

20 April 2023
L230420 – DoC Covering Letter



David Peckford
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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP-12098049

Dear Mr Peckford,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR DISCHARGE OF CONDITION 4 OF PLANNING PERMISSION REF: 22/02647/F
OXFORD TECHNOLOGY PARK, LANGFORD LANE, KIDLINGTON
OXTEC DEVELOPMENTS LIMITED**

Introduction

We write on behalf of our client, OxTec Developments Limited, to apply to discharge Condition 4 of Planning Permission 22/02647/F approved at Oxford Technology Park.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- Framework Travel Plan, prepared by Vectos
- Planning Permission Ref: 22/02647/F

The application has been submitted via the Planning Portal website (**PP-12098049**). The requisite application fee of £116.00 has been paid electronically.

The Application

By way of background, land at Oxford Technology Park ('**OTP**') has been subject to various permissions over the years. The scheme has been developed through phases with the final phase of the project currently under consideration by the Council.

This application seeks to discharge Condition 4 of planning permission reference: 22/02647/F, granted 13 January 2023, relating to the Travel Plan.

Condition 4 of planning permission reference: 22/02647/F states:

"Prior to the first occupation of the development hereby approved, a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note 'Using the Planning Process to Secure Travel Plans', shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details."

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In accordance with the requirements to discharge the condition, we enclose a Framework Travel Plan ('FTP') detailing the strategy and measures employed for the Travel Plan including monitoring, review, and delivery across the Site.

As identified within the FTP, A travel plan coordinator ('TPC') will be appointed by the developer to promote and manage the long-term travel plan measures across the site, liaising with Oxfordshire County Council and other key stakeholders.

In addition, the TPC will be up to date on the Council's transport initiatives, ensuring the FTP is kept in accordance with standards.

Due to the nature of the development, the FTP establishes the expectations and parameters of which the subsidiary Travel Plans will create more specific measures relevant to each phase of development, the various occupiers, and their business models. Establishing a provisional target, the FTP anticipates a potential reduction in single car occupancy use to encourage the use of more sustainable modes of transport.

We trust that the details included in the FTP are acceptable to the Council and request written confirmation that the listed condition has been formally discharged.

Summary and Conclusion

This application seeks the discharge of Condition 4 of Planning Permission 22/02647/F.

The documents submitted in support of this application provide all the necessary information required by the Council. It follows that the conditions can be formally discharged such that the various developments can commence.

We will endeavour to contact you within the next couple of days to ascertain the Council's timetable for decision making. In the meantime, should you require any clarification or additional information, please do not hesitate to contact Matthew Sobic or Francesca Opoku-Gyamfi at these offices.

Yours faithfully



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