

**Case Officer:** Andrew Thompson

**Recommendation:** Approval

**Applicant:** OxTec Developments Limited

**Proposal:** Discharge of Condition 5 (external lights/floodlights) of 22/01683/F

**Expiry Date:** 27 March 2024

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The application site is located to the south of Langford Lane and east of Technology Drive, towards the north-western edge of the built-up area of Kidlington. It comprises Plot 7 on the 8.3ha Oxford Technology Park, which lies south of London Oxford Airport and west of the Motor Park. The application site is part of a wider area that was identified as an area for a small scale review of the Green Belt to accommodate identified High Value Employment Needs by Policy Kidlington 1 of the adopted Cherwell Local Plan 2011-2031 Part 1.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. The application seeks to discharge condition 5 of planning permission 22/01683/F which states:

No external lights/floodlights shall be erected on the land without the prior express consent of the Local Planning Authority.

Reason: To ensure that the development does not unduly affect operations at London Oxford Airport and in order to safeguard the amenities of the area and to comply with Government guidance contained within the National Planning Policy Framework and Policy ENV1 of the Cherwell Local Plan 1996.

2.2. The application shows six types of lighting shown on Drawing No D46581/PMU/A  
4no. 40w LED 4000k (2 module) 700mA Italo 1 with S05 Optic – Mounted on pole at 8m

2no 40w LED 4000k (2 module) 700mA Italo 1 with S05 Optic Column Mounted 8mA bulkhead with cycle optic - Wall mounted at 3.5m

5no 7.5w LED 4000k Deco 2,0 1m high bollard

10no. 7.5w LED 4000k Quarto 2,0 250mA bulkhead with cycle optic Wall Mounted 3.5m

1no 160w LED 4000k Zactis 808mA Floodlight with FW70 Optic Wall Mounted 8m

1no. 20w LED 4000k Alfresco 2,0 bulkhead with hood Wall Mounted 2.8m

2.3. The submitted plan shows light spillage from the proposed lighting and that this would not extend beyond the site.

## **3. RELEVANT PLANNING HISTORY**

3.1. The following planning history is considered relevant to the current proposal:

22/01683/F - Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective)

14/02067/OUT - OUTLINE (all matters reserved) - New build Technology Park comprising 40,362sqm of office, research and development, laboratory, storage and ancillary space – Approved

16/00533/DISC - Discharge of Conditions 6 (means of access), 10 (surface water drainage scheme), 11 (drainage strategy), 12 (air quality impact assessment), 14 (low emission transport plan), 15 (reptile method statement), 16 (method statement for enhancing tree or shrub planting, areas of species rich grassland, habitat boxes for birds) and 18 (bird control management plan) of 14/02067/OUT – Approved

17/00559/F - Variation of conditions 1, 2, 3, 5, 7, 9 and 21 of 14/02067/OUT to enable proper phasing of the development – Approved.

17/01542/REM - Phase 1 of Oxford Technology Park including details of siting, design, layout and external appearances of units referred to as 1 and 3 – Approved.

17/02233/F Planning permission granted for a new 3,981m<sup>2</sup> hotel at Unit 2, which is now built and occupied as a Premier Inn. Approved.

18/00047/DISC – Discharge of conditions 3 (landscaping scheme); 5 (cycle parking) and 6 (sustainability and energy statement) of 17/01542/REM – Approved.

19/00734/F - Variation of Condition 2 of 17/02233/F - to remove the brise soleil from proposed building and addition of 1No window/door. Withdraw drawing numbered AP18 Revision A & AP19 Revision A, and replace with new drawings numbered AP26 & AP27 – Approved.

21/00690/REM - Variation of conditions 1 (plans), 2 (materials) 3 (landscaping scheme), 5 (cycle parking), 6 (sustainability and energy statement) of 17/01542/REM - amendments to Units 1 and 3 – Approved

#### **RESPONSE TO PUBLICITY**

4.1 No publicity has been undertaken for this proposal.

#### **RESPONSE TO CONSULTATION**

5.1. No comments have been received.

#### **APPRAISAL**

6.1. The proposed lighting would be proportionate to the scale of the building and be commonplace to a commercial setting. The proposed lighting would not result in light pollution or impact on London Oxford Airport as the proposed lighting would be pointed down and light impacts would not go beyond the site. Due to the position of this site, there are no residential receptors in close proximity. It also appears to be comparable to the lighting scheme approved relating to the hotel at the front of the

Technology Park site. As such the plan and information submitted is sufficient to discharge the condition subject to its implementation. However the condition remains in place to prevent further lighting being installed.

#### **4. RECOMMENDATION**

That the detail associated with Planning Condition 5 of 22/01678/F be discharged based upon the following

##### Condition 5

The application shows six types of lighting shown on Drawing No D46581/PMU/A

4no. 40w LED 4000k (2 module) 700mA Italo 1 with S05 Optic – Mounted on pole at 8m

2no 40w LED 4000k (2 module) 700mA Italo 1 with S05 Optic Column Mounted 8mA bulkhead with cycle optic - Wall mounted at 3.5m

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1no 160w LED 4000k Zactis 808mA Floodlight with FW70 Optic Wall Mounted 8m

1no. 20w LED 4000k Alfresco 2.0 bulkhead with hood Wall Mounted 2.8m

The information submitted shows lighting pointed downward and with light spillage not exceeding the site. As such subject to the implementation of the lighting in accordance with this plan, the scheme would be acceptable in respect of the condition. However the condition remains in place to prevent further lighting being installed without the prior express consent of the Local Planning Authority.

Case Officer: Andrew Thompson

DATE: 18 March 2024

Checked By: Caroline Ford

DATE: 20 March 2024

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