

**Case Officer:** Rebekah Morgan

**Recommendation:** Approve

**Applicant:** Albion Land (Three) Limited

**Proposal:** Reserved matters application to 19/01746/OUT - layout, scale, appearance and landscaping details for employment development (10,195sqm GIA), with associated landscaping and infrastructure works.

**Expiry Date:** 28 September 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. The site benefits from outline planning consent (19/01746/OUT) for 10,200sqm 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.
- 1.3. This reserved matter application site is situated to the south of the first reserved matters consent (20/02779/REM), which itself was immediately south of the new 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.
- 1.4. 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 of the development.
- 2.2. The proposed built development within this phase comprises 4no. units within three separate buildings with a cumulative gross floor area of 10,195sqm. 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 is 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 **11 August 2022**, by advertisement in the local newspaper expiring **18 August 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 **18 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 objections, but made the following comments: 1) Drainage is vague; 2) Concerns on traffic management.

## NON-STATUTORY CONSULTTEES

- 6.4. ENVIRONMENT AGENCY: We are not a statutory consultee for reserved matters applications. Please take account of any conditions, informatives or advice that we provided in our response to the outline application when making your determination of this reserved matters application.
- 6.5. OCC HIGHWAYS: No objections, subject to conditions.
- 6.6. OCC ARCHAEOLOGY: The site has been subject to an extensive archaeological excavation, which has now concluded. Permission has been granted with conditions attached that require a phase of archaeological mitigation in advance of development. This has now been concluded. As such there is no necessity to attach further requirements at this reserved matters stage.
- 6.7. LEAD LOCAL FLOOD AUTHORITY: Prior to commencement drainage conditions 9 and 18 of 19/01746/OUT need to be discharged at future stages.
- 6.8. CDC LANDSCAPE OFFICER: The landscape proposals are acceptable.

The LEMP will require additional information:

- 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 Manage 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.
- 6.9. 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)
- 6.10. 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 10,200sqm of B1 employment development (19/01746/OUT - granted 24<sup>th</sup> September 2020) including B1a, B1b and B1c with a restriction on the amount of B1a use to 35% (3,570sqm) 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 classes which are now part of Class E under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations.

8.4. This application covers the entirety of the outline consent and comprises 10,195sqm of Class E floorspace (outline consent allowed a maximum of 10,200sqm of B1 floorspace) accessed from the roundabout on Wendlebury Road. 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 of 3,530 sqm of office use to comply with the 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 four proposed commercial units are positioned in a line facing the access road from the secondary roundabout. They sit to the rear of Units 1-3 (already constructed). The proposed units have car parking and cycle parking situated to the front of the buildings and an access road (between units 12 and 13) providing servicing to the rear. The buildings have been designed to achieve the required active frontage facing the Wendlebury Road and surveillance of the frontage parking areas and the street at both ground floor and first floor level.
- 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 of 76.25m 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 11m 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 wider 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 building 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 wrap 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 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 woodland/tree planting along the north-western boundary of the site, hedgerows are proposed to enclose the rear service yard, with the required swale area 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.
- 8.20. The Council's Landscape Officer is content with the proposed landscaping scheme. 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. Condition 28 of the outline consent (19/01746/OUT) requires 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.
- 8.21. 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

- 8.22. Access to the site is taken from the new roundabout on Wendlebury Road, which was approved under the previous outline 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.
- 8.23. The Local Highways Authority has raised no objections to the proposal and provided the following detailed comments:

#### Access

*Vehicular and non-vehicular access to the proposed development is via a new roundabout on Wendlebury Road. This is in line with the outline planning permission (19/01746/OUT).*

*Pedestrians are expected to utilise a series of footway provisions between the site and Wendlebury Road via associated dropped kerb crossings while the anticipated low traffic volume through the estate roads is considered to be conducive for cycling on the carriageway.*

*The construction of the access road is covered by obligations/conditions on the outline permission.*

### Parking

*Again, on the basis of the proposed scale of each unit against parking standards, the proposed parking provision (for car and bicycle) is acceptable.*

*The parking layout now does indicate the level of EV charging provision allocated on each site. This adheres to standards set under Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy. However, it is not known if the rest of the spaces are passively ducted for future electrification - as required. This should be made clear.*

