

2 March 2021  
L210302 – OTP Application Covering Letter



Sarah Stevens  
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Cherwell District Council

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**SUBMITTED VIA PLANNING PORTAL REF: PP-09578233**

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Dear Ms Stevens

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION TO VARY CONDITIONS 1, 3, 5 AND 6 OF RESERVED MATTERS APPROVAL REFERENCE  
17/01542/REM  
OXFORD TECHNOLOGY PARK, LANDGFORD LANE, KIDLINGTON  
OXFORD TECHNOLOGY PARK LIMITED**

### Introduction

We write on behalf of our client, Oxford Technology Park Limited, to apply for planning permission for the above.

The application is a straight forward proposal that seeks to amend the plans approved as part of Reserved Matters Approval Reference 17/01542/REM. The proposal was discussed at a meeting on 17<sup>th</sup> March 2020 with yourself and Alex Keen, Deputy Senior Manager and Majors Manager at Cherwell District Council. The scope and content of the application were agreed and it was confirmed that the principle of the proposal is acceptable.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the application comprises the following:

- This covering letter
- The completed application form
- Drawing Ref. 2604 AA(0) 10 Rev PL2 – Unit 1 Ground & First Plan
- Drawing Ref. 2604 AA(0) 11 Rev PL2 – Unit 1 Second & Plant Floor Plan
- Drawing Ref. 2604 AA(0) 12 Rev PL1 – Unit 1 Roof & Section
- Drawing Ref. 2604 AA(0) 101 Rev PL1 – Unit 1 External Canopy
- Drawing Ref. 2604 AA(0) 14 Rev PL1 – Unit 1 North & South Elevations
- Drawing Ref. 2604 AA(0) 15 Rev PL1 – Unit 1 Elevations & Sections
- Drawing Ref. 2647 101 Rev PL3 – Building 3 Ground Floor Plan
- Drawing Ref. 2647 102 Rev PL3 – Building 3 First Floor Plan
- Drawing Ref. 2647 103 Rev PL3 – Building 3 Roof Plan
- Drawing Ref. 2647 104 Rev PL2 – Building 3 West & South Elevations
- Drawing Ref. 2647 105 Rev PL2 – Building 3 North & East Elevations / Section
- Drawing Ref. 2647 106 Rev PL2 – Building 3 Section Elevations GL B&H
- Drawing Ref. 2647 190 Rev PL1 – Building 3 Proposed Bin Recycle Storage
- Drawing Ref. 2647 200 Rev PL3 – Unit 1 & 3 Site Plan
- Drawing Ref. 2647 201 Rev PL3 – Unit 1 & 3 Proposed Fencing Diagram
- Drawing Ref. 2647 202 Rev PL3 – Unit 1 & 3 Proposed Cycle Locations
- Plan Ref. OTP/SLP – Site Location Plan
- Transport Statement prepared by Stantec

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The planning application has been submitted electronically via the Planning Portal (Ref: **PP-09578233**), and an online payment for the planning application fee of £234.00 has been made via the Portal.

Note that a Site Location Plan is not a mandatory requirement for an application made under S73 of the Act and no amendments to the approved Site Location Plan under the decision that this application seeks to vary are proposed. Therefore, the grant of any planning permission will not require the Local Planning Authority to update the already approved Site Location Plan.

### **Relevant Planning History**

Outline Planning Permission for the development of Oxford Technology Park was granted under Reference 14/02067/OUT on 10<sup>th</sup> October 2016. The Outline Permission enabled the construction of 40,362 sq. m of new build employment floorspace.

Conditions on the Outline Permission have subsequently been discharged, and Reserved Matters approved under Reference 17/01542/REM on 24<sup>th</sup> November 2017 for the development of Units 1 and 3 that are subject to this application. Conditions pursuant to the Reserved Matters Approval were discharged under Reference 18/00047/DISC on 25<sup>th</sup> May 2018. The development has subsequently commenced through the undertaking of site preparation works and the construction of the site access road within the development.

In addition to the above, Planning Permission was granted under Reference 17/02233/F on 11<sup>th</sup> July 2018 for a new hotel development that would support the operation of the Technology Park. The hotel is now operational.

### **The Proposal**

The proposal is for amendments to Units 1 and 3 that are enabled to be constructed pursuant to the Reserved Matters Approval. The amendments to Unit 3 have been discussed at a pre-application meeting as outlined above and the amendments confirmed to be acceptable. The amendments to Unit 1 as outlined below are inconsequential.

