

Mr Andy Bateson
Planning Department
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Date: 10 January 2022

Our ref: 62047/01/DL/SM/SWt/20549991v2

Your ref: 18/00803/OUT

Dear Andy

Application for Approval of Details reserved by Conditions 15, 16 and 17 pursuant to outline planning permission 18/00803/OUT at Begbroke Science Park

On behalf of our client, Oxford University Development Ltd (OUD), Lichfields has today submitted via the Planning Portal (Ref PP-10532456) information for the approval of details reserved by Conditions 15, 16 and 17 attached to outline planning permission 18/00803/OUT (dated 17 September 2018) in relation to Begbroke Science Park.

A Reserved Matters Submission (design, layout, external appearance and landscape) (Ref. 21/03150/REM) pursuant to Outline Planning Permission (OPP) Ref. 18/00803/OUT was submitted in September 2021 and is due to be determined shortly.

A Non-Material Amendment (Ref. 21/01699/NMA) to the OPP seeking to amend Conditions 6 and 7 of the OPP to change the maximum height of the approved development from 12.6 metres to 13.2 metres (at their highest point when measured from ground level, excluding point features and plant) was approved on 8 June 2021. A Non-Material Amendment (Ref. 21/03146/NMA) to the OPP relating to a change to the wording of Condition 18 (car parking spaces) was approved on 17 December 2021.

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

1. A completed application form;
2. External Lighting Report, prepared by Hoare Lee in relation to Condition 15;
3. Surface Water Drainage Scheme, prepared by Ramboll in relation to Condition 16; and
4. Pedestrian and cycle route details shown on Drawing Nos. LP2264-FIR-00-ZZ-DR-L-0009 and LP2264-FIR-00-ZZ-DR-L-0010 in relation to Condition 17.

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

Condition 15

Condition 15 states:

“Prior to the commencement of the development hereby approved, a lighting strategy which demonstrates how impacts on ecology will be avoided, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting strategy shall be carried out in accordance with the approved details.

Reason- To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework”.

In response to this condition an External Lighting Report is submitted with this application which demonstrates that the external lighting scheme complies with local and national guidelines in terms of light pollution and minimum levels of illumination. It also demonstrates how impacts on ecology will be avoided.

Condition 16

Condition 16 states:

“Development shall not begin until a surface water drainage scheme for the site or part if separate reserved matters are submitted, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- *Discharge Rates*
- *Discharge Volumes*
- *SUDS (Soakaways)*
- *Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)*
- *Infiltration in accordance with BRE365 (To include infiltration testing; seasonal monitoring and recording of groundwater levels)*
- *Detailed drainage layout with pipe numbers*
- *Network drainage calculations*
- *Phasing*
- *Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)*

Reason - To ensure an acceptable drainage scheme is provided in relation to the proposed expansion and do ensure the proposals do not have a detrimental impact on the drainage systems currently in situ in the immediate locale”.

A surface water drainage scheme accompanies this application which sets out the below ground drainage system for the proposed development.

Condition 17

Condition 17 states:

“A permissive pedestrian and cycle route between Begbroke Science Park and the restricted byway at Roundham Bridge that is suitable for use year-round, shall be provided in accordance with details and a programme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. . The details shall include timing for delivery of the permissive pedestrian and cycle route, the location and routing of the connection and design details including the minimum width and surfacing details. The permissive pedestrian and cycle route shall be provided in accordance with the approved details and programme.

Reason- This requirement is in line with the Kidlington Masterplan SPD and Policy SLE 4 of the Cherwell Local Plan 2011-2031 which supports the delivery of new sustainable transport connections and requires development to make the fullest possible use of public transport, walking and cycling”.

The permissive pedestrian and cycle route is shown on drawing numbers LP2264-FIR-00-ZZ-DR-L-0009 and LP2264-FIR-00-ZZ-DR-L-0010. The cycleway delivery date is 14 November 2023.

Conclusion

We trust the information provided is sufficient for the approval of details reserved by Conditions 15, 16 and 17. 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