

Our ref: Q210286/EL
Your ref: PP-12108332
Email: lucas.fallon@quod.com
Date: 04.05.23



Caroline Ford
Cherwell District Council
Development Management
Bodicote House
Bodicote
Banbury
OX15 4AA

By Planning Portal

Dear Caroline

Axis J9, Phase 3 – Application for Non-Material Amendment

On behalf of Albion Land (“the Applicant”), please find enclosed an application for a non-material amendment to planning permission 21/03177/F at Axis J9 (“the Site”). The application seeks to vary the list of approved plans set out in Condition 2 to alter Unit 4’s loading door arrangements to accommodate the operations of tenants.

The following information has been submitted via the Planning Portal and replaces existing plans referenced in Table 1:

- 20019-TP-002 Rev S ‘Proposed Site Plan’
- 20019-TP-003 Rev M ‘Proposed Site Finishes Plan’
- 20019-TP-009 Rev D ‘Unit 4 Floor Plans’
- 20019-TP-012 Rev E ‘Unit 4 Elevations’
- 1746-ESC-00-ZZ-DR-E-2100 Rev P4 ‘External Lighting Layout’

The following plans have been submitted via the Planning Portal and are supporting information:

- 14042-66-3 Vehicle Tracking HGV Max Legal
- 14042-66-4 Vehicle Tracking HGV Max Legal

Payment of the sum of £234 has been paid via the Planning Portal to cover the requisite application fee for non-material amendments. This fee has been calculated in full accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Proposed Non-Material Amendment

The National Planning Practice Guidance accepts that new issues may arise after planning permission has been granted which require modification to the approved plans (Paragraph: 001 Reference ID:

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17a-001-20140306). Where less than substantial changes are proposed, it confirms it is appropriate to pursue these through an application for either non-material or minor-material amendments.

Unit 4

The approved 20019-TP-002 Rev R 'Proposed Site Plan', 20019-TP-003 Rev L 'Proposed Site Finishes Plan', 20019-TP-009 Rev C 'Unit 4 Floor Plans' and 20019-TP-012 Rev D 'Unit 4 Elevations' identify the layout of Unit 4, including its respective service yard. The approved plans outline three level loading and two docks. It is proposed to increase the level loading to five in total and include one level access door.

The enclosed 1746-ESC-00-ZZ-DR-E-2100 Rev P4 'External Lighting Layout' outlines the external lighting layout which has been amended from the previously consented 1746-ESC-00-ZZ-DR-E-2100 Rev P3 'External Lighting Layout' to be consistent with the proposed new layout and taking account of the alterations to the loading arrangements above.

Table 1: Revised Application Drawings (Changes Shown in Red)

Approved Drawing Reference	New Drawing Reference	Summarised Alterations to Unit 4
20019-TP-002 Rev R 'Proposed Site Plan'	20019-TP-002 Rev S 'Proposed Site Plan'	Service yard altered to suit new loading door arrangements.
20019-TP-003 Rev L 'Proposed Site Finishes Plan'	20019-TP-003 Rev M 'Proposed Site Finishes Plan'	Updates to reflect new loading door arrangement.
20019-TP-009 Rev C 'Unit 4 Floor Plans'	20019-TP-009 Rev D 'Unit 4 Floor Plans'	Updates to show new loading door arrangement and the addition of a personnel door to the rear elevation.
20019-TP-012 Rev D 'Unit 4 Elevations'	20019-TP-012 Rev E 'Unit 4 Elevations'	Updates to show new loading door arrangement and the addition of a personnel door to the rear elevation.
1746-ESC-00-ZZ-DR-E-2100 Rev P3 'External Lighting Layout'	1746-ESC-00-ZZ-DR-E-2100 Rev P4 'External Lighting Layout'	Amended lighting layout to be consistent with the proposed new loading layout.

The changes are not considered to represent a material alteration to the approved scheme. The changes will therefore not have a materially different impact than those accepted with the extant planning permission.



Rationale for the changes

Following the granting of permission for application ref. 21/03177/F, the Applicant has acquired tenants for the proposed employment development, to facilitate the operations of the new tenants, minor alterations to the current loading arrangements are necessary.

Planning Considerations

The proposed changes are particularly minor in this case and seek to slightly alter the layout of the service yard. The proposed amendments are confined to a small area of the consented development and remain consistent with the overall design and commercial nature of the scheme.

The principle of the approved development would remain i.e. a flexible employment development (use classes E(g)(iii) and/or B2 and/or B8, with ancillary E(g)(i)). The number of units on site will remain the same and there will be no further change to the appearance or scale of the development.

The proposed change is a minor modification of the servicing arrangements, which have resulted in minor changes to one external elevation and the layout of the yard respectively.

The proposed changes will have no adverse impacts on the turning circles of HGVs across all of the units on site. The enclosed plans, "Vehicle Tracking HGV Max Legal 14042-66-3" and "Vehicle Tracking HGV Max Legal 14042-66-4" are for reference and demonstrate the adequate space provision required for entering and leaving each individual unit's service yard. As per the above plans, HGV's will have sufficient space to manoeuvre in and out of the service yard.

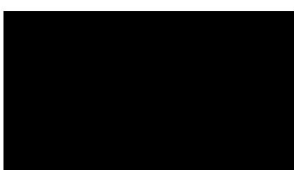
Summary

The proposed amendments are non-material in nature and remain consistent with the approved development in terms of nature and appearance, they only affect a small section of the consented development (Unit 4's loading area). The development will continue to accord with relevant policies in the adopted development plan, the National Planning Policy Framework and other government guidance.

These amendments have arisen in response to new tenant operation requirements.

I trust that the above is acceptable and look forward to receiving confirmation of formal validation in due course. Please do not hesitate to contact me should you require any further information.

Yours sincerely





Lucas Fallon
Industry Intern

enc. As noted.

cc. Kelvin Pearce – Albion Land