TRANSPORT PLANNING

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Job Name:	**BSP**	Job N°.	**IMA-21-071**
Date:	**February 2022**	Client:	**Oxford University Development Ltd**

Begbroke Science Park – Parking Provision to Discharge Planning Condition 18 of Planning Application Ref. 18/00803/OUT

1 Introduction and Background

1.1 This Technical Note has been produced by IMA Transport Planning on behalf of Oxford University Development Ltd to satisfy Planning Condition 18 of an Outline Planning Permission for additional floorspace at Begbroke Science Park (BSP), to be contained within two new buildings.

1.2 The Outline Planning Application (planning application ref. 18/00803/OUT) was granted Outline Planning Permission in 2018. The Transport Assessment (TA) submitted to accompany the outline planning application was produced by IMA and the TA considered the proposed parking provision for BSP as a whole, following the development of the two new buildings.

1.3 The agreed parking provision was 400 standard spaces and 14 disabled spaces, giving a total of 414 car parking spaces to serve circa 26,700m^2 of floorspace at BSP (1 space per 65.4m^2).

1.4 In December 2021, an application for a Non-Material Amendment (planning ref. 21/03146/NMA) which sought to vary the wording of Planning Condition 18 (car parking spaces) of the Outline Planning Permission was approved.

1.5 The revised Planning Condition 18, approved under the NMA, states:

> Prior to the commencement of the development hereby permitted, full specification details (including construction, layout, surfacing and drainage) of the turning area and 414 parking spaces within the wider Begbroke Science Park site, arranged so that motor vehicles may enter, turn and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

1.6 This application to discharge the revised condition 18 of the Outline Permission follows a number of further planning applications which relate to BSP:

- a Non-Material Amendment (planning application ref. 21/01699/NMA) to the Outline Planning Permission seeking to amend Conditions 6 and 7 of the Outline Planning Permission to change the maximum height of the approved development from 12.6 metres to 13.2 metres (at their highest point when measured from ground level, excluding point features and plant), approved on 8 June 2021;
- a Reserved Matters Application (planning application ref. 21/03150/REM) for the two new buildings which were the subject of the Outline Planning Application (planning application ref. 18/00803/OUT), granted planning permission in January 2022;

- a Planning Application for the formation of a new surface car park at BSP (planning application ref. 21/03195/F), granted planning permission in February 2022; and
- Information for the approval of details reserved by Conditions 15, 16 and 17 attached to outline planning permission 18/00803/OUT was submitted on 10 January 2022 (Ref. 22/00217/DISC), currently pending a decision.

1.7 This note sets out the parking provision across BSP, including the two new buildings and the new car park, and demonstrates that the level of parking meets the requirements of Planning Condition 18.

2 Parking Provision

2.1 In total, there will be 414 car parking spaces provided across BSP, to serve BSP as a whole, in line with Planning Condition 18.

2.2 The locations of the parking spaces are shown in Appendix 1 (drawing number LP2264-FIR-00-ZZ-DR-L-0007).

Existing Car Parking Provision

2.3 Table 1 shows a summary of the existing parking spaces at BSP, as set out in the Transport Statement submitted in support of the planning application for the new car park.

Parking Area	Number of Spaces Available		
	Standard	Disabled	Cycle
North West Car Park (Zone C, (unmade)	Circa 93 unallocated	0	0
CIE	0	1 unallocated	32
Department of Materials	0	0	30
Conference Car Park (Zone B, unmade)	Circa 132 unallocated	0	0
OGT/IAT	52 unallocated 24 allocated (OGT)	3 unallocated 1 allocated (OGT)	14
Christian Building	12 allocated (visitor) 7 unallocated	1 allocated (visitor)	17
Units 5&6	41 unallocated	0	0
Walled Garden	8	0	10
Total including unmade car parks	Circa 369	6	103
Total excluding unmade car parks	144	6	103

Table 1 Existing Car Parking Provision at BSP Excluding Unmade Car Parks

2.4 Excluding the 2 unmade car parks (North West Car Park and Conference Car Park) which will be lost to allow for the provision of the two new buildings results in a total of 150 car parking spaces (including 2 electric vehicle charge points) and 103 cycle parking spaces at BSP.

