

**Case Officer:** Ray Deans **Recommendation:** Approve

**Applicant:** Oxford University Development Ltd

**Proposal:** Reserved Matters application for 18/00803/OUT - the design, layout, external appearance and landscaping (as required by OPP Condition 1). It also includes the information required by conditions 4, 5 and 21 of the OPP. Submitted scheme also accords with the requirements of conditions 6, 7, 8, 9 and 14 of the OPP

**Expiry Date:** 17 December 2021 **Extension of Time:** 27 January 2022

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is situated within the Begbroke Science Park site approximately 3 miles north of Oxford, to the west of Kidlington, east of the A44 and approximately ½ a mile south of the settlement of Begbroke. The settlement of Yarnton is situated approximately ¼ of a mile south of the site.
- 1.2. The site is surrounded by agricultural land. Parker Farm lies to the east, Yarnton Garden Centre to the south with Woodstock Road to the west. The landscape is generally flat. Land immediately to the north and east forms part of the strategic development allocation PR8 in the adopted Development Plan.
- 1.3. The existing Begbroke Science Park is bound by existing mature and established vegetation. The site comprises a mixture of buildings of varying age, predominantly used for research purposes. The two development plots are currently vacant and used as temporary car parking zones.
- 1.4. Within the Science Park site is a Grade II Listed building referred to as Begbroke Hill Farmhouse. This is located south of the proposed development site. The building lies within its own grounds and is used for office and conference purposes relating to the main use of the Science Park. The site generally is enclosed by a mature and established hedgerow and sporadic tree planting, which enclose the overall site on all sides.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. Outline planning consent was granted (with all matters reserved except access) in September 2018 for a further 12,500sqm of B1(a)/(b)/(c) and ancillary D1 floorspace within the Begbroke Science Park site.
- 2.2. This application seeks reserved matters consent for the design, layout, external appearance, and landscaping of two buildings (an academic building and a commercial research building) totalling 12,500sqm to develop the Begbroke Science Park campus and create new research facilities and high-quality workspaces.

- 2.3. During the course of the application, the applicant submitted minor revised changes whereby: a) the ancillary cycle stores proposed for the Academic Building were relocated from the west (adjacent the Public Art and landscaping) to the southeast (adjacent to the proposed Service Building); and b) the finished ground floor level for the Academic Building was changed slightly from 69.100m AOD to 69.330m AOD (an increase of 23cm (9")).

### 3. RELEVANT PLANNING HISTORY

- 3.1. Begbroke Science Park has a long history with a significant number of planning applications of varying types over a significant period of time. The majority of the proposals have been to increase the number and scale of buildings on the site and to complement and expand the existing research and development as well as other uses within the site.

- 3.2. The following planning history is considered directly relevant to the current proposal:

18/00803/OUT

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 re-disposition of existing car parking; associated hard and soft landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works.

Granted 17<sup>th</sup> September 2018.

21/01699/NMA

Non-Material Amendment to 18/00803/OUT to raise the height of the approved buildings by 60cm from 12.6m to 13.2m.

Granted 8<sup>th</sup> June 2021.

### 4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

<u>Application Ref.</u>	<u>Proposal</u>
21/01823/PREAPP	Reserved matters submission pursuant to the outline planning permission 18/00803/OUT.

- 4.2. Officers offered support for the proposals, which were supported by a clear rationale for the development in terms of the appearance, layout and scale proposed. The proposals also included an integrated landscape scheme which took account of the need to achieve biodiversity gain. Officers concluded that they would be able to support the reserved matters proposals.

### 5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a Site Notice displayed near the site, expiring **25 October 2021** and by advertisement in the local newspaper expiring **14 October 2021**. The overall final date for comments was **25 October 2021**.

5.2. No comments have been raised by third parties.

## **6. RESPONSE TO CONSULTATION**

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. Begbroke Parish Council – Concerns raised relating to the height of the buildings with reference to planning permission ref. 01/00662/OUT.

6.3. Kidlington Parish Council – No comments received.

6.4. Yarnton Parish Council – seeks reassurance that future noise, light and traffic pollution and traffic flows will have no adverse impact on the village of Yarnton.

