

OXFORDSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning General Regulations, 1992

Regulation 3

PROPOSED DEVELOPMENT BY THE COUNTY COUNCIL

Location of land: Land to the North West of the A41, Junction of A41/Vendee Drive, Bicester, Oxfordshire

Brief particulars of proposed development: Construction of a remote park and ride facility including up to 580 car parking spaces, 60 cycle parking spaces, cycle shelter, bus laybys and shelter, fencing, landscaping, attenuation pond and drainage ditch, pedestrian walkways, height restriction barriers and security lighting and cameras

County Council Ref.R3.0146/13

District Council Ref. No. 13/01736/OCC

I HEREBY CERTIFY that the Planning & Regulation Committee at a meeting held on 13/01/14

RESOLVED: that in pursuance of Regulation 3 of the Town and Country Planning General Regulations, 1992, that planning permission is granted for the development described above, as set out in application no.**R3.0146/13** and subject to the conditions set out below:

1. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved plans and particulars comprise:
 - Application form dated 31/10/2013
 - Location Plan Drawing Number 5124607/BIC/FEA/005 Rev 2
 - Development Proposal – General Arrangement Drawing No 512607/BIC/FEA/010 Rev 2
 - Planning Supporting Statement, prepared by Atkins dated October 2013
 - Archaeological Evaluation Report prepared by Oxford Archaeology dated October 2013
 - Ecological Impact Assessment prepared by Atkins dated 18th October 2013
 - Flood Risk Assessment, prepared by Atkins dated October 2013
 - Lighting Specification/Methodology prepared by Atkins dated October 2013
 - Noise Assessment prepared by Atkins, dated October 2013
 - Transport Assessment, prepared by Atkins dated October 2013
 - Lighting Plan, Drawing Number 5124607-ATK-XX-DR-E-001 Rev 3
 - Luminance Plan, Drawing Number 5124607-ATK-XX-DR-E-002 Rev 3
 - Bus Stop Arrangement Tracking Check 15m Bus, Bus Stop 1, Drawing No 5124607/BIC/FEA/006
 - Bus Stop Arrangement Tracking Check 15m Bus, Bus Stop 2, Drawing No 5124607/BIC/FEA/007
 - Bus Stop Arrangement Tracking Check 15m Bus, Bus Stop 3, Drawing No 5124607/BIC/FEA/008
 - Utilities Statement, prepared by Atkins, dated October 2013

Reason: To ensure that the development is carried out as proposed.

2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In accordance with Section 91 to 95 of the Town and County Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3. The site shall not be used as a park and ride facility until the parking, access and manoeuvring areas have been laid out in complete accordance with approved plan Development Proposals General Layout (Drawing Number 5124607/BIC/FEA/010 Rev 2)

Reason: To ensure that the development is carried out as proposed.

4. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the County Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the County Planning Authority).

Reason - To safeguard the recording of archaeological matters within the site (NPPF)

5. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the County Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence (NPPF)

6. No development shall take place other than in complete accordance with the ecological mitigation measures set out in section 5.2-5.3 of the approved Ecological Impact Assessment.

Reason: To ensure the protection of flora and fauna and to ensure that the development does not result in the loss of biodiversity (CLP C1)

7. No development shall commence until a detailed Landscape Plan has been submitted to the County Planning Authority and approved in writing. Any scheme which is approved shall be implemented in full in accordance with the timings provided within that scheme and the planting provided shall be maintained for the duration of the development.

Reason: To improve the appearance of the site in the interests of the visual amenities of the area (CLP policy C7)

8. No development shall commence until a scheme has been submitted to the County Planning Authority and approved in writing showing the existing trees, shrubs and hedgerows on the site. The trees, shrubs and hedgerows shown on the approved plan shall be maintained to retain biodiversity and provide visual screening and shall not be felled, lopped, topped or removed. Any such vegetation removed without consent, dying, being severely damaged or seriously diseased shall be replaced with trees or bushes of the same size and species, in the planting season immediately following such occurrences. Any plants which die at any time during the development, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other of a similar size and species.

