

Case Officer: Linda Griffiths

Recommendation: Approve

Applicant: Oxford University Development Ltd

Proposal: Discharge of condition 3 of 21/03195/F - (Protected species walkover survey, dated 28 April 2022).

Expiry Date: 7 July 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

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 mile south of Begbroke. Detailed planning consent was granted in February 2022 for the formation of a surface car park and service building to serve new floorspace approved under a previous consent. Development has not yet commenced.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. This application seeks to discharge condition 3, which requires the site to be checked by a suitably qualified ecologist to check for the presence of any protected species prior to the commencement of any development. The application is accompanied by the results of a protected species walk-over survey.

3. RELEVANT PLANNING HISTORY

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

18/00803/OUT – outline planning consent granted for new B1a/b/c and ancillary D1 floorspace;

21/03195/F – full planning permission granted for new car park and service building to serve the new development granted under the outline above.

4. RESPONSE TO CONSULTATION

4.1. Ward Councillor: No comments received.

4.2. Natural England: wish to make no comments.

4.3. CDC Ecology – no objection.

5. APPRAISAL

5.1. The site and adjacent areas of vegetation out to 30m were walked by a Principal Ecologist at BSG Ecology on behalf of the applicant on 20th April 2022. The purpose of the walkover was to identify any potential additional ecological issues and to identify the presence of any additional protected species that may have moved to the site since the extended Phase 1 habitat survey carried out by the same surveyor in July 2022 in association with the full application.

- 5.2. The results of the survey found that there were no new ecology issues noted. There was a pair of buzzards in the general area of the Science Park, but no signs of nesting nearby, and Skylark activity was also noted in the arable fields which surround the Science Park, but not on site. The surveyor advised that he was confident that the measures already in place or scheduled to occur in connection with the CEMP and LEMP were sufficient to manage ecological issues at the site.
- 5.3. The submission has been assessed by the CDC Ecologist who advises that on the basis of the letter submitted by BSG Ecology outlining their walkover survey and findings, that the condition can be discharged.
- 5.4. The application is recommended for approval accordingly.

6. RECOMMENDATION

That Planning Condition 3 of 21/03195/F be discharged based upon the following:

Condition 3

Results of the walkover survey conducted by BSG Ecology on 20th April 2022 and explained in their letter dated 28th April 2022.

Case Officer: Linda Griffiths

DATE: 27 June 2022

Checked By: Andy Bateson

DATE: 27th June 2022
