

15 February 2024



Planning, Sustainable Development and Regulatory Services  
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Dear Sir/Madam

**Submission of Full Planning Application for further Retention of existing temporary building (New Richards Building), footpaths, lighting, and CCTV cameras, first approved under planning consent 14/01494/FUL, for a further period of 3 years  
On Behalf of the Chancellor, master's and Scholars of the University of Oxford**

At Land at Old Road Campus, Roosevelt Drive, Oxford  
PP-12811075

Savills has been instructed as the agent for the Chancellor, Masters and Scholars of the University of Oxford (hereafter referred to as 'the Applicant') to submit a planning application in respect of land at Old Road Campus (ORC), Headington, Oxford.

### Introduction

The New Richards Building (NRB) was first approved in November 2016 under application 16/02556/FUL for a temporary period of 3 years. That temporary permission was extended for a further 5 years in May 2019 under application 19/00617/FUL.

The NRB is a 3-storey flat roofed research building with associated footpaths, bicycle parking, CCTV poles/cameras and lighting.

Condition 1 of that 2019 permission reads, "This permission shall be for a limited period of 5 years only expiring 3rd May 2024 or until such time as Plot B1 identified under 12/02072/OUT is built and occupied whichever is the sooner when the use hereby permitted shall be discontinued and the building(s) and works carried out under this permission shall be removed. The land shall be reinstated to its former condition to the satisfaction of the Local Planning Authority unless prior to that date a permission for a further temporary period shall have been approved in writing by the Local Planning Authority."

As the May 2024 expiration date approaches, the Applicant has reviewed the current situation at ORC and concluded that there is a need to retain the NRB for a further period of up to 3 years.



As this submission is effectively a renewal of permission 19/00617/FUL, it is accompanied by the following previously approved documents that again form the application:

Site Location Plan with red and blue lines (drawing no. 3888\_NRB\_001);  
Existing Site Layout (drawing no. 3888\_NRB\_002); and  
Proposed Site Layout (drawing no. 3888\_NRB\_003).

## Context

The NRB is located in the north eastern area of the ORC site. It is one of several temporary buildings that were first installed to provide temporary accommodation for staff and services which had to vacate buildings that were demolished to allow construction of the Big Data Institute (BDI) (application 14/01494/FUL). The temporary permission was then renewed to provide accommodation for staff and services whilst the Amenities and Bioescalator Building was constructed (application 16/02556/FUL).

Both BDI and the Bioescalator are now complete and most of the temporary buildings needed during the construction of these two buildings were removed. However, by 2019 the NRB was needed by the Centre for Tropical Medicine whilst the Applicant progressed for the 'Centre for Tropical Medicine and Global Health'. on Plot B1 as shown on the masterplan below approved under the outline planning permission 12/02072/OUT.



Since 2019, the Centre for Tropical Medicine and Global Health has progressed well, gaining full planning permission in June 2022 as per the approved masterplan below:

a



Construction work to implement this permission has now started but practical completion is now not expected until sometime in 2026, well beyond the expiry of the current temporary permission. As the need for accommodation for the Centre of Tropical Medicine remains the Applicant has concluded that a further temporary consent for three years is needed to allow the Centre to continue its research whilst building operations on Plot B1 are completed. Three years are considered necessary to allow for any unforeseen delays in construction work and for an operational decant period from NRB to the new Centre on Plot B1.

The Centre for Tropical Medicine has undergone rapid expansion both overseas and in the UK over the last 15 years. The UK Centre has seen a substantial increase in staff numbers which necessitated expanding into three separate sites within Oxford – the NDM Research Building (NDMRB) and the Wellcome Trust Centre at ORC and the Peter Medawar Building on South Parks Road. Currently, all these facilities are at capacity with no additional space to expand.

Occupation of the New Richards Building has allowed Tropical Medicine to facilitate its expansion needs and provide space to service awarded grants and establish its presence on Old Road Campus. Once Plot B1 is complete it will house all of the Department's staff.

#### Planning discussion

Development management decisions on this planning application will be made against the National Planning Policy Framework (NPPF) and policies set out within the adopted Local Plan 2036. The application relates to part of ORC which is identified in Oxford Local Plan policy SP21. The policy outlines that planning permission will be granted for additional medical teaching and research facilities. The provision of additional research and teaching accommodation at the site is, therefore, supported in principle. In addition to this, Policy E2 of

the Local Plan identifies that proposals which intensify floorspace on existing University of Oxford Sites will be supported.

In determining the 2019 application, the Officer accepted the need for the Centre to continue to use NRB stating, *“It is considered that the need and benefits to the provision of research and development facilities and long-term interest in medical research that University of Oxford has at the Old Road Campus, justifies a further extension of time in this case.”*

That conclusion continues to as be equally relevant today as it was in 2019. The Centre needs to continue its research whilst it waits for the new building to be completed.

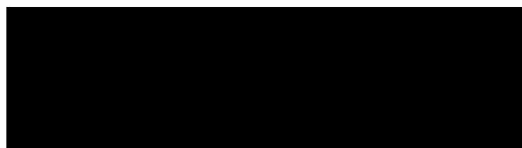
As no changes to the existing building are proposed, there would be no increased impact in terms of neighbouring amenity, character and appearance of the area, landscaping and parking. These matters were all assessed and found to be acceptable in 2019 and there have been no material changes either on site or in local or national planning policy to warrant reaching a different conclusion now.

As before, the Applicant is comfortable to accept a condition such as Condition 1 of 19/00617/FUL that prevents the long-term retention of NRB. The Applicant is confident a further 3 years would be sufficient to allow both Plots B1 and B2 (on which NRB currently sits) to progress sufficiently that NRB will cease to be needed.

Given the above, we respectfully request that planning permission is granted. It is considered that, for this application the only condition necessary will relate to the temporary time limit of the permission, we would be pleased to discuss this with you during the application process.

We also look forward to discussing the submission with you in due course.

Yours sincerely

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Dawn Brodie  
Associate Director