

**Case Officer:** Caroline Ford

**Recommendation:** Approval

**Applicant:** Elmsbrook LLP (Crest Nicholson)

**Proposal:** Re-discharge of Condition 19 (materials and finishes) of  
10/01780/HYBRID – change to the brick for phase 4

**Expiry Date:** 30 September 2019

**Extension of Time:**

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application relates to Phases 3 and 4 of the Exemplar phase at NW Bicester now known as Elmsbrook. The site is being constructed by Crest Nicholson and was part of the development site granted planning permission by 10/01780/HYBRID.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The application seeks to re-discharge planning condition 19 of 10/01780/HYBRID to change the facing brick material on phase 4. No other changes to materials are proposed and the brick used on phase 3 follows that previously approved.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The relevant planning history is predominantly the original application that granted permission for the site – 10/01780/HYBRID. There has been a number of discharge of condition and non-material amendment applications pursuant to this application.

## **4. RESPONSE TO CONSULTATION**

- 4.1 No consultation has been undertaken for this particular discharge of condition application.

## **5. APPRAISAL**

- 5.1 Planning condition 19 requires details of materials and finishes of the buildings that comprise that phase (dwellings and energy centre) to be submitted to and approved by the LPA. The reason for the imposition of the condition is to ensure the satisfactory appearance of the completed development and to comply with local policy on securing good design.
- 5.2 The applicant has proposed an alternative brick for use on phase 4 instead of the brick already approved. The reason for the change is due to the substandard quality of the bricks (with around 40% wastage from each palette) and as the manufacturer has advised that they will shortly be stopping production of the brick causing difficulties in procuring the bricks for the remainder of the development. The brick proposed is the 'Crest Cardinal Red Multi'. A sample board has been provided and I viewed this on site alongside the approved brick and saw a sample panel. The new brick is a slightly different tone and features a number of 'blotches' which I had some concern were not appropriate. However, taking into account that phase 4 is somewhat separated from phase 3 given that it sits largely behind a hedgerow and

is set back, so the brick will not be seen alongside the approved brick, it is my view that an alternative brick can be accommodated. The chosen alternative is acceptable in my view.

- 5.3 The applicant has also looked at the embodied carbon content of the proposed brick. It has slightly less embodied carbon than the approved brick but is sourced from slightly further away. Nevertheless the fact that there is less embodied carbon in the proposed brick is positive.
- 5.4 The original application was EIA development. The EIA is dated now; however, it is unlikely that the EIA would have been so detailed so as to consider the final finishes of the materials to be used. The EIA did however consider the development as an Eco Town in line with the policy requirements. The change to the material has been reviewed as to its suitability in visual impact terms and in the interests of securing good design and the embodied carbon aspects of the proposal has been concluded to be acceptable. 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.

## **6. RECOMMENDATION**

That Planning Condition 19 be re-discharged to change the brick on Phase 4 only based on the following:

### **Condition 19**

Approval is given for the change to the brick to be used on Phase 4 only to be the Crest 'Cardinal Red Multi'. All other materials to be used for Phase 4 must follow those set out within the updated Materials Tracker received with the application.

#### Planning note

This decision has been considered in the context of the information contained within the Exemplar Environmental Statement Report (report no. 0505-UA001881-UP31R-01 dated November 2010 prepared by Hyder Consulting) and the Exemplar Environmental Statement Addendum (report no. 0513-UA001881-UP31R-01 dated April 2011 prepared by Hyder Consulting) which is considered sufficient for the purpose of considering the information provided and has therefore been taken into account.

Case Officer: Caroline Ford

DATE: 19/08/2019

Checked By: Alex Keen

DATE: 22/08/2019

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