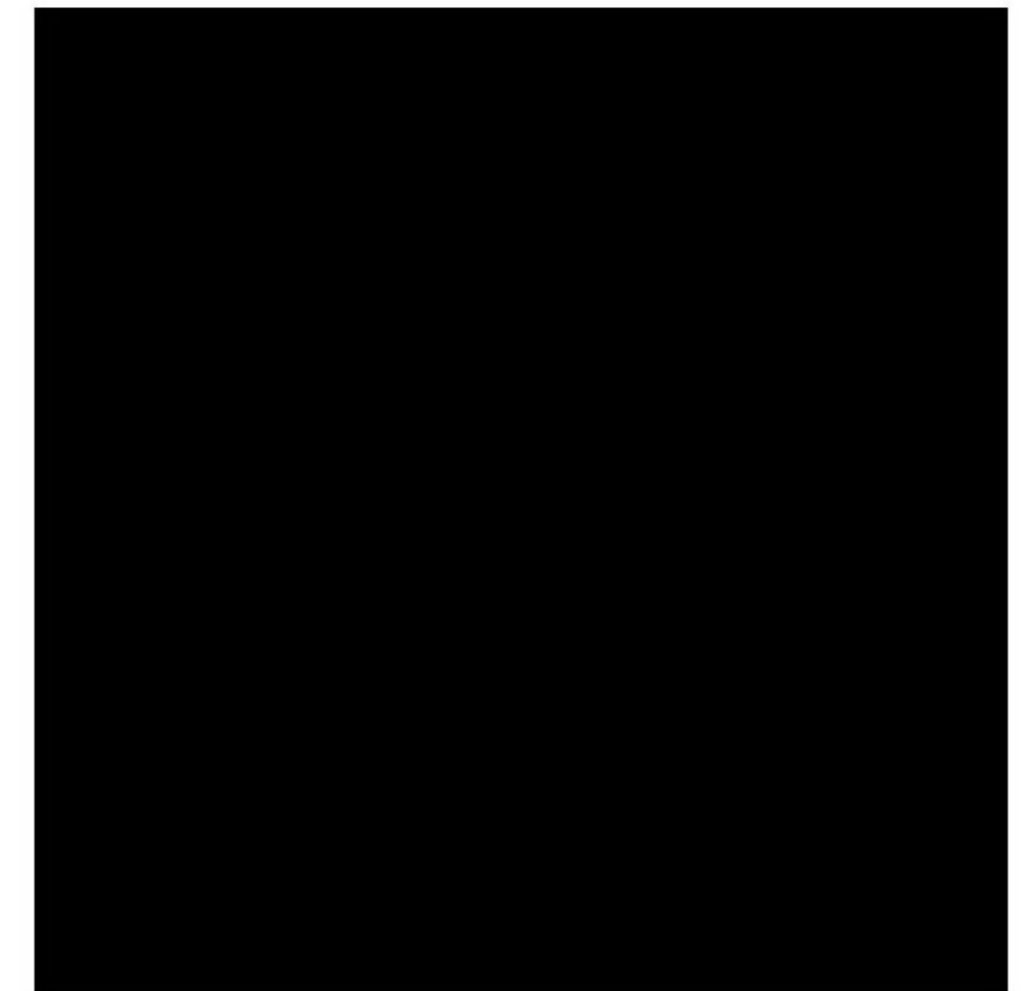
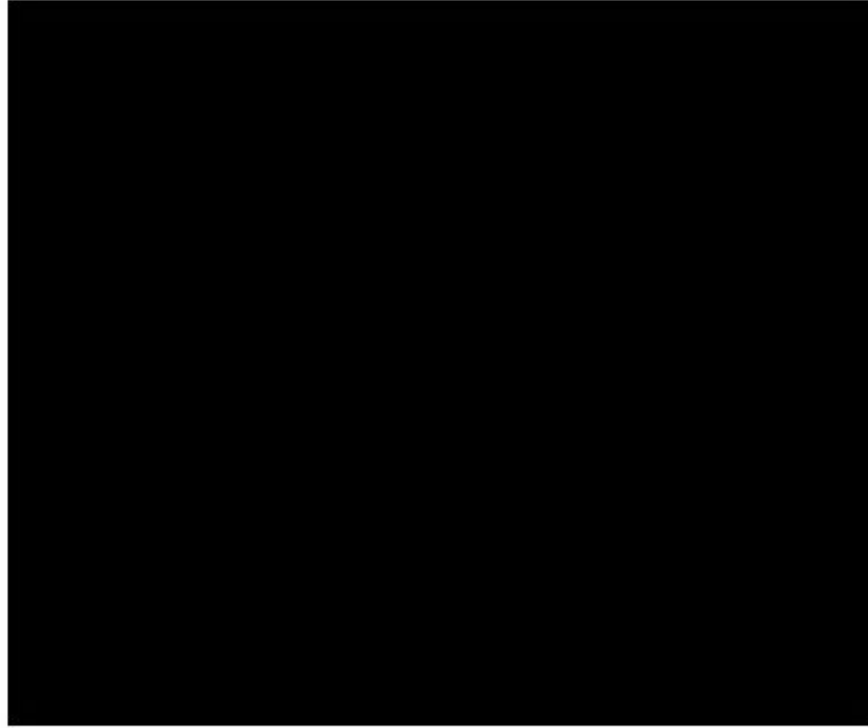


