

Mr Ray Deans
Planning Department
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Date: 05 May 2022

Our ref: 62047/01/DL/SM/SWts/

Your ref: 21/03195/F

Dear Mr Deans

Application for Approval of Details reserved by Condition 3 pursuant to planning permission 21/03195/F at Begbroke Science Park

On behalf of our client, Oxford University Development Ltd (OUD), Lichfields has today submitted via the Planning Portal (Ref PP-11237635) information for the approval of details reserved by Condition 3 attached to Planning Permission 21/03195/F (dated 4 February 2022) in relation to Begbroke Science Park.

This application submission comprises this covering letter along with the following documentation:

1. A completed application form; and
2. Protected Species Walkover Survey (dated 28 April 2022).

A payment of £116 has been made to Cherwell District Council in respect of the requisite planning application fee through the Planning Portal.

Condition 3

Condition 3 attached to 21/03195/F states:

“No development shall commence until the development site has been checked by a suitably qualified ecologist to ensure that there is no presence of protected species that have moved on to the site since previous surveys have taken place and which could be harmed by the development. Should protected species be found details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed scheme.

Reason: To ensure the protection of protected species in accordance with Policies ESD10 and Bicester 1 of the Cherwell Local Plan Part 1 2011-2031 and Government guidance contained within the National Planning Policy Framework”.

In response to this condition, BSG Ecology conducted a protected species walkover survey on 20 April 2022 at the site and adjacent areas of vegetation out to 30 metres. A letter setting out the methodology used and the results of the survey accompany this submission. In summary, no new ecology issues were noted, and the project ecologist is confident that the measures already in place or scheduled are sufficient to manage ecological issues at the site.

Conclusion

We trust the information provided is sufficient for the approval of details reserved by Condition 3. If you have any queries, please do not hesitate to contact me or my colleagues Daniel Lampard and Sarah Moorhouse.

Yours sincerely



Sarah Watts
Senior Planner