

Case Officer: Linda Griffiths

Recommendation: Approve

Applicant: Oxford University Development Ltd

Proposal: Discharge of Conditions 15 (lighting strategy), 16 (surface water drainage scheme) and 17 (permissive pedestrian and cycle route) of 18/00803/OUT

Expiry Date: 19 July 2022

Extension of Time: 27 July 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is located approximately 3 miles north of Oxford and approximately ½ mile south of Begbroke. The site is within the Oxford Green Belt and comprises approximately 5.54ha of the existing Begbroke Science Park, including the existing vehicular access.
- 1.2. The approved development comprises additional commercial floorspace of up to 12,500m² of B1a, b and c uses. Development on site in respect of this proposal has not yet commenced.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge conditions 15, 16 and 17 relating to lighting, surface water drainage and permissive pedestrian and cycle routes. The application is accompanied by an External Lighting Report, Drainage Scheme and drawings showing the permissive pedestrian and cycle routes.

3. RELEVANT PLANNING HISTORY

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

18/00803/OUT – conditional outline consent granted for up to 12,500m² of commercial floorspace;

21/01699/NMA – granted for raising the height of approved development from 12.6m to 13.2m;

21/03150/REM – reserved matters to 18/00803/OUT; and

21/03195/F – permission granted for surface car park and service building.

4. RESPONSE TO CONSULTATION

- 5.1. CDC Ecology – satisfied with the lighting types chosen and supports the discharge of condition 15.
- 5.2. OCC Drainage: Initial objection. Further detail and information is required as specified by the condition and as set out in the consultation response

Update: 26.07.2022: No longer any objection to the discharge of condition 16.

- 5.3. OCC Transport – Conditions 15 and 16 – no comment; condition 17 – no objection to the discharge of this condition.

5. APPRAISAL

- 6.1. Condition 15 – relates to the submission of a lighting strategy which demonstrates how impacts on biodiversity will be avoided. The accompanying lighting report has been assessed by the CDC Ecologist who is happy that the scheme has taken ecological impacts into account and minimises light spill onto the surrounding vegetation and outside the Science Park. A review after a defined period is suggested to ascertain any need for a change in timings in the future. The Ecologist concludes however that she is satisfied with the lighting types chosen and for the condition to be discharged.
- 6.2. Condition 16 – relates to the submission of a surface water drainage strategy for approval. The submitted scheme was assessed by OCC as Lead Local Flood Authority who initially objected to the discharge of the condition as some of the specific detail specified within the condition had not been included. Following a meeting with the agent, applicants drainage consultant and OCC as LLFA, and the submission of additional information, the objection has now been removed and the LLFA have advised that the condition can now be discharged.
- 6.3. Condition 17 – relates to the provision of a permissive pedestrian and cycle route between Begbroke Science Park and the restricted byway at Roundham Bridge that would be suitable for year-round use. The accompanying drawings have been assessed by OCC Transport who have confirmed that they are acceptable and that the condition can be discharged.
- 6.4. Having regard to each of the conditions above, it is recommended that each can now be discharged.

6. RECOMMENDATION

That Planning Condition(s) 15, 16 and 17 of 18/00803/OUT be discharged based upon the following:

Condition 15

External Lighting Report by MEP Engineering Revision P1, dated 06 July 2021.

Condition 16

Surface Water Drainage Scheme: Design Note BBSP-RAMB-ZZ-XX-RP-C-000002 Rev P01, Location plan and infiltration results C15387 and drawing numbers: BBSP-RAMB-ZZ-XX-DR-C-000104 Rev P02; BBSP-RAMB-ZC-XX-DR-C-000103 Rev P02; BBSP-RAMB-ZZ-00-DR-C-000101 Rev P02; BBSP-RAMB-ZZ-XX-DR-C-000102 Rev P02; BBSP-RAMB-ZC-XX-DR-C-000107 Rev P01; and BBSP-RAMB-ZC-XX-DR-C-000108 Rev P01 and as clarified by OCC consultation response dated 26.07.2022.

Condition 17

The permissive pedestrian and cycle routes shown on drawing numbers LP2264-FIR-00-ZZ-DR-L-0009 and LP2264-FIR-00-ZZ-L-0010 and delivered by November 2023.

Case Officer: Linda Griffiths

DATE: 18 July 2022

Checked By: Andy Bateson

DATE: 27th July 2022
