

Rachel Tibbetts

From: Planning
Sent: 17 May 2021 15:53
To: DC Support
Subject: FW: Planning notification for application reference: 21/01224/OUT

From: Herriman, Anna - Communities <Anna.Herriman@Oxfordshire.gov.uk> **On Behalf Of** Minerals & Waste Plan - E&E

Sent: 17 May 2021 15:41

To: Planning <Planning@Cherwell-DC.gov.uk>; Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>

Subject: RE: Planning notification for application reference: 21/01224/OUT

Dear Rebekah,

Thank you for your email dated 26th April 2021 consulting the Oxfordshire County Council Mineral and Waste Planning Policy team on planning application reference 21/01224/OUT for the following development:

Proposed development: Outline planning application for Automotive Experience Quarter comprising Commercial, Business and Services uses (Class E), Light Industrial (Class B2), Local Community and Learning Uses (Class F) and vehicle circuits (Sui Generis) with all matters reserved aside from that of access).

Location: Land at former RAF Bicester, Bicester, Oxfordshire, OX26 5HA

The Mineral and Waste Planning Policy team have no comments on the above planning application. However, we are aware of the adjoining quarry to the site and sought the comments of the Oxfordshire County Council Mineral and Waste Planning Development Management team. They have made the following comments:

“The red line application area includes part of the former Elm Farm, Stratton Audley Quarry. It is understood that the outline application proposes that this area be used as an off-road vehicle track for recreational purposes. The site lies in within an area covered by Review of Old Mineral Permissions consent no. 97/00981/CM. Therefore it would appear that the application could be a county matter. It is suggested that to avoid any challenge to any decision made, the applicant should be advised to amend the current application area to omit the former quarry from the red line and to then make a full planning application to the county council for the off-road track. However, it is a matter for the District Council to decide how best to proceed.

The former quarry area also appears to lie within an area covered by a Unilateral Undertaking entered into on 20th February 1998 (attached) by the County Council and the former landowners of the remainder of the former Stratton Audley Quarry for which a separate planning permission was granted for landfill of the rest of the quarry area under planning permission no. 97/01501/CM. The effect of the Unilateral Undertaking appears to be that the restored quarry would be made available as a country park for at least 300 days per annum including school and public/bank holidays. It is unclear as to how the area which is included in the current outline application was to be functionally part of the country park but it is clearly included as part off the Unilateral Undertaking by definition:

County Council Land	The land shown for identification only edged blue on the Plan and at the date of this Deed in the ownership of the County Council.
Site	The Owners' Land and the County Council Land.
Owners' Land	All that land at Elm Farm Quarry, Stratton Audley, Bicester, Oxfordshire registered at H.M. Land Registry under title no. ON 191246 shown for the purposes of identification only edged red on the Plan and (if at the time the context falls to be considered the County Council Land is within the ownership or control of the Owners) the County Council Land.

Therefore it would seem that the existence of this Unilateral Undertaking would be a material consideration in the determination of any application made on the land including the current outline application and may require a modification to it to be entered into prior to the granting of any new planning permission.”

Thanks again.

Kind Regards,

Anna

From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: 26 April 2021 10:50
To: Minerals & Waste Plan - E&E <Minerals.WastePlan@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 21/01224/OUT

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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