

PLANNING

ELECTRONIC
VERSION

Planning Decision

P22/V2435/FUL

Harwell Science and Innovation
c/o Carter Jonas LLP
Mayfield House
256 Banbury Road
Summertown
Oxford
OX2 7DE

PLANNING PERMISSION

Application No : **P22/V2435/FUL**

Application proposal, including any amendments :
Erection of two employment buildings, with associated car parking and landscaping.

Site Location : **Land to the north of Frome Road Harwell Campus Didcot OX11 0FD**

Vale of White Horse District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates shall be begun within a period of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act, 1990.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans,

Site Location Plan 20157-SBR-SW-ZZ-DR-A-00100 P5
Existing Site Layout 20157-SBR-SW-ZZ-DR-A-00109 P4
Proposed Site Layout (1:2500) 20157-SBR-SW-ZZ-DR-A-00101 P4



Proposed Site Layout (1:500) 20157-SBR-SW-ZZ-DR-A-00110 P7
GA Plans Building 1 Proposed Ground Floor Level 20157-SBR-B1-00-DR-A-83100 P4
GA Plans Building 1 Proposed First Floor Level 20157-SBR-B1-01-DR-A-83101 P4
GA Plans Building 1 Proposed Roof Level 20157-SBR-B1-RF-DR-A-83102 P4
GA Plans Building 1 Proposed Interstitial Level 20157-SBR-B1-W1-DR-A-83111 P4
Building 1 Proposed GA Elevations (with Plant) 20157-SBR-B1-XX-DR-A-84100 P5
Building 1 Proposed GA Elevations 20157-SBR-B1-XX-DR-A-84101 P3
Building 1 Proposed GA Sections 20157-SBR-B1-ZZ-DR-A-85100 P5
GA Plans Building 2 Proposed Ground Floor Level 20157-SBR-B2-00-DR-A-83200 P5
Building 2 Proposed First Floor Level 20157-SBR-B2-01-DR-A-83201 P5
Building 2 Proposed Roof Level 20157-SBR-B2-R1-DR-A-83203 P6
Building 2 Proposed GA Elevations 20157-SBR-B2-ZZ-DR-A-84200 P5
Building 2 Proposed GA Sections 20157-SBR-B2-ZZ-DR-A-85200 P6
Landscape General Arrangement Plan 2271-EXA-ZZ-ZZ-DR-L-00100 P05
Planting Schedule 2271-EXA-ZZ-ZZ-DR-L-00200 P03
Planting Reference Plan 2271-EXA-ZZ-ZZ-DR-L-00201 P03
Planting Plan Sheet 01 of 04 2271-EXA-ZZ-ZZ-DR-L-00203 P03
Planting Plan Sheet 02 of 04 2271-EXA-ZZ-ZZ-DR-L-00204 P03
Planting Plan Sheet 03 of 04 2271-EXA-ZZ-ZZ-DR-L-00205 P03
Planting Plan Sheet 04 of 04 2271-EXA-ZZ-ZZ-DR-L-00206 P03
Proposed Site Layout with Sport Pitch 20157-SBR-SW- ZZ-DR-A-00206 P2
Proposed Levels Strategy 1 of 2 13356_100H
Proposed Levels Strategy 2 of 2 13356_101H
Proposed Drainage Strategy 1 of 3 13356_104E
Proposed Drainage Strategy 2 of 3 13356_105E
Proposed Drainage Strategy 3 of 3 13356_106C

except as controlled or modified by conditions of this permission.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Prior to the commencement of the development above slab level, details of a scheme of biodiversity enhancements (bird boxes, bat boxes, log piles, etc.) for the site shall be submitted to and approved in writing by the local planning authority. Features shall be provided on retained mature trees and provided within/on new structures. Thereafter, the development shall be implemented in accordance with the approved details and all features shall be provided onsite prior to first use.

Reason: To secure the delivery of biodiversity enhancements onsite, in

accordance with Core Policy 46 of the adopted Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF.

4. No development shall commence above slab level unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 12.32 habitat units has been submitted to and agreed in writing by the Local Planning Authority. The written approval of the Council shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Council for their records.

Reason: To compensate for the net loss of biodiversity resulting from the development by providing biodiversity enhancements off site in accordance with Core Policy 46 of the adopted Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF.