### CONSULTEES

6.5. CDC Arboriculture – No comments received.

6.6. CDC Building Control – No comments received.

6.7. CDC Conservation – No comments received.

6.8. CDC Ecology – No objection. Condition of approval recommended.

6.9. CDC Environmental Health – No comments received.

6.10. CDC Economic Development – No comments received.

6.11. CDC Landscape Services – LVIA addendum and LEMP are comprehensive and proportionate. The Landscape Masterplan and planting plans are also acceptable.

6.12. CDC Land Drainage – No comments on this application (see comments 21/03195/F).

6.13. CDC Planning Policy – No comments received.

6.14. CDC Public Art – No comments received.

6.15. OCC Highways – No objection.

6.16. CPRE – No comments received.

6.17. Environment Agency – See Flood Risk Standing Advice.

6.18. London Oxford Airport – No comments received.

6.19. Thames Valley Police – No objection. Detailed comments made.

6.20. Thames Water – No comments received.

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1 – Presumption in Favour of Sustainable Development
- SLE1 – Employment Development
- SLE4 – Improving Transport Connections
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD14 – Oxford Green Belt
- ESD15 - The Character of the Built and Historic Environment
- Kidlington 1 – Accommodating High Value Employment Needs

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 PARTIAL REVIEW – OXFORD’S UNMET HOUSING NEED (CLP 2031 Part 1 PR)

- PR8 – Land East of the A44

### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

- 7.3. Other Material Planning Considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Kidlington Masterplan SPD

## **8. APPRAISAL**

- 8.1. The key issues for consideration in this case are:

- Principle of development and compliance with the outline consent
- Design, Layout and Scale
- Landscaping and Landscape Impact
- Access and highways
- Ecology

### Principle of Development and compliance with the outline consent

- 8.2. The application site benefits from outline consent for 12,500sqm of B1(a) (b) and (c) and ancillary D1 development (18/00803/OUT – granted 17<sup>th</sup> September 2018) including a restriction on the amount of B1(a) floor space to 20% of the approved floorspace. The outline consent was granted subject to compliance with a number of other conditions relating to the control of development.

- 8.3. The current application comprises the entire outline application site and the full 12,500sqm of floorspace approved through the outline consent. The development comprises two buildings *'to support early stage concept product and process development and innovation including the delivery of University spin out and other commercial start-up companies'* and the applicant has provided a statement setting out the proposed uses of the buildings and how these comply with the outline planning consent.
- 8.4. The appraisal below considers the merits of the scheme and how those matters comply with the outline consent and parameters set therein.

#### Design Layout and Scale

- 8.5. Policy ESD15 of the CLP 2031 Part 1 requires new development to respect its context and take the opportunities available to improve the character and appearance of the area and the way it functions. This is consistent with national planning policy in the NPPF, which places great weight on the importance of good design achieving sustainable development.
- 8.6. The current built form within the Science Park site is of varied form and design which are relatively low in height but have large footprints within their plots. There is a lack of clear frontages and legibility within the site is poor.
- 8.7. The application is brought forward in accordance with the outline planning consent and proposes two buildings within areas to the north of the existing built development identified as zone B and zone C (Framework Plan UNO001/015). The current proposals represent an opportunity to create new built form which incorporates active frontage and an improved design approach to the site particularly within Zone C at the entrance to the site.
- 8.8. Zone C / Building B is proposed to accommodate a 3-storey building comprising 7,500sqm for commercial science and research use. This will form a 'gateway building' at the entrance to the Science Park providing a sense of arrival. The building is of contemporary design comprising two main blocks with a central atrium and with servicing to the rear
- 8.9. Zone B / Building A is proposed to accommodate a 3-storey building comprising 5,000sqm for academic science and research use. The building continues the contemporary approach to design comprising a single block form with an open central courtyard.
- 8.10. The design of the buildings incorporates large areas of glazing providing articulation through the formation of vertical bays which breaks up the mass of the buildings. The materials to be used for the construction of the building have taken account of the existing built form within the Science Park whilst also adopting a contemporary approach to the design, utilising a mix of brick and concrete with grey metal panels.
- 8.11. The overall design approach also takes account of the orientation of the buildings and environmental considerations such as solar gain. Horizontal shading (fins) are proposed on the east and west elevations, to provide shade and reduce glare and heat gain.

