1. **Application Site and Locality**
	1. The application relates to the strategic mixed use development at South West Bicester which is situated between Middleton Stoney and Oxford Road. The whole site was granted outline planning permission, subject to conditions and a section 106 agreement, in June 2008 for the erection of up to 1585 dwellings, employment, education, health village and supporting infrastructure. The Design Code was approved in July 2008.
	2. The residential element of the development was split into 21 smaller parcels of land. This application relates to parcels KMA and KMB which are located centrally within the site, just to the south of the Local Centre.
2. **Description of Proposed Development**
	1. The current application seeks a non-material amendment to 14/01682/REM which gave consent for the reserved matters to parcels KMA and KMB (for the erection of up to 226 dwellings, landscaping, roads and associated infrastructure).
	2. The NMA has been submitted to cover missing areas (which were missed due to the planning drawings not overlapping) and to take into account minor revisions to the S38 requirements (services and drainage).
3. **Relevant Planning History**

|  |  |  |
| --- | --- | --- |
| App Ref | Description | Status |
| 06/00967/OUT | Outline - Up to 1585 no. dwellings; health village to include health and employment uses and elderly persons nursing home; B1 and B2 employment uses; local centre comprising of shops, a pub/restaurant, children's day nursery, offices and a community centre; 2 no. primary schools and 1 no. secondary school; a hotel; a sports pavilion; formal and informal open space; a link road between A41 and Middleton Stoney Road/Howes Lane junction; associated new roads, junctions, parking, infrastructure, earthworks and new accesses to agricultural land (as amended by plans and documents received 24.10.06). | PER |
| 06/02225/OUT | Outline - Up to 1585 no. dwellings; health village to include health and employment uses and elderly persons nursing home; B1 and B2 employment uses; local centre comprising of shops, a pub/restaurant, children's day nursery, offices and a community centre; 2 no. primary schools and 1 no. secondary school; a hotel; a sports pavilion; formal and informal open space; a link road between A41 and Middleton Stoney Road/Howes Lane junction; associated new roads, junctions, parking, infrastructure, earthworks and new accesses to agricultural land. | UNDET |
| 11/01925/REM | Reserved Matters (Outline Application 06/00967/OUT) - Application for landscaping scheme for an area of strategic informal open space (referred to as Whitelands Farm) serving the SW Bicester (Kingsmere) Development | PER |
| 12/01355/OUT | Variation of condition 16 of 06/00967/OUT to allow the construction of an additional 100 dwellings | WDN |
| 13/00433/OUT | Outline application for construction of up to an additional 100 dwellings above those permitted under 06/00967/OUT | PCO |
| 13/01019/REM | RESERVED MATTERS to Outline Planning Application 06/00967/OUT - Landscaping scheme and play areas for greenway | WDN |
| 14/00089/REM | Reserved Matters to Outline application 06/00967/OUT - landscaping scheme and play areas for green route | PER |
| 14/01682/REM | Reserved Matters to application 06/00967/OUT -Erection of 226 dwellings, landscaping, roads and associated infrastructure on parcels KMA and KMB. | PER |
| 16/00014/NMA | Non Material Amendments to 14/01682/REM - New landscape drawings to cover missing areas and minor revisions to take into account S38 requirements, services and drainage | PCO |

1. **Appraisal**
2. The proposal cover the missing areas (which were missed due to the planning drawings not overlapping) and to take into account minor revisions to the S38 requirements (services and drainage). The proposals are considered to be in line with the approved landscape drawings and have been approved by the Landscape Officer.
3. **Conclusion**
4. In summary, having regard to the circumstances of the proposed change, and for the reasons above, the proposed amendment is considered to fulfil the criteria for a non-material amendment.
5. **Recommendation**

Approval – in accordance with drawings No:

Location Plan - 1186\_102;

JBA 15/42 01 Rev.H;

JBA 15/42 02 Rev.H; and

JBA 15/42 03 Rev.I.

Case Officer: Linda Griffiths DATED: 8 April 2016