Additional Infill Parking

2.5 7 additional infill spaces will be provided across the existing BSP site:

- 4 spaces on the access road to the east of the OGT/IAT car park;
- 2 spaces north of the walled garden;
- 1 space on the access road to the west of the Christian Building.

2.6 The details of these spaces are shown on Plan 1.

Parking Provision within Reserved Matters Application (21/03150/REM)

2.7 4 disabled spaces will be provided as part of the Reserved Matters Application (approved January 2022) for the two new buildings. These will be located to the west of the commercial building.

2.8 A total of 206 cycle parking spaces will also be provided as part of the Reserved Matters Application.

New Surface Car Park Planning Application (21/03195/F)

2.9 Details of the construction, layout, surfacing and drainage of the new surface car park were approved in February 2022 under Planning Permission 21/03195/F.

2.10 Within the new car park to the northwest of BSP, a total of 253 car parking spaces will be provided, including 249 standard spaces and 4 disabled spaces. 63 of the spaces will be electric vehicle charge points (EVCP), of which 15 will be active and 48 passive.

Total Parking Provision

2.11 The total parking provision is summarised in Table 2 below:

Parking Area	Number of Spaces Provided		
	Standard	Disabled	Cycle
Existing Spaces	144	6	103
Additional Infill Spaces	7	0	0
Reserved Matters Application (planning ref. 21/03150/REM)	0	4	206
New Car Park (planning ref. 21/03195/F)	249	4	0
Total	400	14	309

Table 2 Parking Provision across BSP

2.12 The 414 parking spaces includes 65 electric vehicle charge points (17 active, 48 passive) across the Science Park.

3 Summary

3.1 This Technical Note has been produced by IMA Transport Planning on behalf of Oxford University Development Ltd to satisfy Planning Condition 18 of an Outline Planning Permission for additional floorspace at Begbroke Science Park (BSP), to be contained within two new buildings.

3.2 The agreed parking provision, as set out in Planning Condition 18, was 400 standard spaces and 14 disabled spaces, giving a total of 414 car parking spaces to serve circa 26,700m^2 of floorspace at BSP (1 space per 65.4m^2).

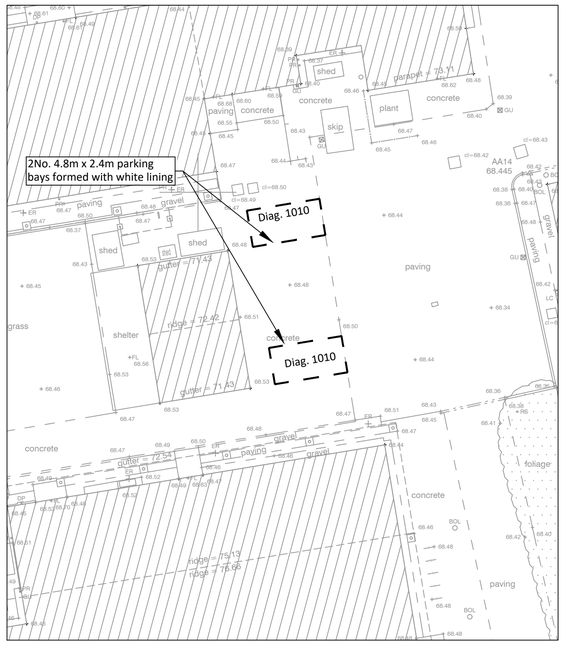
3.3 This note sets out the parking provision across BSP and demonstrates that the level of parking meets the requirements of Planning Condition 18.

Attachments:

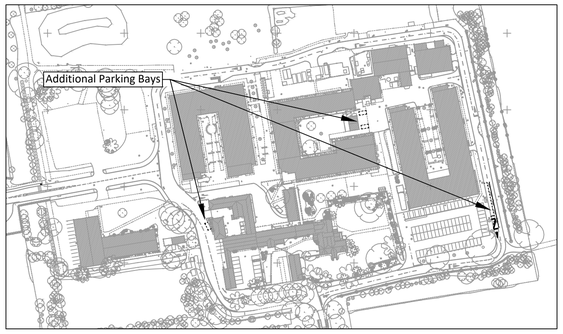
Plan 1 Details of Additional In-Fill Spaces

