

Case Officer: Linda Griffiths

Recommendation: Approve

Applicant: Oxford University Development Ltd

Proposal: Discharge of Conditions 18 (turning area specification) and 20
(Construction Traffic Management Plan) of 18/00803/OUT

Expiry Date: 19 July 2022

Extension of Time: 19 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 begun.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 18, which relates to car parking and turning area for the business park, and condition 20 requires the submission and approval of a Construction Traffic Management Plan. The application is accompanied by a series of drawing and CTMP accordingly.

3. RELEVANT PLANNING HISTORY

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

18/00803/OUT - conditional outline planning consent granted for up to 12,500m² commercial floorspace

21/01699/NMA - granted raising height of approved development from 12.6m to 13.2m

21/03146/NMA - change of wording to condition 18 relating to car parking approved

21/03150/REM - to 18/00803/OUT approved

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

4. RESPONSE TO CONSULTATION

- 4.1 **OCC – Transport** – Initial objection to the discharge of conditions 18 and 20. Not all vehicle spaces within the site including those that are situated within the car park have the required 6.0m manoeuvrability and the number of spaces pictured within Appendix 1 does not match those detailed within the technical statement. The names of the project supervisor and site manager were disclosed, but no contact details provided and the secondary access via Sandy Lane states within the plan

that Sandy Lane is only used by cyclists, pedestrians and emergency vehicles but this is incorrect. Recommended that use of this route is prohibited given the geometry and layout of this road, which is not suitable for HGV use.

4.2 **Update 12.07.2022** – No objection. I am satisfied that the documents submitted by the applicant have addressed the original concerns raised and I can therefore recommend that these conditions can be discharged.

4.3 **CDC Environmental Health** – no objection.

5. APPRAISAL

6.1. Condition 18 – This condition relates to parking provision and manoeuvring within the site. The submitted drawings and documentation were assessed by OCC as highway authority who raised an initial objection. The OCC guidance for space between vehicle parking bays measures 6.0m so that cars can swing into spaces. Many of the spaces did not comply which ultimately jeopardises the condition as it may restrict vehicles' ability to reverse and leave the car park forwards as well as general manoeuvrability and convenience. This was emphasised by the exclusion of a turning area. This will need to be amended before the condition can be discharged. The number of spaces to be provided is unclear and must be clarified.

6.2. Following a meeting with OCC, the proposals were clarified and amended accordingly, and the revised proposals are now acceptable to OCC. It is therefore agreed that this condition can be discharged accordingly, based on the revised plans.

6.3. Condition 20 – relates to the submission and approval of a construction traffic management plan. The submitted plan was assessed by OCC as highway authority who initially raised several concerns relating to the detail included. The detailed comments can be read in full in the application documentation.

6.4. Following the objection raised above, the CTMP was amended accordingly and is now acceptable to OCC. It is therefore agreed that this condition can be discharged accordingly, based on the revised CTMP.

6. RECOMMENDATION

That Planning Condition(s) 18 and 20 of 18/00803/OUT be discharged based upon the following:

Condition 18

Drawing numbers: IMA-21-071-016 Rev D; LP2264-FIR-00-ZZ-DR-L-0007 Rev 02 and as clarified by comments to OCC by agent to initial consultation response dated 30.06.2022 and Technical Note dated February 2022.

Condition 20

Construction Management Plan: BBSP-MACE-22-XX-HS-W-000003 Rev P003 dated 11th July 2022.

Case Officer: Linda Griffiths

DATE: 18 July 2022

Checked By: Andy Bateson

DATE: 18th July 2022
