with the submitted Construction Traffic Management Plan.

7.65 Travel Plan

Notwithstanding the submitted details, it's been noted that the Travel Plan did not contain adequate information to meet the criteria outlined within the County Council's guidance document. A revised document will therefore be required and this can be secured by condition prior to occupation of the development.

7.66 With the imposition of planning conditions the scheme can be made compliant with Policies CP33, CP35 and CP37 of the LPP1, Policies DP16 and DP17 of the LPP2 and the NPPF.

7.67 **Contamination**

Policy DP27 of the LPP2 sets out measures to ensure land affected by contamination is appropriately remediated and mitigated.

7.68 The Environment Agency state that there is no objection to the proposal, subject to the following planning conditions:

- Remediation Strategy
- Verification Report
- Previously unidentified contamination
- Piling
- Decommission of investigative boreholes
- Infiltration drainage systems

7.69 The application is supported by a detailed Land Quality Assessment and Remediation Report (*Phase 1 and 2 Geo-environmental and Geotechnical Site Investigation ref. 252538-02 (00)*), which scope of works included a number of intrusive investigations:

- *“design and implementation of an intrusive investigation, in situ testing, soil sampling, laboratory geo-environmental and geotechnical testing, groundwater and ground gas monitoring of installed boreholes*
- *interpretation of data to develop a refined conceptual site model (CSM)*
- *generic quantitative risk assessment (GQRA) of relevant contaminant linkages*
- *interpretation of ground conditions and geotechnical data to provide preliminary*
- *recommendations with respect to foundations and infrastructure design*
- *preliminary assessment of the potential waste classification*
- *preparation of this factual and interpretative report”.*

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- 7.70 The Contaminated Land Officer in his assessment concluded that the content of this report satisfactorily addresses the requirements for submission of a Phase 1 contaminated land preliminary risk assessment and Phase 2 comprehensive intrusive investigation, and no significant contamination has been identified.
- 7.71 Given there is no significant contamination identified on the application site, the conditions requested by the Environment Agency (except the unsuspected contamination) fail to meet the test of necessity, reasonableness and relevance, and therefore are should not be imposed on any planning permission granted for this development.
- 7.72 **Air Quality**
Policy DP26 of the LPP2 seeks to ensure all new development adequately considers air quality. The proposal involves the provision of 36 electric vehicle charging bays, and the submitted Travel Plan sets out ways in which sustainable methods of transport will be promoted. These measures aim to reduce car driver trips, which minimise any impacts associated with air quality.
- 7.73 **Archaeology**
Policy DP39 of the LPP2 sets out the Council's approach to the conservation and enhancement of Scheduled Monuments, nationally important archaeological remains and other non-designated archaeological sites. There is no Scheduled Monument on site and the settings of Scheduled Monuments are not affected. The area of the proposed development has been subject to successive phases of previous development since the establishment of the former airbase. This will have caused extensive truncation. Previous archaeological investigations conducted within the immediate vicinity of the application area have also recorded no archaeological remains to be present. As such no archaeological investigation is required and there are no archaeological constraints to this application.
- 7.74 **Public Art**
Policy DP20 of the LPP2 seeks all proposals for major development to provide public art. A condition can secure public art provision on site.
- 7.75 **Community Employment Plan (CEP)**
Policy DP11 of the LPP2 requires all new development proposals to demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers, and services, during both construction and operation. A CEP has been submitted with this proposal, and its implementation can be secured by a condition.
- 7.76 **Financial Contributions**
This council's CIL and the adopted Developer Contributions Supplementary Planning Document do not expect employment development in this location to provide financial contributions towards infrastructure improvements. OCC however has requested a financial contribution (£46,800) towards public transport services to encourage sustainable modes of travel to and from the campus. This has been secured through a unilateral undertaking.

7.77 Legal Agreement

The delivery and maintenance of significant onsite enhancements for BNG will be secured via Legal Agreement S106.

7.78 Pre-commencement conditions

In accordance with S100ZA(6) of the Town and Country Planning Act 1990 (a), any pre-commencement conditions have been agreed with the applicant.

8.0 Other Relevant Legislation

8.1 Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

8.2 Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

8.3 Crime and Disorder Act 1998

In considering this application, due regard has been given to the likely effect of the proposal on the need to reduce crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation, officers consider that the proposal will/will not undermine crime prevention or the promotion of community safety.

9.0 CONCLUSION

9.1 The principle of new commercial development at Harwell Campus is supported by the provisions of the Vale of White Local Plan 2031. The proposal is not considered to be harmful to the landscape character of the area, and the natural beauty of the North Wessex Downs National Landscape is at least conserved. There are no unreasonable impacts for highway safety, flood risk or to ecology and biodiversity. Subject to the recommended conditions, the application accords with local and national planning policy and should be approved.