5. No development shall commence (save demolition and site enabling works) until full details of proposed subterranean utility routes have been submitted to and approved in writing by the local planning authority. Where routes are located adjacent to trees, consideration shall be made to avoid siting of utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered and the methodology for any installation works within the RPA shall be provided and comply with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'. Thereafter the development shall be completed in accordance with the approved details.

Reason: To protect trees on the site in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 part 1).

6. Prior to commencement of development above slab level, details of a sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall be based on the Baynham Meikle Partnership Flood Risk Assessment and Drainage Strategy Report reference 13356 R100 4th Edition dated December 2022, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

The scheme to be submitted shall include:

- Drainage Construction Details
- SUDS features and sections
- Detailed infiltration testing to BRE 365 in the position of proposed soakaways:
- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"

· Maintenance and Management Plan covering all surface water drainage and SUDS features.

Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).

7. Within 6 months of the date of this permission the following documents shall be submitted to and approved in writing by the Local Planning Authority:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soil structure, proposed drainage, cultivation, and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that replacement playing field is prepared to an adequate standard and is fit for purpose and to accord with policy DP34 of the adopted Local Plan 2031 Part 2.

8. The development hereby permitted shall be carried out in accordance with the Community Employment Plan (CEP) submitted 16 March 2023.

Reason: To secure sustainable economic growth 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.

9. No building shall be occupied until the surface drainage and foul drainage works to serve that section of the development have been carried out and completed in accordance with the approved plans listed in condition 1.

Reason: To ensure the effective drainage of the site in the interest of public health (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).

10. Prior to the first use or occupation of the new development, vehicular access, turning space and parking (inc. EV charging spaces) shall be constructed and associated visibility splays provided in accordance with the details shown on the approved drawings listed in condition 1. The parking and turning areas shall be constructed to prevent surface water discharging onto the adjoining highway. Thereafter, all parking and turning areas shall be kept permanently free of any obstruction to such use, and the visibility splays shall be permanently maintained free from obstruction to vision.

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).

11. Prior to the first use or occupation of the new development, provision for secure and sheltered parking of bicycles on the site shall be made in accordance with the details shown on approved drawing Landscape General Arrangement Plan 2271-EXA-ZZ-ZZ-DR-L-00100 P05. Thereafter the cycle parking spaces and shelters shall be retained and kept permanently free of any obstruction to such use.

Reason: To encourage the use of sustainable modes of transport (Policies CP33, CP35 and CP37 of the adopted Local Plan 2031 Part 1).

12. Notwithstanding any details shown on the approved plans, prior to the first use or occupation of the new development, full details of all external lighting (designed to the Lighting Institute's EZ1 standards and to include the expected hours of operation, locations, and timing of installation) shall be submitted to and approved in writing by the Local Planning Authority.

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).

13. Prior to the installation of the roof lights, details of the glass to be used to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special qualities of the North Wessex Downs AONB including dark skies and tranquillity (Policy CP44 of the adopted Local Plan 2031 Part 1).

14. Prior to the first use or occupation of the new development, 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.

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).

15. All hard and soft landscaping works shall be completed in accordance with the details shown on approved drawings within the first planting season following first use or occupation of any new building.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policy CP44 of the adopted Local Plan 2031 Part 1).

16. Prior to the first use of the development and associated noise mitigation, detailed in section 6.3 of the Noise Impact Assessment, dated 08/09/22, noise testing shall be carried out to establish that noise levels recorded from outside the identified residential receptors do not exceed the noise thresholds identified in section 5.1, Table 6 of the Noise Impact Assessment. If noise levels exceed the identified thresholds, use of the development shall not commence until an updated noise mitigation scheme with an accompanying noise assessment has been submitted to and approved in writing by Local Planning Authority.

Reason: To ensure that the development is not unneighbourly in accordance with Policies DP23 and DP25 of the adopted Local Plan 2031 Part 2.

17. The new playing field shall be provided in accordance with the details set out in the planning application and drawing no. 20157-SBR-SW- ZZ-DR-A-00206 Rev P2 and made available for use before first occupation of the development hereby permitted.

Reason: To ensure the satisfactory quantity, quality, and accessibility of compensatory provision of the existing playing pitch has been replaced to accord with Policy DP34 of the adopted Local Plan 2031 Part 2.

18. Within 6 months of the date of this permission a scheme for the management and maintenance of the playing field, including a management and maintenance implementation programme, shall be submitted to, and approved in writing by the Local Planning Authority. The playing field shall thereafter be managed and maintained in accordance with the approved scheme.