- 8.12. External service buildings are proposed to be clad in grey perforated cladding panels. This approach is considered typical of a modern commercial development and would also result in a high-quality development.
- 8.13. Condition 7 of the outline consent set a restriction on the height of the buildings of 12.6 metres (excluding point features and plant). This has been further amended by the approval of an NMA, which increased the height of the buildings to 13.2m at their highest point from GF FFL.
- 8.14. The height of the proposed buildings B and A do not exceed the 13.2m height restriction (excluding point features and plant), although the GF FFL has been increased very slightly by 23cm, which is considered an imperceptible and acceptable change. Plant is contained on the roof and screened by metal cladding panels, which provide a feature above the buildings.
- 8.15. The proposed buildings are of an appropriate and acceptable design and considered to be in accordance with the outline planning consent and reflective of the use of the site. The proposals would affect an improvement to the overall character and appearance of the Science Park, which is currently varied and, in some cases, represents poor character and design.
- 8.16. The layout, scale, design and appearance of the buildings is considered to follow the principles and approach set out in the outline consent and Framework Plan. The proposals are also considered to be in accordance with the requirements of policy ESD15 of the CLP 2031 Part 1.

#### Landscaping and Landscape Impact

- 8.17. Policy ESD15 of the CLP 2031 Part 1 requires new development to respect its context and take the opportunities available to improve the character and appearance of the area and the way it functions including the consideration of landscape features, significant trees and features or views.
- 8.18. The existing Science Park site is set within a wider rural landscape, surrounded by agricultural fields and bordered by a substantial tree belt.
- 8.19. The landscape scheme for the site follows the existing landscaping constraints of the site and utilises existing features such as mature trees and meadow and an attenuation basin to provide a comprehensive landscaping scheme within the application site.
- 8.20. The landscape scheme also includes amenity and buffer planting around the proposed buildings with communal outdoor seating areas situated adjacent to Building B within areas of shrub and herbaceous planting.
- 8.21. Buildings B and A are proposed to be connected by an area of Meadow Parkland which forms a central area of open space between the two building zones including the planting of multi stem trees. Further avenue trees are also proposed along the access road through the site to line the street. An attenuation area is located to the north of the site within an existing wetland area and a rain garden is proposed along the front boundary of Building B.
- 8.22. The Council's Landscape Officer has stated that the landscape masterplan and planting plans are acceptable.

- 8.23. The outline consent requires (through the imposition of condition 5) that the reserved matters submission includes a Landscape Impact Assessment relating to the site, proposed buildings and the surrounding area. The submitted LVIA addendum has been reviewed by the Council's Landscape Officer and is considered to be comprehensive and proportionate. The proposals are therefore considered to satisfy condition 5 of the outline consent.
- 8.24. The outline consent also requires (through the imposition of condition 21) the submission of details of the creation and/or enhancement of public art in the vicinity of the development.
- 8.25. A public art proposal has been submitted with the application which comprises 'The Weed Garden' which comprises the creation of a walled garden inspired by the site's history as the headquarters for the Weed Research Organisation in the 1960s. Many of the current occupants of the Science Park continue to focus on life sciences and environmental engineering.
- 8.26. The garden would be located to the west of the proposed Building A and would be accessible to all those working in the Science Park, enclosed by extending the existing established beech hedging and the construction of a limestone wall. The existing weeded area would be enhanced with a planting scheme of related plants to include wildflowers and new native trees and shrubs.
- 8.27. The proposals are considered to represent an attractive and meaningful public art installation which has a link to the history of the Begbroke Science Park site as well as addressing the importance of gardens as artworks and the positive effects on biodiversity. The garden will also provide a common space which those working at the Science Park can use for recreation and well-being.
- 8.28. The proposals are therefore considered to satisfy condition 21 of the outline consent. A further condition should be imposed to ensure that 'The Weed Garden' is in place in line with the occupation of the building (dependant on planting seasons) and to require the submission of a long-term management plan for the garden.
- 8.29. The landscape proposals are considered to be in accordance with the requirements of Policy ESD15 of the CLP 2031 Part 1.