9.2 Abbreviated versions of the recommended conditions are listed below and shown in full in Appendix 1

10.0 RECOMMENDATION

Planning Permission subject to condition and Legal Agreement

Standard

- 1. Time limit - Full Application**
- 2. Approved plans and documents**

Prior Commencement

- 3. Faunal Enhancements**
- 4. Unsuspected Contaminated Land Condition**

Prior occupation

5. Off-site highway works (implementation as approved)
6. Vehicular access
7. Car Parking
8. Bicycle Parking
9. EV Charging Points
10. Travel Plan
11. SUDs Compliance Report

Compliance

12. Public Art
13. Construction Traffic Management Plan (CTMP)
14. Community Employment Plan (CEP)
15. Tree protection (implementation as approved)
16. Landscaping implementation
17. Materials in Accordance with App
18. External Lighting
19. Implementation of Ecological Mitigation

Informative

1. Informative - Biodiversity offsetting
2. Informative - Thames Water

Contact Officer: Hanna Zembrzycka-Kisiel

Email: Planning@southoxon.gov.uk

Tel: 01235 422600

Appendix 1

Recommended Conditions (full text):

No.	Description	Details
1	Time limit - Full Application	<p>The development to which this permission relates shall be begun within a period of three years from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.</p>
2	Approved plans and documents	<p>That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans,</p> <p>Location Plan 20481-SBR-SW-ZZ-DR-A- 83100 P6 Existing Site Plan 20481-SBR-SWZZ-DR-A-83109 P5</p> <p>Proposed Site Plan 20481-SBR-SWZZ-DR-A-83110 P5 Proposed Ground Floor Level GA Plan 20481-SBR-B1-00-DR-A-83100 P6 Proposed Roof Level GA Plan 20481-SBR-B1-00-DR-A-83102 P3 Proposed GA Elevations 20481-SBR-B1-XX-DR-A-84100 P6 Proposed GA Sections 20481-SBR-B1-XX-DR-A-85100 P5</p> <p>Landscape Masterplan JSL4974 1000 B Illustrative Landscape Sections (1 of 2) JSL4974 4300 Illustrative Landscape Sections (2 of 2) JSL4974 4301</p> <p>Soft Landscape Proposals 1 of 5 JSL4974 5000 C Soft Landscape Proposals 2 of 5 JSL4974 5001 A Soft Landscape Proposals 3 of 5 JSL4974 5002 C Soft Landscape Proposals 4 of 5 JSL4974 5003 A Soft Landscape Proposals 5 of 5 JSL4974 5004 B</p> <p>Tree Protection Plan JSL4974 740 A Hardworks 1 of 3 JSL4974 2000 B Hardworks 2 of 3 JSL4974 2001 B</p>

