

STATEMENT OF COMMUNITY INVOLVEMENT

ARC OXFORD – PLOT 4200

Full Planning Application

Advanced Research Clusters GP Limited

February 2024

Carter Jonas

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Client: Advanced Research Clusters GP Limited (ARC)

Contacts: James Ellis and Steven Sensecall

Mayfield House
256 Banbury Road
Summertown
Oxford
OX2 7DE

CONTENTS

1.0 INTRODUCTION	4
2.0 CONSULTATION ACTIVITY	4
Strategy	4
Information	6
Notification	6
Engagement	6
3.0 RESPONSES	7
General Public	7
Stakeholders	7
4.0 SUMMARY	7
APPENDICES	8
A EXHIBITION BOARDS	9
B RESPONSE FORM	10
C CONSULTATION LEAFLET	11
D CONSULTATION ZONE	12

1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (**'SCI'**) has been prepared by Carter Jonas LLP (**'Carter Jonas'**) on behalf of Advanced Research Clusters GP Limited (**'ARC'**) in support of a Full Planning Application submitted to Oxford City Council (**'the Council'**) at Plot 4200, John Smith Drive, OX4 2RU (**'the Site'**).
- 1.2 ARC is currently bringing forward several planning applications at ARC Oxford that will deliver high-quality, lab-enabled office space through the (re)development of several existing plots. This will be provided alongside the provision of supporting amenities and structural changes to its layout that will enhance its experience and strengthen its position as a cluster for science and innovation.
- 1.3 The proposals considered by this document relate to the redevelopment of Plot 4200 (**'the Proposed Development'**). This will involve the demolition of existing office buildings and the erection of a single laboratory-enabled office building, which will contain internal ancillary amenity on upper floors. The proposals will also deliver enhancements to the existing private footpath leading into the ARC Oxford from Boswell Road, alongside landscaping and supporting infrastructure – including car and cycle parking.
- 1.4 This SCI details pre-application consultation activity undertaken with the general public and relevant local stakeholders prior to submission of the planning application, noting those elements to the Proposed Development as necessary. This has been completed in accordance with the Localism Act (2011), the National Planning Policy Framework (2023) and the Council's Statement of Community Involvement.
- 1.5 Detail of how the proposals for Plot 4200 have evolved prior to submission, including pre-application discussions with the Council, can be viewed in application documents supporting the application – including the Planning Statement and Design and Access Statement.

2.0 CONSULTATION ACTIVITY

- 2.1 An overview of the consultation activity undertaken for the Proposed Development is set out below.

Strategy

- 2.2 From the outset, ARC adopted a consultation strategy that would maximise the opportunity for those potentially interested or affected by its forthcoming proposals to provide their feedback on specific aspects as part of design development, thus ensuring any submitted proposals encompassed and/or addressed any issues prior to the submission of the application(s), as necessary.
- 2.3 As noted above, under its ambition to transform ARC Oxford into an Innovation Campus, ARC is currently in the process of bringing forward two planning applications:
 - **Application A**
Application A (outlined in blue below) will form an outline planning application with all matters reserved that will seek (re)development of the existing development plots known as Plot 3000, Plot 5000, Plot 8200/8400 and Plot 9200 to deliver lab-enabled office space alongside other supporting amenities. Alongside this, ARC will also deliver a significant structural change in the form of 'The Connector', a new landscaped route that will provide a connection extending through the heart of

ARC Oxford from the south-east (around the proposed location of a new station on the Cowley Branch Line), across Garsington Road and into the northern extents of the site.

- **Application B**

Application B (outlined in red) is the Proposed Development. It involves the redevelopment of the existing Plot 4200 site to provide a lab-enabled office building. The application also includes improvements to the existing footpath connection on its southern boundary from Boswell Road.



2.4 Due to the similar nature and goals of these two forthcoming planning applications, it was decided a joint consultation exercise would be undertaken that would detail and seek comment on both applications.