Appendix 1 Approved Site Layout Plan (drawing number LP2264-FIR-00-ZZ-DR-L-0007)

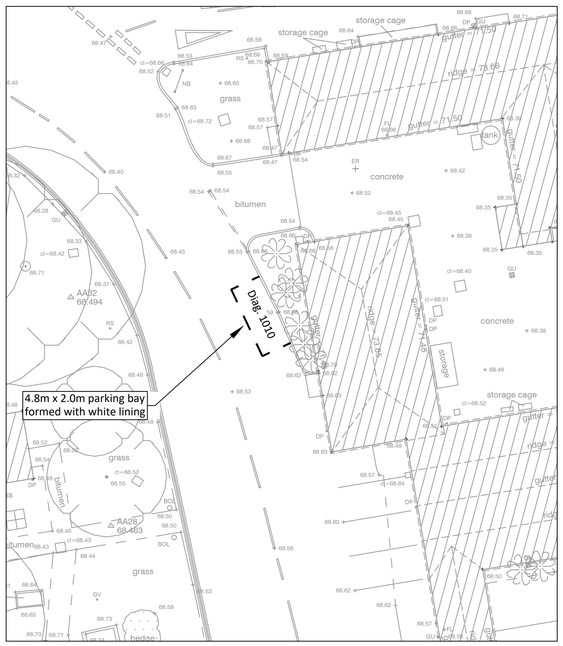
Plans



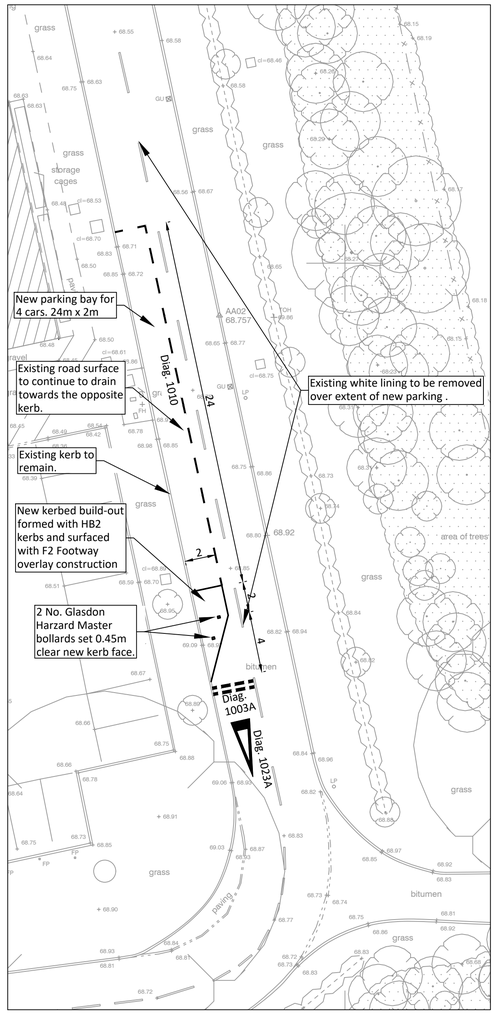
2 No. ADDITIONAL PARKING BAYS



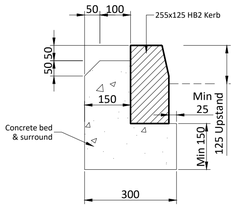
SITE OVERVIEW



1 No. ADDITIONAL PARKING BAY



4 No. ADDITIONAL PARKING BAYS



HB2 Kerb

Notes:

1. Kerb upstands shall be as below unless specified otherwise on the drawings:
   Full Height: 125mm
   Pedestrian Crossing: 0mm
   Vehicle crossing: 25mm
2. Full length kerbs shall be used. Cut kerbs shall be at least 500mm long and cut with a saw or disc cutter.
3. Straight kerbs may be used to form Radii greater then 12m. For radii less than 12m, the appropriate radius kerb shall be used.
4. All concrete bed and surround to kerbs shall be ST1.

