

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

Date: 28 February 2022

Our ref: 62047/01/DL/SM/SWts/20761753v3

Your ref: 18/00803/OUT

Dear Mr Deans

Application for Approval of Details reserved by Conditions 18 and 20 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-11068493) information for the approval of details reserved by Conditions 18 and 20 attached to Outline Planning Permission (OPP) 18/00803/OUT (dated 17 September 2018) in relation to Begbroke Science Park.

Of relevance, 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 relates to the revised wording of Condition 18 as permitted by the NMA.

Other relevant planning history includes:

- 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 Reserved Matters Submission (design, layout, external appearance and landscape) (Ref. 21/03150/REM) pursuant to Outline Planning Permission (OPP) Ref. 18/00803/OUT was approved in January 2022.
- A Full Planning Application (ref. 21/03195/F) for a surface car park and service building was granted planning permission on 4 February 2022.

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

1. A completed application form;
2. Technical Note, prepared by IMA Transport Planning in relation to Condition 18; and
3. Construction Transport Management Plan in relation to Condition 20, prepared by Mace.

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

Condition 18

As set out above, 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. Revised Condition 18 states:

“Prior to the commencement of the development hereby permitted, full specification details (including construction, layout, surfacing and drainage) of the turning area and 414 parking spaces within the wider Begbroke Science Park site, arranged so that motor vehicles may enter, turn and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason: In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework”.

In response to this condition, a Technical Note is submitted with this application. This provides the details of the 414 parking spaces within the wider Begbroke Science Park site which are arranged so that motor vehicles can enter, turn and leave in a forward direction.

Full specification details for the new surface car park (253 parking spaces) has already been provided as part of the full planning application ref. 21/03195/F including construction, layout, surfacing and drainage. There are 150 existing parking spaces that will be retained and the remaining new spaces will be infill spaces on existing hard standing.

Condition 20

Condition 20 states:

“Prior to commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of times for access by construction traffic and delivery vehicles, which must be outside of peak network hours. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

Reason - In the interests of highway safety and the residential amenities of neighbouring occupiers”.

A Construction Traffic Management Plan (CTMP) accompanies this application which demonstrates how Mace, their contractors, and all interested parties, will comply with legislation, discharge their duties, and comply with industry standards and best practice in traffic and logistics management on this project. The CTMP complies with the requirements of Condition 20 although we understand that it is anticipated that during parts of the construction period deliveries of concrete will be required on a continuous basis (including during peak network hours) and the CTMP reflects this.

Conclusion

We trust the information provided is sufficient for the approval of details reserved by Conditions 18 and 20. If you have any queries, please do not hesitate to contact me or my colleagues Daniel Lampard and Sarah Moorhouse.

Yours sincerely

LICHFIELDS

Sarah Watts
Senior Planner