Information

- 2.5 Detail of the applications were summarised on exhibition boards which were produced by the project team (**Appendix A**). The boards summarised the detail of the proposals, breaking them down into specific categories to aid understanding. Separate feedback forms were produced to seek responses to these categories for each proposal, thus allowing a targeted response to their elements (**Appendix B**).

Notification

- 2.6 To advertise the consultation, an informative leaflet (**Appendix C**) was distributed to business and residential addresses on surrounding roads in the area outlined in **Appendix D**. The leaflet summarised the content of the consultation, as well as spatially identifying the extent of the applications coming forward, providing details of a dedicated project website (www.arcgroup.io/oxford/future-plans) and the time and location of two public exhibitions to be held in person (see below).
- 2.7 The following stakeholders were informed of the proposals via email and were circulated the exhibition boards:
- 2 x Oxford City Council Ward Councillors for Temple Cowley;
 - MP for Oxford East;
 - Oxford City Council's Cabinet Member for Planning;
 - OXLEP;
 - Oxford Civic Society; and
 - Oxford Preservation Trust.
- 2.8 The exhibition boards were made available to download from a project website, circulated to the stakeholders above and printed in A1 size to be used at in-person exhibitions.

Engagement

- 2.9 A formal consultation period took place from **Monday 16th October – Sunday 29th October 2023**. This was extended to **Sunday 5th November 2023** for stakeholders, who were given an incorrect date in initial correspondence.
- 2.10 During the consultation period, the project website was visited 370 times, with the average user spending on average 35 seconds on the page. The exhibition boards were downloaded a total of 72 times.
- 2.11 As noted above, two in-person exhibition events were held on Wednesday 18th October and Wednesday 25th October 2023 between 15:30 – 20:00. Across the two events, the exhibition was attended by 4 persons which included a mix of existing employees at ARC Oxford and local residents.

3.0 RESPONSES

General Public

- 3.1 In total, just 2 responses were provided across all mediums for both proposals including an online response and a written response provided at the public exhibition.
- 3.2 No comments were made in respect of the proposals at Plot 4200, with comments that were provided made in response to ARC's proposals under Application A. These comments are being considered by ARC and will be addressed under that application.

Stakeholders

- 3.3 From stakeholders, a response was only received from the Oxford Civic Society.
- 3.4 A considerable proportion of its response focused on the content of the proposals under the 'New Outline', including welcoming the intention to transform ARC Oxford from a Business Park to a world-class Innovation Campus.
- 3.5 In respect of Plot 4200 proposals, concerns were raised in respect of the environmental impact of demolishing seven existing buildings, though the response "*accepted this may be unavoidable*". Moreover, a query was raised on the acceptability of the proposed car and cycle parking provision, in lieu of the fact the building is due to be completed before the Cowley Branch Line and Eastern Arc bus services were operational.
- 3.6 These comments are included in the design team's response to pre-application engagement queries detailed in Section 5 of the Planning Statement.

4.0 SUMMARY

- 4.1 This SCI details the pre-application consultation undertaken with local residents and stakeholders for the proposed redevelopment of Plot 4200 at ARC Oxford to deliver a lab-enabled office building.
- 4.2 The consultation process has allowed ARC to further communicate its intentions at ARC Oxford with a view to understanding and accommodating local views prior to submitting the planning application.
- 4.3 The project team has reviewed all feedback received during the consultation and has included a response as part of the submission. A response to points raised as a result of pre-application engagement (including issues raised during discussions with officers) is detailed in Section 5 of the Planning Statement.
- 4.4 The development team will continue its discussions and engagement with local residents and stakeholders as the application progresses.

APPENDICES

A EXHIBITION BOARDS

01 WELCOME TO OUR CONSULTATION

Thank you for visiting this public exhibition.

We are delighted to share our plans for new development at ARC Oxford which will deliver high-quality employment space for the life sciences sector. This will be provided alongside improvements to the vitality and experience of the Campus that are designed to benefit the wider community.

Who are ARC?

Advanced Research Clusters (ARC) is Europe's leading provider of science and innovation clusters at the cutting edge of major knowledge economies like Oxford. Our passion is supporting science and innovation businesses, allowing them to thrive in the best possible environments for innovation.

