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Ms Caroline Ford
Principal Planning Officer
Development Management
Cherwell District Council
Bodicote
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24579/A3/LP
8th March 2021

Dear Caroline

LAND AT NW BICESTER EXEMPLAR PHASE: ELMSBROOK SCHOOL
PART DISCHARGE OF CONDITION 31 OF APPLICATION REFERENCE: 10/01780/HYBRID
PP REFERENCE: PP-9601968

I write on behalf of A2Dominion Developments Ltd ("A2Dominion") in connection with the above-mentioned site. The Exemplar phase is the first phase of the wider Masterplan for NW Bicester Eco-Town. Planning permission was granted in July 2012 (LPA Reference 10/01780/HYBRID) for the Exemplar in the northern part of the NW Bicester Eco-Town area ('the Exemplar'). The Exemplar comprises 393 new homes, land for a new primary school as well as local facilities such as shops and a nursery along with the eco-business centre.

A2Dominion have subsequently secured detailed consents, discharged conditions and work within the Exemplar is underway. The next phase of development relates to bringing forward Elmsbrook Forest School and surrounding landscape, which is expected to commence on the 22nd March 2021. A2Dominion have discussed some elements of the proposed landscape design with Cherwell District Council and subsequently wish to make some amendments to the previously approved landscape design.

As such, please find enclosed discharge of condition submission relating to Condition 31 (landscaping scheme) of the Exemplar permission reference 10/01780/HYBRID. The application has been submitted via the planning portal (reference PP-9601968). I attach the following:

- Completed application forms
- Drawing ALD871-ES601-revP02
- Drawing ALD871-MP001_General Arrangement-P02
- 20-4067 Badger Survey Report v1
- 20-4185 Badger Sett Map v1
- E201029-LGUK Badger Report



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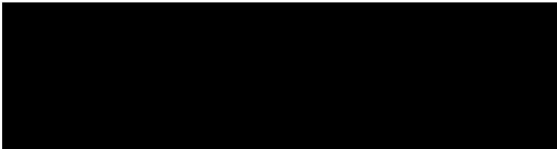
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The part of the site to which the current submission relates will remain public space but also used by the Primary School. It has been found that whilst badgers do not have a sett in this location, they are still present. An additional walk over survey will be carried out prior to the works starting. The landscape scheme for this part of the site has been amended accordingly.

I trust that the enclosed can be registered. Please do not hesitate to contact me to discuss.

Yours sincerely



LAUREN PATEL
Associate