11 March 2022
L 220311 ON Substation letter FINAL



Dear Mr Kemp

Reserved matters application for provision of a substation in the central part of the Oxford North development Land north of the A40, Wolvercote, Oxford

Savills have been instructed by Thomas White Oxford Ltd (hereafter referred to as 'the Applicant') to prepare and submit a Reserved Matters application for the construction of a spine road and landscaping associated with the delivery of Oxford North. The application seeks approval of layout, scale, appearance and landscaping. The reserved matters application is pursuant to the approval of Hybrid Planning Permission (HPP) 18/02065/OUTFUL for '(i) Outline application (with all matters reserved save for "access"), for the erection of up to 87,300 m² (GIA) of employment space (Use Class B1), up to 550 m² (GIA) of community space (Use Class D1), up to 2,500 m² (GIA) of Use Classes A1, A2, A3, A4 and A5 floorspace, up to a 180 bedroom hotel (Use Class C1) and up to 480 residential units (Use Class C3), installation of an energy sharing loop, main vehicle access points from A40 and A44, link road between A40 and A44 through the site, pedestrian and cycle access points and routes, car and cycle parking, open space, landscaping and associated infrastructure works. Works to the A40 and A44 in the vicinity of the site. (ii) Full application for part of Phase 1A comprising 15,850 m² (GIA) of employment space (Use Class B1), installation of an energy sharing loop, access junctions from the A40 and A44 (temporary junction design on A44), construction of a link road between the A40 and A44, open space, landscaping, temporary car parking (for limited period), installation of cycle parking (some temporary for limited period), foul and surface water drainage, pedestrian and cycle links (some temporary for limited period) along with associated infrastructure works. Works to the A40 and A44 in the vicinity of the site. (Amended plans and additional information received 19.06.2019). The Application is submitted via the planning portal under Planning Portal reference PP-10489002.

The Hybrid Planning Permission was the subject of an Environmental Impact Assessment and the submitted proposals align with the parameters assessed as part of that assessment.

The reserved matters application relates to the provision of a substation. As well as this Planning, Design and Access letter the application is supported by the following documents:

- Application Forms, and
- CIL Additional Information Form.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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In addition to the above the following drawings are submitted (unless otherwise stated these are prepared by Stantec):

- Site Location Plan (48201-LINK-UT-SK127 GRP Sub-Station RMA Site Location Plan);
- Proposed Plan (48201-LINK-UT-SK126 GRP Sub-Station RMA Plan).

