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20<sup>th</sup> May 2024

Caroline Ford  
Cherwell District Council  
Development Management  
Place and Growth Directorate  
Bodicote House  
Banbury  
OX15 4AA

Dear Caroline,

## **DISCHARGE OF CONDITION APPLICATIONS RELATING TO LAND NORTH OF BICESTER AVENUE GARDEN CENTRE, OXFORD ROAD, BICESTER**

CarneySweeney are instructed by Peveril Securities (the Applicant) to submit applications to seek the discharge of conditions in respect of the Bicester Arc development. Of the applications submitted to date, the following (submitted against outline approval reference: 17/02534/OUT) remain undetermined:

- 23/03501/DISC
- 23/03579/DISC
- 24/00030/DISC
- 24/00164/DISC

Since the submission of the above applications, the s73 application (ref: 23/01080/OUT) to vary Conditions 4, 30 and 34 of Planning Permission Reference 17/02534/OUT has been approved by Cherwell District Council.

We would request that the applications are now considered against 17/02534/OUT and 23/01080/OUT, as detailed in the table below. If there is an additional fee to be paid, please let us know and we will the necessary arrangements.

<b>Topic</b>	<b>Documents for approval</b>	<b>Condition of 17/02534/OUT</b>	<b>Condition of 23/01080/OUT</b>	<b>Extent of Discharge Sought</b>
Pedestrian Connections	<ul style="list-style-type: none"><li>• Bicester - Garden Centre Link Note78 (002)</li><li>• F142 REV A - SITE ACCESS – PLANNING</li><li>• LDB-BWB-GEN-XX-SK-C-1002-S1-P4_Highway Access Plan – 231130</li></ul>	19 (23/03579/DISC)	17	Against both 17/02534/OUT and 23/01080/OUT (Site Wide Matter)



Arch Evaluation	Archaeological Evaluation, January 2024, Wessex Archaeology. Report ref: 270280.04. Issue 4, dated 15/01/2024	23 (24/00164/DISC)	20	Against both 17/02534/OUT and 23/01080/OUT (Site Wide Matter)
Ecopark BNG	<ul style="list-style-type: none"> <li>• Document Reference: FPCR, Bicester Arc Ecology Technical Note – Overall Biodiversity Net Gain Calculations, December 2023. Rev J Dated 19.12.2023</li> <li>• Document Reference: FPCR, Bicester Arc Landscape and Ecological Management Plan, December 2023. Rev D Dated 19.12.2023</li> <li>• Document Reference: Biodiversity Metric 3.1 – Calculation Tool</li> </ul>	25 (24/00030/DISC)	22	Against both 17/02534/OUT and 23/01080/OUT (Site Wide Matter)
Fire Hydrants	Drawing Reference: T2122221-GAD-010-Water General Arrangement Drawing-Rev.11	26 (23/03501/DISC)	23	Against 23/01080/OUT only (relates to Phase 1B (YASA))

We trust the submitted details are satisfactory and look forward to receiving confirmation on this matter. However, should you have any queries please do not hesitate to contact me via the above email address.

Yours sincerely,



Gerald Sweeney  
**Director**  
**CarneySweeney**

