

Case Officer: Andrew Thompson

Recommendation: Approval

Applicant: OxTec Developments Limited

Proposal: Discharge of condition 4 (Travel Plan) of 22/02647/F

Expiry Date: 20 July 2023

Extension of Time: 20 July 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to Unit 6 of Oxford Technology Park which is nearing completion but is not yet occupied.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application is to discharge condition 4 of planning permission 22/02647/F which states:

“Prior to first occupation a framework Travel Plan for the wider site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Travel Plan thereafter.”

- 2.2. The application is supported by a Framework Travel Plan (ref: 226698C Version 3) which sets out the following chapters - Existing Transport Conditions; Development Proposals; Provisional Mode Share Targets; Framework Travel Plan Structure and Management; Travel Plan Measures and the Monitoring and Review; and a Delivery/Action Plan.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

3.2. 14/02067/OUT•

OUTLINE (all matters reserved) - New build Technology Park comprising 40,362sqm of office, research and development, laboratory, storage and ancillary space. Approved•

16/00533/DISC•

Discharge of Conditions 6 (means of access), 10 (surface water drainage scheme), 11 (drainage strategy), 12 (air quality impact assessment), 14 (low emission transport plan), 15 (reptile method statement), 16 (method statement for enhancing tree or shrub planting, areas of species rich grassland, habitat boxes for birds) and 18 (bird control management plan) of 14/02067/OUT. Approved•

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17/00559/F

Variation of conditions 1, 2, 3, 5, 7, 9 and 21 of 14/02067/OUT to enable proper phasing of the development. Approved•

17/01542/REM•

Phase 1 of Oxford Technology Park including details of siting, design, layout and external appearances of units referred to as 1 and 3. Approved.●

17/02233/F●

Planning permission granted for a new 3,981m² hotel at Unit 2, which is now built and occupied as a Premier Inn.●Approved.●

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18/00047/DISC●

Discharge of conditions 3 (landscaping scheme); 5 (cycle parking) and 6 (sustainability and energy statement) of 17/01542/REM. Approved.●

19/00734/F●

Variation of Condition 2 of 17/02233/F - to remove the brise soleil from proposed building and addition of 1No window/door. Withdraw drawing numbered AP18 Revision A & AP19 Revision A and replace with new drawings numbered AP26 & AP27. Approved.●

21/00690/REM●

Variation of conditions 1 (plans), 2 (materials) 3 (landscaping scheme), 5 (cycle parking), 6 (sustainability and energy statement) of 17/01542/REM - amendments to Units 1 and 3. Approved●

22/02148/F●

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 (part retrospective) (Units 4a and 4b). Approved.

22/02214/F

Variation of condition 2 (plans) 6 (vehicle parking layout) 16 (external Areas) of 21/03913/F - amendments to specified conditions relating to Building 5.●Approved

22/01683/F

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 (part retrospective) (Unit 7).●Approved

22/02647/F

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 (part retrospective). Approved

23/00382/F

Variation of Conditions 2 (Plans) & 13 (Total Floor Space) of 22/02647/F - Permission for additional floor space at mezzanine level within Unit 6A. Approved

23/00915/F

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 (relating to proposed Buildings 8, 9, 10 and 11). Approved

RESPONSE TO CONSULTATION

- 4.1 OCC Highways: Objection. In order to discharge condition (Travel Plan) - the following amendments are required:

A small amount of additional information is required before the document meets OCC criteria and discharge of condition can be recommended. It is advised that the applicant consults appendix 7 of the OCC guidance document ('Transport for New Developments – Transport Assessments and Travel Plans March 2014') and the comments below to ensure all criteria has been met.

Our Travel Plan team are happy to speak to the applicant to resolve any outstanding issues within the Travel Plan

APPRAISAL

- 5.1 Notwithstanding the comments of the Highways Authority the Travel Plan is considered to be acceptable. The points raised by the Highways Authority are as follows:

- 5.2 Paragraph 4.5 – baseline monitoring should take place within 3 months of 50% unit occupancy. How close is the site to this figure?

Response: In terms of occupation the units occupied are Unit 1 - B1a Offices - Total – 3,796 sq. m. (GIA) and Unit 3 - B1b Research & Development - Total – 2,779sq. m. (GIA). The total floorspace of the Park is 51,856 sq. m as approved. The park is therefore occupation is currently at 12.67%. It is not necessary to confirm this figure within the travel plan only to note that the 50% figure has not been met yet.

- 5.3 What budget will the TPC be allocated to undertake the identified actions?

Response: The identified actions are the key aspect. A budget will need to be identified and the actions will need to be met but the precise budget may go up and down depending on the level of work needed.

- 5.4 No Action plan with SMART targets – who is reasonable for the action and time scale of delivery. What objective do they link to?

Response: An action plan is not a requirement of a Framework Travel Plan as per OCC guidance, it has been provided at Section 8 to allow for clear understanding of what is necessary to be provided and the timescales and responsibilities for these.

- 5.5 As such the Travel Plan submitted forms a suitable Framework for the implementation of sustainable transport initiatives. The changes above would be minor and therefore are not considered significant in the determination of the acceptability of the plan.

4. . RECOMMENDATION

That Planning Condition 4 of 22/02647/F be discharged based upon the following:

Condition 4

The application is supported by Framework Travel Plan (ref: 226698C Version 3) which has been considered to be an appropriate document to support sustainable transport initiatives subject to its implementation. The applicant should continue to liaise with OCC Travel Plan Team as the Travel Plan is implemented and becomes a formal Travel Plan and is reviewed. An appropriate budget will need to be

identified to carry out the actions.

Case Officer: Andrew Thompson

DATE: 19 July 2023

Checked By: Caroline Ford

DATE: 20 July 2023
