

31 January 2024
L240131 – DoC Covering Letter



Andrew Thompson
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Cherwell District Council

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SUBMITTED VIA PLANNING PORTAL REFERENCE: PP- 12771208

Dear Andrew,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR DISCHARGE OF CONDITION 5 OF PLANNING PERMISSION REF: 22/01683/F BUILDING 7, 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 5 of Planning Permission 22/01683/F approved at Building 7 of 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;
- Drawing Reference: D46581/PMU/A – ‘External Lighting Strategy’;
- Planning Permission Ref: 22/01683/F

The application has been submitted via the Planning Portal website (**PP- 12771208**). The requisite application fee of £145.00 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 construction.

This application seeks to discharge Condition 5 of Planning Permission Reference: 22/01683/F, granted 13 January 2023 (the **‘2023 Permission’**), relating to the external lighting strategy of Building 7.

Condition 5 of the 2023 Permission states:

“No external lights/ floodlights shall be erected on the land without prior express consent of the Local Planning Authority”.

In accordance with the requirements to discharge the condition, we enclose a plan illustrating and detailing the external lighting strategy across Building 7.

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The proposed external lighting strategy adheres to Cherwell District Council's design guidelines and aims to ensure adequate illumination of the site while minimising light pollution and disturbance to neighbouring properties.

The strategy includes the installation of light fixtures around the building perimeter, car park and service yard. Further details of the lighting strategy along with the specification and calculation summary is detailed on the submitted Drawing Reference: D46581/PMU/A. In addition, the strategy is confirmed to meet the BREEAM New Construction (2018) UK guidance and complies with relevant regulations and considerations.

We trust that the details included in the submitted covering letter and plan 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 5 of Planning Permission 22/01683/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 Francesca Opoku-Gyamfi or Matthew Sobic at these offices.

Yours faithfully



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