

Mayfield House  
256 Banbury Road  
Oxford  
OX2 7DE

Jennifer Coppock  
Development Management  
Oxford City Council  
Town Hall  
St Aldate's  
Oxford  
OX1 1BX

**Planning Portal Reference: PP-12583101**

5 February 2024

Dear Jen

**FULL PLANNING APPLICATION AT PLOT 4200, JOHN SMITH DRIVE, OXFORD, OX4 2BH**

On behalf of our client, Advanced Research Clusters GP Limited (ARC), please find enclosed details of a Full Planning Application submitted to Oxford City Council at the above development plot at ARC Oxford.

The description of development is as follows:

*“Demolition of existing office buildings and erection of 1no. laboratory-enabled office building for research and development with ancillary commercial space (all within use Class E). Provision of new access, enhancements to existing footpath, motor vehicle and cycle parking, landscaping and services infrastructure”*

Together with this Covering Letter, the following documents have been submitted to the Council via the Planning Portal:

Document	Prepared By
Application Form	Carter Jonas
CIL Additional Information Form	Carter Jonas
Design and Access Statement <i>(including Sustainability Statement and waste details)</i>	Spratley & Partners
Landscaping Statement <i>(including Detailed Tree Canopy Cover Assessment)</i>	Macgregor Smith

Planning Statement	Carter Jonas
Air Quality Assessment <i>(including Dust Assessment)</i>	Dragonfly Consulting
Arboricultural Impact Assessment <i>(including Tree Survey, Tree Constraints Plan and Tree Protection Plan)</i>	Aspect Trees
BREEAM Pre-Assessment	Sustainably Built
Biodiversity Net Gain Report <i>(including DEFRA's Biodiversity Metric 4.0)</i>	Ecology Solutions
Construction Management Plan (Outline)	Stantec
Daylight, Sunlight and Overshadowing Assessment	GIA
Delivery and Servicing Management Plan	Stantec
Ecological Assessment	Ecology Solutions
Economic Statement	Carter Jonas
Energy Statement	Clancy Consulting
Flood Risk Assessment and Drainage Strategy <i>(including SuDS details)</i>	Baynham Meikle
Health Impact Assessment	Carter Jonas
Heritage Impact Assessment	Montagu Evans
Land Contamination Assessment	Baynham Meikle
Lighting Assessment	Dalkia
Noise Impact Assessment	Dragonfly Consulting
Social Value Statement	Carter Jonas
Statement of Community Involvement	Carter Jonas
Townscape and Visual Impact Assessment	Macgregor Smith


Travel Plan (Draft)	Stantec
Utilities Statement	Baynham Meikle

The planning application is also supported by the following plans:

Plan Ref.	Plan Title	Prepared by
<b>General Plans</b>		
NCO-SP-ZZ-ZZ-DR-A-0004	Site Location Plan	Spratley & Partners
NCO-SP-ZZ-RF-DR-A-0005	Existing Site Plan	Spratley & Partners
<b>Architectural Plans</b>		
NCO-SP-ZZ-ZZ-DR-A-0006	Existing Section A-A	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0007	Existing Section B-B	Spratley & Partners
NCO-SP-ZZ-00-DR-A-0010	Proposed Site Plan – Ground	Spratley & Partners
NCO-SP-ZZ-RF-DR-A-0011	Proposed Site Plan – Roof	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0020	Existing Building Type 1 – Units A & G	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0021	Existing Building Type 2 – Units B & F	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0022	Existing Building Type 3 – Units C & E	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0023	Existing Building Type 4 – Unit D	Spratley & Partners
NCO-SP-ZZ-01-DR-A-0051	Proposed First Floor Plan	Spratley & Partners
NCO-SP-ZZ-02-DR-A-0052	Proposed Second Floor Plan	Spratley & Partners
NCO-SP-ZZ-03-DR-A-0053	Proposed Third Floor Plan	Spratley & Partners
NCO-SP-ZZ-RF-DR-A-0054	Proposed Roof Plan	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0060	Proposed GA Elevation (East)	Spratley & Partners

NCO-SP-ZZ-ZZ-DR-A-0061	Proposed GA Elevation (West)	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0062	Proposed GA Elevation (North & South)	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0070	Proposed Section A-A	Spratley & Partners
NCO-SP-ZZ-ZZ-DR-A-0071	Proposed Section B-B	Spratley & Partners
<b>Landscape Plans</b>		
1389-001	Landscape General Arrangement Plan	Macgregor Smith
1389-002	Vegetation Retention and Removal Plan	Macgregor Smith
1389-201	Planting Plan – Ground Level Plan 1 of 2	Macgregor Smith
1389-202	Planting Plan – Ground Level Plan 1 of 2	Macgregor Smith
1389-203	Planting Plan – Roof Level Plan	Macgregor Smith
1389-301	Hardworks – Ground Level Plan	Macgregor Smith
1389-302	Hardworks – Roof Level Plan	Macgregor Smith
1389-401	Biodiversity Features Plan	Macgregor Smith
1389-402	Typical Detail – Tree Protective Fencing	Macgregor Smith
1389-403	Typical Detail – Tree Pit in soft Landscape	Macgregor Smith
1389-404	Typical Detail – Biodiversity Roof Section	Macgregor Smith
1389-405	Typical Detail – Roof Terrace Raised Planter	Macgregor Smith
1389-406	Typical Detail – No-Dig Path	Macgregor Smith
<b>Other Plans</b>		
P4200-DAL-XX-00-DR-E-6350 (P04)	External Lighting Plot & Layout	Dalkia

We have arranged for the sum of **£52,814.00** (plus £64 Planning Portal Fee) to be paid to the Council.

I trust this information is in order and look forward to receiving notification that the application has been registered and validated in due course. Should you have any queries, please do not hesitate to contact myself or my colleague Steven Sensecall 

Yours sincerely



**James Ellis**  
**Senior Planner**

