



CHARTERED TOWN PLANNERS

## **PLANNING STATEMENT**

**Proposed new research building and associated facilities  
At Begbroke Science Park,  
Begbroke Hill, Begbroke, Kidlington, Oxfordshire OX5 1PF**

**For The Chancellor, Masters, and Scholars of the University  
of Oxford**

**JUNE 2015**

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## **1. INTRODUCTION AND BACKGROUND**

- 1.1.** This Statement has been prepared to accompany an application which seeks reserved matters approval for the erection of a new research building and associated facilities at Begbroke Science Park. The building is part-funded by the City Deal as well as by the University, the funding for which was announced at the Science Park by the Deputy Prime Minister.
- 1.2.** Outline planning permission was granted by the Council under reference 01/00662/OUT on 30 April 2014 (**Appendix 1**) for “proposed new research buildings (long term phase of site development)” thereby establishing the principle of the development. The reserved matters in the permission relate solely to design, layout and external appearance of the buildings and landscaping.
- 1.3.** The permission is the subject of a number of compliance conditions which relate to storey heights, the use and relationship to the University of Oxford, a restriction of overall floor area of the development to 21,236 sq. m., landscaping, lighting, enclosure and Travel Plan.
- 1.4.** A further application to vary condition 4 of the outline planning permission (reference 15/00309/OUT) was approved on 20 May 2015 (**Appendix 2**) in order to correct the drawing references included in the permission.
- 1.5.** The reserved matters application to which this Statement relates contains details of all of those matters reserved as well as those details required by the pre-commencement conditions. Details in relation to the Travel Plan are required to be submitted to the Council and approved before occupation and the details of this will be submitted separately.
- 1.6.** On 12 March 2015, the Council provided a “screening opinion” which confirmed that the development did not require an environmental impact assessment (**Appendix 3**). The matters raised in the letter have been addressed in this statement and in the other reports accompanying the application submission.

**2. PLANNING POLICY**

**2.1.** The principle of the development has been approved by the Council such that a number of policies included in national policies and in the development plan are not relevant to this application for reserved matters approval: planning permission has been granted. Consequently only those planning policies of relevance to the reserved matters are referred to in this section.

**2.2. National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG):** The PPG contains details which supplement and explain the policies of the NPPF. The NPPF presumes in favour of sustainable development and makes clear that where a development conforms with the development plan it should be approved without delay.

**2.3.** The NPPF contains a number of Core Planning Principles which the planning system should seek to achieve. These include:

- Planning should be plan-led
- It should be creative in finding ways in which to enhance and improve places
- It should proactively drive and support sustainable economic development and meet the needs for housing business and other development needs responding positively to wider growth opportunities
- It should seek high quality design and amenity standards
- It should take account of the roles and character of different areas , promoting the vitality of urban areas, including protecting green belts, and recognising the intrinsic character and beauty of the countryside
- It should encourage the reuse of resources and encourage the use of renewable resources
- It should contribute to conserving and enhancing the natural environment
- It should encourage the effective use of land by re-using land that has been previously developed provided it is not of high environmental quality
- It should conserve heritage assets in a manner consistent with their significance
- It should ensure the fullest possible use of public transport, walking and cycling and focus development in sustainable locations; and

- it should support local strategies to improve health, social and cultural well-being (paragraph 17).
- 2.4.** The NPPF makes clear that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute towards making places better for people. It is important to plan positively for the achievement of high quality and inclusive design.
- 2.5.** Decisions should aim to ensure developments:
- Will function well and add to overall quality of an area
  - Establish a strong sense of place
  - Optimise the potential of a site
  - Respond to local character and history reflecting local identity while not preventing or discouraging innovation
  - Create safe and accessible environments
  - Are visually attractive as a result of good architecture and landscaping.
- 2.6.** Design policies should not be prescriptive or detailed but should concentrate on guiding overall scale, density, massing, height, landscape, materials and access in relation to neighbouring buildings and the area generally. Policies should not seek to impose architectural styles or tastes and should not have unsubstantiated requirements to conform to certain forms or styles, although it is proper to seek to promote or reinforce local distinctiveness.
- 2.7.** Whilst visual appearance and architecture are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations and need to address connections between people and places and the integration of development into the natural, built and historic environment (paragraphs 56-64).
- 2.8.** Low carbon energies and climate: New development should comply with adopted plan policies in development plans. LPAs should have a positive strategy to promote energy from renewable and low carbon sources (paragraphs 93 to 99).

- 2.9.** Planning policies and decisions should encourage the effective use of land which is not of high environmental value. Criteria-based policies should be produced against which proposals affecting wildlife, geodiversity, or landscape areas will be judged. Impacts on biodiversity should be minimised. The effects of pollution on health from pollution or contamination should be taken into account; where land is affected by contamination it is the responsibility of the developer and/or landowner to secure a safe development.
- 2.10.** Unacceptable noise, air quality or light pollution should be avoided (paragraphs 109-125).
- 2.11.** Conserving and enhancing the historic environment: LPAs should have a positive strategy for the enhancement and enjoyment of the historic environment. Heritage assets (i.e. a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the LPA including local listing. Heritage assets should be recognised as an irreplaceable resource and be conserved in a manner consistent with their significance.
- 2.12.** Decision-taking: LPAs should approach decision taking in a positive way, looking for solutions rather than problems and should seek to approve applications for sustainable development (paragraphs 186-187). They should ensure that the planning system does everything to support economic growth.
- 2.13. The Development Plan:** The adopted **Cherwell Local Plan** was adopted in 1996 and is now out of date. There are a number of policies which were “saved” by a direction of the Secretary of State in 2007 but which “should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions” (letter dated 25 September 2007 on behalf of Secretary of State).

**2.14.** In 2004 the Council approved a **non-statutory Cherwell Local Plan 2011**. It has been approved as interim planning policy for development control purposes and is not part of the statutory development plan. A new Local Plan, Cherwell Local Plan 2011-2031 has been published, consultation has taken place and an Examination has been held. The Inspector's report is awaited such that the draft Plan should be given the weight appropriate to the stage it has reached in the process of plan-making.

**2.15.** The following policies apply to those reserved matters to which the application relates: issues of principle in respect of the development have been considered and the development has been granted planning permission.