What is ARC Oxford?

Formerly Oxford Business Park, ARC Oxford is a well-established employment site in the south of the City. Organised over several plots, it is home to a variety of businesses – including several within the science and innovation sector. Other uses

include Oxford Factory, a hotel and restaurant, David Lloyd and Bright Horizons Day Nursery.

What are we proposing?

We are currently developing plans for new development at ARC Oxford, to be brought forward under two separate planning applications. As indicated on the plan below, this would include:

- **Application A:** An outline planning application across various plots
- **Application B:** A full planning application at Plot 4200



Key

- Application A (Outline)
- Application B (4200)

02 SITE CONTEXT

ARC Oxford is a strategically important employment site in the local, regional and national economy in an area identified for change.

The site lies within the local planning authority of Oxford City Council, where the Development Plan consists of the Oxford Local Plan 2036, supported by several Technical Advice Notes (TAN).

There are several important policy designations framing the site's context:

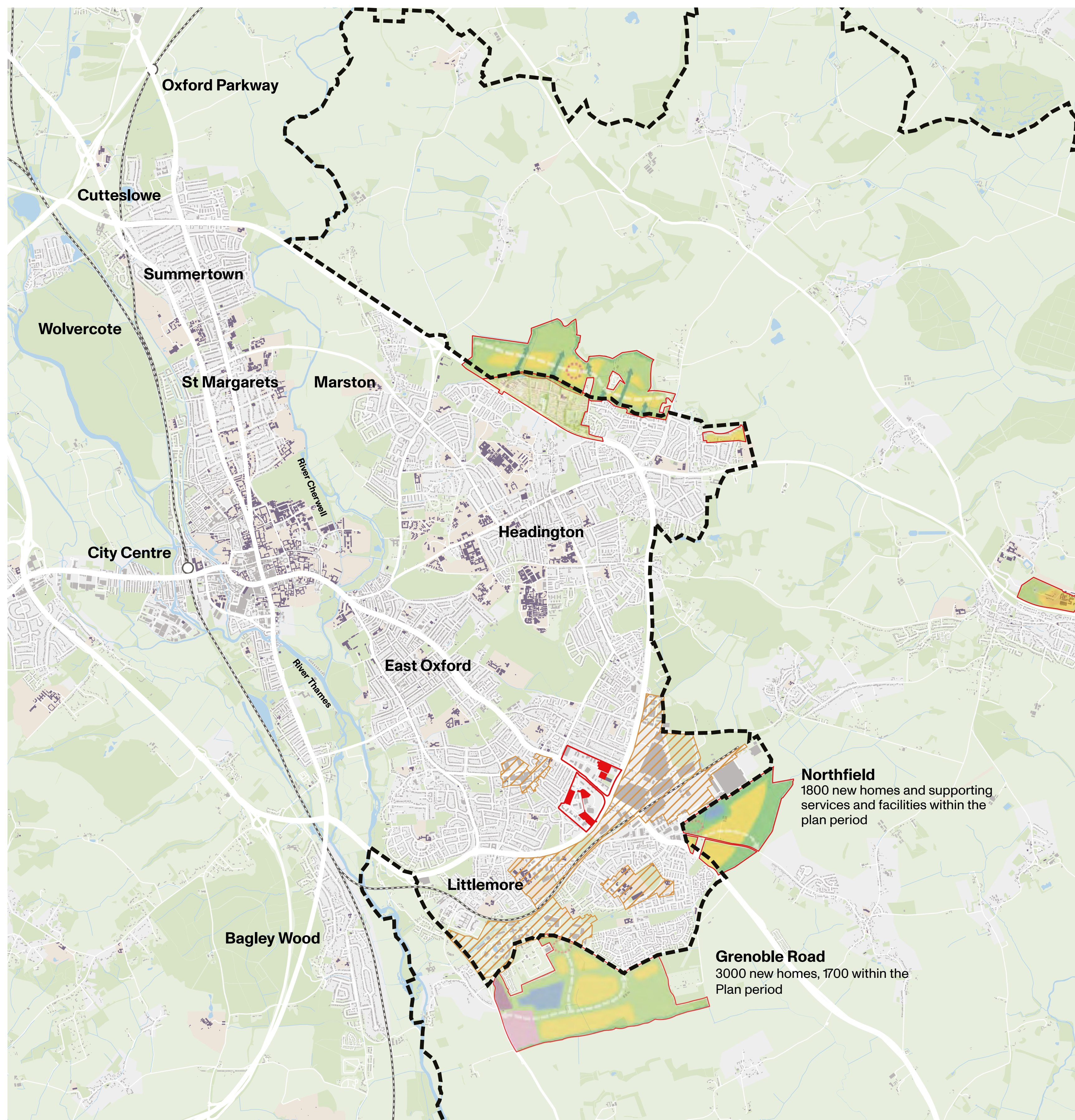
- ARC Oxford is a Category 1 employment site. Policy E1 states planning permission will be granted for proposals involving the “intensification,

