

Case Officer: Rebekah Morgan

Recommendation: Approve

Applicant: Albion Land (Three) Limited

Proposal: Reserved matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 2 of the employment development (11,309sqm GIA) with associated landscaping and infrastructure works.

Expiry Date: 31 August 2022

Extension of Time: 14 October 2022

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site comprises agricultural land to the southwest of Bicester and is comprised of mainly flat grassland. The site is bound by mature trees and hedgerow with open countryside to the south. The site is situated to the east of Wendlebury Road, which also has a rural character defined by hedge-lined verges containing mature trees and vegetation. The Langford Brook runs to the east of the site and part of the site to the east is within flood zones 2/3.
- 1.2. To the north is the Bicester Avenue Garden Centre. To the immediate south of this site, is further land that benefits from the same outline consent. Further to the south is the former poultry farm, which also has consent for employment development (19/01746/OUT and 22/01945/REM).
- 1.3. The site benefits from outline planning consent (19/01740/HYBRID) for 16,800sqm of B1 employment development as part of the Policy Bicester 10 (Bicester Gateway) allocation of the Cherwell Local Plan (Part 1) (2011-2031), which envisages high quality - knowledge based - employment development, creating a gateway to Bicester. The first phase was previously granted reserved matters consent (20/02779/REM).
- 1.4. This reserved matter application site is situated to east of the first reserved matters consent (20/02779/REM) and behind the David Lloyd leisure club. The access is served off the roundabout at the front of the first phase of development, which has an eastward spur serving a smaller roundabout that then serves this proposal.
- 1.5. All matters were reserved at outline stage for later approval except for access which has been provided from the Wendlebury Road by way of a new roundabout on Wendlebury Road providing access into the site and linking with Charles Shouler Way, which connects with the A41 to the west.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks reserved matters consent for the layout, scale, appearance and landscaping.
- 2.2. The proposed built development within this phase comprises 5no. units within four separate buildings, with a cumulative gross floor area of 11,310sqm. Access is taken from the new roundabout constructed at the front of the wider site. Car and cycle parking is provided to the front of the buildings, with servicing and deliveries to the rear within landscaped hardstanding areas.

- 2.3. As will be demonstrated through this assessment, the proposal complies with the outline planning permission and therefore can be treated as a reserved matters application. The outline application this reserved matters is made against was subject to Environmental Impact Assessment. A reserved matters application is a subsequent application and the environmental information before the Council must also be considered as to whether it is sufficient to assess the reserved matters scheme and if it is, be taken into account in the determination of the application.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

19/01740/HYBRID - Outline planning permission (all matters reserved except for access) for B1 development (Use Classes B1a and/or B1b and/or B1c); highway works (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping. APPROVED

19/01746/OUT - Outline planning application (with all matters reserved excluding access) for B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works. APPROVED

20/02779/REM: Reserved Matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 1 of the employment development (5,126 sqm GIA), enabling works for later phases and SuDS Swale delivery, with associated landscaping, utilities and access. APPROVED

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a Site Notice displayed near the site, expiring **12 July 2022**, by advertisement in the local newspaper expiring **12 July 2022** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **02 August 2022**.

- 5.2. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. BICESTER TOWN COUNCIL: No objection.
- 6.3. CHESTERTON PARISH COUNCIL: No objection.

NON-STATUTORY CONSULTEES

- 6.4. OCC HIGHWAYS: No objections, subject to conditions.
- 6.5. OCC ARCHAEOLOGY: The site has been subject to archaeological evaluation and excavation. As such there is no necessity to attach further requirements at this reserved matters stage.
- 6.6. LEAD LOCAL FLOOD AUTHORITY: No further comments from the LLFA. At future discharge of condition stage, drainage conditions 18, 32 and 40 will need to be discharged.
- 6.7. CDC LANDSCAPE OFFICER:

Woodland

There is an opportunity to increase woodland on the site, which contributes towards carbon sequestration/offsetting of development's carbon release, visual mitigation, amenity for site users and wildlife habitat. Woodland areas, with species mixes, supplies sizes and planting densities are required - refer to marked up drawings. The 'oval' spaces east of units 10 and 5. Particular attention should be paid to ecological ecotone areas: the cross-over of habitats, woodland with woodland edge, woodland edge with herbaceous perennials against wildflower meadow – refer to marked up drawings enclosed.