**2.16. Cherwell Local Plan (CLP):**

- GB1- This is only relevant in relation to the ultimate sentence which seeks to protect the visual amenities of the green belt as the principle has been approved. The sentence derives from PPG2 Green Belts which has been replaced by the NPPF and which does not contain the same proviso.
- C1- The Council seeks to promote nature conservation interests.
- C2- Development should not adversely affect protected species.
- C7- Development should not adversely impact on the topography or character of the landscape.
- C28- Development should be sympathetic to the character of its context.
- C32- Measures to improve access for disabled persons

**2.17. Non Statutory Cherwell Local Plan (NSCLP):**

- GB1- This has the same effect as GB1 of CLP, above.
- GB5 and GB6- These identify the site as a major developed site in the green belt. Redevelopment and infilling are regarded as appropriate subject to provisos regarding height, spread, size and traffic implications. Conditions imposed on the outline permission deal with height, size, and traffic implications.
- EN3 to EN7- Seek to ensure that no adverse impacts occur due to noise air quality, light pollution, or other environmental pollutants.
- EN22 to EN25- Nature conservation and biodiversity interests will be protected.
- EN34- The character and appearance of the landscape will be protected.

- D1 and D2- High quality design will be expected and design statements should accompany applications.
- D3- Development should relate to its context.
- D4- High quality architecture will be required.
- D9- Energy efficient development will be encouraged.

**2.18. Submission Cherwell Local Plan 2011-2031 (SCLP):**

- PSD1- There is a presumption in favour of sustainable development.
- ESD1- Energy efficient development is encouraged.
- ESD7- Sustainable drainage systems should be incorporated into new development.
- ESD10- Protection and enhancement of the natural environment and biodiversity is sought.
- ESD13- Development should respect and enhance landscape character.
- ESD14- Repeats the principles of appropriate development in the green belt and confirms that development should not adversely impact on visual amenity.
- ESD16- Development should respect the historic environment.
- Kidlington 1- A limited review of the green belt would be undertaken at, inter alia, the Science Park. Development should be high quality and respect the landscape setting.

### 3. STATEMENT OF COMMUNITY INVOLVEMENT

- 3.1. The Council was consulted about the proposals at the pre-application stage and it undertook a number of consultations with other stakeholders.
- 3.2. The pre-application response of the District Council's officers and attachments from other stakeholders is attached as **Appendix 4**. The Highway Authority's comments did not reflect the extant outline planning permission or that this application is for reserved matters. Consequently, the Authority has agreed to review its comments.
- 3.3. By email dated 19 March 2015, the Airport Manager of London Oxford Airport commented that "we have no objection given this is an extension into the current building. However consideration should be given to bird management during construction, combined with the planting of trees which should be carefully selected so as not to attract birds and or water features which may attract birds given the proximity and resultant hazards birds pose to aircraft in the approach and climb out surface".
- 3.4. By email dated 11 March 2015, the County Council's Planning Archaeologist commented that "I can confirm that we will not be requiring any archaeological investigations as part of this scheme, either ahead of or as a condition on any planning permission. It is likely that the site has been previously disturbed and the area has already been the subject of an archaeological evaluation back in 2001 which did not record any features of archaeological interest".
- 3.5. A public exhibition of draft proposals for the development took place on Friday 24 April (16.00 to 19.00) and Saturday 25 April (10.00 to 13.00) at Begbroke Village Hall and Begbroke Science Park respectively. The event was advertised in the local media, notices were posted locally and leaflets were distributed by a separate professional organisation to local addresses in Begbroke and part of Yarnton.
- 3.6. Feedback forms were made available to those attending the exhibition and representatives of the University of Oxford and the consultant team were available to answer questions. A number of forms were completed at the exhibition and further feedback was available to send via the University's consultation web site.



The boards used at the exhibition remained available on the website and were open for comment for two weeks.

- 3.7.** The exhibitions were well attended on both dates and satisfy all reasonable consultation requirements.
  
- 3.8.** On Monday 27 April, the Science Park held one of its regular coffee mornings for those at the Science Park, local people, and local representatives at which the exhibition boards and feedback forms were also made available.
  
- 3.9.** A brief summary of the feedback and the responses offered are set out in **Appendix 5**. The comments made have been broadly supportive of the development proposed and any additional remarks made are covered in the responses in Appendix 5.

#### 4. PLANNING CONSIDERATIONS

- 4.1. Outline planning permission has been granted for the development subject to a number of conditions. The development is proposed to be used for research and development in accordance with the conditions 6 to 8 imposed on the permission. The proposal is supported by the City Deal and would provide a local economic boost including new employment opportunities. The application includes the reserved matters which are required by condition 1 as well as those details required by conditions 11 (relating to trees to be retained), 12 (relating to surface water and foul drainage), 13 (lighting) and 14 (fencing). The details of the Travel Plan will be submitted separately, to be approved prior to occupation of the building in accordance with condition 9.
- 4.2. The Design and Access Statement (DAS) explains the details of the rationale of the final design, layout and external appearance of the development. The landscaping scheme details are shown on the landscape drawings prepared by Anthony Stiff Associates and are addressed in the Design and Access Statement.
- 4.3. **Location:** The proposed building would be located between existing buildings on the site. It would relate well to those buildings and would consolidate the existing built form. It would infill an area between existing buildings and would be consistent with GB1 of CLP and GB1, GB5 and GB6 of NSCLP. Locationally, the building would relate well to its context in full compliance with policies C28 of CLP and D3 of NSCLP.
- 4.4. It would not be prominent from public vantage points due to its similar scale and height in relation to the existing and because it would be infilling an area between existing buildings, which would partly shield the new building in any views from the west and east, the existing buildings to the south providing a screen to views northwards. As a consequence, the development would not harm the visual appearance of the area, and would not appear out of place in the local or wider landscape. The development would be consistent with GB1 and C7 of CLP and GB1, EN34 and D3 of NSCLP. Insofar as weight should be accorded to it, the development would also comply with ESD13 and ESD14 of SCLP.

