

# PLANNING STATEMENT

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**BUILDING 4B, UNIT 8,  
OXFORD  
TECHNOLOGY PARK,  
KIDLINGTON, OX5 1GN**

Bulb Interiors Limited

December 2023

**Carter Jonas**

**Date: December 2023**

**Client: Bulb Interiors Limited**

**Client or Job Number: J0072937**

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## 1.0 INTRODUCTION AND PROPOSAL

- 1.1 Building 4B, Unit 8 is a modern, 2 storey life sciences office accommodation building in the Oxford Technology Park in Kidlington.
- 1.2 It stands within a run of adjoining similar units, as part of a larger overall building and with associated surrounding car parking spaces accessed directly off Technology Drive.
- 1.3 The proposal involves:
  - the addition of 2no. fume cupboard extract ducts on the roof;
  - the erection of an external gas storage cage.
- 1.4 This Statement sets out the relevant planning policy context and the main planning considerations that exist in support of the proposal.

## 2.0 RELEVANT PLANNING POLICY AND MAIN PLANNING CONSIDERATIONS

### Government Level Advice

- 2.1 At the national level, the National Planning Policy Framework (NPPF) of September 2023 sets out the Government's planning policies and how they are to be applied.
- 2.2 Chapter 6 of the NPPF 'Building a Strong, Competitive Economy', makes clear that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It states that 'significant weight' should be placed on the need to support economic growth and productivity and that this is particularly important where Britain can be a global leader in driving innovation (paragraph 81).
- 2.3 This Government level planning advice could not be more apposite here where the proposals relate to the improvement of an existing building in life sciences use and where they will assist the more efficient and productive use of it.
- 2.4 Chapter 15 of the NPPF 'Conserving and Enhancing the Natural Environment', concerns itself with, amongst other matters, potential noise and vibration in new development. Mindful the proposal deals here with new external plant in part, it is considered these are relevant issues. It sets out, amongst other things, that such development should not lead to unacceptable levels of noise pollution; that new proposals should be sited at appropriate locations which do not impact to an unacceptable degree on health and living consideration to surrounding residential properties; and that measures are introduced to mitigate and reduce any potential noise impacts on health and quality of life (paragraph 185).
- 2.5 In this case, the proposals relate to relatively small-scale development, in connection a large, commercially used building and located within the midst of a surrounding technology park area. In this context, the proposals are judged to be entirely proportionate and appropriate in this context.

## Local Level Advice

- 2.6 The relevant Development Plan comprises of those policies contained in the Cherwell Local Plan 2011-2031 Part 1 (CLP31) and the saved Policies of the Cherwell Local Plan 1996 (CLP96).
- 2.7 Firstly, the site and the surrounding area finds itself located within an identified strategic development policy area under the terms of Policy Kidlington 1: Accommodating High Value Employment Needs: (A) Langford Lane/Oxford Technology Park/London-Oxford Airport contained in the CLP31.
- 2.8 This policy recognises the important role that Kidlington plays in delivering the District's wider employment needs and the potential it has to develop further and to support the provision and use of land for high-tech university type spin-outs and which can help pave the way for a wider, higher value, economic base, and an improved employment offer.
- 2.9 The proposals here could not be better suited indeed to these policy aims. The Applicant, Quantum Solutions, develop and manufacture quantum dot 'wide range' sensors and materials for 'superhuman' vision. Part of this work and associated research requires the use of fume cupboards in order to safely develop their technology, hence the 2no. required fume cupboard extract ducts on the roof. Additionally, also required for this research are the use of specialist gases, and hence the need for the external gas storage cage. These proposals, which are here relatively small-scale, are precisely the sort of development that Policy Kidlington 1 is designed to facilitate and permit for in its pursuit of support for an improved, high value economic base and employment offer for the area.
- 2.10 On a more general level, Policy SLE1 Employment Development of the CLP31, seeks, as a general principle, to protect existing employment land such as this and aims to ensure that the operational activity of existing sites are not compromised. The proposals at hand are essential facilities for Quantum Solutions' ongoing, successful operational use of their premises, as they will allow the company to continue to develop out their leading-edge technology from this unit. Again, precisely as Policy SLE1 must reasonably be judged to positively support and promote.

## 3.0 SUMMARY AND CONCLUSIONS

- 3.1 The proposals represent, as a package, a most modest and low-key scheme of new development additions to this large, modern commercial building.
- 3.2 They would come to sit as appropriate and proportionate, new building additions and add positively to the ongoing commercial use of the unit in the context of the surrounding technology park.
- 3.3 They sit within and are positively supported by a raft of both national and local planning policies.
- 3.4 There are no known planning considerations which stand against them to any material degree.
- 3.5 In the clear circumstances of the case, it is very much hoped that this planning application can be rightly supported, and the planning permission applied for, granted.

