

**Our ref:** Q200424/LT/EL  
**Your ref:** 19/01740/HYBRID / PP-09192520  
**Email:** luke.thorpe@quod.com  
**Date:** 10 November 2020



Bernadette Owens  
Cherwell District Council  
Development Management  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

By Planning Portal

Dear Bernadette

## Discharge of Planning Conditions – Catalyst Bicester

Please find enclosed an application (Planning Portal Reference: PP-09192520) to partially discharge conditions 40 and 46, and fully discharge Conditions 25, 36, 37, 38, 39, 41 and 45 attached to planning permission ref. 19/01740/HYBRID, with respect to employment development (Outline Planning Permission).

### Condition 25 (Phasing Plans)

The enclosed phasing plans cover the whole employment site, and show:

- Phase 1: Enabling works, delivery of attenuation swale and the construction of Units 1 to 4 (drawing ref. 18022 - SK - 124 Rev. D).
- Phase 2: Construction of Units 5 and 6 and delivery of adjacent open space (drawing ref. 18022 - SK - 126 Rev. C).
- Phase 3: Construction of Units 7 to 9 and delivery of adjacent open space and wetland area (drawing ref. 18022 - SK - 127 Rev. D).

The approved development will be carried out in accordance with these phasing plans.

### Condition 36 (Construction Management Plan)

The enclosed Construction Management Plan (Employment Development Site) (“CMP”) is provided for the whole development.

### Condition 37 (Construction Environmental Management Plan for Biodiversity)

The CMP is accompanied by a standalone Construction and Environmental Management Plan (Employment Development Site) (“CEMP”).



In support of Conditions 36 and 37, the following documents are also submitted:

- Site Set-up Plan (ref. C200-SSP-001C).
- Traffic Routing Plan (ref. C200-SSP-900).
- Environmental Risk Assessment (dated July 2020).
- Materials Scheme.
- Vehicle Wash Details.

### **Condition 38 (Tree Protection)**

The submitted Tree Removal and Protection Plan (ref. 11920\_P03 Rev. A) includes an Arboricultural Method Statement and details of protective measures to be implemented for retained trees and vegetation for the duration of construction.

### **Condition 39 (Training and Employment Plan)**

The enclosed Training and Employment Plan (“TEP”) sets out how the Applicant and appointed contractor will arrange and provide construction (and related trade) apprenticeship starts during construction of the employment development.

The details within the TEP will be implemented for the duration of construction on each phase.

### **Condition 40 (Sustainable Drainage)**

The enclosed detailed drainage design comprises the following documents for Phase 1:

- Surface Water Drainage Plan (ref. S1358 - PH1 - 01C)
- Foul Water Drainage Plan (ref. S1358 - PH1 - 02C)
- External Works Layout (ref. S1358 - PH1 - 03C)
- Foul Water Pumped Station and Main (ref. S1358 - PH1 - 04C)
- Swale 2 Details (ref. S1358 - PH1 - 05C)
- Flood Compensation Plan (ref. S1358 - PH1 - 06C)
- Diverted Pumped Main (ref. S1358 - PH1 - 07D)
- Units 1-3 Drainage Layout (ref. S1358 - PH1 - 11B)
- Unit 4 Drainage Layout (ref. S1358 - PH1 - 13B)
- FW Pump Main Route (ref. S1358 - PH1 - 18A)



The design have been prepared in accordance with the documents and drawings approved under Condition 40.

The enclosed SuDS Maintenance and Management Plan (“MMP”) sets out how on-site surface water drainage infrastructure will be operated for the long term. The MMP currently relates to enabling works and Phase 1, and will be continuously updated as development progresses through each phase.

### **Condition 45 (Site Access)**

The following details are submitted in accordance with the approved Access Arrangements (drawing ref. 19539-18 Rev C) and provide details on layout, materials, construction, drainage and vision splays:

- General Arrangement (ref. S1358 - S278 - 03D)
- Re-alignment Setting out (ref. S1358 - S278 - 04C)
- Drainage Layout (ref. S1358 - S278 - 05C)
- Cycle Route Works (ref. S1358 - S278 - 17C)
- Bicester Avenue Entrance Works (ref. S1358 - S278 - 16C)
- Lining Layout (ref. S1358 - S278 - 09C)
- Kerbing Details (ref. S1358 - S278 - 08C)
- Road Cross Sections (ref. S1358 - S278 - 07C)
- Proposed Road Levels (ref. S1358 - S278 - 06C)

The submitted details are part of an ongoing Section 278 application, and once approved will be implemented prior to first occupation.

### **Condition 46 (Estate Roads, Parking and Turning Areas)**

The following details comprise the internal estate road, parking and turning areas for the site’s internal accesses for Phase 1:

- Estate Road Setting Out Details (ref. S1358 - PH1 - 17A)
- Estate Road Drainage Plan (ref. S1358 - PH1 - 16A)
- Estate Road GA (ref. S1358 - PH1 - 15A)
- Units 1-3 External Works Plan (ref. S1358 - PH1 - 12B)
- Unit 4 External Works Plan (ref. S1358 - PH1 - 14B)
- Reserved Matters Access and Layout Review (ref. 19539-20 Rev. A)



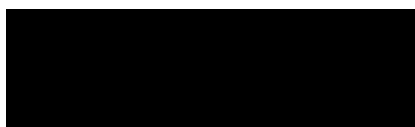
The approved details will be implemented prior to first occupation.

### Summary

I trust the above and enclosed are sufficient for you to validate and positively determine this application to suitably discharge the above conditions, thereby enabling construction works progress subject to the approval of Reserved Matters for each development phase.

Should you have any comments or queries, please do not hesitate to get in touch.

Yours sincerely



Luke Thorpe  
Planner

enc. As noted.