- 4.5. Height:** Condition 5 of the outline planning permission requires that the height of the buildings should be constructed as single or 2 storeys only. The proposed building would be 2 storeys in height similar to the existing CIE building. There is a minor difference to the existing building at the eastern end where the staircase is proposed. The development would comply with condition 5 and would be consistent with C28 of SCLP; GB5, GB6, & D3 of NSCLP in terms of its height and relationship with its context.
- 4.6. Design:** The rationale behind the details of design and access are set out in the DAS. The building has been designed by the Architects who designed earlier buildings on the Science Park. The design would integrate with the earlier buildings and would be complementary in character and appearance, using high quality materials. Access for those with ambulant disabilities has been taken into account and parking spaces suitable for those persons are proposed close to the main access into the building.
- 4.7.** The development would be consistent with policies C28 of CLP; D1, D2, D3 and D4 of NSCLP in respect of design. It would also be consistent with the advice in the NPPF and PPG in providing a high quality design solution for the new building.
- 4.8. Energy efficiency:** It is intended to aim to meet the standards of BREEAM “Excellent” in relation to the energy efficiency of the building. The Council has no specific standard in respect of energy efficiency and there is no specific requirement in the outline planning permission granted, but its policies encourage designs which seek to produce energy efficient buildings. The application is accompanied by a BREEAM pre-assessment prepared by Hoare Lea which confirms the aspiration to meet the “excellent” standard. The University is pursuing the various opportunities in order to seek to achieve the “excellent” standard. The development would comply with policies (D9 of NSCLP and ESD1 of SCLP) as the intention is to provide an energy efficient development for the site.
- 4.9. Biodiversity:** BSG Ecology has been involved with the Science Park for some time and has produced the report which accompanies the reserved matters application.

It confirms that the proposed development would have no adverse impacts on biodiversity interests. The report summarises the site as follows:

The Site supports amenity grassland (lawns), hardstanding (paths), introduced shrub, (non-native) immature trees and a (modern) building. These are habitats that are common and widespread, and of low ecological value. Similar habitats are present adjacent to the Site.

The lawns and non-native shrub at the Site may provide foraging areas for hedgehog, and the lawns may provide occasional foraging areas for badgers. Due to the abundance of more suitable foraging habitat for these species in the vicinity of the Site, the loss of these habitats is not considered to be significant. The trees and shrubs could support nesting birds. Clearance of trees and shrubs outside the breeding season (which is March to August inclusive) will avoid any impacts on nesting birds. The Site does not have any potential to support any other protected or otherwise notable species.

- 4.10. It confirms that it would be possible to provide some enhancements but that nothing is required to mitigate the development's impacts. The development would be consistent with policies C1 & C2 of CLP, EN22 to EN25 of NSCLP, and ESD10 of SCLP.
- 4.11. **Impact on Heritage Assets:** The former farmhouse is listed Grade II (Appendix 6) and has a range of former farm outbuildings attached to it. The outbuildings have been altered and extended and lie between the principal listed building and the proposed development. The site of the proposed building lies between modern buildings used for research and development (R&D) purposes which are closer to the listed building and comprises a raised area of lawns intersected by paths and retained behind low gabion walls. It would be screened from the listed building by the outbuildings.
- 4.12. The proposed development would have no direct physical impact on the existing listed building as it would be separated from it. The immediate setting of the listed building forms the lawns and landscaped areas to the south, east and north of the building. The wider setting has been lost to the development of the Science Park and its modern buildings. The outbuildings are attached to the listed building and have a modern wing which runs northwards and lies between the outbuildings and the proposed new development.
- 4.13. Given the existing modern development of the Science Park, the separation between the listed building and that proposed, the screening of the new building (to a large extent) by the existing outbuildings, and the modern northern extension of the outbuildings between the proposed building and the older parts of the

outbuildings, the significance of the listed building would not be harmed by the development. Equally, the immediate setting of the listed building would not be harmed, the wider setting having already been compromised by the existing modern development.

**4.14.** Overall, it is concluded that the significance of the heritage asset would not be harmed and its setting would be preserved. The development would be consistent with the provisions of the NPPF and policy ESD16 of SCLP in respect of heritage impacts.

**4.15. Drainage, Lighting and Noise:** The application is accompanied by reports prepared by Hoare Lea (Light Pollution Statement and Planning Submission Acoustic Report) and AKS Ward (Drainage Strategy).

**4.16.** The reports demonstrate that:

- **Drainage (condition 12)-** The site is not within Flood Zone 1 with the lowest probability of flooding. All surface water drainage from the proposed extension will connect under gravity to a new soakway which will be sized to accommodate both the existing building and proposed extension. The soakaway will be positioned 5m from the new/existing buildings. The existing soakaway will be abandoned. The surface water drainage will be designed with no flooding for all 30 year events and all flood water contained within the site with no risk of flooding to buildings for all events up to and including the 100 year + 20% climate change. This design philosophy is in accordance with CIRIA 693 The SuDS manual. The foul drainage will connect to existing gravity sewers in the private drainage system, and chemical drainage will be connected to the existing chemical drainage system. Details are shown on accompanying drawings.
- **Lighting (condition 13):** The report examines the relevant statutory provisions and guidance. It concludes that neither the internal nor external lighting associated with the development is likely to cause unacceptable light pollution to the surrounding environment, both in relation to residential receptors and the natural environment.

- **Noise:** The report reviews current planning policy considerations and an assessment of any noise associated with the development has been undertaken. The assessment has indicated that a traditional façade construction and a natural ventilation strategy will provide adequate internal ambient and maximum noise levels for this type of development at this location. Plant noise limits at the closest receptors have been proposed in the form of specific noise level limits. Given the context of the area, these are to ensure that noise associated with the development will have a low impact.
- **Landscaping (conditions 1 and 11):** This is considered in the drawing prepared by Anthony Stiff Associates and in the Design and Access Statement. It proposes the removal of a number of small trees and the re-planting and landscaping of the new courtyard areas which are to be created.

**4.17.** Consequently, the development would be consistent with the advice in the NPPF and PPG and with policies EN3 to EN7 of NSCLP. The drainage system would be sustainable and would comply with ESD7 of SCLP.

**4.18. Overall sustainability:** The NPPF and policy PSD1 of SCLP presume in favour of sustainable development, the NPPF making clear that where development complies with a development plan it should be permitted without delay. The outline planning permission was granted following the publication of the NPPF such that it can be assumed that the Council was satisfied that it was within the definition of sustainable development within the NPPF: it would meet the social, economic, and environmental tests. For the reasons set out above, it would comply with the policies in the development plan, insofar as they should be given weight.

**5. CONCLUSIONS**

- 5.1.** The application seeks approval for matters reserved in the outline planning permission and for the details required by a number of the conditions imposed on the permission.
- 5.2.** The proposed building would be located between existing modern buildings and would be appropriate in its context, with limited views of it being possible from the public realm. It would not cause harm to the significance or setting of the listed building, the former farmhouse.
- 5.3.** The building design is of high quality and would be energy efficient. Its height would be consistent with the limitation imposed on the outline planning permission and its proposed use would be consistent with the permission. The building would be landscaped and it would not be prominent either on the site or in its wider setting.
- 5.4.** The application has been the subject of pre-application advice from the Council and a screening opinion which has confirmed that no environmental impact assessment is required.
- 5.5.** The details of the development would be consistent with the development plan and would conform to national planning policies for the reasons given in the sections above. It would be a sustainable development which would make a substantial contribution to the local economy.
- 5.6.** Consequently the presumption should be in favour of its approval.

