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Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Date: 10 September 2021
Our ref: 62047/01/DL/SM/SWt/
Your ref: 18/00803/OUT

Dear Ms Owens

Begbroke Science Park: Full Planning Application

On behalf of our client, Oxford University Development Ltd (OUD), Lichfields has today submitted via the Planning Portal (PP-10139024) a full planning application for a 'surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure)' at Begbroke Science Park, Begbroke Lane, Begbroke, Yarnton, Kidlington, OX5 1RN.

Application Submission

The application submission comprises:

- 1 A completed application form;
- 2 Planning drawings listed at Table 1, prepared by NBBJ, Fira and Ramboll; and
- 3 Design and Access Statement, including landscaping and drainage details, prepared by NBBJ, Fira and Ramboll.

The application is accompanied by:

- 1 Transport Statement, prepared by IMA Transport Planning;
- 2 Arboriculture Assessment, Tree Schedule and Tree Survey Plan, prepared by FPCR;
- 3 Ecological Assessment, prepared by BSG;
- 4 Drainage Statement, prepared by Ramboll; and
- 5 Car Park Lighting Report and drawing BBSP-HLEA-XX-XX-DR-E-708-002/P1, prepared by Hoare Lea.

Table 1: Planning Drawings

Drawing Title	Drawing No.
Site Location Plan	BBSP-NBBJ-ZZ-DR-A-511000/P3
Existing Site Plan	BBSP-NBBJ-ZZ-XX-DR-A-511001/P3

Drawing Title	Drawing No.
Proposed Site Plan	BBSP-NBBJ-ZZ-XX-DR-A-511010/P3
Proposed Floor and Roof Plan – Services Building	BBSP-NBBJ-ZZ-XX-DR-A-511011/P2
Proposed Elevations and Sections – Services Building	BBSP-NBBJ-ZZ-XX-DR-A-512010/P2
Landscape Masterplan	LP2264-FIR-00-ZZ-DR-L-0001/05
Car Park Landscape General Arrangement	LP2264-FIR-00-ZZ-DR-L-0002/03
Car Park Overland Flows	BBSP-RAMB-CP-XX-DR-C-000105/P02
Car Park Foul and Surface Water Drainage Layout	BBSP-RAMB-CP-XX-DR-C-000110/P02
Car Park Drainage Details Sheet 1	BBSP-RAMB-CP-XX-DR-C-00410/P01
Car Park Drainage Details Sheet 2	BBSP-RAMB-CP-XX-DR-C-00411/P01
Car Park Drainage Details Sheet 3	BBSP-RAMB-CP-XX-DR-C-00412/P01
Car Park Drainage Details Sheet 4	BBSP-RAMB-CP-XX-DR-C-00413/P01
Construction Details	BBSP-RAMB-CP-XX-DR-C-000510/P01
Vehicle Swept Paths Sheet 1	BBSP-RAMB-CP-XX-DR-C-00550/P01

The scope of the application submission has been agreed with the Council in advance of submission.

The requisite fee of £2,310 has been paid under separate cover.

Please note on the application form we have selected ‘yes’ to Question 5 re. land which is known to be contaminated. The reason for doing so is because the Desk Study which accompanied the Outline Planning Permission (18/00803/OUT – details below) noted that “...*although there are potential sources of contamination identified on the site of the existing science park, given the former and current uses of the site and surrounding area the made ground is not anticipated to pose a significant source of contamination for the wider development*”. On this basis, we do not consider that further analysis is required within this application.

Relevant Planning History

The site has a long history of use for scientific research with a number of planning permissions granted over the years. Most recently:

- 1 **18/00803/OUT** – On 17 September 2018 outline planning permission (OPP), with all matters except for access reserved for subsequent approval, for up to 12,500m² of B1a / b / c and ancillary D1 floor space, retention of and improvements to the existing vehicular, public transport, pedestrian and cycle access including internal circulation routes; associated car parking including re-disposition of existing car parking; associated hard and soft landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works was approved.
- 2 **21/01699/NMA** – On 8 June 2021 a non-material amendment to 18/00803/OUT was approved for a change in maximum height of the development from 12.6 metres to 13.2 metres (at their highest point when measured from ground level, excluding point features and plant).

Condition 18 of the OPP requires that, prior to the commencement of development, full specification details of the turning area and 414 parking spaces within the curtilage of the site to be submitted to and approved by the Local Planning Authority. As OUD has progressed the detailed design of the Reserved Matters Submission (RMS) a review of options to provide the required level of car parking has been undertaken and it has been concluded that this cannot be reasonably or viably achieved solely within the red line area of the OPP. The red line area of the outline application can only accommodate a total of 161 spaces, including 10 accessible spaces.