Payment for the application will be made via the planning portal.

The Proposed Development

The proposed development relates to the provision of an additional substation to serve building which have previously been approved under the Hybrid Planning Permission detailed above. Further to the approval of the Hybrid Planning Permission (HPP) an RMA application of the enabling works for the site was submitted and approved. These works are now underway on site and included the provision of three substations, two located to the east of the Phase 1a (detailed consent) buildings and one located to the north west of the temporary car park. Since approval of the reserved matters application more detailed calculations regarding the electricity requirements for the Phase 1a buildings have been undertaken indicating the need for a further substation located adjacent to those to the east of the Phase 1a buildings. A fewer number of larger substations was considered however, this would have caused intrusion into the footpath which runs to the west of the sub-stations requiring a narrowing of the footpath.

The proposed sub-station will be constructed of the same material as the adjacent two sub stations and will be the same dimensions.

Planning Considerations

The application seeks reserved matters consent for the provision of an additional substation at the site. The matters for consideration are scale, layout, landscaping and appearance. In relation to scale and appearance the substation will be identical to those already approved at the site and the siting/ layout has been guided to provide the group of substations together rather than a proliferation of the buildings throughout the site. The application itself does not propose any landscaping however, as the site around the substations develops further associated built form and landscaping will provide additional screening to the structure(s).

The proposed substation is a piece of essential infrastructure to support the Oxford North Development. The key considerations in relation to this proposal are the need for the additional substation and the impact of the proposed development upon the character and appearance of the wider area.

As noted above, since the determination of the Hybrid Planning Permission, more detailed calculations relating to the electricity demand on the site have been undertaken. Given the all-electric nature of the scheme it is identified that additional capacity is required to provide the electricity needed.

The proposed substation is located within the confines of the site and will have built form to the east and west of it in due course. The substation has been set adjacent to the previously approved substations to provide a consolidated area of infrastructure rather than having a number of substation buildings in different



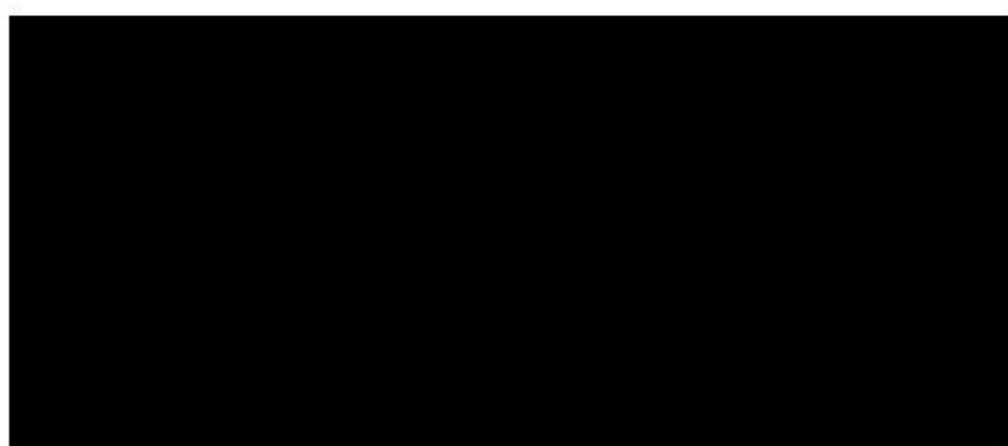
locations. The substations are not in a prominent location and are closely related to buildings to be concealed in the wider site.

Whilst adjacent to the footpath the simple, functional design of the buildings will ensure that they are not unduly prominent or harmful to forward vision or movement along the footpath. Access to the substation will be via the footpath immediately adjacent to the site which will provide level access when required.

The linear arrangement will ensure that the proposed development does not restrict the development of the adjacent site for which reserved matters applications are yet to be made.

I trust that the above documents are sufficient to enable registration and validation of the application, however, should there be any queries please do not hesitate to contact me.

Yours sincerely



Savills