modernisation and regeneration” of land within these sites for employment uses and ancillary supporting uses, where it can be demonstrated it makes the best and most efficient use of land and does not cause unacceptable environmental impacts and effects

- ARC Oxford sits amongst several Areas of Change designated in the Local Plan, considered to be “areas where significant change is expected or best directed”. Of particular importance to these

areas is the proposed re-opening of the Cowley Branch Line, currently planned to be operational from December 2026

- ARC Oxford lies within an ‘Area of Greater Potential’ for height within TAN 7 (High Buildings) (October 2018). The TAN states these areas are considered to be where “proposals for high buildings are more likely to be appropriate” in being less impactful on Oxford’s heritage and in areas able to contribute to regeneration opportunities



03 OUR VISION

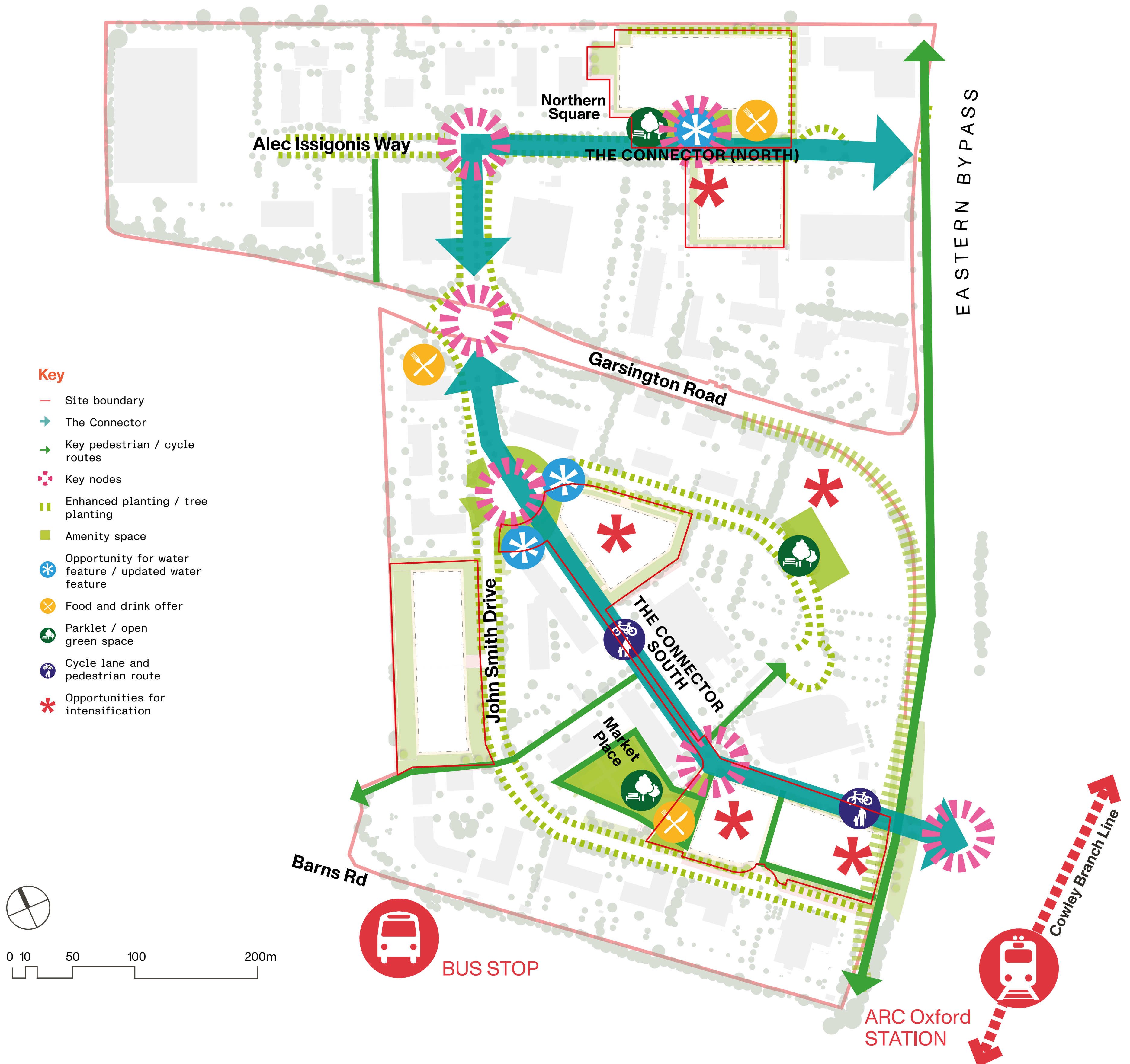
We want to enable the transformation of ARC Oxford from a business park to an 'Innovation Campus' – a globally positioned place containing world-class facilities that is grounded in its local community.