Tree Planting

Root flare must not be buried – refer the BS8545: 2014

Refer to item F. The CBR should not be increased by compaction methods. The aim is to ensure adequate drainage where moisture goes deep to encourage deeper root depth and tree stability.

Where there is plenty of space for canopies spread i.e., central greenspace between units 7 and 8, I would recommend native trees are planted for the habitat this provides for wildlife.

Lime Tilia cordata 'Green Spire' should be replaced with T. cordata

Trees planted close to paths and paved surface should be at least 2m away and a root deflector installed and indicated as such on the drawing.

LEMP

The LEMP should provide more assurances and so best to include:

- References to the appropriate and current British Standards and current legislation

Environmental Considerations

- All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:
 - The Food and Environment Protection Act (1985);
 - The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Environment Protection Act (1990)

- Legal responsibilities of the parties, the landscape contractor and management company shall be addressed under the Management Company Structure, with the appropriate insurances, along with the stated compliance with health and safety law and the implementation of landscape-related risk assessments are essential.
- The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the appointing authority to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.
- Defects in the landscape are identified early and addressed promptly.

Tree Maintenance

- Watering operations will be carried out as specified in this management plan.
- All trees to be in compliance with BS8545: 2014 Trees: from Nursery to independence in the landscape – Recommendations. Staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- Irrigation timing and frequency will take into account the prevailing weather conditions, soil moisture release, response of the tree species to water deficits or prolonged soil saturation. The holding capacity of the soil and amount of water available to the tree to be assessed at each visit. Frequency of watering is more important than the volume and should be undertaken as required.
- Monitoring is recommended when 10 consecutive days at 25 degrees is recorded during the growing season. Water should only be added if the probe / tensiometer values indicate that it would be appropriate to do so.
- Mulched areas around trees will be maintained to an acceptable standard.

6.8. CDC ENVIRONMENTAL PROTECTION: Made the following comments:

- Noise: No comments (dealt with at outline).
- Contaminated Land: No comments (dealt with at outline).
- Air Quality: I'm pleased to see the provision of EV charging spaces and have no further comments.
- Odour: No comments (dealt with at outline).
- Light: No comments (dealt with at outline).

6.9. CDC BUILDING CONTROL: No comments to make at this stage.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- SLE1 - Employment Development
- SLE2 - Securing Dynamic Town Centres

- SLE3 - Supporting Tourism Growth
- SLE4 - Improved Transport and Connections
- ESD1 - Mitigating and Adapting to Climate Change
- ESD2 - Energy Hierarchy
- ESD3 - Sustainable Construction
- ESD4 - Decentralised Energy Systems
- ESD5 - Renewable Energy
- ESD6 - Sustainable Flood Risk Management
- ESD7 - Sustainable Drainage Systems (SuDS)
- ESD8 - Water Resources
- ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13 - Local Landscape Protection and Enhancement
- ESD15 - The Character of the Built Environment
- ESD17 - Green Infrastructure
- BICESTER 10 - Bicester Gateway
- INF1 - Infrastructure

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development

7.3. Other Material Planning Considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide
- SPD Developer Contributions (2018)
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Environmental Impact Assessment Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Principle of development and compliance of the reserved matters scheme with the outline permission
- Design, Layout and Scale
- Landscaping
- Access and highways
- Neighbouring amenity
- Ecology
- Drainage
- Environmental Impact Assessment

Principle of Development and compliance of the proposed reserved matters scheme with the outline permission

8.2. The application site forms part of the CLP 2031 Part 1 policy Bicester 10 allocation and benefits from outline planning consent for 16,800sqm of B1 employment development (10/01740/HYBRID - granted 24th September 2020) including B1a, B1b

and B1c with a restriction on the amount of B1a use to 35% (5,880sqm) of the overall development. The outline consent was granted subject to compliance with the approved parameter plans and a Development Framework Plan as well as other planning conditions relating to the control of the development.

