

Case Officer: Ray Deans

Recommendation: Approve

Applicant: Oxford University Development Ltd

Proposal: Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure)

Expiry Date: 19 November 2021

Extension of Time: 04 February 2022

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.
- 1.3. The application site includes approximately 0.60ha of the existing Begbroke Science Park, which comprises a mixture of buildings of a varying age, predominantly used for research purposes.
- 1.4. Within the Science Park site is a Grade II Listed building known 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 mature and established hedgerows and sporadic tree planting, which enclose the overall site on all sides.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application site comprises an area of undeveloped land within the Begbroke Science Park and the application seeks planning permission for the construction of a surface level car park to provide 253 parking spaces (including 4 accessible space and 63 electric vehicle charge points) plus a 276m² service building to house a substation, sprinkler tanks and EV charging infrastructure.
- 2.2. Outline planning consent was granted (with all matters reserved except access) in September 2018 for a further 12,500m² of B1(a)/(b)/(c) and ancillary D1 floorspace within the Begbroke Science Park site.
- 2.3. Condition 18 of that permission requires that details of the provision of 414 parking spaces within the curtilage of the site be submitted and approved prior to the commencement of development.
- 2.4. The applicant has now developed the reserved matters proposals (which have been submitted concurrently with this application) and have reviewed the provision of car parking to meet the requirements of the outline consent. In reviewing the options for

car parking provision, it has been concluded that the level of parking required cannot be achieved solely within the red line area of the outline consent.

- 2.5. It is therefore proposed to provide some of the required car parking outside of the original red line area resulting in the need for a separate full application. A non-material amendment has also been submitted to vary the wording of condition 18 to reflect the changes proposed.

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 facilities 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 12,500m² of B1a / b / c and ancillary D1 floor space, retention of and improvements to the existing vehicular, public transport, pedestrian and cycle access including internal circulation routes; associated car parking including re-disposition of existing car parking; associated hard and soft landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works.

Granted 17th September 2018

4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions took 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. A parking strategy was submitted which identified several options for achieving the required car parking numbers on the site. On the basis of the information submitted and the parking proposals considered, planning officers were supportive of the proposed parking solution (now the subject of this full application).

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**.
- 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 – No comments received.
- 6.3. Kidlington Parish Council – No Comments received.
- 6.4. Yarnton Parish Council – Seeks confirmation that surface water and foul water drainage will have no adverse impact on the already inadequate services within the village of Yarnton.

CONSULTEES

- 6.5. CDC Arboriculture – No comments received.
- 6.6. CDC Conservation – No objections.
- 6.7. CDC Ecology – No objections.
- 6.8. CDC Environmental Health – No objections or comments to make.
- 6.9. CDC Landscape Services – No comments received.
- 6.10. CDC Land Drainage – No comments on the assumption that soil infiltration tests have been carried out in representative conditions.
- 6.11. OCC Highways – No objection subject to conditions.
- 6.12. CPRE – No comments received.
- 6.13. Thames Valley Police – No Comments received.
- 6.14. Thames Water – No objections. Informatives advised.

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
- Design and impact on the character of the area
- Highway impact
- Drainage
- Ecology

Principle of development

- 8.2. Outline planning consent was granted in September 2018 for 12,500m² of B1(a) (b) and (c) and ancillary D1 development.
- 8.3. The construction sites for this additional floorspace are in areas currently utilised for temporary car parking. To replace this provision and to provide for car parking to accommodate the additional development, a condition was placed on the outline consent to ensure that adequate car parking was provided to serve the Science Park site. The remainder of the existing car parking provision is spread across the Science Park in small, formalised car parks including a larger car park in the south east corner of the site.
- 8.4. Condition 18 of that outline consent requires 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 are to be provided prior to the occupation of the building.
- 8.5. The development proposals for the reserved matters consent and the provision of the approved 12,500m² of floorspace have been progressed by the applicant, which has included a review of options to provide the required level of car parking. This review has found that the required 414 car parking spaces cannot be viably achieved within the red line area of the outline consent.
- 8.6. It is therefore proposed that 161 spaces (including 10 accessible spaces) can be accommodated within the red line area and that the further 253 spaces (including 4 accessible spaces) required by the outline consent be provided on land outside the red line but within the Science Park boundary.

- 8.7. An NMA application has been made concurrently with this application to revise the wording of condition 18 attached to the outline consent.
- 8.8. The total level of car parking to be provided is consistent with that assessed and approved under the outline planning consent.
- 8.9. The proposed development to provide car parking and achieve the requirements of the outline consent and meet the needs of the site wide need for car parking within the boundary of the Begbroke Science Park site is considered to be acceptable in principle, subject to the further consideration of the potential impacts of the development.
- 8.10. The provision of car parking under this separate application will need to be linked by condition to the implementation of the outline consent.