## APPENDIX 1





DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

**Name and Address of Agent/Applicant :**

University Of Oxford  
c/o Carolyn Puddicome  
Director Of Space And Asset Management  
The Malthouse  
Tidmarsh Lane  
Oxford OX1 1NQ

**Date Registered :** 28th March 2001

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**Proposal :** Proposed new research buildings (long term phase of site development).

**Location :** Begbroke Business And Science Park Sandy Lane Yarnton Kidlington Oxon OX5 1PF

**Parish(es) :** Begbroke


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**OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS**

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

<b>Cherwell District Council</b> Certified a true copy  Head of Public Protection & Development Management
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**Date of Decision :** 30th April 2014

**Head of Public Protection &  
Development Management**

**SCHEDULE OF CONDITIONS**

- 1 That no development shall be started until full details of the design, layout and external appearance of all buildings and landscaping of the site (hereafter referred to as the reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 2 In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 3 The development to which this permission relates shall be begun not later than whichever is the later of the following dates.

- i. The expiration of five years from the date of the grant of outline permission;
- ii. The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 4 Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms and drawings numbered: 033/PM/LTP/LP14/01 dated 3 February 2014 and received 5 February 2014.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

- 5 That the proposed development shall be constructed as single or two-storey buildings only.

Reason - To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 6 No more than 20% of the approved floorspace shall be occupied for uses falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005

Reason - In order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 7 Other than what is permitted by condition 6, the premises shall be used only for the purposes falling within class B1(b) and B1 (c) and ancillary D1 uses as specified in the schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 and for no other purposes whatsoever.

Reason - in order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 8 Further to condition 7, the premises shall only be occupied where consultation and liaison with staff of the University of Oxford or another research institution or company within Oxfordshire is an integral part of the research and development process, and shall not involve any manufacture other than the manufacture of prototypes.

Reason - in order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 9 Prior to occupation of the development, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of the means of regulating the use of private cars at the development in favour of other modes of transport and the means of its implementation and methods of regular monitoring. There shall be no variation to the details agreed without the prior written approval of the local planning authority.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

- 10 The floor area of the development hereby approved shall not exceed 21,236 square metres as determined by external measurement.

Reason - In order to achieve a satisfactory form of development, to ensure that the site is not overdeveloped and to comply with Policy C28 of the adopted Cherwell Local Plan.

- 11 Before any works commence, the existing trees on the land shall be preserved, fenced around and properly maintained in accordance with details to be first submitted to and approved in writing by the Local Planning Authority, and none of the trees shall be felled, topped, lopped or uprooted without the prior consent of the Local Planning Authority unless such tree has become dangerous in the event of any tree dying or being seriously damaged or destroyed within five years from the completion of the development, a new tree of a species first approved in writing by the Local Planning Authority shall be planted and properly maintained in a position or positions first approved by the said Authority.

Reason - In the interest of the visual amenities of the area and to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance within the National Planning Policy Framework.

- 12 Prior to the commencement of the development hereby permitted, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme which shall be completed before the development is first used or occupied.

Reason - To ensure satisfactory drainage of the site in the interests of public health and to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework.

- 13 Full design details of the proposed lighting arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan.

- 14 Full design details of the proposed fencing arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan.

#### **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way.



**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

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**NOTES TO THE APPLICANT**

**TIME LIMITS FOR APPLICATIONS**

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

**Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

**Where the planning permission is complete and is not in outline**, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

**OTHER NECESSARY CONSENTS**

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before considering work on site.**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 0030 200 , fax 0300 0030 201 or E-mail at [building.control@cherwellandsouthnorthants.gov.uk](mailto:building.control@cherwellandsouthnorthants.gov.uk)

- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

## **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

## **PURCHASE NOTICES**

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

## APPENDIX 2



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

**Name and Address of Agent/Applicant :**

The Chancellor Masters And Scholars Of  
University Of Oxford  
c/o JPPC  
Mr Nik Lyzba  
Bagley Croft  
Hinksey Hill  
Oxford  
OX1 5BS

**Date Registered :** 19th February 2015

---

**Proposal :** Variation of Condition 4 of 01/00662/OUT - Refer to drawing 2198/022C

**Location :** Begbroke Science Park Begbroke Hill Begbroke Kidlington Oxfordshire OX5 1PF

**Parish(es) :** Begbroke

---

**OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS**

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxon  
OX15 4AA

**Date of Decision :** 20th May 2015

**Head of Public Protection  
& Development Management**



## SCHEDULE OF CONDITIONS

- 1 That no development shall be started until full details of the design, layout and external appearance of all buildings and landscaping of the site (hereafter referred to as the reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 2 In the case of reserved matters, application for approval shall be made not later than 1 May 2017.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 3 The development to which this permission relates shall begin not later than whichever is the latter of the following dates

i) this expiration of five years from the date of the original outline permission i.e. 1 May 2019

ii) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 4 Except where otherwise stipulated by conditions the application shall be correct at in accordance with the following plans and documents;  
Application forms and drawings 2198/022C and 033/LP/15/01/06 accompanying this application.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

- 5 That the proposed development shall be constructed as single or two-storey buildings only.

Reason - To ensure that the proposed development is in scale and harmony with its neighbours and surroundings and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 6 No more than 20% of the approved floorspace shall be occupied for uses falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005

Reason - In order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 7 Other than what is permitted by condition 6, the premises shall be used only for the purposes falling within class B1(b) and B1 (c) and ancillary D1 uses as specified in the schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 and for no other purposes whatsoever.

Reason - in order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 8 Further to condition 7, the premises shall only be occupied where consultation and liaison with staff of the University of Oxford or another research institution or company within Oxfordshire is an integral part of the research and development process, and shall not involve any manufacture other than the manufacture of prototypes.

Reason - in order to maintain the research and development focus of the Begbroke Science Park and to comply with Government Guidance contained within the National Planning Policy Framework.

- 9 Prior to occupation of the development, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of the means of regulating the use of private cars at the development in favour of other modes of transport and the means of its implementation and methods of regular monitoring. There shall be no variation to the details agreed without the prior written approval of the local planning authority.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

- 10 The floor area of the development hereby approved shall not exceed 21,236 square metres as determined by external measurement.

