

FAO Hansah Iqbal  
Planning Department  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Submitted to Cherwell District Council via the Planning Portal (PP-11662602)

**Date:** 04 November 2022  
**Our ref:** 62047/01/DL/SM/SWt/  
**Your ref:** 21/03150/REM

Dear Mr Iqbal

**Cherwell District Council: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF – Non-Material Amendment to Reserved Matters Approval Ref. 21/03150/REM**

On behalf of our client, Begbroke Oxford Limited (BOL), please find enclosed an application for a Non-Material Amendment (NMA) to Condition 2 of Reserved Matters Approval ref. 21/03150/REM (dated 27 January 2022) relating to Begbroke Science Park for:

*“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”.*

**Application Documents**

The following accompany this covering letter and application submission:

- 1 Completed application form, prepared by Lichfields;
- 2 Reserved Matters Submission Design Statement - Design Updates Comparison (dated 31 October 2022), prepared by NBBJ; and
- 3 Reserved Matters Submission Design Statement, Revision 01 (dated 31 October 2022), prepared by NBBJ.

A payment of £234 has been made to Cherwell District Council (CDC) in respect of the requisite planning application fee.

**Proposed Amendments**

As BOL has progressed with the detailed design of the reserved matters approval, further material exploration has been carried out to elevate the overall aesthetic quality of the two new proposed buildings on the campus.

This has included 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 which provides a better aesthetic relationship with the updated brick tone as detailed in the Reserved Matters Submission Design Statement – Design Updates Comparison.

Condition 2 attached to Ref. 21/03150/REM requires that, except where otherwise stipulated by conditions attached to the permission, the development shall be carried out strictly in accordance with the application forms and the plans and documents listed. As a result of the above changes, it is necessary to substitute the approved Design Statement, prepared by NBBJ with the Design Statement, Revision 01 which accompanies this submission. As a result the wording to Condition 2 will change to as follows (additions in bold):

*“Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:*

*Design Statement **Revision 01 (dated 31 October 2022)**, prepared by NBBJ...”*

The Reserved Matters Submission Design Statement – Design Updates Comparison is submitted for illustrative purposes only and thus this document does not need to be added to the condition.

### **Assessment of the Proposed Amendments**

Under section 96a of the Town and Country Planning Act 1990 an application can be made to the local planning authority to make a change to any planning permission. The local planning authority is empowered to make a change under section 96a *“if they are satisfied that the change is not material”*.

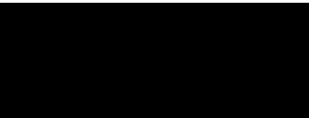
The updated materials help to create a stronger visual relationship to the existing historic Farmhouse by utilising a similar colour palette that is more akin to the traditional buff stone finish around Oxfordshire, and ensuring the new buildings are well suited to their immediate campus and surrounding rural setting.

Overall, the material updates only serve to enhance the appearance of the overall development and will not alter the approved description of development. As such we consider that it is appropriate to deal with the proposed changes through a s96a application.

### **Conclusion**

We trust that this letter provides sufficient information for the application to be validated and determined within the statutory period. In the meantime, if you have any queries regarding this application, please do not hesitate to contact me or my colleague Sarah Moorhouse.

Yours sincerely



**Sarah Watts**  
Senior Planner