### Travel Plan

*A Framework Travel Plan for the wider development has already been submitted alongside this application dated 2019. However, this was superseded by a 2022 version submitted and discharged earlier this year (21/03889/DISC).*

*This employment development is part of a much larger development on the Chesterton Site. It appears from information contained within the Transport Assessment and Framework Travel Plan, that pedestrian linkages, cycle routes and bus stops will be provided as part of a package for the whole site?*

*It is imperative that other sustainable, active travel options are facilitated to ensure that SOV use does not become the 'go to' mode and cars dominate the development.*

*Because of the size of this development a Full Workplace Travel Plan will be required. This should be produced prior to occupation, be updated within 6 months of full occupation, and refer to the overarching 2022 Framework Travel Plan for the site. Further information regarding the required criteria can be found within appendix 5 of the OCC guidance document 'Transport for New Developments – Transport Assessments and Travel Plans March 2014'.*

- 8.24. 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 proposed and conveniently located to the front of units within covered cycle parking areas. The design and amount of which is also considered to be acceptable.
- 8.25. The provision of electrical charging points has been raised by OCC Highways The proposed layout plans indicate the provision of electric charging points within the car park layout. In addition, condition no.50 of the outline consent requires the provision of electrical charging to serve the development to be implemented prior to the occupation of the development including ducting for easy future expansion of the EV charging system.
- 8.26. OCC Highways has also recommended a condition requiring a new workplace travel plan to be submitted. This matter has been dealt with via condition at the outline stage. Whilst the proposal forms part of a larger development under Policy Bicester



10 of the CLP 2015, this was known at the outline stage when a combination of outline and hybrid applications were submitted, and appropriate conditions were applied. It would not be reasonable at this stage to impose a condition that will impact on parts of the development that fall outside of the site (both outline site area and reserved matters site area).

- 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. The outline consent (19/01746/OUT) for this part of the site included the former poultry farm and residential dwellings. There is a farmstead further along the Wendlebury Road but is over 200m away from the site. Furthermore, any potential impact was considered at the outline stage when the scale and height parameters for this development were agreed. 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.
- 8.30. 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

- 8.31. The outline application was supported by an Environmental Impact Assessment which included detailed protected species surveys and botanical surveys. These 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 poultry farm site 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.
- 8.32. 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.
- 8.33. 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.

- 8.34. 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

- 8.35. 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.
- 8.36. 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.
- 8.37. LLFA have raised no objection to the reserved matters application and note that conditions are in place to deal with the technical drainage details.
- 8.38. Chesterton Parish Council made a comment that the drainage information was vague. As noted above, the technical details have been conditioned previously and therefore this information will come forward in due course as part of a discharge of conditions application.
- 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-101 [Proposed site and finishes]  
22011-TP-102 [Unit 10 Floor Plan]  
22011-TP-103 [Unit 10 Roof Plan]  
22011-TP-104 [Unit 10 Elevations]  
22011-TP-105 [Unit 10 Sections]  
22011-TP-106 [Unit 11-12 Floor Plans]  
22011-TP-107 [Unit 11-12 Roof Plan]  
22011-TP-108 [Unit 11-12 Elevations]  
22011-TP-109 [Unit 11-12 Sections]  
22011-TP-110 [Unit 13 Floor Plans]  
22011-TP-111 [Unit 13 Roof Plan]  
22011-TP-112 [Unit 13 Elevations]  
22011-TP-113 [Unit 13 Sections]  
22011-TP-114 [Refuse Enclosure Details]  
22011-TP-115 [Cycle Shelter Details]  
22011-TP-116 [Entrance Canopy Details]  
22011-TP-117 [External Finishes Sample Board]  
22011-TP-118 [Proposed Site Views]  
Lb291-D05 [Soft Landscaping Proposals]  
Design Statement 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. Details of the external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In order to safeguard the visual amenities of the area 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 advice in The National Planning Policy Framework.

3. Prior to the first occupation of any building, the provision for EV charging points as shown on drawing number 22011 – TP – 101 (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.

4. 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 – 101 (Proposed site and finishes plan) and in accordance with the details shown on drawing number 22011 – TP – 114 (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.

5. 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 30 of planning permission 19/01746/OUT 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 28 of application 19/01746/OUT.

Case Officer: Rebekah Morgan

DATE: 12/10/2022

Checked By: Andy Bateson

DATE: 12<sup>th</sup> October 2022

---