

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

Date: 27 April 2023

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

Your ref: 21/03195/F

Dear Sir/Madam

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

On behalf of our client, Begbroke Oxford Limited (BOL), please find enclosed an application for a Non-Material Amendment (NMA) to full planning application (Ref. 21/03195/F) (dated 4 February 2022) for:

“Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure)”.

Application Documents

The following accompany this covering letter and application submission:

- 1 Completed application form, prepared by Lichfields;
- 2 The following application drawings, prepared by NBBJ:
 - Proposed Floor and Roof Plan – Services Building [Drawing no. BBSP-NBBJ-ZZ-XX-DR-A-511011/CO2];
 - Proposed Elevations and Sections – Services Building [Drawing no. BBSP-NBBJ-ZZ-XX-DR-A-512010/CO2].

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 approved application 21/03195/F it has become apparent that there is a need to make some minor design changes to the approved service building comprising:

- 1 Height reduction from 4500mm to 4300mm;
- 2 Ventilation cowls added to the roof;

- 3 Roof finishes change (albeit this area is not visible to the public);
- 4 Doors location and sizes change; and
- 5 Additional door added on East elevation.

Condition 2 attached to Ref. 21/03195/F 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 in respect of the proposed changes.

Table 1 Plans to be substituted

Drawing title	Original drawing number	Superseded/ New drawing number
Proposed Floor and Roof Plan – Services Building	BBSP-NBBJ-ZZ-XX-DR-A-511011/P2	BBSP-NBBJ-ZZ-XX-DR-A-511011/C02
Proposed Elevation and Sections – Services Building	BBSP-NBBJ-ZZ-XX-DR-A-512010/P2	BBSP-NBBJ-ZZ-XX-DR-A-512010/C02

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 Non-Material Amendment proposes a number of minor practical design changes to the approved services building. On this basis, it is not considered that the proposed changes 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