- 8.3. It is noted that the outline consent was granted prior to recent changes to the Use Class Order and therefore documentation and conditions refer to the old B1a, B1b and B1c use class which are now part of Class E under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations.
- 8.4. The current application is the second reserved matter application to be submitted following approval of the outline consent and comprises 11,310sqm of Class E floorspace accessed from the approved roundabout on Wendlebury Road. This represents the remainder of the floorspace allowed under the outline part of the hybrid application. The proposal delivers maximum flexibility to suit potential future occupiers, with a mix of appropriate Class E uses (research and development of products/processes, industrial processes and offices) (maximum amount of office use is controlled by conditions on the outline consent).
- 8.5. The appraisal below considers the merits of the scheme and how those matters comply with the outline permission and the parameters and development framework set therein.

Design, Layout and Scale

- 8.6. Policy Bicester 10 requires development on the site to be of high quality, modern design and finish with careful consideration given to architecture and layout and with care given to building heights to reduce overall visual impact. Policy Bicester 10 also requires development on the site to provide structured open spaces and planting that provides a strong landscape setting.
- 8.7. Policy ESD15 of the CLP 2031 Part 1 requires new development to respect its context and take the opportunities available to improve the character and appearance of the area and the way it functions. These development plan policies are consistent with national planning policy in the NPPF, which places great weight on the importance of good design achieving sustainable development.
- 8.8. The Development Framework Plan (DFP) approved as part of the outline consent sets out specific design principles to promote the high-quality development of the site, providing structured open space with a landscape led approach, that achieves a street hierarchy within a permeable layout and active building frontages that provide visual interest.
- 8.9. The layout of the site is generally as expected, taking into account the access point fixed by the approved roundabout and the parameters set within the outline consent and the DFP. The five proposed commercial units are positioned in a line facing the access road from the secondary roundabout. They sit to the side of Units 1-3 and to the rear of the health club (already constructed). The proposed units have car parking and cycle parking situated to the front of the buildings and servicing to the rear. The buildings have been designed to achieve the required active frontages and surveillance of the frontage parking areas and the street at both ground floor and first floor levels.
- 8.10. The proposed buildings are two-storey in scale with large work spaces at ground floor and ancillary office space at first floor. The outline parameter plans approved a development height of 76.50m AOD within this part of the site which is a maximum building/ridge height of approximately 12m at this location. The two-storey buildings

proposed would not exceed this maximum height parameter and are proposed to be constructed at approximately 11.5m to the ridge.

- 8.11. The buildings are proposed in a simple contemporary design and appearance, which is typical of a commercial development. The design includes large sections of glazing which provide for the natural surveillance required through the DFP and enhance the quality and appearance of the building providing articulation and visual interest. Glazing will be aluminium framed with vertical metal cladding to the walls of the units and a metal profile roof. The units will be finished in complementary grey tones, which is typical of commercial development and acceptable in this location. Roof plans also indicate areas for PV panels to be positioned in accordance with the approved Energy Strategy (dated February 2020) for the site. The design replicates the approach taken on previous phases of development on the site and will fit in well with the existing buildings.
- 8.12. A feature canopy is proposed to the front and side elevations which will project from the buildings and frame the main building frontages to each unit, providing visual prominence and distinctive building entrances, as required by the DFP. The corners of the units also include additional fenestration, which wraps around the building and provides for further visual interest to the sides of the buildings.
- 8.13. Refuse areas are to be located to the rear of the buildings within the service yard areas and would be enclosed with hedgerow to reduce their visual appearance. This is considered appropriate, and this will provide a natural boundary to site.
- 8.14. Bike shelters providing secure and covered cycle parking are proposed in a simple contemporary design, conveniently located to the front of the buildings within the main car parking areas where they will be easily accessed and over-looked. The shelters include anchor points where bikes can be secured.
- 8.15. The layout, scale, design and appearance of the buildings is considered to follow the design parameters, principles and approach set out in the Development Framework Plan and parameter plans approved as part of the outline planning permission. As such, the proposals are also considered to be in accordance with the design aspirations for the site, as set out in policy Bicester 10 and the requirements of policy ESD15 of the CLP 2031 Part 1.

