

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended

by section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	Mr	First Name:	Rob	Surname:	Mole
Company name:	Network Rail				
Street address:	Network Rail Infrastructure Project				
	7th Floor The Mailbox	Telephone number:			
	100 Wharfside Street	Mobile number:			
Town/City:	Birmingham	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	B1 1RT				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

**2. Agent Name, Address and Contact Details**

Title:	Ms	First Name:	Sarah	Surname:	Goodall
Company name:	ERM Ltd				
Street address:	2nd Floor Exchequer Court				
	33 St Mary Axe	Telephone number:	02032065662		
		Mobile number:			
Town/City:	London	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	EC3A 8AA	Sarah.Goodall@erm.com			

### 3. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Existing railway line running from Bicester to Oxford. No fixed postcode.  
Please also refer to approved TWA (Ref: TWA/10/APP/01) drawings:  
(a) in Inquiry Document CD/1.9.1 "Deposited Plans and Sections", sheets 1 to 38 inclusive;  
(b) in Inquiry Document CD/1.13.1 "Planning Direction Drawings", sheets 1 to 31 inclusive.  
This application relates to an existing section of the constructed Bicester Town Station platform canopy and dedicated platform entrance to Bicester Village which has been identified as being outwith the granted TWA/10/APP/01 red line boundary.

### 4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

### 5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

a) Owner  b) Lessee  c) Occupier  d) Other

If No to a), b), or c), please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known):

BICESTER NOMINEES LIMITED having its registered office at Victoria Place, 31 Victoria Street, Hamilton HM10, Bermuda and BICESTER II NOMINEES LIMITED having its registered office at Victoria Place, 31 Victoria Street, Hamilton HM10, Bermuda c/o Value Retail Management (Bicester Village) Limited, Management Suite, Bicester Village, 50 Pingle Drive, Bicester, Oxfordshire OX26 6WD .

Interest: Owner of land

Rob Mole (on behalf of Network Rail)  
Network Rail Infrastructure Project  
7th Floor The Mailbox  
100 Wharfside Street  
Birmingham  
United Kingdom  
B11RT

Interest: Occupier of land for Bicester Town Station canopy and dedicated platform entrance.

Have they been informed of the application?

Yes  No

### 6. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 7. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought:

- An existing use
- An existing operation
- An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to:

Use Classes:

Other

Other:

Train Station Platform Canopy and Platform Entrance

## 8. Description of Use, Operation or Activity

Describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates:

This application is for an existing section of the constructed Bicester Town Station platform canopy and dedicated entrance to Bicester Village which has been identified as being outwith the granted TWA/10/APP/01 red line boundary. Please refer to Figure 1 which shows the application location and Figure 2 which identifies the application boundary in relation to the already consented TWA boundary. Drawing No: SK-94 also identifies the elevations and cross sections of the canopy.

## 9. Grounds For Application For A Lawful Development Certificate

Under what grounds is the certificate being sought:

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application.
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details:

This application is for a section of platform canopy and dedicated entrance to Bicester Village which has been constructed outwith the existing consented TWA/10/APP/01 redline boundary. The extent of the development outwith the TWA Order redline is minor, please see Figure 2 which supports this application. The development for which the Lawful Development Certificate is sought is one small element of the scheme to comprehensively redevelop Bicester Town Station in order to accommodate East West Rail Phase 1 and improve passenger train linkages with Bicester Village. It is appropriate development which improves integration with Bicester Village and was undertaken as part of late design changes to accommodate the wishes of Bicester Village as a landowner.

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with:

Reference number:

Condition number:

Date:

Please state why a Lawful Development Certificate should be granted:

The lawful development certificate should be granted as the canopy section and dedicated entrance is a minor amendment to the consented scheme redline and does not encroach or affect other land users at ground level, please refer to Figure 2. Alterations to canopy and platform entrance have been carried out in agreement and for the benefit of the landowner.

## 10. Information in Support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed?

01/01/2014

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes  No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought:

Yes  No

## 10. Information in Support of a Lawful Development Certificate (cont.) - Residential / Dwelling Units

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes  No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

## 11. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 12. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

26/05/2016

### Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.