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		<p>Hardworks 3 of 3 JSL4974 2002 A</p> <p>RPS Landscape Management Plan (ref 4974_560 LMP 1, October 2024)</p> <p>Cycle Shelter Construction Detail JSL4974 4000 Bin Store JSL4974 4010</p> <p>Proposed Drainage Plan 13548-100 T03 Proposed Levels Plan 13548-101 T03 Vehicle Tracking Plan 13548-107 T02 HGV Tracking Plan 13548-111 T02 Existing Services Plan - Existing Water (Sheet 1 of 9) 13548-SK101 P06 Existing Services Plan - Existing Gas (Sheet 2 of 9) 13548-SK102 P06 Existing Services Plan - Existing Telecoms (Sheet 3 of 9) 13548-SK103 P05 Existing Services Plan - Existing H.V. Electricity (Sheet 4 of 9) 13548-SK104 P05 Existing Services Plan - Existing L.V. Electricity (Sheet 5 of 9) 13548-SK105 P05 Existing Services Plan - Existing Street Lighting (Sheet 6 of 9) 13548-SK106 P05 Existing Services Plan - Existing Foul Water Drainage (Sheet 7 of 9) 13548-SK107 P05 Existing Services Plan - Existing Storm Water Drainage (Sheet 8 of 9) 13548-SK108 P06 Existing Services Plan - Overall Constraints (Sheet 9 of 9) 13548-SK109 P06 Classification L2 - Business Data Topographical Survey Plot 1 0 Tree Pit in Hard Landscaping JSL4974 4220 - Infrastructure Enhancements 13009 / SK193 P01 Tree 99 Proposed and Existing Levels 13548 - SK147 P01 Proposed and Existing Levels Tree 99 and Tree 682 13548-SK146 P02</p> <p>except as controlled or modified by conditions of this permission.</p>
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		Reason: To secure the proper planning of the area in accordance with Development Plan policies.
3	Unsuspected Contaminated Land Condition	<p>The developer shall confirm in writing to the Local Planning Authority the presence of any unsuspected contamination encountered during the development. In the event of any contamination to the land and/or water being encountered, no development shall continue in that part of the site until a programme of investigation and/or remedial works to include methods of monitoring and certification of such works undertaken. Where land contamination investigation/remedial works are required this must be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice such as Land Contamination: Risk Management 2020 and BS10175:2011 +A2:2017 'Investigation of potentially contaminated sites' and submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policy DP27 of the Local Plan 2031 Part 2.</p>
4	Off-site highway works (implementation as approved)	<p>Prior to the first occupation of the development hereby permitted, the scheme of works shown in general accordance with BSP drawing ref: FAHC-BSP-ZZ-XX-DR-D-0001 P017, titled A34 Chilton Interchange - Proposed Mitigation Measures, is completed to the written satisfaction of the Local Planning Authority (in consultation with the Highway Authority for the A34 TRUNK ROAD) and implemented and open to traffic.</p> <p>Reason: To mitigate the unacceptable impact of development on highway safety (Policies CP35, CP37 and CP42 of the Local Plan 2031 Part 1, Policy DP16 of the adopted Local Plan 2031 Part 2 and paragraph XX of the NPPF).</p>
6	Vehicular access	<p>Prior to the first occupation of the proposed development hereby permitted the proposed means of access Currie Avenue is to be formed and laid out and constructed strictly in accordance drawing no. 20481-SBR-SWZZ-DR-A-83110.</p> <p>Reason: In the interest of highway safety and to avoid localised flooding (Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
9.	Car Parking	Prior to the use or occupation of the new development, the car parking spaces and turning areas shown on approved drawing number 20481-SBRSW-ZZ-DR-A-83110 Rev P5 shall be

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		<p>constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway.</p> <p>Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.</p> <p>Reason: In the interest of highway safety and to ensure the provision of off-street car parking.(Policies CP35, CP37 and CP42 of the adopted Local Plan 2031 Part 1 and Policy DP16 of the adopted Local Plan 2031 Part 2).</p>
7	Bicycle Parking	<p>Cycle parking facilities shall be provided prior to the occupation of the development hereby approved, in accordance with drawing nos JSL4974 1000 and JSL4974 4000 B.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).</p>
8	EV Charging Points	<p>Prior to the first use or occupation of the new development, at least 36 electric vehicle charging points (EVCP) shall be provided in accordance with the details shown on drawing Ref. JSL4974 1000 B. Thereafter the EVCP shall be maintained and retained permanently to serve the vehicles of users of the buildings.</p> <p>Reason: To encourage the use of sustainable modes of transport and to promote the use of vehicles that can assist in improving the air quality in local settlements (Policies CP33 and CP35 of the adopted Local Plan 2031 part 1, and Policies DP17 and DP26 of the adopted Local Plan 2031 part 2).</p>
9	Travel Plan	<p>Notwithstanding with the submitted details, prior to the first use of occupation of the new building, full details of the travel plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Travel Plan shall be implemented and managed in accordance with the measures stated in the approved plan.</p> <p>Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 of the adopted Local Plan 2031 part 1 and Policy DP17 of the adopted Local Plan 2031 part 2).</p>
10	SUDs Compliance Report	<p>Within 6 months of first use or occupation of any new building, a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover</p>

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		<p>the following;</p> <ol style="list-style-type: none"> 1) Inclusion of as-built drawings, 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated, 3) Details of any remediation works required following the initial inspection, 4) Evidence that that remedial works have been completed. 5) Confirm details of any management company set up to maintain the system. <p>Reason: To ensure the effective drainage of the site and to avoid flooding and in the interest of public health (Policy CP42 of the adopted Local Plan 2031 part 1, Policy DP23 of the adopted Local Plan 2031 Part 2 and the NPPF).</p>
12	Public Art	<p>Prior to the first use or occupation of the new building, a scheme for public art (to also include location and programme of installation) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved scheme shall be implemented, in the agreed location, in accordance with the approved programme for installation.</p> <p>Reason: To ensure the implementation of public art which will improve the environmental quality of the development (Policy DP20 of the adopted Local Plan 2031 part 2)</p>
13	Construction Traffic Management Plan (CTMP)	<p>The development hereby approved shall be carried out in accordance with the approved Construction Traffic Management Plan (CTMP) dated April 2024.</p> <p>Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, including the Strategic Road Network, road infrastructure and local residents (Policy DP16 of the adopted Local Plan 2031 part 2)</p>
14	Community Employment Plan (CEP)	<p>The development hereby approved shall be carried out in accordance with the details in the Community Employment Plan Tech Edge West.</p> <p>Reason: To secure sustainable economic growth in order to create jobs, reduce unemployment and to increase prosperity within Oxfordshire in accordance with Government advice contained in the NPPF and Policy DP11 of the adopted Local Plan 2031 part 2.</p>
15	Tree protection	<p>Prior to the commencement of development, the tree</p>