The requirement for the amendments arises as a consequence of the first phase of occupier requirements to operate from the Technology Park. The proposed amendments will ensure that Phase 1 of the employment development is delivered with building on site due to commence this year to enable occupation of Units 1 and 3 in 2022. The proposal is therefore positive development to deliver high quality employment floorspace in accordance with the requirements of the approved development and policy objectives for the site as already considered and confirmed to be acceptable through the approval of previous applications.

The key amendments proposed are summarised as follows:

- Unit 1:
  - The panelling at the top of the roof line of the building as shown on all elevations. This was previously a single grey and white strip lengthways across the building and is replaced by a series of panels that follow the cladding pattern of the remainder of the approved building elevation.
  - The removal of the brise soleil solar shading system from the east, south and west elevations.
  - The inclusion of a central entrance to the building as opposed to two side entrances on the southern elevation. Amendments to the internal stair configuration are required to reflect that new central entrance point.
  - Amendments to the roof plant arrangement.
  - There are no amendments proposed to the total car parking proposed (i.e. 100 spaces), but the four approved disabled spaces proposed are moved a few bays westwards and two Electric Vehicle ('EV') charging bays are proposed. Further, 30 covered cycle bays are proposed.

The remainder of Unit 1 is as approved.

- Unit 3:
  - The principal amendment to Unit 3 is to increase the approved internal mezzanine floor area from 464 sq. m to 2,204 sq. m (gross internal area ('GIA'), with a minor reduction in ground floor area from 2,315 sq. m to 2,248 sq. m (GIA). The requirement to increase internal floorspace at mezzanine level arises as a consequence of a requirement to support both current and potential expansion plans of the occupier that would be accommodated at the site. The increase in floorspace is wholly contained within the envelope of the building and does not exceed the total amount of floorspace approved as part of the Outline Planning Permission. When combined with the floor area of Unit 1, both units proposed will only provide 7,971 sq. m of employment generating floorspace, which is well within the parameters of 40,362 sq. m of floorspace approved under the Outline Planning Permission. There are no conditions on the Outline Planning Permission that limit the total gross floorspace of the development or the construction of additional floorspace at mezzanine level. The additional floorspace at mezzanine level could therefore be constructed within the unit without the requirement for planning permission once the building has been constructed and first operated. It follows that the proposal does not deliver floorspace that either falls outside the scope of the Outline Permission, or cannot be delivered at the site through internal works.
  - To reflect the increased internal floorspace, the external car parking layout is amended to increase the number of car parking spaces from 46 to 73 spaces, which includes an increase in disabled bays from two to five and the provision of two EV charging bays. The ability to increase the parking levels arise in part as a consequence of a reduced requirement for dedicated servicing space at the rear of the proposed unit. Further, 40 covered cycle bays are proposed.

Although the proposal does not increase the quantum of floorspace that benefits from approval under the terms of the Outline Planning Permission and was assessed in highway terms and confirmed to be acceptable by the Local Planning Authority, a Transport Statement is provided that demonstrates that there would be no adverse effects of the delivery of the additional floorspace at mezzanine level and that the level of car parking provided is sufficient.
  - The external appearance of the building is updated to reflect the occupier requirements for reduced levels of service access on the east elevation. Enhanced glazing is also proposed on the north, south and west elevations of the building. There are amendments to the pattern of materiality of the building proposed, which is different to that which was approved under the Reserved Matters, but not the colour of the materials proposed and the updated appearance remains reflective of the previous approval, and the approved development at Unit 1. The development remains a high quality designed scheme that is appropriate for its proposed location and the functionality of the employment activities that will be undertaken within the building.

The requested amendments result in a requirement to update the plans approved as part of Condition 1 of the Reserved Matters Approval. Conditions 3, 5 and 6 have already been discharged or updated information is included on the plans submitted with this application. Therefore, we kindly request that the Local Planning Authority:

1. Removes Conditions 3 and 5 as the approved plans show the information required; and
2. Updates Condition 6 to reflect the information already submitted to discharge that condition under Reference 18/00047/DISC.

**Summary and Conclusion**

The above sets out the amendments to the approved Units 1 and 3 that are proposed at Oxford Technology Park. The amendments will enable the development to commence to meet occupier requirements, with the planned commencement of those employment operations forecast for 2022 with build programmed this year and early next year.

The amendments do not exceed the parameters established by the Outline Planning Permission and the overall type of development approved under the Reserved Matters. The amendments to Unit 3 and the form of the application were discussed and agreed as part of discussions with the Local Planning Authority in March 2020. The amendments to Unit 1 are inconsequential.

We kindly request you approve the application at the earliest opportunity. If you have any queries regarding the above or require any further information, please do not hesitate to contact Matthew Sobic.

Yours faithfully



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Planning

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