

Case Officer: Andrew Thompson

Recommendation: Approval

Applicant: Begbroke Oxford Limited

Proposal: Partial Discharge of Condition 12 (details of the provision of a bus stop with shelter) of 18/00803/OUT

Expiry Date: 21 July 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The proposals relate to the condition added to the outline planning permission which approved up to 12500 square metres of B1 floorspace (a, b and c) and ancillary D1 floor space at Begbroke Science Park, Begbroke Hill, Begbroke, which is in close proximity to Kidlington.
- 1.2. Since the outline planning permission was granted, the Science Park is now part of the wider allocation to policy PR8 (land East of the A44) and the reserved matters at the Science Park has been approved.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application is to discharge condition 12 of 18/00803/OUT which states:

In accordance with the submitted Framework Travel Plan, details shall be submitted to and agreed in writing by the Local Planning Authority for the provision of a bus stop including a shelter within the site at the existing turnaround area at the eastern end of Begbroke Hill. The applicant shall enter into discussions with a service provider to either divert an existing public bus service into the site or provide a new public bus service to serve the site. Subject to agreeing an overall package of public bus service within the site with a service provider or an enhanced private minibus service to serve the site, the proposed bus stop and shelter shall be provided and the public bus service implemented in accordance with details and a programme to be first submitted to and approved in writing by the Local Planning Authority.

Reason- To ensure a sustainable scheme of public/private bus provision is created and maintained to service the existing site and the expansion hereby permitted.

- 2.2. The location and existing layout of the bus turnaround area is shown on the submitted plans as being on the northern side of Begbroke Hill at the entrance to the main science park. In this location there is an existing layby on the northern side of Begbroke Hill, and a turn-around loop on the southern side.
- 2.3. The layby is 3.5m deep, with 15m tapers at either end. The turn-around loop on the southern side of Begbroke Hill has a jug-handle profile, with a width varying between around 5m to 12m.
- 2.4. A 3m wide footway cycle way runs along the northern side of the layby. This footway cycleway is marked as a segregated facility (1.5m footway/1.5m cycleway) and provides access from the A44 Woodstock Road into the Begbroke Science Park, a distance of around 560m.

- 2.5. The applicant highlights that discussions with Stagecoach regarding the diversion of bus services are on-going, however it would appear that there is scope for this to happen, and hence the stop and facilities need to be capable of supporting standard bus services.

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 also considered relevant to the current proposal:

23/01674/NMA - Roof cowls are proposed to be added to the Academic Building Services Building. Ventilation Grille cut-outs are to be removed from the perforated metal cladding panels and relocated to within the blockwork walls behind. One single door is to be moved from the west elevation to east elevation; enclosed roof plant and lift overrun massing on both buildings revised; in respect of the entrance curtain wall of the Commercial Building, horizontal louvres are to be removed from ground floor elevation but retained on upper floors; minor updates to the compound massing and roofscape of the gas compounds of the Commercial Building and minor updates to the landscaping finishes albeit the overall landscape strategy remains unchanged (proposed as non-material amendment to 21/03150/REM) – Under consideration

22/03355/NMA - Updates to the chosen brick from grey blend to buff/ grey blend and an update to the shading fins from 'brass' colour to 'champagne' colour (proposed as non-material amendment to 21/03150/REM). Granted 17th November 2022

22/01610/NMA – amendments to 21/03150/REM, Granted June 2022.

21/03150/REM - 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. Approved 27 January 2022.

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 8th June 2021

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.

- 3.3. Other planning permissions relevant to this application:

23/01168/NMA - Several design changes to the services building (proposed as non-material amendment to 21/03195/F) – Approved 18/05/2023

22/02372/NMA - Non-material amendment to 21/03195/F - The Non-Material Amendment proposes the substitution of permeable block paving to parking bay surfacing with a porous bituminous macadam surface. Approved 02/09/2022

22/01789/NMA – substitution of permeable block paving to parking bay surfacing with porous bituminous macadam surface (proposed as non – material amendment to 21/03195/F), Refused July 2022.

21/03195/F - Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure). Granted 02/02/2022.

4. RESPONSE TO CONSULTATION

- 4.1 OCC Highways – considering plans submitted, agree they meet the requirements of the condition.
- 4.2 OCC are unaware what Stagecoach’s current position is on a service into the site since the application being approved and concerns raised at the time may have moved on due to the allocated sites in the Development Plan and likely future provision as part of these proposals.

5. APPRAISAL

- 5.1 As required by the condition the proposed location of the bus layby is located within existing infrastructure and allows for turn and manoeuvre and includes the provision of a bus stop including a shelter within the site at the existing turnaround area at the eastern end of Begbroke Hill
- 5.2 The applicant has entered into discussions with a service provider to either divert an existing public bus service into the site or provide a new public bus service to serve the site.
- 5.3 Therefore the above details are considered acceptable and would also not compromise the wider allocation delivery.
- 5.4 The detail is considered to be acceptable, the programme of implementation has not been submitted and therefore cannot be discharged at this time.

6. RECOMMENDATION

That Planning Condition 12 of 18/00803/OUT be partially discharged in respect of the details submitted based upon the following:

Condition 12

The details laid out in the submitted information:

Begbroke Science Park Travel Plan Conditions Note (ref: IMA-22-154)

Site Location and Existing Layout (IMA-22-154 009)

Proposed Bus Shelter - General Arrangement (IMA-22-154 001 Rev B)

Proposed Bus Shelter - Swept Path Analysis (IMA-22-154 007 Rev A)

are considered to be acceptable and it is noted that discussions with Stagecoach are ongoing. In order to discharge the condition fully, the proposed bus stop and shelter shall be provided and the public bus service implemented in accordance with details and a programme to be first submitted to and approved in writing by the Local Planning Authority.

Case Officer: Andrew Thompson

DATE: 3 July 2023

Checked By: Caroline Ford

DATE: 07/07/2023
