

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

22/03675/DISC

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land Limited (c/o Quod)

Proposal: Partial discharge of Condition 46 (spec of site roads, parking and turning areas - phase 2) 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 partially discharge condition 46 of 19/01740/HYBRID, which relates to road specification details and parking and turning areas. The details relate to the final phase (2) of the development. The details relating to phase 1 were discharged by application 20/03192/DISC.

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: 20/02648/DISC Permitted 2 December 2020

Discharge of conditions 9 (Phasing Plan); 10 (CMP); 11 (CEMP); 13 (AMS); 14 and 41 (Intrusive Investigation) of 19/01740/HYBRID

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: 20/03630/DISC Permitted 12 July 2021

Discharge of Condition 12 (landscaping scheme), 18 (Sustainable Drainage), 20 (Landscape and Ecology Management Plan (LEMP)), 21 (external lighting) and 22 (electrical vehicle charging) of 19/01740/HYBRID

Application: 21/03889/DISC Permitted 8 April 2022

Discharge of Conditions 48 (Framework Travel Plan), 49 (Landscape and Ecology Management Plan), 51 (Public Information Scheme relating to the Scheduled Ancient Monument) 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: 22/03674/DISC

Discharge of Condition 25 (phasing plan) 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

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.

RESPONSE TO CONSULTATION

- 5.1. Oxfordshire County Council - Single Response (Highways) - No objection. The details submitted under this application are sufficient to discharge condition 46 of 19/01740/HYBRID.
- 5.2. National Planning Casework Unit (NPCU) – No comments received.

APPRAISAL

- 6.1. Condition 46 states:

No development shall take place in any phase of the development hereby permitted until full specification details of the site roads, parking and turning areas to serve the development, which shall include swept path analysis, construction, layout, surfacing, lighting, drainage and visibility splays have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of each phase of the development, the site roads and turning areas shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the phase of the development as it is fundamental to the acceptability of the scheme.

- 6.2. As noted above, these details relating to phase 1 have been discharged. External lighting details for this phase 2 were approved under 22/01632/REM and the approved drawing is referenced in the cover letter for this submission (1760-ESC-00-ZZ-DR-E2104-P1 External Lighting Layout). For completeness, it shall be referenced as an approved drawing as part of this submission.
- 6.3. The LHA has confirmed that the submitted details are sufficient to discharge the condition and as such, the submission is considered acceptable.
- 6.4. 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 relevant detail 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

4. RECOMMENDATION

That Planning Condition 46 of 19/01740/HYBRID be discharged based upon the following:

Condition 46

- S1358-PH2-13 – Estate Road General Arrangement
- S1358-PH2-14 – Estate Road Drainage Layout
- S1358-PH2-15 – Estate Road Setting Out Details
- S1358-PH2-04 – Unit 5 External Works
- S1358-PH2-06 – Unit 6 External Works
- S1358-PH2-08 – Unit 7 External Works
- S1358-PH2-10 - Units 8-9 External Works

- 24067-05 – RM4 Units 5, 6 & 7 Vehicle Tracking
- 24067-05-2 – RM4 Units 8 & 9 Vehicle Tracking
- 24067-05-3 – RM5 Units 10, 11, 12 & 13 Vehicle Tracking
- 24067-02-3(a) – Vehicle Tracking Units 8 & 9
- 24067-02-2(a) – Vehicle Tracking Units 7 & 8
- 24067-02(a) – Vehicle Tracking Unit 5
- 24067-03-2-Vehicle Tracking Units 7 & 8
- 24067-03-3 – Vehicle Tracking Units 8 & 9
- 24067-03 – Vehicle Tracking Unit 5
- 24067-04-3 – Unit 13 Vehicle Tracking
- 24067-04-2 – Unit 11 & 12 Vehicle Tracking
- 24067-04 Unit 10 Vehicle Tracking
- 24067-04-5 – Units 11 &12 Vehicle Tracking
- 24067-04-4 – Unit 10 Vehicle Tracking
- 24067-04-6 – Unit 13 Vehicle Tracking
- 1760-ESC-00-ZZ-DR-E2104-P1 External Lighting Layout

Case Officer: Laura Bell

DATE: 23 February 2023

Checked By: Caroline Ford

DATE: 28 February 2023
