

11 February 2023
L230211 – OTP Application Covering Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-11929276

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Dear Ms Stevens

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO VARY CONDITIONS 2 AND 13 OF PLANNING PERMISSION REFERENCE 22/02647/F
BUILDING 6, 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 a straight forward proposal that seeks to amend the plans approved as part of Planning Permission Reference 22/02647/F that was granted permission on 13 January 2023.

The planning application has been submitted electronically via the Planning Portal (Ref: **PP-11929276**), 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 Oxford Technology Park ('OTP') was granted on 16 October 2016 under Reference 14/02067/OUT and subsequently varied under Reference 17/00559/F. The outline permission permitted the construction of 40,362 sq. m¹ (GIA) of office, research and development, laboratory and storage business space within Use Classes B1², B2 and B8 and reserved matters were approved for Units 1 and 3 under Reference 17/01542/REM on 24 November 2017, which provides 7,971 sq. m of floorspace with those units now constructed.

Planning permission for a hotel development was also granted on 11 July 2018 under Reference 17/02233/F (Unit 2). The hotel has been constructed and is operated by Premier Inn and provides approximately 3,981 sq. m of floorspace.

Buildings 5, 6, 7 and Plot 4 have also been granted permission and have largely been constructed and provide approximately 18,376.6 sq. m of floorspace.

¹ All floorspace reference are provided as Gross Internal Areas.

² Now Class E.





The total quantum of development either approved or under construction is 30,328.6 sq. m, which is well within the quantum of floorspace approved by the Local Planning Authority ('LPA') under the original outline permission (i.e. 40,362 sq. m)

The Proposal

The proposal is for amendments to Unit 6A in Building 6. The application simply seeks permission for additional floorspace at mezzanine level within Unit 6A to meet incoming occupier requirements. Unit 6A already has approval for a mezzanine for 796 sq. m.

The application seeks permission to extend that mezzanine from 796 sq. m to 1,401 sq. m (i.e. an additional 605 sq. m). The additional 605 sq. m is well within the ambit of the quantum of floorspace permitted under the original outline planning permission and represents only an increase of less than 2% of the total floorspace that has either been approved or is under construction (i.e. the 30,328.6 sq. m figure specified above). All of the floorspace will be accommodated internally and therefore there are no external changes proposed by the application.

In order to facilitate the above change, we request the following amendments to Planning Permission Reference 22/02647/F:

- Condition 2 – an update to the approved plans list to replace Plan Reference 2703-11 Rev PL1 – Building 6A & 6B Proposed First Floor Plan with enclosed Plan Reference 2703-11 Rev PL3 – Building 6A & 6B Proposed First Floor Plan to show the required mezzanine floorspace configuration.
- Condition 13 – to be amended as follows to reflect the additional floorspace:

'The total floorspace of the approved development shall be 5,001sqm, which including 2,804 sq. m at ground floor and 2,197 sq. m at mezzanine floor'

Summary and Conclusion

The above sets out the amendment to the approved Building 6 at Oxford Technology Park in order to meet occupier requirements. The amendment is considered to be minor.

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 or Francesca Opoku-Gyamfi.

Yours sincerely



Savills (UK) Limited
Planning

Enc.