Reason - In order to achieve a satisfactory form of development, to ensure that the site is not overdeveloped and to comply with Policy C28 of the adopted Cherwell Local Plan.

- 11 Before any works commence, the existing trees on the land shall be preserved, fenced around and properly maintained in accordance with details to be first submitted to and approved in writing by the Local Planning Authority, and none of the trees shall be felled, topped, lopped or uprooted without the prior consent of the Local Planning Authority unless such tree has become dangerous in the event of any tree dying or being seriously damaged or destroyed within five years from the completion of the development, a new tree of a species first approved in writing by the Local Planning Authority shall be planted and properly maintained in a position or positions first approved by the said Authority.

Reason - In the interest of the visual amenities of the area and to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance within the National Planning Policy Framework.

- 12 Prior to the commencement of the development hereby permitted, a detailed scheme for the surface water and foul sewage drainage of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme which shall be completed before the development is first used or occupied.

Reason - To ensure satisfactory drainage of the site in the interests of public health and to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework.

- 13 Full design details of the proposed lighting arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan.

- 14 Full design details of the proposed fencing arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building(s) and to comply with Policy C18 of the adopted Cherwell Local Plan.

#### **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as the decision has been made in an efficient and timely way.



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

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**NOTES TO THE APPLICANT**

**TIME LIMITS FOR APPLICATIONS**

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

**Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

**Where the planning permission is complete and is not in outline**, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

**OTHER NECESSARY CONSENTS**

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before considering work on site.**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 0030 200 , fax 0300 0030 201 or E-mail at

[building.control@cherwellandsouthnorthants.gov.uk](mailto:building.control@cherwellandsouthnorthants.gov.uk)

- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

## **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

## **PURCHASE NOTICES**

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

## **APPENDIX 3**

# Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management

The logo for Cherwell District Council, featuring the word "Cherwell" in a stylized, serif font with a wavy underline.

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

JPPC,  
Bagley Croft,  
Hinksey Hill,  
Oxford,  
OX1 5BD

*Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA*

*www.cherwell.gov.uk*

---

Please ask for	<b>Stuart Howden</b>	Direct Dial	<b>01295 221815</b>
Email	<b>Stuart.Howden@cherwell-dc.gov.uk</b>	Our Ref	<b>15/00013/SO</b>

---

12/03/2015

Dear Sir/Madam

**Application Ref**      15/00013/SO

**Location**            Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

**Proposal**            **Screening Opinion – New build Technology Park comprising 38,000 square metres of office, laboratory, storage and ancillary space**

I write with regard to the above application, received on 9<sup>th</sup> February 2015, which represented a formal request for a 'Screening Opinion' under Part 2, Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA)

Whilst the proposed project is described in the first column in Schedule 2 as it is considered to be an Infrastructure Project (Schedule 2, section 10(b) urban development projects), it does not exceed the relevant threshold set out in the second column of the Schedule. Furthermore, the site is not located in, or partly in, a 'sensitive area' as defined in the Regulations. It is therefore considered that the proposed project does not require screening or an Environmental Impact Assessment.

Whilst you are not required to provide an Environmental Statement with an application for the proposed development, the submission should still adequately cover the following constraints which have been identified and should be addressed in any submission:

- Principle of the development within the Green Belt,
- Visual and landscape impact,
- Setting of the nearby Grade II listed building,
- Highways safety,
- Archaeology,
- Ecology,
- Emissions,
- Noise

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If you have any further queries, please contact the Case Officer Stuart Howden (Planning Officer)

Yours sincerely



Head of Public Protection and  
Development Management



## APPENDIX 4

**Public Protection & Development  
Management**

Andy Preston – Head of Public Protection & Development Management

University Of Oxford  
c/o JPPC  
Bagley Croft  
Hinksey Hill  
Oxford  
OX1 5BS

**Cherwell**

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

---

Please ask for **Bob Duxbury**  
Direct Dial **01295 221821**

Our ref **15/00054/PREAPP**  
Email **Planning@cherwell-dc.gov.uk**

---

01.05.2015

Dear Sir/Madam

RECEIVED - 5 MAY 2015

**Application Ref: 15/00054/PREAPP**

**Location: Begbroke Science Park Begbroke Hill Begbroke**

**Proposal: Pre-App enquiry - Proposed new research building and associated facilities**

Please find enclosed a detailed response relating to the above pre-application enquiry.

Yours faithfully

**Bob Duxbury**  
Planning Officer

**CHERWELL DISTRICT COUNCIL**

**Pre-Application Report**

<b>Pre-application Reference No:</b>	<b>15/00054/PREAPP</b>	
<b>Proposal:</b>	<b>Proposed new research building and associated facilities</b>	
<b>Site Address:</b>	<b>Begbroke Science Park Begbroke</b>	
<b>Date Site Visited:</b>	<b>1.4.15</b>	
<b>Date &amp; Time of Meeting (if applicable):</b>	<b>1.4.15</b>	<b>Start:14.00</b>
		<b>Finish:14.45</b>
<b>Location of Meeting:</b>	<b>Begbroke Science Park</b>	
<b>Attendees:</b>	<b>Bob Duxbury Nik Lyzba Andrew Brooks</b>	

**TECHNICAL ASSESSMENT**

**Internal Consultations Received:**

**1. Landscape Planning Officer**

I have no objection in terms of landscape visual impact. The development will be seen positively in the context of the scale/architectural style of the existing buildings, and the maturing landscaping to the boundary of the science park will mitigate the development in respect of potential views from the PRow to the north and east (within the science park boundary). However a hard and soft landscape scheme is required to integrate the development with its immediate surroundings, providing mitigation and amenity for users of the science park

**2. Ecology Officer**

The proposed site is upon an area of amenity grassland, isolated from the wider countryside by buildings and areas of hard standing and road. As such the impacts on protected species and habitats are likely to be minimal. I would not expect any ecological information to be included within any full application however a scheme of biodiversity enhancements (planting, bird box provision etc..) would be welcomed.

## External Consultations Received:

### 1. Thames Water

#### Waste Comments

Thames Water have assessed and responded to the pre-application based on the information provided to date. Should the development proposal change, Thames Water would need to re-assess the application and review the comments accordingly.

With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### Supplementary Comments

Insufficient documentation containing confirmed details of the proposed drainage plan could be located on the local authority website. In order for Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive flow from the proposed development, a drainage strategy must be submitted detailing both the foul and surface water strategies. Details of any proposed connection points or alterations to the public system, including; calculated peak foul and surface water discharge rates for both the pre and post development site, details of any pumped

discharges (maximum pump rates), attenuation details with accompanying capacity requirement calculations, and details of incorporated SuDS must be included in the drainage strategy.