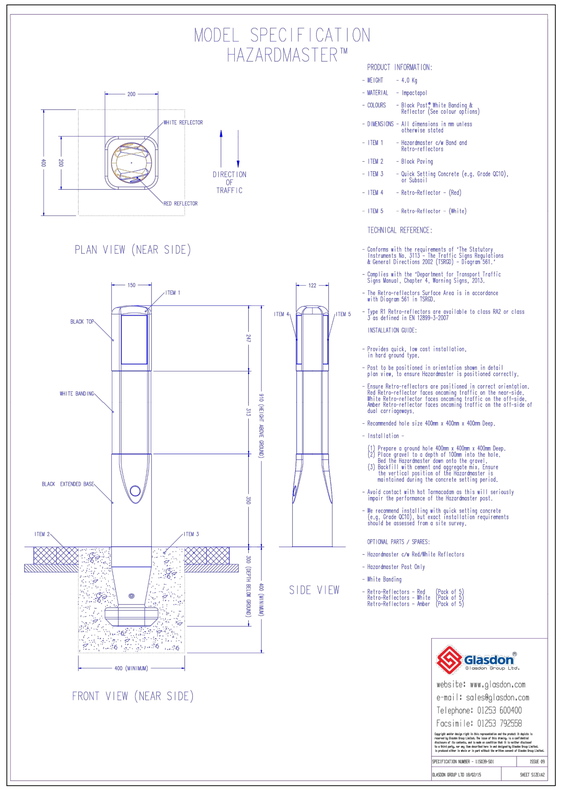
Type F2:- Footway construction - plane and overlay

Surface Course; 20mm, **AC6 dense surf, 100/150**, PSV 45, to BSEN13108-1

Regulating Course; (where required) **AC 20 dense bin, 40/60**, Specification Clause 929

White Lining

Diag 1010 - 1000mm gap, 1000mm mark, 100mm wide
Diag 1003A - 2 x 600mm line, 300mm gap, 200mm wide, 300mm between lines
Diag. 1023A - 3750mm long, 1250mm wide, 600mm and 150mm wide



REV	DATE	BY	DESCRIPTION	CHK	APD
C	16.02.2022	JMS	Minor revision	DS	DS
B	16.02.2022	JMS	Minor revision	DS	DS
A	15.02.2022	JMS	All 7 bays now shown	DS	DS
-	14.02.2022	JMS	First issue	DS	DS

