

Case Officer: Tom Webster

Recommendation: Approval

Applicant: Peveril Securities Ltd

Proposal: Discharge of Condition 23 Phase 1B (YASA) (fire hydrants) of
23/01080/OUT

Expiry Date: 7 February 2024

Extension of Time:

1. APPLICATION SITE

- 1.1. The application site relates to 13.1 hectares of predominantly arable land that surrounds the existing Tesco superstore adjacent to the A41 in Bicester. The application site forms the majority of the land strategically allocated as Bicester 4 through the Cherwell Local Plan 2011-2031 Part 1 (CLPP1) for the creation of a new office park. The site is generally flat and features a predominantly open boundary to Lakeview Drive, separated by only a line of newly planted trees planted along the verge. This DISC relates to Phase 1b which had its reserved matters approval granted by 23/02399/REM.
- 1.2. A combination of trees, hedgerows and woodland form the western, southern and eastern boundaries together with a network of drainage ditches. An existing ditch passes through the site from Lakeview Drive and feeds a pond just beyond the southern boundary of the site.
- 1.3. To the east of the site lies Langford Brook and beyond this the sewage treatment works. To the south lies Bicester Avenue garden/retail centre. The land between the eastern boundary of the site and Langford Brook is all within the floodplain. With the exception of that there are no relevant statutory or planning policy constraints/designations affecting the site

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicants are seeking to discharge Condition 23 (Fire Hydrants details) of Planning Permission 23/01080/OUT. For completeness, Condition 23 reads as:

“Full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.

Reason - To ensure sufficient access to water in the event of fire in accordance with Government guidance contained within the National Planning Policy Framework.”

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

17/02534/OUT - *“The erection of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace;*

associated vehicle parking, landscaping, highways, infrastructure and earthworks” – Granted 6 May 2020

23/01080/OUT - Variation of Condition 4 (approved plans and documents), Condition 30 (highway design) and Condition 34 (employment floor space limit) of 17/02534/OUT relating to the erection of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace (now under Use Class E); associated vehicle parking, landscaping, highways, infrastructure and earthworks (Original Application accompanied by an Environmental Statement) – Granted 4th March 2024

23/02399/REM - Reserved Matters approval for 23/01080/OUT - Details of access, appearance, landscaping, layout and scale relating to the proposed development of Class E(g)(i) (formerly B1(a)) office/commercial building and Class E(g)(ii) (formerly B1(b)) Research and Development Units, plus associated car parking – Granted 28th March 2024

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a Site Notice displayed near the site, expiring and a Press notice expiring on the 24th February 2024.
- 4.2 No comments have been raised by third parties.

5. APPRAISAL

- 5.1. The original application (17/02534/OUT) was EIA development and has only very recently been approved (6th May 2020), which means the EIA is still up to date (and was considered so in March 2024 in order to approve the S73 application – 23/01080/OUT). Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.2. Condition 23 requires the applicants to submit full details of the fire hydrants to be provided or enhanced to Local Planning Authority prior to the commencement of any above ground works.
- 5.3. Accordingly, the applicants have submitted T2122221-GAD-010 Water General Arrangement Drawing-Rev.11 which shows the location of the services for the fire hydrants. Oxfordshire Fire and Rescue Service were consulted. They raised no objection, commenting that *“it is taken that hydrant provision will comply with part B5 of Building Regulations in relation to the proposed buildings”*. The Council’s Building Control department had no comment other than *“The Fire & Rescue Service should be consulted as to whether they agree that the proposal is adequate.*
- 5.4. The original application was EIA development and this submission is a ‘subsequent application’ under the EIA Regulations. The information submitted pursuant to the discharge of this condition was not included within the Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purposes of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.5. Given the above, plan T2122221-GAD-010-Water General Arrangement Drawing-Rev.11 is considered to be acceptable, and Condition 23 can be discharged.

6. RECOMMENDATION

That Planning Condition 23 of 23/01080/OUT be partially discharged based upon the following:

- Drawing Reference: T2122221-GAD-010-Water General Arrangement Drawing-Rev.11

Informative – EIA Note

Case Officer: Tom Webster

DATE: 21 June 2024

Checked By: Caroline Ford

DATE: 27 June 2024