If initial investigations conclude that the existing sewer network is unlikely to be able to support the demand anticipated from this development, it will be necessary for the developer to fund an Impact Study. To ascertain, with a greater degree of certainty, whether the proposed development will lead to overloading of existing waste foul and surface water infrastructure, and, if required, recommend network upgrades.

In accordance with part H of the Building Regulations Act 2002. Positive connection to a public surface water (or combined) sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being :- 1st Soakaways; 2nd Watercourses; 3rd Sewer.

Thames Water's preferred option would be for all surface water to be disposed of on-site using SUDs.

**2. Environment Agency**

We have assessed this application as having a low environmental risk and we have no objection to the above proposal

**3. London Oxford Airport**

The proposal does not conflict with the safeguarding criteria and therefore they will not raise an objection subject to a condition requiring that there shall be adequate measures in place to prevent wherever possible an increase in bird activity

**4. Oxfordshire County Council**

See appendix attached – transport and ecology comments



Oxfordshire County  
Council's final response

**EIA Screening Opinion Required?** no

**Committee or Delegated Matter?**

A reserved matters application pursuant to the revised outline permission sought would be determined by Planning Committee, provided that a local Councillor did not request it's determination at Committee.

**Relevant Planning History:**

**01/00662/OUT** Planning permission granted April 2014 for research buildings  
**15/00309/OUT** Current application under Section 73 to vary condition 4 of above permission

**Policy:**

**You should be aware of the following matters/issues/designations :**

- The site lies within the designated Oxford Green Belt
- A Grade 2 listed building lies within the wider site
- The site lies within the consultation zone for the Rushey Meadows SSSI
- The site lies within an area of high archaeological interest – check with OCC archaeology the significance of this
- The site lies within a minerals consultation area
- The site lies within the airport safeguarding area

**PROFESSIONAL ASSESSMENT BY CASE OFFICER**

It is considered that the main issues relating to your proposal are:

- Design and materials
- Impact on setting of listed building and other heritage assets
- Traffic impact

**Design**

As you know we had a discussion on site about various design matters. In summary the matters discussed were the siting of the building, its u-shaped form, proximity to other buildings, materials used in its construction, and roof plant and it's screening. In siting and size terms you explained the difference in span, and this was accepted by me as being necessary and appropriate. I also expressed agreement to the siting relative to the adjacent buildings. Further details of the precise materials to be used will be required as part of the submission, but there was common agreement that careful choice was necessary in profile and coloration to ensure that the building sits apply alongside its host.

We discussed at greater length the need to ensure that the plant to be installed on the roof was adequately screened and it was indicated that the submitted drawings would include details of the known plant and the method screening to be proposed. After looking on site we had a further chat about flues. If possible these should be kept to a minimum and within one or two parts of the roof rather than scattered. Again if details are known at the time of making an application they should be included or parameters agreed for their siting and height

**Impact on setting of listed building and other heritage assets**

Our preliminary view is that this building is far enough removed from the Grade 2 listed farmhouse as to not affect its setting. Other former agricultural buildings should

be treated as heritage assets but their setting has already been compromised by other contemporary buildings and this building will not cause further harm.

**Traffic and transport impact**

The comments of the County Council are contained in Appendix 1. Some of the comments may be based on a mis-understanding of the proposal ie not realising that it is essentially seeking comments on the design details of the proposal as a function of an existing (and to be amended outline permission) You may wish to discuss these matters direct with the author of the comments.

Updating the travel plan may be a worthwhile exercise.

Please see the Council's Local Validation checklist for the appropriate submission requirements

The fee for a reserved matters application will be based on floor space created at a rate of £ 385 per 75 sq.metres

**Date of Report: 30.4.15**

**Case Officer: Bob Duxbury**

**DISCLAIMER**

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.

**OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE  
FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 15/00054/PREAPP

**Proposal:** Pre-App enquiry - Proposed new research building and associated facilities

**Location:** Begbroke Science Park Begbroke Hill Begbroke Kidlington Oxfordshire OX5 1PF

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**This report contains officer advice and the comments of local members when submitted.**

**Submission Date:** 23 March 2015

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**ANNEX 1**  
**OFFICER ADVICE**

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

**District:** Cherwell

**Application no:** 15/00054/PREAPP

**Proposal:** Pre-App enquiry - Proposed new research building and associated facilities

**Location:** Begbroke Science Park Begbroke Hill Begbroke Kidlington Oxfordshire OX5 1PF

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### Transport

#### Recommendation:

Select Recommendation

N/a for pre-app enquiry

#### Key issues:

- Strategic context
- Public transport
- Walking and cycling links with Kidlington
- Travel plan

#### Legal Agreement required to secure:

- Additional bus stop infrastructure - a pair of bus stops on the A44 at the junction with the new access road and also a bus stop adjacent to the turn-around loop. These bus stops would require hard-standing areas, shelters, Premium Route pole/flag/information cases and Real Time Information displays.
- Improvements to cycle and pedestrian links with Kidlington may also be sought.
- Travel plan monitoring fee.

#### Conditions:

Appropriate conditions would be recommended as part of the response to a planning application.

#### Informatives:

#### Detailed Comments:

The application is for a 'Bio-accelerator' building of 2241 sq.m. This is understood to consist of separate units for start-up hi-tech companies. No information is provided on the trips associated with the building, which may not be typical of a facility of this size occupied by a single organisation. There are no proposals for additional accesses or parking, so it is assumed that access to the site will be via the existing Begbroke Science Park accesses and that the parking demand can be accommodated within existing parking on the Science Park site. However, I am aware that there are aspirations to grow this site and that future planning applications are likely to include additional parking.

### **Information to be supplied with a planning application:**

While the size of the building is below the threshold in the OCC guidance for a full transport assessment and travel plan (it would require a transport statement and a travel plan statement), it needs to be considered in the context of the wider Begbroke Science Park site as a whole, future plans for its development, and a transport strategy for the site. I would therefore like to see a full transport assessment and a full updated site travel plan with the application. This should include arrangements for deliveries and servicing. It is recommended that the scope of the transport assessment is discussed with the highways authority. We will also require a SUDS drainage strategy and a construction traffic management plan.

### **Traffic impact**

The peripheral location will make car use attractive, as there is easy access by car from the A44 and A4260, but there is good opportunity to encourage travel by sustainable modes.

