

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

Date: 26 May 2022

Our ref: 62047/01/DL/SM/SWt/

Your ref: 18/00803/OUT

Dear Sir/Madam

Cherwell District Council: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

On behalf of our client, Oxford University Development Ltd (OUD), please find enclosed an application for a Non-Material Amendment (NMA) to Reserved Matters Approval (Ref. 21/03150/REM) (dated 27 January 2022) 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. Landscape and Visual Review, prepared by FPCR;
3. The following application drawings, prepared by NBBJ:
 - Planning Site Sections – Proposed [Drawing no. BBSP-NBBJ-ZZ-XX-DR-A-503011/P5]
 - Proposed Roof Plan – Academic Building [Drawing no. BBSP-NBBJ-AB-RF-DR-A-501044/P5]
 - Proposed Elevations – Academic Building N-S [Drawing no. BBSP-NBBJ-AB-XX-DR-A-502020/P7]
 - Proposed Elevations – Academic Building E-W [Drawing no. BBSP-NBBJ-AB-XX-DR-A-502021/ P6]

- Proposed Sections – Academic Building [Drawing no. BBSP-NBBJ-AB-XX-DR-A-503030/P6]
- Proposed Elevations and Sections – Academic Building Services Building [Drawing no. BBSP-NBBJ-ZZ-XX-DR-A-502023/ P6]

4. The following application drawings, prepared by Assemble:

- Proposed GA [Drawing no. BBSP-ASSE-XX-XX-DR-A-301001]
- Proposed Drainage Plan and Setting Out [Drawing no. BBSP-ASSE-XX-XX-DR-A-301002]
- Proposed External Elevations [Drawing no. BBSP-ASSE-XX-XX-DR-A-302001]
- Proposed Section AA [Drawing no. BBSP-ASSE-XX-XX-DR-A-403001]
- Proposed Section BB [Drawing no. BBSP-ASSE-XX-XX-DR-A-403002]
- Proposed Section CC+DD [Drawing no. BBSP-ASSE-XX-XX-DR-A-403003]
- Stone Furniture [Drawing no. BBSP-ASSE-XX-XX-DR-A-725001]
- Stone Sink [Drawing no. BBSP-ASSE-XX-XX-DR-A-725002]
- Path Interface detail [Drawing no. BBSP-ASSE-XX-XX-DR-A-975001]

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

Proposed Amendments

As OUD has progressed with the detailed design of the reserved matters approval it has become apparent that there is a need for several flues on the roof of the academic building rather than one single central flue. The flues required would be 300 mm higher in height than those previously approved.

In addition to the above, the design for the Weed Garden at Begbroke has changed from the Reserved Matters application in responding to the design development of the wider Begbroke scheme. Due to an identified level change of 280mm on the eastern side of the site, a gentle ramp from the east into the site is now required. As a result of the new ramp, access to the sink and events area in the north east of the site is more complex. In response to this, the sink and events area has been relocated to the south eastern part of the site by the proposed dry stone wall for improved level access and to be closer to the main entrance to the garden. The spoil mound in the south eastern corner has also been re-moulded around the ramp to absorb the level change. Lastly, the material for the main access path through the centre of the site has changed from Colas Fibredec to stone crazy paving.

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/ replace the approved plans listed in Table 1 overleaf in respect of the flues plus provide new drawings with regards to the public art to provide further detail and clarity.

Table 1 Plans to be substituted

Drawing title	Original drawing number	Superseded/ New drawing number
Flues		
Planning Site Sections – Proposed	BBSP-NBBJ-ZZ-XX-DR-A-503011/P2	BBSP-NBBJ-ZZ-XX-DR-A-503011/P5
Proposed Roof Plan – Academic Building	BBSP-NBBJ-AB-RF-DR-A-501044/P2	BBSP-NBBJ-AB-RF-DR-A-501044/P5
Proposed Elevations – Academic Building N-S	BBSP-NBBJ-AB-XX-DR-A-502020/P4	BBSP-NBBJ-AB-XX-DR-A-502020/P7
Proposed Elevations – Academic Building E-W	BBSP-NBBJ-AB-XX-DR-A-502021/P3	BBSP-NBBJ-AB-XX-DR-A-502021/P6
Proposed Sections – Academic Building	BBSP-NBBJ-AB-XX-DR-A-503030/P3	BBSP-NBBJ-AB-XX-DR-A-503030/P6
Proposed Elevations and Sections – Academic Building Services Building	BSP-NBBJ-ZZ-XX-DR-A-502023/P3	BBSP-NBBJ-ZZ-XX-DR-A-502023/P6
Public Art		
Proposed GA		BBSP-ASSE-XX-XX-DR-A-301001
Proposed Drainage Plan and Setting Out		BBSP-ASSE-XX-XX-DR-A-301002
Proposed External Elevations		BBSP-ASSE-XX-XX-DR-A-302001
Proposed Section AA		BBSP-ASSE-XX-XX-DR-A-403001
Proposed Section BB		BBSP-ASSE-XX-XX-DR-A-403002
Proposed Section CC+DD		BBSP-ASSE-XX-XX-DR-A-403003
Stone Furniture		BBSP-ASSE-XX-XX-DR-A-725001
Stone Sink		BBSP-ASSE-XX-XX-DR-A-725002
Path Interface detail		BBSP-ASSE-XX-XX-DR-A-975001

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”.

This application is accompanied by a Landscape and Visual Appraisal Addendum. The report concludes that the proposed flues would be inconsequential in nature and the level of effects on landscape and visual receptors would remain the same as the approved scheme.

In addition, the proposed changes to the weed garden are needed for practicality and accessibility and result in no material change to the proposed public art scheme. They will also consequentially result in some benefits e.g. the material for the main access path through the centre of the site has changed from Colas Fibredec to stone crazy paving in order to use a more locally produced products, therefore reducing the carbon footprint of the scheme.

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 you have sufficient information to validate and determine the application 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



Daniel Lampard
Senior Director