

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

22/03676/DISC

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land Limited (c/o Quod)

Proposal: Partial discharge of Condition 48 (Phase 2 Framework Travel 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 partially discharge condition 48 of 19/01740/HYBRID, which relates to details for the Framework Travel Plan. This is a partial discharge, as details relating to phase 1 have already been discharged under 21/03889/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: 20/02649/DISC Permitted 21 October 2020

Discharge of conditions 16 and 43 (Archaeological written scheme of 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: 22/03675/DISC

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

Application: 22/03677/DISC

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

Application: 22/03694/DISC

Discharge of Condition 27 (Phase 3 Framework Travel Plan) of 19/01746/OUT

Application: 22/03728/DISC

Discharge of Condition 17 (Training and Employment Plan) of 19/01746/OUT

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 N/A

RESPONSE TO CONSULTATION

5.1. Oxfordshire County Council - Single Response (Highways) – No objection. The condition may be discharged.

APPRAISAL

6.1. Condition 48 states:

Prior to the occupation of any unit within the development hereby approved, an updated Framework Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. This Framework Travel Plan to be based on the draft document 19539-07a dated 22nd July 2019. The travel plan shall be implemented in accordance with the details approved.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

6.2. The LHA have confirmed that the information submitted in pursuit of discharging condition 48 of 19/01740/HYBRID is deemed sufficient. The condition may therefore be discharged.

6.3. The original application was EIA development. This application is not a 'subsequent application' as it is not a pre-commencement requirement. The information submitted pursuant to the discharge of these conditions was not included within the

Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purpose of considering the information provided for this condition and it has been taken into account in considering this submission.

4. RECOMMENDATION

That Planning Condition 48 of 19/01740/HYBRID be discharged based upon the following:

Condition 48

- Framework Travel Plan by DTA ref: SKP/24067-08 Framework TP, dated 6th December 2022.

Case Officer: Laura Bell

DATE: 07 February 2023

Checked By: Caroline Ford

DATE: 08 February 2023
