

23 July 2022
L220723 – OTP Building 5 S73 Application Covering Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-11370434

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Dear Mr Peckford

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO VARY CONDITIONS 2, 6 AND 16 OF PLANNING PERMISSION REF:
21/03913/FUL
BUILDING 5, OXFORD TECHNOLOGY PARK, LANDGFORD LANE, KIDLINGTON
OXTEC DEVELOPMENTS LIMITED**

Introduction

We write on behalf of our client, Oxtec Developments Limited, to apply for planning permission for the above.

The application is for Building 5 of the employment development at Oxford Technology Park in Kidlington that is under construction. The application is a straightforward application to enable Unit 5A at the building to be occupied by Williams Advanced Engineering to deliver operations that meet the Council's requirements for the site to provide for high value employment needs. The application is simply for operational development that will be contained within the service yard of the building so that Williams Advanced Engineering can test its battery cells that it will be designing and producing at the site.

Williams Advanced Engineering is intending to take occupation of the unit in October 2022 and the approval of this application is the last matter that is required to be addressed before that occupation can take place. Therefore, we kindly request that the application is approved at the earliest opportunity.

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. 2613 – 02 Rev PL1 – 'Site Location Plan'
- Drawing Ref. 2613 – 01 Rev PL3 – 'Proposed Site Location Plan'
- Drawing Ref. 2613 – 05 Rev PL3 – 'Hard Landscaping Site Plan'
- Drawing Ref. 2613 – 101 Rev PL3 – 'Proposed Bin Recycle Storage'
- Drawing Ref. 2613 – 102 Rev PL3 – 'Proposed Fencing Diagram'
- Drawing Ref. 2613 – SK – 'Building 5 – Battery Test Container Elevations'
- Drawing Ref. E101 – 'Enlarged Site Plan'
- Drawing Ref. E201 – 'Battery Test Container Plan Section Views'
- Drawing Ref. E202 – 'Battery Test Container Section Views'

The planning application has been submitted electronically via the Planning Portal (Ref: **PP-11370434**), and an online payment for the planning application fee of £234 has been made via the Portal.

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The Proposal and Consideration

The proposal is to enable Williams Advanced Manufacturing to provide four battery test cells within the rear service yard to Unit 5A. The test cells cannot be accommodated within the unit for health and safety reasons and therefore are required to be accommodated outside of the building. The only place for this is in the rear service area to the development. As can be seen from the enclosed plans, the test cells are essentially shipping containers with high technology equipment contained within them.

The proposal results in a minor reduction in car parking at the site through the removal of four car parking spaces to accommodate the test cells and the relocation of the recycling / bin store resulting in a reduction of a further car parking space.

The application is submitted as an amendment to Planning Permission Reference 21/03913/FUL of the development is under construction.

Permission Reference 21/03913/FUL was granted for the construction of Building 5 under the following description of development:

'Planning Application for Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and associated works including access and parking.'

The proposed test cells accord with the description of development as they are for development that falls within the permitted Use Classes, and they also constitute 'associated works'. Accordingly, their inclusion would be covered by the existing description of development.

Further, the proposed works would not result in an amendment to the approved development that is of a scale and/or nature which results in a development which is substantially different from the one which has been approved. The development will still remain a large-scale employment development. Accordingly, the proposed amendment would meet the definition of a 'minor material amendment' as expressed at Paragraph: 017 Reference ID: 17a-017-20140306 of the Planning Practice Guidance.

In order to facilitate the amendment, the following conditions are required to be amended (additions to conditions are underlined):

- **Condition 2 – Approved Plans List to read:**

'Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

- 2613-01-PL3 – Proposed Site Location
- 2613-02-PL1 - Site Location Plan
- 2613-10-PL2 - Ground Floor Plan
- 2613-11-PL2 - First Floor Plan
- 2613-12-PL1 - Roof Plan
- 2613-14-PL1 - South & West Elevations
- 2613-15-PL2 - North & East Elevations
- 2613-16-PL1 - Sectional Elevations
- 2613-100-PL3 - Cycle Locations
- 2613-101-PL1- Bin Storage & Recycling
- 2613-102-PL3 - Fence Plan
- 2613-05-PL3 - Proposed Hard Landscaping Plan
- 2613 – SK – Building 5 – Battery Test Container Elevations
- E101 – Enlarged Site Plan
- E201 – Battery Test Container Plan Section Views
- E202 – Battery Test Container Section Views

Planning & Economic Statement by Savills, received by the Local Planning Authority on 22 November 2021
Design & Access Statement by Garrett McKee Architects, received by the Local Planning Authority on 22 November 2021
Transport Statement, Ref: 33231058 Rev1, by Stantec, dated November 2021 and received by the Local Planning Authority on 2 December 2021
Letter from Savills referenced L220723 – OTP Plot 5 S73 Application Covering Letter and received by the Local Planning Authority on 23 July 2022

- **Condition 6 – Car Parking Layout condition to read:**

‘The vehicle parking layout shown on plans 2613-01-PL3 and 2613-05-PL3 shall be laid out prior to occupation of the approved development. Thereafter, the areas shall be retained solely for the purpose of parking, turning and manoeuvring.’

- **Condition 16 – External Areas condition to read:**

‘Except as shown on plans 2613-01-PL3, 2613-05-PL3, 2613-100-PL3 and E101, no goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.’

Summary and Conclusion

This application relates to Building 5 at Oxford Technology Park in Kidlington that is under construction. The application is to enable Unit 5A at the building to be occupied by Williams Advanced Engineering to deliver high value employment. The application is simply for operational equipment that will be contained within the service yard of the building so that Williams Advanced Engineering can test its battery cells that it will be designing and producing at the site.

We kindly request you approve the application at the earliest opportunity following the expiry of the application’s consultation period to enable Williams Advanced Engineering to take occupation at the site by October 2022. If you have any queries regarding the above or require any further information, please do not hesitate to contact Matthew Sobic.

Yours sincerely



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Planning

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