

**Case Officer:** Hansah Iqbal

**Recommendation:** Approve

**Applicant:** Oxford University Development Ltd

**Proposal:** Discharge of Condition 15 (lighting strategy) of 18/00803/OUT

**Expiry Date:** 19 October 2022

**Extension of Time:** Yes

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## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

The application site is located within the Begbroke Science Park approximately 3 miles north of Oxford. The landscape is generally flat and land immediately surrounding the Science Park forms part of land allocated for strategic development.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

Condition 15 states:

Prior to the commencement of the development hereby approved, a lighting strategy which demonstrates how impacts on ecology will be avoided, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the lighting strategy shall be carried out in accordance with the approved details.

Reason- To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

## **3. RELEVANT PLANNING HISTORY**

The following planning history is considered 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 2018.

## **4. RESPONSE TO PUBLICITY**

Due to the nature of this application, publicity has not been required.

## **5. RESPONSE TO CONSULTATION**

Environmental Health: no objections

Ecology: *Lighting scheme is ok, what is a 'weed garden' and does it need to be lit in the evenings/mornings? Any lighting that can be avoided should be.*

Based on the above concerns the agent was contacted to provide further information, the ecology officer was then re-consulted who was satisfied with the information provided and has now removed the objection to the discharge of this condition.

## 6. APPRAISAL

The proposed lighting scheme shows lighting installations in different areas sectioned into different zones so they can be controlled independently, these controlled zones include: pedestrian pathways, roadways, car park, building entrances, bike shelters and weed garden.

Each external lighting will be switched on at dusk via the centralised photocell, however will be switched off at different times depending upon their requirement.

The Council's Environmental Protection Officer has considered the submitted details and raised no objections to the lighting scheme.

The Council's Ecologist is satisfied with the discharge of condition 15 as long as *'the weed garden' is kept as dark as the luminance diagram suggests and must be kept unlit for most of the year as site further develops, to enhance the value to biodiversity'*.

The proposed lighting scheme would provide adequate illuminance to roadways, car park, walkways and mitigate light pollution to limit impact on ecology. Therefore, based on the information provided the local planning authority is satisfied to discharge condition 15 of 18/00803/OUT.

## 7. RECOMMENDATION

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

### Condition 15 Lighting

In accordance with Drawing number BBSP-HLEA-XX-XX-DR-E-708-001 Rev P03 (Electrical engineering systems external lighting layout) and document titled 'Stage 3 External Lighting Report' Rev P3 dated 04 April 2022.

Case Officer: Hansah Iqbal

DATE: 3 October 2022

Checked By: Caroline Ford

DATE: 19 October 2022

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