

**Land Adj To Promised Land Farm Wendlebury  
Road Chesterton**

**22/03674/DISC**

**Case Officer:** Laura Bell

**Recommendation:** Approve

**Applicant:** Albion Land Limited (c/o Quod)

**Proposal:** Discharge of Condition 25 (phasing plan) of 19/01740/HYBRID

**Expiry Date:** 1 February 2023

**Extension of Time:**

**1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The application site relates to a parcel of land to the southwest of Bicester and east of Wendlebury Road. The land benefits from outline planning permission for B1 development on the main part of the site with full detailed planning permission for a health club within a smaller parcel, within the northwest corner of the site.

**2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. This submission seeks to discharge condition 25 of 19/01740/HYBRID, which requires a phasing plan, covering the entire application site, to be submitted to and approved by the LPA prior to any development taking place. Development thereafter shall be carried out in accordance with the phasing plan and each reserved matters shall be submitted in accordance with it.

**3. RELEVANT PLANNING HISTORY**

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

**Application:** Permitted 24 September 2020  
**19/01740/HYBRID**

'Hybrid' planning application comprising: - 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.

**Application: 21/04143/DISC** Permitted 11 March 2022

Discharge of condition 22 (Archaeological Written Scheme of Investigation) of 19/01746/OUT

**Application: 20/03192/DISC** Permitted 25 March 2021

Discharge of Condition 25 (Phasing), Condition 36 (Construction Management Plan), Condition 37 (Construction Environmental Management Plan for Biodiversity), Condition 38 (Tree Protection), Condition 39 (Training

and Employment Plan) and Condition 45 (Site Access) and Partial Discharge of Condition 40 (Sustainable Drainage) and Condition 46 (Estate Roads, Parking and Turning Areas) of 19/01740/HYBRID

**Application: 22/01632/REM** Permitted 14 October 2022

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

**Application: 22/03675/DISC**

Partial discharge of Condition 46 (spec of site roads, parking and turning areas - phase 2) of 19/01740/HYBRID

**Application: 22/03676/DISC**

Partial discharge of Condition 48 (Phase 2 Framework Travel Plan) of 19/01740/HYBRID

**Application: 22/03677/DISC**

Partial discharge of Condition 40 (drainage details - Phase 2) of 19/01740/HYBRID

**Application: 22/03729/DISC**

Partial discharge of Condition 49 (Landscape and Ecology Management Plan) pursuant to Phase 2 of 19/01740/HYBRID

**Application: 22/03730/DISC**

Discharge of Condition 28 (Landscape and Ecology Management Plan) of 19/01746/OUT

#### **4. RESPONSE TO PUBLICITY**

- 4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **23 February 2023**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2 No comments have been raised by third parties.

#### **5. RESPONSE TO CONSULTATION**

- 5.1. Oxfordshire County Council - Single Response (Highways) - No objection.
- 5.2. National Planning Casework Unit (NPCU) – No comments received.

#### **6. APPRAISAL**

- 6.1. Condition 25 states:

No development shall take place until a phasing plan covering the entire application site has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the approved phasing plan and refer to the phase (or phases) it relates to as set out in the approved phasing plan.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Government guidance contained within the National Planning Policy Framework.

- 6.2. This condition has previously been discharged (under 20/03192/DISC), but it is now the applicant's intention to deliver the remaining development at the site as a single phase, as shown on drawing no. RMA 4 Phasing Plan Phase 2 (ref 22011-TP-023 Rev A). The information submitted is acceptable.
- 6.3. The original application was EIA development and this submission is a 'subsequent application' under the EIA Regulations. The ES accompanying the original application is still considered adequate to consider the content of this submission, given that it is under 3 years old and the LHA are content with the phasing in light of the assumptions based on the TA submitted with the ES. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

## **7. RECOMMENDATION**

That Planning Condition 25 of 19/01740/HYBRID be discharged based upon the following:

### Condition 25

- The phasing plan dated 23/11/22, reference 22011-TP-023 Revision A.

Case Officer: Laura Bell

DATE: 23 February 2023

Checked By: Caroline Ford

DATE: 24 February 2023

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