Design and impact on the character of the area

- 8.11. The application seeks planning permission for the construction of a surface level car park with ancillary service building within the north of the Begbroke Science Park. The application site is an area of undeveloped land which is relatively flat grassland with some existing trees. The site is bound to the external boundaries of the Science Park by the existing substantial boundary vegetation.
- 8.12. 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.
- 8.13. Porous paving is proposed to the parking bays with tarmac finish to the circulation route. This is considered to provide an appropriate solution in terms of visual appearance as well as allowing for permeability and drainage of the car park.
- 8.14. The proposed service building accommodates the services supporting the adjacent proposed building B (being considered concurrently under planning application 21/03150/REM) as well as infrastructure to support EV charging within the car park. The service building is located to the south of the car park and north of the adjacent Building B and will be constructed of perforated metal cladding panels with a flat roof.
- 8.15. Soft landscaping to the car park is limited but the proposals are supported by the wider landscape proposals for the development at Building B and Building A, which are connected by a Meadow Parkland that forms a central area of open space which runs to the south of the proposed car park and 'The Weed Garden' and attenuation areas to the east. The car park is bound to the north and west by the existing substantial boundary planting to the Science Park site.
- 8.16. The submitted lighting scheme for the car park is considered satisfactory.
- 8.17. The proposals are considered to be in accordance with the requirements of policy ESD15 of the CLP 2031 Part 1.

Highway impact

- 8.18. 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. The proposed car park is accessed from the existing ring road that runs through the Science Park.

- 8.19. The proposals include 63 electric vehicle charging spaces, which is in with the requirements set by the Oxfordshire Electric Vehicle Infrastructure Strategy 2021. This is proposed to be brought forward on a phased basis 15 EVC spaces provided at the outset and the further 48 spaces for future installation. A condition will be required to ensure that EVC spaces are provided prior to the first use of the car park and also to secure a timetable for the future delivery of the additional spaces. It is also recommended that further EVC infrastructure be provided by way of ducting to allow for ease of further future expansion.
- 8.20. A total of 14 accessible car parking spaces will be provided across the site, including the 4 proposed as part of this application.
- 8.21. The total level of car parking to be provided is consistent with that assessed and approved under the outline planning consent and No objection has been raised by OCC highways officers.

Drainage

- 8.22. The application is supported by a Drainage Statement which sets out the surface and foul water drainage strategy for the site. This sets out that the drainage strategy and SuDS will manage surface water flows on site so that the development will not increase flood risk either within or outside the site.
- 8.23. The Council's Land Drainage Officer has raised no objection to the proposals.
- 8.24. Thames Water have recommended that petrol/oil interceptors be fitted to intercept oil-polluted discharges entering local watercourses. This can be secured by condition.

Ecology

- 8.25. 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. 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.
- 8.26. 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.
- 8.27. The applicants have submitted a variety of Ecological reports which have been reviewed by the Councils Ecologist who raises 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 NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.

- 9.2. In conclusion therefore it is considered that this application corresponds with the parking requirements and the parameter plans as established under the Outline Planning Permission. The proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. On this basis, the proposal is 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: - Proposed Site Plan BBSP-NBBJ-ZZ-XX-DR-A-511010/P3 Proposed Floor and Roof Plan – Services Building BBSP-NBBJ-ZZ-XX-DR-A-511011/P2 Proposed Elevations and Sections – Services Building BBSP-NBBJ-ZZ-XX-DR-A-512010/P2 Landscape Masterplan LP2264-FIR-00-ZZ-DR-L-0001/05 Car Park Landscape General Arrangement LP2264-FIR-00-ZZ-DR-L-0002/03 Car Park Overland Flows BBSP-RAMB-CP-XX-DR-C-000105/P02 Car Park Foul and Surface Water Drainage Layout BBSP-RAMB-CP-XX-DR-C-000110/P02 Car Park Drainage Details Sheet 1 BBSP-RAMB-CP-XX-DR-C-00410/P01 Car Park Drainage Details Sheet 2 BBSP-RAMB-CP-XX-DR-C-00411/P01 Car Park Drainage Details Sheet 3 BBSP-RAMB-CP-XX-DR-C-00412/P01 Car Park Drainage Details Sheet 4 BBSP-RAMB-CP-XX-DR-C-00413/P01 Construction Details BBSP-RAMB-CP-XX-DR-C-000510/P01 Vehicle Swept Paths Sheet 1 BBSP-RAMB-CP-XX-DR-C-00550/P01P. Design and Access Statement, including landscaping and drainage details, prepared by NBBJ, Fira and Ramboll. Transport Statement, prepared by IMA Transport Planning; 2 Arboriculture Assessment, Tree Schedule and Tree Survey Plan, prepared by FPCR; Ecological Assessment, prepared by BSG; Drainage Statement, prepared by Ramboll; Car Park Lighting Report and drawing BBSP-HLEA-XX-XX-DR-E-708-002/P1, prepared by Hoare Lea - Biodiversity Metric 3.0 for Car Park Area. Biodiversity Metric 3.0 for Car Park Area 10%. District Licence Report Begbroke Science Park (Car Park) 202109015. District Licensing Scheme Certificate. Habitat Creation and Enhancement Report.

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

1. 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 Car Park: Impact Map for great crested newts district licensing for planning application 21/03195/F (version 1)', dated 25th November 2021. The development shall be implemented

in accordance with the agreed scheme.

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

2. 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.

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: 02 February 2022

Checked By: Andy Bateson

DATE: 4th February 2022