#### Access and highways

- 8.30. Access to the application site is taken from the main access to the west off the A44 Woodstock Road. The existing access provides suitable access for pedestrians, cyclists and vehicles to the application site. Minor service roads are proposed within the reserved matters layout to access the rear of the proposed buildings.
- 8.31. The outline consent requires (through the imposition of condition 18) that full specification and details of the provision of 414 parking spaces within the Science Park site be submitted and approved prior to the commencement of development. Thereafter, the car parking spaces shall be provided prior to the occupation of the building. This will ensure that adequate car parking is provided to serve the Science Park site.
- 8.32. In working up the reserved matters proposals and reviewing the options for car parking within the site, it has been concluded that the 414 spaces required cannot be achieved solely within the red line area of the outline consent. It is therefore proposed

to provide some of the required car parking outside of the red line area, resulting in the need for a separate full application which has been submitted concurrently with this reserved matter application. A non-material amendment has also been submitted to vary the wording of condition 18 to reflect the changes proposed.

- 8.33. The merits of providing car parking as proposed have been considered through those separate applications and has been considered acceptable to cater for the needs of the Science Park without adverse impact. The reserved matters proposals are therefore considered acceptable in this regard.
- 8.34. Secure and covered cycle parking is required to be provided prior to the first use of the development in accordance with condition 19 of the outline consent. Details of which have been submitted with this reserved matter application and are considered to be acceptable.
- 8.35. A permissive pedestrian and cycle route is required by condition 17 of the outline consent. This will provide a route between the Science Park and the restricted byway at Roundham Bridge. The condition requires that the route be suitable for year-round use suggesting that suitable surfacing will need to be in place. The details of the route and its delivery are required to be submitted and approved to satisfy and discharge condition 17.
- 8.36. There is already a Framework Travel Plan in place for the Science Park and condition 11 of the outline consent requires that this be updated to take account of the additional travel demands of the development. Details are required to be submitted and approved prior to the occupation of the development.
- 8.37. In addition, conditions 12 and 13 of the outline consent also require details for the improvement of public transport provision to serve the site. Details will be required to be submitted separately to satisfy the conditions.
- 8.38. In light of the above assessment, it is considered that the proposed highway layout and servicing arrangements demonstrated through this reserved matter application are acceptable in accordance with the parameters approved at outline stage. No objection has been raised by OCC highways officers and adequate provision has been made for vehicle and cycle parking including the provision of electric vehicle charging points.

#### Ecology

- 8.39. The outline consent requires (through the imposition of condition 4) that the reserved matters submission includes a Landscape and Ecology Management Plan to include biodiversity enhancements within the site.
- 8.40. A lighting strategy is required to be submitted to satisfy condition 15 of the outline consent to ensure that the ecological impact of the development is minimised.
- 8.41. The development shall also be carried out in accordance with the recommendations of the Ecology Report submitted to support the outline application as required by condition 14 of the outline consent.
- 8.42. The applicants have submitted a variety of Ecological reports which have been reviewed by the Councils Ecologist who has raised no objections to the proposals. The development is therefore considered to be compliant with Policy ESD10



(Protection and Enhancement of Biodiversity and the Natural Environment) of the CLP 2031 Part 1.

## 9. PLANNING BALANCE AND CONCLUSION

- 9.1. The proposal complies with the relevant Development Plan policies and guidance as listed at section 8 of this report and is considered to be sustainable development. The proposed 2 buildings (an academic building and a commercial research building) totalling 12,500sqm to develop the Begbroke Science Park campus and create new research facilities and high-quality workspaces can be accommodated without causing material harm to the design of the site. Key aspects of the development including the design, layout, external appearance and landscaping are considered to be acceptable and in accordance with Paragraph 11 of the NPPF, permission should therefore be granted.

## 10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

Design Statement, prepared by NBBJ

Landscape and Ecology Management Plan, prepared by Fira and BSG

Landscape Impact Assessment Addendum, prepared by FCPR

Details of Creation and Enhancement of Public Art, prepared by Assemble

Note regarding: Ecology Mitigation for 18/00803/OUT, prepared by Fira, BSG

Arboriculture Addendum, prepared by FPCR.

