

Planning Department
Cherwell District Council
Bodicote House
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Banbury
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OX15 4AA

Submitted to Cherwell District Council via the Planning Portal (PP-12465018)

Date: 20 September 2023

Our ref: 62047/01/DL/ERo/26965236v5

Dear Sir/Madam

**Cherwell District Council: Begbroke Science Park, Begbroke Hill,
Begbroke, Kidlington, OX5 1PF – Non-Material Amendment to
Condition 2 of Reserved Matters Permission 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 documents accompany this covering letter and application submission:

- 1 Completed application form, prepared by Lichfields; and
- 2 Relevant Drawings (as set out in table below).

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

Background

Cherwell District Council on 17th September 2018 granted ‘*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.' (ref. 18/00803/OUT) to the site.

Following the granting of the above outline planning permission, a Reserved Matters Application for *'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'* (ref. 21/03150/REM) was submitted and subsequently granted on 27th January 2022.

Since the granting of the Reserved Matters Approval, a number of discharge of condition and non-material amendment applications have been submitted and approved. Of relevance to this application is the following Non-Material Amendment Applications:

- Ref. 22/01610/NMA - *'Change from one single central flue on the academic building to several which would be 300mm higher than those previously approved plus changes to the design of the approved weed garden, including the addition of a ramp, relocation of the sink and events area and a material change of the main access path from Colas Fibredec to stone crazy paving (proposed as non-material amendments to 21/03150/REM)'*, which was approved on 28th June 2022.
- Ref. 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)'* which was approved on 7th July 2023.

Proposed Amendments

As BOL has progressed with the detailed design of the Reserved Matters Approval it has become apparent that there is a need for a minor change to the design to ensure one of the proposed gas stores adjacent to the Commercial Building avoid an existing Manhole, moving it 1800mm north.

Condition 2 attached to ref. 21/03150/REM requires that, except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and plans and documents listed.

As a result of the above it is necessary to substitute/replace the approved plans listed in Table 1 below.

Table 1 : Plans to be Substituted

Drawing Title	Original Drawing Ref.	Revised Drawing Ref.	Latest Drawing Ref.
Proposed Site Plan- Campus	BBSP-NBBJ-ZZ-XX-DR-A-501010/P4		BBSP-NBBJ-ZZ-XX-DR-A-501010/P5.
Proposed Site Plan – Zone C	BBSP-NBBJ-ZZ-XX-DR-A-501011/P4	BBSP-NBBJ-ZZ-XX-DR-A-501011/C02	BBSP-NBBJ-ZZ-XX-DR-A-501011/C03.
Proposed Ground Floor Plan Com Building	BBSP-NBBJ-CB-00DR-A-501020/P4	BBSP-NBBJ-CB-00-DR-A-501020/C02	BBSP-NBBJ-CB-00-DR-A-501020/C03
Landscape Masterplan	LP2264-FIR-00-ZZ-DR-L-0001/07	LP2264-FIR-00-ZZ-DR-L-0001/07	LP2264_FIR_00_ZZ_DR_L_0001/09.
Reserved Matters Landscape Masterplan	LP2264-FIR-00-ZZ-DR-L-0003/05	LP2264-FIR-00-ZZ-DR-L-0003/05	LP2264_FIR_00_ZZ_DR_L_0003/06.
Reserved Matters Commercial Building Landscape General Arrangement	LP2264-FIR-00-ZZ-DR-L-0004/01		LP2264_FIR_00_ZZ_DR_L_0004/03
Landscape M Plan Car & Cycle Parking	LP2264-FIR-00-ZZ-DR- L-0007-04	LP2264-FIR-00-ZZ-DR- L-0007-04	LP2264_FIR_00_ZZ_DR_L_0007/REV 07
Planting Plan General Arrangement	Segment 1 LP2264-FIR-00-ZZ-DR-L-3001 Rev 02 and Segment 2 LP2264-FIR-00-ZZ-DR-L-3002 Rev 02.		Sheet 1 of 3 – LP2264-FIR-00-ZZ-DR-L-3001/Rev 03; Sheet 2 of 3 – LP2264-FIR-00-ZZ-DR-L-3002/Rev 03; and Sheet 3 of 3 – LP2264-FIR-00-ZZ-DR-L-3003/Rev 01.

Assessment

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 proposed minor change to the location of 1no. gas store is required on health and safety grounds to ensure full access to the existing manhole. This will not result in a material change to the form or layout of the overall development. On this basis, it is not considered that the proposed change would modify the development to such an extent as to constitute a material amendment to the scheme.

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.

LICHFIELDS

Yours faithfully

Ellie Roe
Planner
BSc (Hons)