Landscaping

- 8.16. Policy Bicester 10 requires development on the site to provide structured open spaces and planting that provides a strong landscape setting and policy ESD15 of the CLP 2031 Part 1 requires new development to respect its context and take the opportunities available to improve the character and appearance of the area and the way its functions. These development plan policies are consistent with national planning policy in the NPPF, which places great weight on the importance of good design achieving sustainable development.
- 8.17. The Development Framework Plan (DFP) approved as part of the outline consent sets out specific design principles to promote structured open space with a landscape-led approach including tree lined primary streets and landscaped movement corridors.
- 8.18. The details in this reserved matter proposal includes substantial landscaping along the eastern side of the site, hedgerows are proposed to enclose the rear service yard with the large landscaping areas beyond. Soft landscaping is also proposed to the front of the parking areas.

- 8.19. This landscape approach is in accordance with the requirements of the DFP and assists in connecting the developed areas of the site with the large area of open space to the east, reinforcing the strong landscape setting and creating a high-quality built environment. The large area of landscaping itself will provide a pleasant environment for workers to enjoy during the day.
- 8.20. The Council's Landscape Officer is broadly content with the overall landscaping scheme but did suggest that a larger quantity of trees could be provided. This has been noted, but it needs to be balanced with the drainage proposals and creating a safe/open environment for workers to use that has natural surveillance across the area. Therefore, the level of tree planting is considered to be appropriate.
- 8.21. A Landscape and Ecology Management Plan (LEMP) has been submitted with the application. The Landscape Officer has also made detailed comments with regard to the LEMP. Conditions of the hybrid consent (19/01740/HYBRID) require the submission and approval of a LEMP; therefore, these details do not need to be agreed as part of this reserved matters application. A planning note has been added to draw the applicant's attention to the Landscape Officer's comments and remind them of the requirement to discharge the condition.
- 8.22. The landscaping is considered to follow the parameters, principles and approach set out in the Development Framework Plan and parameter plans approved as part of the outline planning permission. As such, the proposals are also considered to be in accordance with the design aspirations for the site as set out in policy Bicester 10 and the requirements of policy ESD15 of the CLP 2031 Part 1.

Access and highways

- 8.23. Access to the site is taken from the new roundabout on Wendlebury Road which was approved under the previous outline/hybrid consent for the site. It was demonstrated to the satisfaction of OCC as highway authority at that time that the new roundabout and proposed access arrangements would provide suitable access for pedestrians, cyclists and vehicles, including HGVs.
- 8.24. The Local Highways Authority has raised no objections to the proposal and provided the following detailed comments:

Parking

Car and cycle parking - The proposed provision has been reviewed and found to be acceptable in accordance with the standards.

Car parking across the units also aligns with Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy.

Vehicle Tracking

Tracking has been provided for a 16.5m long articulated and a 12m long rigid truck, demonstrating that any such vehicles can ably enter, turn around and egress in a forward gear. This is acceptable.

- 8.25. The proposed access, parking and layout arrangements are considered to be acceptable with technical details having previously been secured via conditions/obligations. Secure cycle parking is also conveniently proposed to the front of units within covered cycle parking areas. The design and amount of which is also considered to be acceptable.

- 8.26. OCC Highways has also recommended a condition requiring details of the pedestrian route to unit 5. The submitted layout plan clearly shows a footpath along the front of the neighbouring units, although it is punctuated by the access points. A footpath is also indicated on the opposite side of the road and alongside the health club. Given the approved layout and the width of the road, it does not appear there would be any alternative option for pedestrian provision, and I do not see how the inclusion of a condition would improve the current proposals. Pedestrians are provided with adequate access through the site and a more direct access to the side of the health club.
- 8.27. In light of the above assessment, it is considered that the proposed highway layout and servicing arrangements demonstrated through this reserved matter application are acceptable in accordance with the parameters approved at outline stage. Adequate provision has been made for vehicle and cycle parking including the provision of electric vehicle charging points.