Heavily influenced by Oxford University's global reputation in science and technology, the Oxfordshire region has experienced exponential growth of related businesses, subsequently leading to the demand for larger and suitable workspaces.

Buoyed by our expertise and investment, there is an opportunity to contribute to this growth at ARC Oxford – delivering first-class facilities whilst enacting changes to how the Campus feels and operates in alignment with planned investment.

To achieve this, we have identified **5 key principles** through which we can "Reprogramme the Campus":

- **Increase site permeability** – improving and enhancing active modes of movement through the site, including establishing links to the Cowley Branch Line;
- **Enhance sense of arrival and place** – delivering high-quality buildings that returns employment density to the site alongside outdoor spaces that foster health and wellbeing, channelling its industrial past whilst establishing its place within Oxford;
- **Celebrate and enhance landscape structure** – retaining and enhancing existing landscape features, whilst creating new and biodiverse places for amenity and interaction – including public spaces
- **Create people-focused environment** – activating the site beyond 9-5 with ancillary uses to employment, ensuring the development can be enjoyed by, and is to the benefit of, both employees and the local community.
- **Plan for a sustainable future** – ensuring new proposals deliver social, economic and environmental value



04 SUSTAINABILITY STRATEGY

Our proposals are embedded within 7 principles of sustainable growth.

These 7 areas provide a robust framework to allow the integration of sustainability matters into the design, construction and operation of our proposals – ensuring our ambitions meet planning policy requirements and align with best practice in the industry.

Some of the key design measures and commitments that will guide the detail of the planning applications include:

- Reducing energy demand via a fabric first approach, whilst utilising an all-electric, renewable approach to energy production – such as heat pumps and solar panels.
- Ensuring operational carbon meets relevant local and national targets, whilst also giving consideration to embodied carbon in design
- Delivering a Biodiversity Net Gain of 10% with no net loss of tree canopy cover
- Minimising waste – including re-use of demolished materials – and ensuring materials are sustainably sourced
- Encouraging and providing facilities to accommodate active travel
- Designing proposals so that they bring health and wellbeing benefits to both building occupants and the wider community, including indoor climates and tree planting
- Ensuring the benefits of the development are felt by the wider community and generate Social Value, including utilising Community Employment Plans.