Assessment will need to include consideration of the following, identified in the current Local Transport Plan:

- **Congestion:** All junctions along the A4260 regularly suffer from delays during peak times. The A4165 between Kidlington and Cutteslowe also suffers from congestion.
- **Safety:** The A4260 Kidlington Roundabout and the A44/Langford Lane junction are accident problem sites.
- **Air quality:** The Bicester Road junction towards the A34 is likely to be declared an AQMA in the near future.

The Application will also need to demonstrate that minor roads in Kidlington will not be adversely affected by development traffic seeking alternative routes to avoid congested locations on the major road network.

### **Sustainable travel**

**Walking and cycling:** The site has good walking and cycling links towards the A44, which itself has an excellent cycle route along it. However, access to Kidlington and the A4260 is via Sandy Lane, which is narrow, winding and in national speed limit, and reasonably heavily trafficked, with no footway for most of its length. As the site grows, improving walking and cycling links with the major residential area of Kidlington will become more important to mitigate traffic impact. I would like to see proposals to further improve walking and cycling access to the site from both central Kidlington and the Langford Lane area to the north.

### **Public transport**

There is a good bus service along the A44 but public buses do not currently enter the site, although there is a turning area at the end of the access road. The site is currently situated at least 800 metres from the Sandy Lane bus stops, where Premium Bus Route s3 operates to Oxford City Centre, also to Woodstock, Chipping Norton and Charlbury, operating 4 times per hour in the peak, with 3 buses per hour off-peak and hourly in the evening. In the morning peak, up to 6 buses per hour operate inbound from Woodstock.

A regular University minibus service operates between the Science Area in central Oxford and the site. I understand this is very well used. However, as the Begbroke Science Centre becomes less of an internal University facility and more of a significant Research and

Development Centre for Oxfordshire, then it should embrace mainstream public transport as a means of delivering large numbers of people to the site, in preference to driving cars.

The new Local Transport Plan, currently out for consultation, sets out a vision of significantly improved public transport. The Begbroke site could benefit from much improved accessibility as a consequence of significant proposals within this document.

In the case of this site, the new Local Transport Plan sets out indicative proposals for a much improved public transport offer, consisting of:

- A new bus rapid transit route along Langford Lane, the A4260 Oxford Road through Kidlington and the A4165 Banbury Road to Oxford City Centre and beyond, also connecting with the new Oxford Parkway rail station
- Continued improvements to the Premium Bus Route from Chipping Norton and Woodstock to Oxford City Centre and Rail Station, passing the planned Northern Gateway.
- A new Park and Ride site along the A44 corridor
- Qualitative improvements to the public transport offer, currently labelled 'Science Transit' encompassing improved ticketing technology, information, vehicle design and propulsion technology.

This package of measures will offer the Begbroke Science Park excellent future access by public transport, either directly or through interchange. It would be beneficial for the transport strategy for the site to be aligned with the LTP proposals.

In the shorter term, it is strongly suggested that the focus on improving public transport to the site should be to seek modifications to the S3 bus service, in partnership with the operator, to provide some direct peak hour journeys between Oxford and the Science Centre, using the access road as a terminus. This movement is counter-peak as far as the bus operator is concerned, so there may be a mutually advantageous arrangement in providing (say) a 30 minute frequency from Oxford to the Science Park between 0700 and 1000, returning between 1600 and 1900. This initiative would form the first step of the Begbroke Science Park Transport Strategy. An additional bus stop at the turning loop would need to be provided, to include hard standing, shelter with seating, Premium Route pole/flag/information cases and Real Time Information displays.

To provide better access to other S3 journeys, additional bus stops to the same standard could be provided at the junction of the A44 with the access road, to reduce the walking distance to the site to around 500 metres.

### **Travel Plan**

The travel plan for the Begbroke site will need to be updated, to include strong measures to encourage modal shift.

**Officer's Name: Joy White**

**Officer's Title: Senior Transport Planner**

**Date: 19 March 2015**

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**RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no:** 15/00054/PREAPP

**Proposal:** Pre-App enquiry - Proposed new research building and associated facilities

**Location:** Begbroke Science Park Begbroke Hill Begbroke Kidlington Oxfordshire OX5 1PF

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## Ecology

### Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 19 March 2015

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## **APPENDIX 5**

Comments	Response
Traffic is major issue	The site has the benefit of outline planning permission, the development being solely the details of that. A Travel Plan will be submitted as required by condition 9 of the permission.
Very interesting conversations re. creating hubs (science & university) in areas that need jobs, have affordable housing, using examples of BBC - Salford & MET - Exeter, thereby spreading the load (-ve) & sharing economic benefits (+ve)	Noted
Concerns about road layout into Science Park.	The access and road layout serving the site has been approved and exists. The development does not propose any changes.
With reference to landscaping. Leave more meadow, so less mowing wild plants being destroyed on footpath	Noted but not related to the proposed development. The local management will consider this as part of its maintenance reviews.
What concerns me are the safety implications of what are contained on site and used, gases, chemicals etc. What provision is in place? How much more development is planned in the future?	The outline planning permission relates to some 9000 sq.m. of which this is a part, funded partly by the City Deal. There are no noxious substances which would escape the building. All activities comply with Health & Safety regulations.
No construction traffic to site via Sandy Lane	As part of the CDM 2015 Construction phase plan there will be a construction traffic management plan for this Project. This will strictly forbid any construction traffic to use any route other than the main access road from the A44.
To relieve the traffic congestion on Sandy Lane Yarnton from the garden centre the new road to this site should be utilised to improve the environmental conditions for the residents on Sandy Lane area	The new access road has and will continue to be utilised for the site. The garden centre is separately owned and managed and access to and from it is not relevant to the development proposed.
A well designed development which will not impinge on the local area. My only concern is the increased traffic on the A44 which is already at capacity.	The development has outline planning permission and the application relates solely to the details. A Travel Plan will be submitted in due course, see above.
A potentially valuable complement to the existing activities on the site.	Noted
There was previously an issue where cars were parking on local roads due to insufficient car park spaces on site. I trust this will not be the case following more new build on site.	Short Term (Construction): As part of the CDM 2015 Construction phase plan there will be a construction traffic management plan for this Project. This will strictly forbid any construction traffic to park outside the Begbroke Science Park.