Neighbouring Amenity

- 8.28. Policy Bicester 10 requires development to comply with policy ESD15 of the CLP 2031 Part 1. Policy ESD15 in turn, requires new development to consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 8.29. There are two existing residential properties within the adjacent poultry farm site. The dwellings would be separated from the proposed employment development by at least 110 metres and would be well screened by the existing intervening mature trees within the poultry farm site. Notwithstanding the commercial scale of the proposed development, given the physical separation and existing features within the site, there is unlikely to be any adverse impact to residential amenity as a result of the proposed development, particularly taking into consideration the use of the poultry farm site itself and the impacts which arise from this existing use.
- 8.30. The adjacent poultry farm site also benefits from outline planning consent for employment development (19/01746/OUT), which will be brought forward as part of the wider development of the application site (under planning permission 19/01740/HYBRID). The S106 attached to that consent for the development of the poultry farm site restricts development on the site until development has commenced in accordance with planning permission 19/01740/HYBRID and units comprising at least 5,265sqm have been constructed on that site. Reserved matters consent (22/01945/REM) has now been granted on the poultry farm site, therefore, work will shortly commence.
- 8.31. In light of the above assessment, the impact upon residential amenity as a result of the proposed development is considered acceptable, securing a satisfactory relationship with existing and proposed uses in accordance with policies Bicester 10 and ESD 15 of the CLP 2031 Part 1.

Ecology

- 8.32. The Hybrid application was supported by an Environmental Impact Assessment which included detailed protected species surveys and botanical surveys. Those surveys confirmed that the site is of limited value to protected species, except for bats, and flora and fauna interest was also limited. The development of the adjacent poultry farm site (consented under 19/01746/OUT) involves the demolition of buildings which are currently used for bat roosting. Both sites have been identified as areas of foraging and commuting for bats.

- 8.33. The proposed development of the wider site will include the creation of a wetland/species rich wet grassland (within the eastern part of the site). The details of which are expected/required to come forward through further reserved matter application(s) and through the approval of a Landscape and Ecological Management Plan to ensure that the development as a whole will deliver adequate mitigation and enhancement for ecology and biodiversity and habitat creation compatible with the adjacent Bicester Wetland Reserve, which will strengthen the wetland corridor along the watercourse and enhance an important wildlife corridor resulting in a net biodiversity gain.
- 8.34. The Council's Ecology Officer has made no comments on the application. All opportunities for biodiversity enhancement should be explored when the Landscape and Ecology Management Plan is submitted for discharge. The measures to be taken to protect biodiversity during the construction phase will be secured through a Construction Environmental Management Plan, which is required by condition of the outline consent. The Council's Ecology Officer will be consulted as part of that process.
- 8.35. It is considered that the proposed development is acceptable in terms of any impact on ecology, which can be reasonably mitigated or protected through the submission of further information to comply with conditions imposed on the outline consent and through the submission of further reserved matter applications for the wider site. This is in accordance with policies Bicester 10 and ESD 10 of the CLP 2031 Part 1.

Drainage and Flood Risk

- 8.36. Policy Bicester 10 of the CLP 2031 Part 1 identifies the area within the east of the site as flood plain and requires that a sequential approach be followed. Where possible buildings should be located away from areas at high risk of flooding. The development should be made safe without increasing flood risk elsewhere requiring full mitigation of flood risk in accordance with policies ESD 6 and ESD 7.
- 8.37. Conditions have been imposed on the outline consent to ensure that the development is brought forward in accordance with the approved Flood Risk Assessment and Drainage Assessment, including specified finished floor levels and the inclusion of compensatory floodplain storage. Conditions of the outline consent also require the submission of a surface water drainage scheme, details pursuant to which have already been submitted for approval. OCC drainage engineers will be consulted as part of that process.
- 8.38. LLFA have raised no objection to this reserved matters application and note that conditions are in place to deal with the technical drainage details.
- 8.39. In this regard, it is considered that the proposed drainage arrangement demonstrated through this reserved matter application is acceptable subject to the discharge of detail required by condition, in consultation with OCC drainage engineers. This is in accordance with policies Bicester 10 and ESD 6 and 7 of the CLP 2031 Part 1.

Environmental Impact Assessment

- 8.40. The outline application for the site was supported by an Environmental Statement (ES) dated August 2019. The scope of the ES considers in detail the following topics: Biodiversity, Water Resources and Flood Risk, Transport and Access and Cumulative Effects having regard to the site's allocation for employment use, the nature and likely impacts of the proposed uses, and the site constraints.

