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Submitted to Cherwell District Council via the Planning Portal (PP-12312015)

Date: 17 July 2023

Our ref: 62047/01/DL/ERo/26800957v1

Dear Andrew

Cherwell District Council: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF – Non-Material Amendment to Condition 17 of Outline Planning Permission ref. 18/00803/OUT

On behalf of our client, Begbroke Oxford Limited (BOL), please find enclosed an application for a Non-Material Amendment (NMA) to Condition 17 of Outline Planning Permission ref. 18/00803/OUT (dated 8 May 2018) relating to Begbroke Science Park for:

“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”.

Application Documents

The following accompany this covering letter and application submission:

- 1 Completed application form, prepared by Lichfields;
- 2 LP2264-FIR-00-ZZ-DR-L-0009 Po2; and
- 3 LP2264-FIR-00-ZZ-L-0010 Po2.

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

Proposed Amendments

The current wording of condition 17 of ref. 18/00803/OUT is as follows:

“A permissive pedestrian and cycle route between Begbroke Science Park and the restricted byway at Roundham Bridge that is suitable for use year-round, shall be provided in accordance with details and a programme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The details shall include timing for delivery of the permissive pedestrian and cycle route, the location and routing of the connection and design details including the minimum width and surfacing details. The permissive pedestrian and cycle route shall be provided in accordance with the approved details and programme.”

As a result of discussions with local Councillors and yourself on site on 13 June 2023, the applicants are proposing to remove the proposed post and rail fence from the permissive pedestrian and cycle route. As discussed, this NMA application seeks to vary the wording of the above condition to allow work to be carried out in accordance with the details agreed on site. We therefore propose the following amended wording for condition 17:

“A permissive pedestrian and cycle route between Begbroke Science Park and the restricted byway at Roundham Bridge that is suitable for use year-round, shall be provided in accordance with the following plans:

- *LP2264-FIR-00-ZZ-DR-L-0009 P02*
- *LP2264-FIR-00-ZZ-L-0010 P02”*

The revised drawings remove the fence on either side of the permissive cycle path and footpath other than over the bridge but include two new bollards, one on the internal side of the bridge and another by Begbroke Campus, to deter vehicle access.

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 to vary the wording of Condition 17 will allow work to be carried out in accordance with the details discussed on the site visit on 13 June 2023.


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.

LICHFIELDS

Yours sincerely



Ellie Roe
Planner
BSc (Hons)