

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

Date: 9 September 2021
Our ref: 62047/01/DL/SM/SWt/
Your ref: 18/00803/OUT

Dear Ms Owens

Begbroke Science Park: Reserved Matters Submission (Design, Layout, External Appearance and Landscaping) pursuant to Outline Planning Permission 18/00803/OUT

On behalf of our client, Oxford University Development Ltd (OUD), Lichfields has today submitted via the Planning Portal (PP-10139024) a Reserved Matters Submission (RMS) (design, layout, external appearance and landscape) pursuant to Outline Planning Permission (OPP) Ref. 18/00803/OUT at Begbroke Science Park, Begbroke Lane, Begbroke, Yarnton, Kidlington, OX5 1RN.

OPP Ref. 18/00803/OUT was granted on 17 September 2018 for: *“outline planning permission, 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”*.

The submitted information (summarised below), the scope of which has been agreed with Cherwell District Council Planning Officers, relates to details necessary for the Reserved Matters - the design, layout, external appearance and landscaping (as required by OPP Condition 1). It also includes the information required by conditions 4, 5 and 21 of the OPP (as expanded upon below). The submitted scheme also accords with the requirements of conditions 6, 7, 8, 9 and 14 of the OPP.

Scope of Submission

The RMS comprises:

- 1 A completed application form; and
- 2 Planning and landscaping drawings listed at Table 1, prepared by NBBJ and Fira.

The RMS is accompanied by:

- 1 Design Statement, prepared by NBBJ;

- 2 Landscape and Ecology Management Plan, prepared by Fira and BSG;
- 3 Landscape Impact Assessment Addendum, prepared by FCPR;
- 4 Details of Creation and Enhancement of Public Art, prepared by Assemble;
- 5 Note regarding: Ecology Mitigation for 18/00803/OUT, prepared by Fira and BSG; and
- 6 Arboriculture Addendum, prepared by FPCR.

Table 1: Planning Drawings

Drawing Title	Drawing No.
Site Location Plan	BBSP-NBBJ-ZZ-XX-DR-A-501001/P3
Site Plan - Existing	BBSP-NBBJ-ZZ-XX-DR-A-501000/P3
Proposed Site Plan - Campus	BBSP-NBBJ-ZZ-XX-DR-A-501010/P3
Proposed Ground Floor Plan – Commercial Building	BBSP-NBBJ-CB-00-DR-A-501020/P4
Proposed First Floor Plan – Commercial Building	BBSP-NBBJ-CB-01-DR-A-501021/P4
Proposed Second Floor Plan – Commercial Building	BBSP-NBBJ-CB-02-DR-A-501022/P4
Proposed Plant Floor Plan – Commercial Building	BBSP-NBBJ-CB-RF-DR-A-501023/P3
Proposed Roof Plan – Commercial Building	BBSP-NBBJ-CB-RF-DR-A-501024/P2
Proposed Ground Floor Plan – Academic Building	BBSP-NBBJ-AB-00-DR-A-501040/P3
Proposed First Floor Plan – Academic Building	BBSP-NBBJ-AB-01-DR-A-501041/P3
Proposed Second Floor Plan – Academic Building	BBSP-NBBJ-AB-02-DR-A-501042/P3
Proposed Plant Floor Plan – Academic Building	BBSP-NBBJ-AB-03-DR-A-501043/P2
Proposed Roof Plan – Academic Building	BBSP-NBBJ-AB-RF-DR-A-501044/P2
Proposed Elevations – Commercial Building N-S	BBSP-NBBJ-CB-XX-DR-A-502010/P4
Proposed Elevations – Commercial Building E-W	BBSP-NBBJ-CB-XX-DR-A-502011/P3
Proposed Elevations – Commercial Building Typical Gas Stores	BBSP-NBBJ-CB-XX-DR-A-502012/P2
Proposed Elevations – Academic Building N-S	BBSP-NBBJ-AB-XX-DR-A-502020/P4
Proposed Elevations – Academic Building E-W	BBSP-NBBJ-AB-XX-DR-A-502021/P3
Proposed Sections – Commercial Building	BBSP-NBBJ-CB-XX-DR-A-503020/P3
Proposed Sections – Academic Building	BBSP-NBBJ-AB-XX-DR-A-503030/P3
Proposed Site Plan – Zone C	BBSP-NBBJ-ZZ-XX-DR-A-501011/P4
Proposed Site Plan – Zone B	BBSP-NBBJ-ZZ-XX-DR-A-501012/P4
Proposed Elevations & Sections – Academic Building Services Building	BBSP-NBBJ-ZZ-XX-DR-A-502023/P2
Planning Site Sections - Existing	BBSP-NBBJ-ZZ-XX-DR-A-503010/P3
Planning Site Sections - Proposed	BBSP-NBBJ-ZZ-XX-DR-A-503011/P2
Landscape Masterplan	LP2264-FIR-00-ZZ-DR-L-0001/05
Landscape Masterplan Car & Cycle Parking Arrangements	LP2264-FIR-00-ZZ-DR-L-0007-02
Reserved Matters Landscape Masterplan	LP2264-FIR-00-ZZ-DR-L-0003/03
Reserved Matters Commercial Building Landscape General Arrangement	LP2264-FIR-00-ZZ-DR-L-0004/01
Reserved Matters Academic Building Landscape General Arrangement	LP2264-FIR-00-ZZ-DR-L-0005/01
Planting Plan General Arrangement Segment 1	LP2264-FIR-00-ZZ-DR-L-3001
Planting Plan General Arrangement Segment 2	LP2264-FIR-00-ZZ-DR-L-3002

The requisite fee of £41,213 has been paid under separate cover.