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	(implementation as approved)	<p>protection measures as detailed within the JSL4974_795 Arboricultural Method Statement (Demolition Phase) and JSL4974_790 (construction Phase) shall be put in place and thereafter retained in situ for the duration of development. At all times during construction the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.</p> <p>Reason: To protect trees on the site in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 part 1).</p>
16	Landscaping implementation	<p>The landscaping scheme as shown on the approved RPS Landscape Management Plan (ref 4974_560 LMP, October 2024) shall be implemented in the first available planting season following the first occupation or use of the approved development and thereafter be maintained in accordance with the approved scheme. In the event of any of the soft landscaping so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, replacement planting, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p> <p>Reason: To help to assimilate the development into its surroundings in accordance with Policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035.</p>
17	Materials in Accordance with App	<p>The development shall be built using only the external materials specified on the forms and/or shown on the approved drawings the subject of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).</p>
18	External Lighting	<p>The external lighting shall be implemented in accordance with the details as shown within the approved External Lighting Proposals prepared by ETECH Associates (ref. 011243-EAL-XX-XX-T-E-9701).</p> <p>Reason: To ensure the implementation of appropriate lighting in the AONB and to minimise the ecological impacts of development (Policies CP37, CP44, CP46 of the adopted Local Plan 2031 part 1 and Policy DP21 of the adopted Local Plan 2031 part 2).</p>
29	Implementation of Ecological Mitigation	<p>The development hereby approved shall be implemented strictly in accordance with the following ecological mitigation measures throughout all site mobilisation and construction</p>

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		<p>phases of development:</p> <p>a. Section 8 of the supporting Biodiversity Enhancement Plan (RPS, September 2024, Ref: ECO03374, Rev C) – bird mitigation</p> <p>b. Sections 5.2.5 and 5.2.6 of the supporting Preliminary Ecological Appraisal (RPS, September 2024, Ref: ECO03374_871, Rev D) – amphibian mitigation</p> <p>c. Section 7 of the supporting Biodiversity Enhancement Plan (RPS, September 2024, Ref: ECO03374, Rev C) – reptile mitigation</p> <p>d. Appendix C of the supporting Preliminary Ecological Appraisal (RPS, September 2024, Ref: ECO03374_871, Rev D) – rare plant mitigation</p> <p>e. Appendix D of the supporting Preliminary Ecological Appraisal (RPS, September 2024, Ref: ECO03374_871, Rev D) – dormice mitigation</p> <p>f. Section 4 of Appendix F of the supporting Preliminary Ecological Appraisal (RPS, September 2024, Ref: ECO03374_871, Rev D) – roosting bat mitigation</p> <p>g. Section 9 of BEP of the supporting Biodiversity Enhancement Plan (RPS, September 2024, Ref: ECO03374, Rev C) – badger mitigation</p> <p>This condition shall be discharged through the receipt of a letter from the project ecologist to the Council evidencing that the above listed ecological mitigations were implemented successfully onsite and reporting any findings from update surveys prior to commencement of works.</p> <p>Reason: To minimise the ecological impacts of development, in accordance with Core Policy 46 of the Local Plan Part 1 and paragraphs 187 and 193 of the NPPF.</p>
21	Faunal Enhancements	<p>Prior to the commencement of development above slab level, a detailed (providing specification, position, height, orientation, etc.) scheme of faunal enhancements for the site shall be submitted to and approved in writing by the local planning authority. This scheme shall be consistent with Appendix A of the supporting Biodiversity Enhancement Plan (RPS,</p>

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		<p>September 2024, Ref: ECO03374, Rev C), but include a range of faunal features, integrated into the fabric of proposed structures, in positions determined by a suitably qualified ecologist. The development shall be implemented in accordance with the approved details with all features being provided onsite prior to first use and retained thereafter.</p> <p>Reason: To secure faunal compensation and enhancement onsite, in accordance with Core Policy 46 of the Local Plan Part 1 and paragraphs 187 and 193 of the NPPF.</p>
Informative		
1	Informative - Biodiversity offsetting	In respect of condition 3 several Biodiversity Offsetting providers can deliver Offsetting agreements in Oxfordshire. The number of Biodiversity Units required to offset this permission are a minimum of 14.90.
2	Informative - Thames Water	Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.