It is therefore proposed to provide the additional 253 spaces sought by OPP condition 18 within the Science Park but outside of the OPP redline boundary. The additional 253 spaces, along with the 161 spaces within the OPP redline boundary, would bring the total number of spaces across the Science Park to 414 in line with the requirements of Condition 18. The provision of these 253 spaces is expanded upon below (and the additional details required by OPP condition 18 will be addressed prior to the commencement of the development).

ODU has also submitted a Non-Material Amendment application to vary the wording of OPP condition 18 slightly to reflect the circumstances summarised above.

Site and Proposal

The application site comprises an area of undeveloped land at Begbroke Science Park which falls beyond the OPP red line and is not located in the Green Belt (following the adoption of the Local Plan (Part 1) Partial Review).

Full details of the proposed scheme are outlined in the accompanying Drawing Package and Design and Access Statement. In summary, the proposals comprise:

- 1 253 surface level parking spaces, including 4 accessible Blue Badge holder bays and 63 Electric Vehicle Charge Points (ECVP); and
- 2 A 276 sqm (GIA) service building to house a substation, sprinkler tanks and EV charging infrastructure.

Pre-application Discussions

Officers have been supportive of the proposed location for the car park as reflected in their pre-application advice (dated 15 July 2021) subject to the relevant planning matters being addressed within the planning application submission.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need was formally adopted as part of the statutory Development Plan by the Council on 7 September 2020. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need

- PR8: Land East of the A44

Cherwell Local Plan 2011-2031 Part 1

- PSD1: Presumption in Favour of Sustainable Development
- SLE4: Improved Transport and Connections
- ESD1: Mitigating and Adapting to Climate Change

- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Key Planning Considerations

The key issues for consideration in this case are:

- Principle of Development
- Transport
- Ecology
- Trees
- Drainage
- Lighting

Principle of Development

The principle of providing a surface car park with ECVPs is considered to be acceptable.

The proposed 253 spaces would bring the total number of spaces across the Science Park to 414, including 14 accessible spaces, in line with the requirements of Condition 18 of the OPP.

Moreover, the 63 ECVP's not only comply with OCC 25% requirement set by Policy EVI8 of the Oxfordshire Electric Vehicle Infrastructure Strategy 2021 but they would also facilitate infrastructure to support employees and visitors to a more sustainable form of transport and this would contribute to mitigating the impacts of climate change, reducing air pollution and to help the Council achieve its targets for a net zero carbon District by 2050.

In addition, the service building will support the functionality of the new commercial building proposed under the RMS submission pursuant to the OPP and will also improve sitewide infrastructure capacity.

Overall, the proposal would therefore comply with Policies SLE4 and ESD1 of the Cherwell Local Plan Part 1 2011-2031.

Transport

The proposed 253 spaces would bring the total number of spaces across the Science Park to 414, including 14 accessible spaces, in line with the requirements of Condition 18 this level of parking being supported in the granted OPP.

Ecology

The submitted ecology assessment confirms that there are no designated wildlife sites within or adjacent to the site. It also sets out the potential adverse effects of the proposed development along with the proposed mitigation measures, including compensatory habitat creation elsewhere at the Science Park or beyond, minimisation of light spill, a precautionary pre-construction badger survey and measures to avoid impacts on nesting birds. Consequently, the application proposals comply with Policy ESD10.

The results of the biodiversity calculation are contained within the Report and indicate the extent of habitat creation required for the development to achieve a biodiversity gain.

Trees

An Arboricultural Assessment accompanies this application. It concludes that while the proposals would remove several trees from within the site area, to achieve the proposed development, it is considered feasible that the removal of this internal tree cover, could be mitigated for through new tree planting, providing a new generation of tree cover to maintain and continue the landscape character of the site.

Drainage

The Drainage Statement sets out the surface and foul water drainage strategy. It confirms that the drainage strategy along with the sustainable urban drainage features (SuDS) will manage surface water flows on the site such that the development will not increase flood risk either to itself or neighbouring locations.

Lighting

The Car Park Lighting Report demonstrates that the car park lighting scheme will comply with Local and National Guidelines in terms of light pollution and minimum levels of illumination required addressing security and amenity.

Conclusion

In conclusion, this planning application complies with relevant development plan policies and responds to the parking requirements of and parameters established within the OPP.

We trust that this letter provides sufficient information for the application to be validated and determined within the statutory period. In the meantime, if you have any queries regarding this application, please do not hesitate to contact me or my colleague Sarah Moorhouse.

Yours sincerely


Daniel Lampard
Senior Director