Background

The site has a long history of use for scientific research with a number of planning permissions granted over the years. Most recently, on 17th September 2018 Cherwell District Council (CDC) granted “*outline planning permission, with all matters except for access reserved for subsequent approval, for up to 12,500m² of B1 a/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*” (LPA ref 18/00803/OUT).

On 8 June 2021 a non-material amendment (LPA ref 21/01699/NMA) 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).

Summary of Proposed Development

OU D is now progressing the detailed design of the proposals comprising of one academic and one commercial research building totalling 12,500 sqm (of B1 a/b/c and ancillary D1 floorspace) which are the subject of this RMS which is submitted in line with the prescribed time limit – specifically condition 2 of the OPP requires an RMS to “*be made no later than three years from the date of this permission i.e. by 16 September 2021*”.

This RMS provides details of the design, layout and external appearance of the buildings along with details of the proposed landscaping and public art.

The vision for the project (set out in the RMS Design Document) is to progress the design and development standards of the campus, create new research facilities fit for the research needs of today and the future, and provide high quality spaces for tenants to work, collaborate and relax.

Landscape Masterplan Car & Cycle Parking Arrangements (Drawing No. LP2264-FIR-00-ZZ-DR-L-0007) is submitted with this RMS for information. Full details will be provided in due course in relation to the discharge of Condition 18.

Ecological matters are addressed within both the Landscape Ecological Management Plan (LEMP) and Ecology Mitigation Note which accompany this submission. The LEMP notes (para. 1.9) that a site walkover was carried out by BSG Ecology on 22 July 2021 and “*this walkover found no significant change had occurred at the site since the 2018 ecology surveys*”.

The OPP requires that covered cycle parking facilities are to be provided on the site prior to occupation. These are shown on the RMS drawings but full details will be submitted in due course to discharge Condition 19.

With regards to consultation, as this is a reserved matters submission we have not carried out a full public consultation, however, OU D has sent a letter to the three Parishes (Begbroke, Kidlington and Yarnton) to inform them of the submission of this RMS.

Reserved Matters Conditions

A number of conditions attached to the OPP require information to be submitted to accompany each reserved matter as follows:

Condition 1 - Full details of the design, layout and external appearance of all buildings and landscaping of the site

The full details of the design, layout and external appearance of all the buildings are shown on the submitted planning application drawings and summarised in the accompanying Design Statement.

In relation to landscaping, the details include existing and proposed hard and soft landscaping areas; details of all proposed trees, planting, including nursery stock, areas of soft landscaping as well as all hard landscaped areas including all parking areas, footpath and circulation areas. Details of all proposed hedges, wall and fences are also included.

Through the development of the RMS design it has become clear that there are a few trees on the western boundary that will need to be removed to ensure the improvements to the existing road can take place. An Addendum to the Arboricultural Assessment which accompanied the OPP is therefore included in the submission to address the loss of these trees.

Condition 4 - Landscape and Ecology Management Plan (LEMP)

In line with Condition 4, a LEMP, prepared by Fira and BSG, accompanies this application which sets out a long term framework for the management and maintenance for landscape at Begbroke Science Park. It also includes diversity enhancements proposed within the site.

Condition 5 - Landscape Impact Assessment

A LIA addendum, prepared by FCPR, is submitted with this RMS and includes an assessment of the site, proposed buildings and the surrounding area.

Condition 21 - Details of the creation and/or enhancement of the public art in the vicinity of the new development as identified within Policy Kidlington 1

In response to Condition 21, Public Art Proposals prepared by Assemble, are submitted with this RMS. The public art is in the form of a Weed Garden that combines architectural elements with planting.

Compliance Conditions

The RMS also meets the compliance requirements of:

- **Condition 6 and 7** – these conditions were recently amended (under ref. 21/01699/NMA) to change the maximum height of the approved OPP development from 12.6 metres to 13.2 metres (at their highest point when measured from ground level, excluding point features and plant). The RMS complies with the revised height, revised Framework Plan UNO001/015/PO1 and the other plans and documents listed at Condition 6.
- **Condition 8 and 9** – the RMS complies with the use class restrictions set by both of these conditions.
- **Condition 14** – to assist in the determination of the RMS an Ecology Update Checklist accompanies this submission. It identifies the delivery mechanisms and any variation from the recommendations set out in Table 6 of the Ecology Report prepared by BGS (issued on 4th May 2018).

Conclusion

In conclusion this RMS responds to the requirements of and parameters established within the OPP. It will result in new high quality commercial and academic buildings needed to meet the research needs of today and the future.

LICHFIELDS

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