

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

Date: 04 August 2022

Our ref: 62047/01/DL/SM/SWts/25680857v3

Your ref: 18/00803/OUT

Dear Sir/ Madam

Application for Approval of Details reserved by Condition 15 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-11450078) information for the approval of details reserved by Condition 15 attached to outline planning permission 18/00803/OUT (dated 17 September 2018) in relation to Begbroke Science Park.

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

1. A completed application form;
2. External Lighting Report, prepared by Hoare Lea; and
3. External Lighting Layout (Drawing no. BBSP-HLEA-XX-XX-DR-E-708-001/P03), prepared by Hoare Lea.

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

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”.

Background

An application for the approval of details reserved by condition (Ref. 22/00217/DISC) was submitted in respect of Condition 15 in January 2022 and subsequently approved on 27 July 2022.

In May 2022, an application (Ref. 22/01610/NMA) for a non-material amendment to Reserved Matters Approval (Ref. 21/03150/REM) (dated 27 January 2022) was submitted seeking to change the number of flues on the roof of the academic building and some changes to the design for the Weed Garden. This NMA was subsequently approved on 28 June 2022.

The changes to the design of the weed garden included some very minor changes to the external lighting/ fittings to the pathway within the public art space and as such we have updated the external lighting report and drawing so that it reflects these amendments.

Overall, the information submitted with this application 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.

Conclusion

We trust the information provided is sufficient for the approval of details reserved by Condition 15. 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