DRAWING STATUS: FOR APPROVAL

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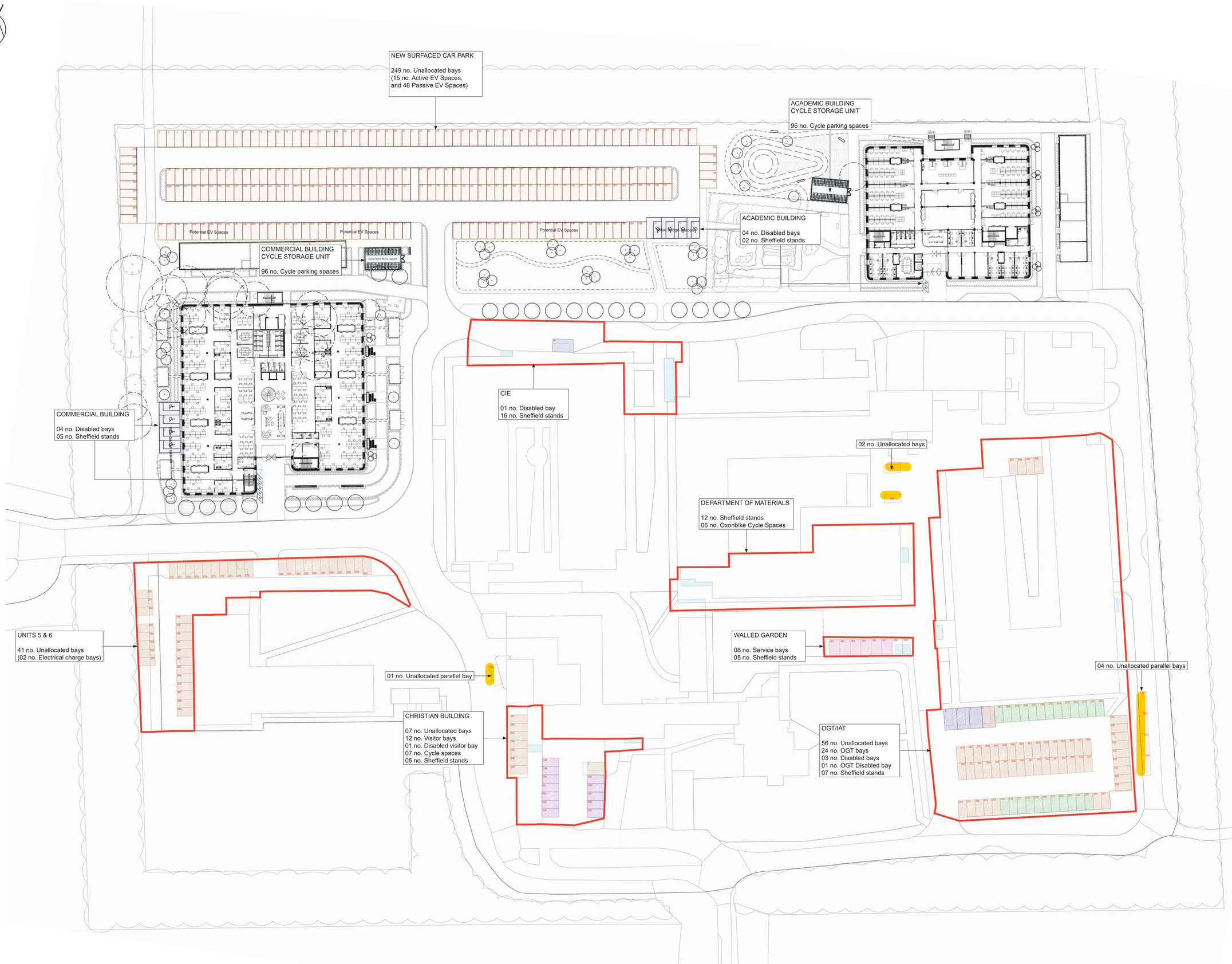
CLIENT: Oxford University Development

PROJECT: Begrook Science Park

TITLE: Additional 7 parking Spaces

SCALE: (A1)	CHECKED:	APPROVED:
1:200	DS	DS
CAD FILE: IMA-21-071-016.dwg	DESIGN/DRAWN: JMS	DATE: February 2022
PROJECT No: IMA-21-071	DRAWING No: 016	REV: C

Appendix 1



Do not scale this drawing
Landscape Architects to be notified of discrepancies in figured dimensions from site
This drawing is copyright

amendements

Rev _	DW. 19/08/21 First issue
Rev 01	DW. 19/08/21 Minor amendments to numbers. Parallel bays added to plan.
Rev 02	RS 25/08/21 Weed Garden Updated and EV provision revised

STANDARD BAYS (400 no. TOTAL)

- Unallocated Bays
  321 no. existing, 256 no. new proposed
  (356 no. total without existing unmade)
- OGT Bays
  24 no. existing, 00 no. new proposed
  (24 no. total)
- Visitor Bays
  12 no. existing, 00 no. new proposed
  (12 no. total)
- Service Bays
  06 no. existing, 02 no. new proposed
  (08 no. total)

BLUE BADGE BAYS (14 no. TOTAL)

- Disabled Bays
  05 no. existing, 08 no. new proposed
  (12 no. total)
- Disabled OGT Bays
  01 no. existing, 00 no. new proposed
  (01 no. total)
- Disabled Visitor Bays
  01 no. existing, 00 no. new proposed
  (01 no. total)

CYCLE PARKING PROVISION (309 no. TOTAL)

- Cycle Spaces
  103 no. existing, 206 no. new proposed
  (309 no. total)

(Existing parking information based on:
IMA-21-071-001 Rev_)

PLANNING

project:

Begbroke Science Park

job number:

LP2264

drawing title:

Landscape Masterplan
Car & Cycle Parking Arrangement

drawing number:

LP2264-FIR-00-ZZ-DR-L-0007

revision	scale		date
02	1:500 @ A1		19/08/21
	drawn	auth	date
for information	DW	VP	19/08/21
for construction			

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