- 8.41. This reserved matter application is consistent with the parameters approved through the outline permission as has been discussed and any mitigation identified through the EIA has been secured by planning condition. The EIA information is considered sufficient to consider the environmental matters of this reserved matters application and it has been taken into account where relevant in the consideration of this reserved matters application.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. This application seeks reserved matters approval for a phase of employment development. The land has outline approval for a scheme of B1 employment development. The application for reserved matters provides details of the layout, scale, appearance and landscaping of the development. As has been assessed through this appraisal, the layout, scale, appearance and landscaping are all considered to be acceptable for the reasons given, and the proposal is considered acceptable in all other respects.
- 9.3. Approval is thus recommended subject to conditions.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

22011-TP-001 rev E [Proposed site and finishes]
22011-TP-002 rev A [Unit 5 Floor Plans]
22011-TP-003 [Unit 5 Roof Plan]
22011-TP-004 [Unit 5 Elevations]
22011-TP-005 [Unit 5 Sections]
22011-TP-006 rev A [Unit 6 Floor Plans]
22011-TP-007 [Unit 6 Roof Plan]
22011-TP-008 [Unit 6 Elevations]
22011-TP-009 [Unit 6 Sections]
22011-TP-010 rev A [Unit 7 Floor Plans]
22011-TP-011 [Unit 7 Roof Plan]
22011-TP-012 [Unit 7 Elevations]
22011-TP-013 [Unit 7 Sections]
22011-TP-014 [Units 8-9 Floor Plans]
22011-TP-015 [Units 8-9 Roof Plan]
22011-TP-016 [Units 8-9 Elevations]
22011-TP-017 [Units 8-9 Sections]
22011-TP-018 [Refuse Enclosure Details]
22011-TP-019 [Cycle Shelter Details]
22011-TP-020 [Entrance Canopy Details]
22011-TP-021 [External Finishes Sample Board]
22011-TP-022 [Site Views]
LB291_D04 rev B [RM4 (Sheet 1 of 4) Soft Landscaping Proposals]

LB291_D04 rev B [RM4 (Sheet 2 of 4) Soft Landscaping Proposals]
LB291_D04 rev B [RM4 (Sheet 3 of 4) Soft Landscaping Proposals]
LB291_D04 rev B [RM4 (Sheet 4 of 4) Soft Landscaping Proposals]
1760-ESC-00-ZZ-DR-E-2104 rev P1 [External Lighting]
Design Statement (Rev C) dated May 2022

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

2. Prior to the first occupation of any building, the provision for EV charging points as shown on drawing number 22011 – TP – 001 rev E (Proposed site and finishes plan) serving that building shall be installed and made available for use and retained as such thereafter.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3, ESD 5 and Bicester 10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with the National Planning Policy Framework.

3. Prior to the first occupation of any building, cycle parking to serve that building shall be provided in the positions shown on drawing number 22011 – TP – 001 rev E (Proposed site and finishes plan) and in accordance with the details shown on drawing number 21023 – TP – 019 (Cycle Shelter Details). The cycle parking shall be retained and maintained for the parking of cycles in connection with the development thereafter.

Reason: To comply with Policies SLE 4, ESD 1, ESD 3, ESD 5 and Bicester 10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with the National Planning Policy Framework.

4. Full details of any enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works.

Reason: To ensure the satisfactory appearance of the development, in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTES

1. Before granting this planning permission the Council has taken into account the environmental information relating to the development (within the meaning of the Town and Country Planning (Environmental Assessment) (Regulations) 2017 (as amended).
2. The applicant is reminded that to comply with condition 50 of planning permission 19/01740/HYBRID ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

3. The applicant's attention is drawn to the Landscape officer's comments regarding the Landscape and Ecology Management Plan (LEMP). You should have regard to these comments when submitting details to discharge condition 49 of application 19/01740/HYBRID.

Case Officer: Rebekah Morgan

DATE: 13/10/2022

Checked By: Andy Bateson

DATE: 13th October 2022