Reason: To improve the appearance of the site in the interests of visual amenity (CLP policy C7)

9. No development shall commence until a Construction Travel and Management plan, including details of the site compound, delivery times for materials and the contractors working hours, has been submitted to and approved in writing by the County Planning Authority. No construction work shall take place other than in accordance with the approved plan.

Reason: In the interests of the amenities of the neighbouring occupiers.

10. No development shall take place other than in complete accordance with the approved Flood Risk Assessment (prepared by Atkins dated October 2013)

Reason: To ensure that there is no increased risk of flooding (CLP policy ENV8)

11. The surface water management provisions detailed in the application shall be implemented and maintained for the duration of the development.

Reason: To ensure no increase in flood risk elsewhere as a result of an increase in surface water run-off from the site (CLP policy ENV8)

12. The site shall not be used as a park and ride facility until a lighting management plan has been submitted to the County Planning Authority and approved in writing. No lighting shall operate other than in complete accordance with the approved scheme.

Reason: To ensure that the development is carried out as proposed.

13. No development shall commence until a plan has been submitted to the County Planning Authority and approved in writing detailing the installation of ducting for electrical charging points. Any plan which is approved shall be fully implemented prior to the use of the site as a park and ride.

Reason: To encourage sustainable travel options (Emerging CLP policy ESD1)

14. The site shall not be used as a park and ride facility until a management plan detailing the day to day operation of the site has been submitted to the County Planning Authority and approved in writing. No development shall take place other than in complete accordance with the approved scheme.

Reason: To ensure that the site is managed in a way which protects the amenities of

local residents (CLP policy C31)

15. No development shall commence until full details of the proposed bus shelters have been submitted to the County Planning Authority and approved in writing. No bus shelters shall be erected on the site other than in complete accordance with the approved scheme.

Reason: To ensure that the development is acceptable in terms of visual impact (CLP policy C7)

16. No development shall commence until a scheme for additional signage on the approach to the roundabout forming the junction between the A41, Vendee Drive and the access road, has been submitted to the County Planning Authority and approved in writing. The scheme shall show the location and design of signage and any scheme approved shall be fully implemented and the signage approved shall be maintained for the duration of the development.

Reason: To warn motorists of the access into the development, in the interests of highway safety at the access point (NPPF)

By virtue of Regulation 9 of the Town and Country Planning General Regulations 1992, this permission inures only for the benefit of the Oxfordshire County Council.



Planning Regulation Service Manager
On behalf of the Deputy Director (Strategy and Infrastructure Planning)

Dated: 21 January 2014

In accordance with paragraphs 186 and 187 of the NPPF Oxfordshire County Council take a positive and proactive approach to decision making focused on solutions and fostering the delivery of sustainable development. We work with applicants in a positive and proactive manner by;

- offering a pre-application advice service,
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

**IMPORTANT NOTICE
THIS AFFECTS THE PLANNING PERMISSION**

Conditions 4, 7, 8, 9, 13, 15 and 16 of the Approval are conditions precedent. This means that the development **cannot lawfully be started** until all these conditions have been complied with.

Conditions 3, 12 and 14 require the approval of details before the site can be brought into use.

Relevant Development Plan Policies

Cherwell Local Plan (CLP) 1996

C4 – Creation of new habitats

C7 – Landscape conservation

C8 – Sporadic Development in the Open Countryside

C9 – Scale of development compatible with a rural location

C25 – Development affecting the site or setting of a Scheduled Ancient Monument

C31 – Compatible development in residential areas

ENV1 – Development likely to cause detrimental levels of pollution

Reasons for Approval

The proposed development would provide a new interchange facility which would make it easier for people to use public transport for part of their journey to Bicester or Oxford. The proposals are acceptable in terms of policy relating to transport, amenity, biodiversity, historic environment, landscape and drainage. Although policy does not fully support the location in the open countryside, the specific locational requirements of park and ride sites and the policy support for development encouraging the use of public transport outweigh this.