Reason: To ensure the quality of the replacement pitch is satisfactory and maintained following completion to accord with Policy DP34 of the adopted Local Plan 2031 Part 2.

19. Prior to the occupation of any building, a SUDS Compliance report prepared by an appropriately qualified Engineer shall 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 the following

- 1) Inclusion of as-built drawings in drawing and pdf format,
- 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 any remedial work has been completed,
- 5) Confirm details of any management company set up to maintain the system.

Reason: To ensure the effective and sustainable drainage of the site in the interests of public health and the avoidance of flooding (Policy CP42 of the adopted Local Plan 2031 Part 1 and Policy DP23 of the adopted Local Plan 2031 Part 2).

20. The development hereby approved shall be implemented strictly in accordance with all ecological avoidance and mitigation measures stated in section 5 of the supporting Preliminary Ecological Appraisal (RPS, February 2023, Rev E).

Reason: To minimise the ecological impacts of construction activities, in accordance with policy CP46 of the adopted Local Plan 2031 Part 1 and paragraphs 174 and 180 of the NPPF.

21. Prior to the commencement of development, the tree protection measures as detailed within the approved the Tree Survey, Arboricultural Impact Assessment & Method Statement Rev E (prepared by RPS Group, ref JSL4566_780, dated 8 March 2023) 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.

Reason: To protect trees on the site in the interest of visual amenity (Policy CP44 of the adopted Local Plan 2031 part 1).

22. Prior to the first use of occupation of the new development, the travel plan (Project Resilience Travel Plan, ref PRHC-BSP-ZZ-XX-RP-D-0002_Travel_Plan, dated 4 October 2022, prepared by BSP Consulting) shall be implemented and thereafter managed in accordance with the measures stated in the approved plan.

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).

23. The development hereby approved shall be implemented strictly in accordance

with the Construction Traffic Environmental Plan (Rev 2, September 2022).

Reason: In the interests of highway safety and to ensure that the development is not unneighbourly in accordance with Policies DP16, DP23 and DP25 of the adopted Local Plan 2031 Part 2.

24. The development hereby permitted shall only be carried out in accordance with the mitigation detailed in the Noise Impact Assessment, dated 08/09/22 (or as updated under condition 16). The mitigation detailed in section 6.3 of the assessment shall be implemented prior to the first use of the development.

Reason: To ensure that the development is not unneighbourly in accordance with Policies DP23 and DP25 of the adopted Local Plan 2031 Part 2.

25. Notwithstanding the provisions of Class A of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no fences, walls, gates or other means of enclosure, other than those shown on the approved drawings, shall be erected in advance of any wall of a building (including a side or rear wall) without the prior grant of planning permission.

Reason: In the interests of visual amenity (Policy CP37 of the adopted Local Plan 2031 Part 1).

26. Prior to first occupation of the approved development, the applicant will provide detailed plans and proposals for the heritage interpretation area (which shall also include interpretation of the runway) and catapult markings arrangements which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable a proper archaeological investigation of the site and the identification and recording of any items of archaeological importance (Policy CP39 of the adopted Local Plan 2031 Part 1 and Policy DP39 of the adopted Local Plan 2031 Part 2).

27. Following the approval of the Written Scheme of Investigation dated 24th March 2023 by Museum of London Archaeology (Ref: P23-113_WSI_Project Resilience v4), there shall be no removal of any elements of the Catapult structure or remains associated with its construction (other than in accordance with the agreed Written Scheme of Investigation) until the agreed programme of archaeological mitigation has been carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority, and will include the delivery of the public heritage benefits as agreed in condition 26, within two years of the completion of the archaeological fieldwork.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence (Policy CP39 of the adopted Local Plan 2031 Part 1 and Policy DP39 of the adopted Local Plan 2031 Part 2).

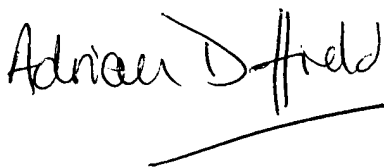
NB: In respect of condition 4 several Biodiversity Offsetting providers can deliver Offsetting agreements in Oxfordshire, including the Trust for Oxfordshire's Environment (TOE) - <https://www.trustforoxfordshire.org.uk/biodiversity-offsetting>. The number of Biodiversity Units required to offset this permission are a minimum of 12.32.

NB: The applicant is advised that the replacement playing pitch should comply with the relevant industry Technical Guidance. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.



Head of Planning
6th April 2023

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>