

**Ward:** Outside of Area

**District Councillor:** N/A

**Case Officer:** Stuart Howden

**Recommendation:** No objections

**Applicant:** The Chancellor, Masters and Scholars of University Of Oxford

**Application Description:** Erection of medical research building (Big Data Institute) on level 3 plus basement and plant enclosure at roof level, together with landscaping and ancillary works. (Part reserved matters of outline planning permission 12/02072/OUT relating to plot B5, seeking approval of appearance, landscaping scale and layout).

**Committee Referral:** Major application notification within adjacent Authority

## **1. Introduction**

- 1.1 Oxford City Council is in receipt of an application for the development described above. It has consulted Cherwell District Council as the two authorities share a border. This authority has an opportunity to comment on the proposals in the capacity of a consultee.

## **2. Application Publicity**

- 2.1 The application has not been advertised by Cherwell as it is acting in its capacity of a consultee. Oxford City Council will conduct the advertisement process.

## **3. Consultations**

- 3.1 No consultations have been carried out.

## **4. Relevant National and Local Policy and Guidance**

### **4.1 Development Plan Policy**

Oxford City Council will assess and determine the application in accordance with its own Development Plan Policies.

### **4.2 Other Material Policy and Guidance**

National Planning Policy Framework

Planning Practice Guidance (2014)

## **5. Appraisal**

- 5.1 The key issues for consideration in this consultation are the impacts that the proposal may have within the Cherwell District.

- 5.2 The Council has no policies that directly relate to developments outside of the district. It is therefore considered appropriate for the application to be considered against the City Council's own development plan policies and Government guidance contained within the National Planning Policy Framework.
- 5.3 This Reserved Matters application sits within the context of the Masterplan that was approved in 2013.
- 5.4 The site lies within Oxford University's Old Road Campus, which is an established university campus with building heights ranging from one to four storeys. The site is located to the north of Roosevelt Drive, to the South of Old Road and to the west of Churchill Drive within Oxford. The four storey building is proposed to replace another four storey structure on the site.
- 5.5 The site is approximately 3 miles away from the nearest part of the Cherwell District Boundary. Whilst the Council has not carried out an appraisal of the visual impact and as a result it cannot be confirmed that the site will not be visible from within Cherwell District Council boundaries. However, it is considered that the building would be read against the other four buildings within the Oxford University Old Road Campus. Given the above, the separation distances involved and the scale of the proposed development it is considered unlikely that the proposal will have an invasive impact on the Cherwell District.
- 5.6 It is considered therefore that this authority should respond with no objections to the proposed development.

<b>6. Recommendation</b>
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<b>No objections</b>
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