<p>I am happy to see that business is good and that this expansion is needed.</p> <p>The verges alongside the cycle path to the South would benefit from being mown less as there are many wild flowers growing here. Also the verges along the public footpath to the south (the old entrance road) could be left until September to encourage wildlife.</p> <p>Litter blown from the site into trees on the eastern side is becoming noticeable, a tidy up at this area would be welcomed</p> <p>Looks good to me.</p> <p>Looks like a well thought out plan. Thanks for letting us know what you are planning.</p> <p>Much needed business premises for innovation which will benefit the local economy. Well designed and not intrusive to the local area.</p> <p>Two comments:</p> <p>1. I sympathise with the University's wish to provide opportunities for spin-offs from its research activities. However I am concerned about the cumulative effect of these developments (Begbroke, Langford Lane, Northern Gateway etc.) as I don't believe that the area has the capacity to accommodate them. The University should think carefully about this and consider more imaginative solutions (rather than just emulating Cambridge). This could involve, for example, twinning arrangements with other areas of the County which have cheaper housing, land availability &amp; infrastructure capacity. This should be feasible in an era of immediate electronic communication.</p> <p>2. There is modest proposal for incorporating solar panels on the roof. Why not put solar panels on every possible roof! This must surely be preferable to the developments in the countryside such as just down the road south of Yarnton.</p>	<p>A Travel Plan will be submitted in due course, as above. Sufficient on site car parking exists consistent with the current Travel Plan. The site is also served by a dedicated minibus, cycle parking (which will be increased) and public transport is available on A44.</p> <p>Noted</p> <p>Noted but not related to the proposed development. The site's management has been advised of the concerns raised and they will be considered as part of the maintenance review.</p> <p>Noted.</p> <p>Noted</p> <p>Noted</p> <p>The development has outline planning permission and the application relates solely to the details of this building as part of the permitted development on the site. The comment is noted but does not relate to the details of the development.</p> <p>The building is being aimed at the "excellent" standard in the BREEAM ratings.</p>
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<p>Natural light will be blocked into the existing CIE and Dept. of Materials buildings;</p> <p>Narrow, unpleasant, wind tunnel alleyways created between these 3 buildings and the farmhouse. Will not look so nice in a couple of years when full of moss because no light.</p> <p>Will there be enough cycle parking spaces?</p> <p>There's already pressure on meeting rooms on site for companies (access to meeting rooms is part of the lease agreement); don't believe 2 extra plus 1 tiny new one will be sufficient for new tenants existing ones.</p>	<p>The new building will retain adequate standards for the existing buildings and site occupiers. It will provide two courtyard areas between the existing and proposed buildings which would be attractively landscaped. . The landscaped areas also have the advantage of being south facing and will have good solar access. There will be little impact on the farmhouse which is screened from the site by existing outbuildings.</p> <p>Cycle parking and additional facilities are being provided in line with BREEM requirements.</p> <p>Meeting rooms and their availability will be considered by the on-site management and will not be adversely affected by the proposal.</p> <p>This building will double existing meeting room capacity (from 1 to 4 rooms).</p>
<p>Looks like the new building will loom over the site. Would have been better to build perpendicular to existing CIE.</p>	<p>The building will be the same height as the existing save for the staircase. The development could not be adequately accommodated in the form suggested. It has been designed to complement the existing buildings and to provide courtyard spaces which would be attractively landscaped.</p>
<p>Overall I think it's great that the site is expanding and the capacity will almost be doubled. It's good to make a real name for the site and continue to attract more new businesses and high tech - it fits very well with the Oxfordshire Tech Backbone plans and vision. I am sure it will also be good for jobs.</p> <p>The new arm of the building does unfortunately go straight through the most attractive part of the site. The central open space is to be treasured and the new set up will make things feel crowded and there will be a lot of rooms in the CIE and Materials that simply look in on each other.</p> <p>With new tenants and the continued need for meeting rooms, have we enough capacity here?</p>	<p>Noted</p> <p>The landscaping will be replaced in a new form on the site and the intention is that it will enhance the existing and the new building. Whilst the existing open area will inevitably be reduced, there is scope for a more intimate space of a similar scale to others on the site, attractively landscaped. The distances between buildings would be reasonable and would not encourage overlooking.</p> <p>The scale and separation of the proposed building has been carefully considered and maintains the same density and separation as elsewhere on site, in particular the Institute for Advanced Technology.</p> <p>The development would not increase pressure on existing meeting rooms but will increase the capacity, as above.</p>

## APPENDIX 6

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## List entry

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### List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** BEGBROKE HILL FARMHOUSE

**List entry Number:** 1291316

#### Location

BEGBROKE HILL FARMHOUSE, SANDY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	Cherwell	District Authority	Begbroke
National Park: Not applicable to this List entry.			

**Grade:** II

**Date first listed:** 26-Nov-1951

**Date of most recent amendment:** Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 393665

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

### List entry Description

#### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

#### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

BEBBROKE SANDY LANE SP41SE (North side) 3/1 Begbroke Hill Farmhouse

26/11/51

- II

Farmhouse, now offices. c.1604 for Humphrey Fitzherbert. Coursed limestone rubble; gabled artificial stone slate roof with moulded kneelers to stone coping; stone end stacks. Double-depth plan. Jacobean style. 2 storeys and attic; 5-window range. 3-storey central porch has pyramidal finials to stone-coped gable; 2- and 3-light ovolo-moulded stone-mullioned windows; label mould over chamfered shallow-arched doorway with roundels set in spandrels and C20 door. Similar 3-light and 4-light windows; similar 2-light windows set in gabled dormers to end bays with pyramidal finials to stone-coped gables. Similar windows to sides and rear. C19 rear extension. Early C17 blocked chamfered pointed arch with moulded imposts to C17 cellar to rear right. Interior: porch has plaster quadripartite vaulted ceiling and stop-chamfered segmental-arched doorway. Stone-flag floors, Quartered beams to right, have moulded cornices and trailing scrolls and flowers to soffits of beams and frieze. Stop-chamfered beams to left and first floor. Restored winder stairs to rear right. Moulded and arched stone fireplace with sunk spandrels to first floor room on left. Butt-purlin roof, In 1604 Fitzherbert was accused of ruining nearby roads by the frequent use of "late carriages for his buildings". (Buildings of England: Oxfordshire: p450; Information from the VCH)

Listing NGR: SP4793313466

## Selected Sources

### Books and journals

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 450  
Salzman, L F, The Victoria History of the County of Oxford, (1990)

National Grid Reference: SP 47933 13466

## Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map,

please see the attached PDF - [1291316.pdf](#) - The pdf will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 14-May-2015 at 11:31:54.

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