

**Case Officer:** Caroline Ford

**Recommendation:** Approval

**Applicant:** London and Regional Properties

**Proposal:** Partial Discharge of Condition 12 (Travel Plan) & Discharge Condition 14 (Delivery and Servicing Plan) of 16/02586/OUT - Relating to Phase 1a

**Expiry Date:** 6 July 2020

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The application relates to land part of the Bicester 10 allocation to the east of the A41, west of the Wendlebury Road and north of Shouler Way. The land and a parcel to the south of Shouler Way were granted outline permission by 16/02586/OUT for up to 14,972sqm of B1 employment development (on the southern parcel) and a hotel up to 149 bedrooms (on the northern parcel). Reserved matters permission for the hotel was granted by 17/02557/REM. The hotel is nearing completion and is to be run as a Holiday Inn Express.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. This information seeks to partially discharge planning conditions 12 and 14 of the original outline permission relating to Phase 1a. These are pre-occupation conditions requiring a Travel Plan for the relevant phase (condition 12) and a delivery and servicing plan for the relevant phase (condition 14). The application is accompanied by a Travel Plan and a letter setting out the delivery and servicing schedule.

## **3. RELEVANT PLANNING HISTORY**

3.1. The relevant planning history is outlined above in terms of the outline and the reserved matters permissions. There have been previous applications to discharge conditions pursuant to the outline and reserved matters permissions.

3.2. Although not relevant to this discharge of condition application, a new outline application has been made for the land to the south of Shouler Way (Phase 1b).

## **4. RESPONSE TO CONSULTATION**

4.1 OXFORDSHIRE COUNTY COUNCIL (TRANSPORT): **No objection** to the discharge of the relevant conditions relating to Phase 1a. OCC are satisfied that the amendments requested to the Travel Plan have been made and are also satisfied with the content of the Delivery and Servicing Plan, which specifies the type of vehicle to be used and the number of movements.

## **5. APPRAISAL**

5.1. Condition 12 requires that prior to the first occupation of a phase a Travel Plan be submitted for approval. The reason for the imposition of the condition is in the interests of encouraging sustainable travel and to minimise harm to the local

highway network in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 Part 1.

- 5.2. The application is accompanied by a Travel Plan prepared by David Tucker Associates. The Travel Plan has been reviewed by Oxfordshire County Council who are satisfied with its content. I have also reviewed the Travel Plan and agree that it is sufficient to encourage sustainable travel and to minimise harm to the local highway network. On this basis, the Travel Plan should be approved.
- 5.3. It is noted that Appendix A of the Travel Plan is a site layout plan albeit it is an earlier version than that approved by the reserved matters and in addition, since then, subsequent planning applications have been approved for service infrastructure to be provided on some areas of the car park reducing parking numbers. This does not however affect the overall travel plan and the plan is attached to demonstrate the site layout showing car and cycle parking provision only.
- 5.4. Condition 14 requires that prior to the first occupation of a phase, a delivery and servicing plan relating to development in that phase be submitted for approval. The reason for the imposition of the condition is to ensure that the proposals do not adversely affect the operation of the local highway network in accordance with Policy SLE4 of the Cherwell Local Plan 2011-2031 Part 1.
- 5.5. The application is accompanied by a letter from Atlas Hotels, which sets out the delivery and servicing schedule for the different types of delivery, the frequency per week as well as the vehicle type to be used. It also provides detail of the access arrangements, anticipated timing of deliveries and that the delivery and servicing plan will be provided to the principal suppliers. OCC have reviewed the submitted information and are satisfied with its content. After reviewing the information, I have no reason to disagree and consider it is sufficient to ensure that the proposal will not adversely affect the operation of the local highway network. On this basis, the servicing and delivery plan should be approved.

## **6. RECOMMENDATION**

That Planning Condition(s) 12 and 14 of 16/02586/OUT be partially discharged for Phase 1a only based upon the following:

### Condition 12

The Travel Plan for Holiday Inn Express, Bicester Gateway report reference 'SKP/JLA 21413-01b' Travel Plan dated 8<sup>th</sup> January 2020 prepared by David Tucker Associates. The development on Phase 1a shall operate in accordance with this approved Travel Plan.

### Condition 14

The letter from Atlas Hotels dated 6<sup>th</sup> May 2020 which provides the proposed delivery and servicing schedule. Deliveries and Servicing of the development on Phase 1a shall take place in accordance with this approved Delivery and Servicing Plan unless otherwise agreed in writing.

Case Officer: Caroline Ford

DATE: 17 June 2020

Checked By: Alex Keen

DATE: 18 June 2020

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