Site Location Plan BBSP-NBBJ-ZZ-XX-DR-A-501001/P3

Site Plan - Existing BBSP-NBBJ-ZZ-XX-DR-A-501000/P3

Proposed Site Plan - Campus BBSP-NBBJ-ZZ-XX-DR-A-501010/P4

Proposed Ground Floor Plan Com Building BBSP-NBBJ-CB-00DR-A-501020/P4

Proposed First Floor Plan Com Building BBSP-NBBJ-CB-01-DR-A-501021/P4

Proposed Second Floor Plan Com Build- BBSP-NBBJ-CB—02-DR-A-501022/P4

Proposed Plant Floor Plan Com Building BBSP-NBBJ-CB-RF-DR-A-501023/P3

Proposed Roof Plan Com Building BBSP-NBBJ-CB-RF-DR-A-501024/P2

Proposed Ground Floor Plan Ac Bldg. BBSP-NBBJ-AB-00-DR-A-501040/P4  
Proposed First Floor Plan Ac Building BBSP-NBBJ-AB-01-DR-A-501041/P4  
Proposed Second Floor Plan Ac Building BBSP-NBBJ-AB-02-DR-A-501042/P3  
Proposed Plant Floor Plan Ac Building BBSP-NBBJ-AB-03-DR-A-501043/P2  
Proposed Roof Plan Ac Building BBSP-NBBJ-AB-RF-DR-A-501044/P2  
Proposed Elevations Com Building N-S BBSP-NBBJ-CB-XX-DR-A-502010/P4  
Proposed Elevations Com Building E-W BBSP-NBBJ-CB-XX-DR-A-502011/P3  
Proposed Elevations Typical Gas Stores BBSP-NBBJ-CB-XX-DR-A-502012/P2  
Proposed Elevations Ac Building N-S BBSP-NBBJ-AB-XX-DR-A-502020/P4  
Proposed Elevations Ac Building E-W BBSP-NBBJ-AB-XX-DR-A-502021/P3  
Proposed Sections Com Building BBSP-NBBJ-CB-XX-DR-A-503020/P3  
Proposed Sections – Academic Building BBSP-NBBJ-AB-XX-DR-A-503030/P3  
Proposed Site Plan – Zone C BBSP-NBBJ-ZZ-XX-DR-A-501011/P4  
Proposed Site Plan – Zone B BBSP-NBBJ-ZZ-XX-DR-A-501012/P5  
Proposed Elevations & Sections – Academic Building Services Building - BSP-NBBJ-ZZ-XX-DR-A-502023/P3  
Planning Site Sections - Existing BBSP-NBBJ-ZZ-XX-DR-A-503010/P3  
Planning Site Sections - Proposed BBSP-NBBJ-ZZ-XX-DR-A-503011/P2  
Landscape Masterplan LP2264-FIR-00-ZZ-DR-L-0001/07  
Landscape M Plan Car & Cycle Parking LP2264-FIR-00-ZZ-DR- L-0007-04  
Reserved Matters Landscape Masterplan LP2264-FIR-00-ZZ-DR-L-0003/05  
Reserved Matters Commercial Building Landscape General Arrangement - LP2264-FIR-00-ZZ-DR-L-0004/01  
Reserved Matters Academic Building Landscape General Arrangement - LP2264-FIR-00-ZZ-DR-L-0005/03  
Planting Plan General Arrangement Segment 1  
LP2264-FIR-00-ZZ-DR-L-3001 Rev02  
Planting Plan General Arrangement Segment 2  
LP2264-FIR-00-ZZ-DR-L-3002 Rev02

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

#### PRE-COMMENCEMENT CONDITIONS

3. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112) and with the proposals detailed on plan 'Begbroke Science Park Buildings:

Impact Map for great crested newts district licensing for planning application 21/03150/REM (version 2)', dated 25<sup>th</sup> November 2021.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR112).

**ONGOING REGULATORY CONDITIONS TO BE COMPLIED WITH AT ALL TIMES**

4. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Saved Policy ENV12 of the Cherwell Local Plan 1996 and Section 15 of the National Planning Policy Framework.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. All services serving the proposed development shall be provided underground unless details have first been submitted to and approved in writing by the Local Planning Authority. Details of any necessary above ground service infrastructure, whether or not permitted by the Town and Country Planning (General Permitted Development Order) 2015 (as amended) shall be submitted concurrently with the details of the development they serve.

Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

**Informative:** It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Case Officer: Ray Deans

DATE: 27 January 2022

Checked By: Andy Bateson

DATE: 27 January 2022

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