

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

Submitted to Cherwell District Council via the Planning Portal (PP-12520660)

**Date:** 16 October 2023

**Our ref:** 62047/01/DL/ERo/27066964v3

**Your ref:** 18/00803/OUT

Dear Sir/Madam

## **Application for Approval of Details reserved by Conditions 11, 12 and 13 pursuant to outline planning permission 18/00803/OUT at Begbroke Science Park**

On behalf of our client, Begbroke Oxford Limited, please find enclosed an application for the approval of details reserved by Condition 11, 12<sup>1</sup> and 13 attached to Outline Planning Permission (OPP) ref. 18/00803/OUT (dated 17 September 2018) in relation to Begbroke Science Park.

### **Application Documents**

This application submission comprises this covering letter along with the following documents/drawings:

- 1 A completed application form;
- 2 Framework Travel Plan - 2023 Update (October 2023) ("The Framework Travel Plan Update"), prepared by IMA including:
  - The Proposed Bus Shelter – General Arrangement Plan IMA-22-154 001 Rev D (which supersedes plan ref. IMA-22-154-001-Rev B) appended to the Framework Travel Plan (Plan TP-5).
- 3 Bus Stop Lighting - BBSP-HLEA-XX-XX-DR-E-708001-P01

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

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<sup>1</sup> Condition 12 of the OPP was partially discharged (ref 23/01437/DISC) on 7 July 2023

## **Background**

Cherwell District Council (CDC) on 17th September 2018 granted 'Outline planning permission, with all matters except for access reserved for subsequent approval, for up to 12,500m<sup>2</sup> 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 redistribution 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' (ref. 18/00803/OUT).

Following the granting of the above outline planning permission, Reserved Matters Approval (RMA) was granted on 27 January 2022 (ref. 21/03150/REM). A number of Non Material Amendments (NMAs) and discharge of condition applications have been submitted / approved by CDC subsequently.

An application for the partial discharge of Condition 12 was submitted and approved by CDC on 7 July 2023 (ref. 23/01437/DISC). The submission related to the first part of Condition 12 and included details of the proposed bus stop (including the bus shelter) within the site at the existing turnaround area at the eastern end of Begbroke Hill.

The University has operated a Travel Plan for Begbroke Science Park since 2004 and the Framework Travel Plan Update revises the most recent 2016 Travel Plan, to review the progress against the objectives and targets previously set and to provide details in relation to Conditions 11, 12 and 13.

### **Condition 11**

Condition 11 states:

*"Prior to occupation of the development hereby permitted the Framework Travel Plan in place for the Begbroke Science Park shall be updated to take account of the travel demands of the additional development and shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Local Highway Authority. The Framework Travel Plan shall be monitored for a period of five years post-occupation of any building constructed as part of the development hereby permitted with updated travel survey results provided to the Local Planning Authority within 3 months of the first occupation of the relevant building.*

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

In response to Condition 11, the Framework Travel Plan Update has been updated to take account of the travel demands of the additional development approved under the permissions referred to above.

### **Condition 12**

Condition 12 states:

*“In accordance with the submitted Framework Travel Plan, details shall be submitted to and agreed in writing by the Local Planning Authority for the provision of a bus stop including a shelter within the site at the existing turnaround area at the eastern end of Begbroke Hill. The applicant shall enter into discussions with a service provider to either divert an existing public bus service into the site or provide a new public bus service to serve the site. Subject to agreeing an overall package of public bus service within the site with a service provider or an enhanced private minibus service to serve the site, the proposed bus stop and shelter shall be provided and the public bus service implemented in accordance with details and a programme to be first submitted to and approved in writing by the Local Planning Authority.*

*Reason- To ensure a sustainable scheme of public/private bus provision is created and maintained to service the existing site and the expansion hereby permitted.”*

As set out above, this condition was partially discharged in July 2023. This application seeks to update these details as well as fully discharge the condition by providing the following:

- Updated details of the proposed bus stop and shelter which now include the provision of 5 no. street lights. The Proposed Bus Shelter – General Arrangement Plan IMA-22-154 001 Rev B is superseded by plan ref. IMA-22-154-001-RevD and associated lighting details are shown on BBSP-HLEA-XX-XX-DR-E-708001-P01.
- Details on the minibus service programme, which are contained in the Framework Travel Plan Update. This provides details of the Begbroke Minibus Service route, stops and Minibus Timetable as of 1 November 2021, as well as proposed enhanced mini bus service.

### **Condition 13**

Condition 13 states:

*“In accordance with the submitted Framework Travel Plan, and subject to Condition 12 above, a scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing the existing level of provision and the proposed increase of traffic movements of the University of Oxford's Begbroke Science Park private minibus service. The Travel Plan, and subject to Condition 12 above, shall ensure that the overall level of public bus service directly serving the site or private minibus provision shall show a pro-rata increase based on the increased number of University employees/floor space generated by the development hereby permitted. The approved scheme and Travel Plan shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.*

*Reason- To ensure a sustainable scheme of public/private bus provision is created and maintained to service the existing site and the expansion hereby approved.”*

In response to Condition 13, the Framework Travel Plan Update details the increase in capacity of the private mini bus provision to address the increase in employees/floorspace generated by the approved scheme.

The applicant has confirmed that the University will enhance the service currently provided by the University of Oxford's Begbroke Science Park private minibus service in order to serve the additional headcount resulting from the new buildings presently under construction on Begbroke Science Park.

The University shall ensure that the private minibus provision shall show a pro-rata increase aligned to the concomitant increase in demand generated by additional University employees employed on the Begbroke Science Park.

The timetable included in the Travel Plan Update (Appendix TP-3) details the full service provision determined to be required when the new facilities are fully occupied.

### **Conclusion**

We trust the information provided is sufficient for the approval of details reserved by Conditions 11, 12 and 13. If you have any queries, please do not hesitate to contact me or my colleague Sarah Moorhouse.

Yours faithfully



**Ellie Roe**  
Planner