

SITE: New Science Park Land West Of The
Junction With The Boulevard
Oxford Airport
Langford Lane
Kidlington

23/00517/F

Case Officer: Andrew Thompson

Recommendation: Grant

Applicant: Oxford Aviation Services Limited

Proposal: Redevelopment of the site to include the demolition of existing buildings and development of new accommodation across 5 buildings for employment uses (Class E(g)(ii) and (iii)) plus ancillary amenity building, outdoor amenity space, car parking, cycle parking, landscaping and associated works

EOT Expiry Date: 25/03/2024

1. Introduction

1.1. This report provides an update following the application being considered at Planning Committee on 15 June 2023.

2. Scope of Delegation

2.1 The resolution of the Committee was to Delegate to the Assistant Director for Planning and Development to grant permission subject to conditions and the completion of a s106 agreement to secure:

- a) Payment of a financial contribution towards public transport infrastructure of £78,079
- b) Payment of a financial contribution towards travel plan monitoring of £3,100

2.2 Following Planning Committee, OCC raised concerns that the delegation did not secure the obligation to enter into a S278 as they had recommended to secure mitigation/ improvement works that would need to be defined. Discussion was held, including the potential use of a planning condition, however having now seen the finalised S106, the obligation is subject to the requirement to enter into a S278 agreement and to defined 'principal works'. As such, the drafted planning condition is no longer required and OCC are content with this. This does not vary from the resolution because this condition was not recommended.

2.3 Minor tweaks have been made to the conditions to ensure clarity and to ensure that they are complied with appropriately.

2.4 The s106 was completed by County Council on 6 March 2024.

2.5 Have the terms of the delegation been met? Yes

3. Post Committee Submissions /Representations

- 3.1 Was anything received after the committee? No
- 3.2 Have these raised any new issues not within the scope of the committee report, or the other information not known to the committee at the time they came to their original resolution? No

4. Other material changes

- 4.1 The NPPF 2021 has been replaced by NPPF 2023. The substantive considerations for the purpose of the application are unchanged with a continued support to the use of previously developed land.

5. Summary

- 5.1 On the basis that the proposal complies with the relevant Development Plan policies in principle and has been found to be appropriate development when having regard to Policy Kidlington 1, the Green Belt and the guidance contained in Paragraph 154 of the National Planning Policy Framework (previously paragraph 149). The reuse of previously developed land and the scale of the buildings have been assessed fully and considered appropriate to its setting and having regard to buildings in the vicinity and the landscape proposals. The completion of the s106 and County's agreement to planning conditions the decision can be issued.

Case Officer: Andrew Thompson DATE: 14 March 2024

Checked By: Caroline Ford DATE: 21 March 2024

Authorised By: Paul Seckington DATE: 21 March 2024
