1. **Application Site and Locality**
	1. The application site is part of a strategic mixed use development located at the South West of Bicester (between the Middleton Stoney Road and the Oxford Road). The whole site was granted outline planning permission for the erection of up to 1585 dwellings, employment, education, health village and supporting infrastructure (application 06/00967/OUT refers). A subsequent reserved matters application has also been approved for the parcel of the site to which this discharge of conditions application refers to.
2. **Description of Proposed Development**
3. The current application seeks to discharge condition 24 (vehicular access driveways), 25 (surface water drainage) and 26 (landscaping of open space) of 06/00967/OUT.
4. **Appraisal**
5. Condition 24 required details of the vehicular access and driveways to be submitted to an approved in writing, prior to the first occupation of the dwellings. Thereafter, the access should be constructed, laid out, surfaced and drained in accordance with the approved details.

This information was provided in drawings numbered JKK8310 \_100 Rev P1; JKK8310 \_101 Rev P1; JKK8310 \_102 Rev P1; JKK8310 \_103 Rev P3; JKK8310 \_104 Rev P1; JKK8310 \_105 Rev P1; and JKK8310 \_106 Rev P1.

Following the consultation response from Oxfordshire County Council (dated 22/03/2017), it is considered that the information provided is sufficient for the discharge of Condition 24.

1. Condition 25 states that no surface water from the development shall be discharged onto the adjoining highway unless first agreed and licensed by the Highways Authority and a scheme to prevent this occurrence shall be submitted to and approved in writing by the LPA.

This information was provided in drawings numbered JKK8310 \_108 Rev P3; JKK8310 \_110 Rev P1; JKK8310 \_111 Rev P2; JKK8310 \_112 Rev P2; JKK8310 \_113 Rev P4; and JKK8310 \_119 Rev P2.

Following the consultation response from Oxfordshire County Council (dated 11/04/2017), it is considered that the information provided is sufficient for the discharge of Condition 25.

Condition 26 states that no service trench, pipe runs or drains, or any other excavation, earth movement or mounding shall be constructed within 2 meters of the canopy spread of the trees on the site without prior approval by the LPA.

This information was provided in drawings numbered 5797/ASP5.0 Rev B; 5797/ASP5.1 Rev B; 5797/ASP5.2 Rev B; 5797/ASP5.3 Rev B; 5797/ASP5.4 Rev B; 5797/ASP6.0 Rev A; 5797/ASP6.1 Rev A; 5797/ASP6.2 Rev A; 5797/ASP6.3 Rev A; and 5797/ASP6.4 Rev A.

The information contained within the above plans is considered to be sufficient for the discharge of this condition.

1. **Recommendation**

**Approval, in accordance with the following details:**

1. Condition 24: Approval is given for the details of the vehicular access and driveways in accordance with drawings numbered: JKK8310 \_100 Rev P1; JKK8310 \_101 Rev P1; JKK8310 \_102 Rev P1; JKK8310 \_103 Rev P3; JKK8310 \_104 Rev P1; JKK8310 \_105 Rev P1; and JKK8310 \_106 Rev P1. Prior to the first occupation of the dwellings, the accesses must be constructed, laid out, surfaced and drained in accordance with the approved details.
2. Condition 25: Approval is given for the surface water drainage scheme, in accordance with the details provided within drawings JKK8310 \_108 Rev P3; JKK8310 \_110 Rev P1; JKK8310 \_111 Rev P2; JKK8310 \_112 Rev P2; JKK8310 \_113 Rev P4; and JKK8310 \_119 Rev P2. The drainage scheme shall be carried out in accordance with the approved details and prior to the commencement of building operations.
3. Condition 26: Approval is given for the soft and hard landscaping details, in accordance with drawings numbered 5797/ASP5.0 Rev B; 5797/ASP5.1 Rev B; 5797/ASP5.2 Rev B; 5797/ASP5.3 Rev B; 5797/ASP5.4 Rev B; 5797/ASP6.0 Rev A; 5797/ASP6.1 Rev A; 5797/ASP6.2 Rev A; 5797/ASP6.3 Rev A; and 5797/ASP6.4 Rev A.

Case Officer: Matthew Coyne DATED: 18 April 2017