

**Case Officer:** Laura Bell

**Recommendation:** Approve

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

**Proposal:** Discharge of Condition 2 (Phasing Plan Phase 3) of 19/01746/OUT

**Expiry Date:** 2 February 2023

**Extension of Time:**

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

- 1.1. The application site relates to a parcel of land to the south of Bicester and east of Wendlebury Road comprising an existing chicken farm and associated buildings. The land benefits from outline planning permission for B1 office employment development. Planning permissions were granted under refs: 19/01746/OUT and 19/01740/HYBRID.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This submission seeks to discharge condition 2 of 19/01746/OUT, which relates to the submission of a phasing plan covering the site.

## **3. RELEVANT PLANNING HISTORY**

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

**Application: 19/01746/OUT** Permitted 24 September 2020

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

**Application: 20/02647/DISC** Permitted 21 June 2021

Discharge of condition 22 (Archaeological scheme of investigation)  
19/01746/OUT

**Application: 21/01598/DISC** Permitted 23 June 2021

Discharge of condition 14 (construction management plan), 15 (construction environmental management plan) of 19/01746/OUT

**Application: 21/03424/DISC** Permitted 10 December 2021

Discharge of condition 26 (Proposed Water Routing) of 19/01746/OUT

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

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

**Application: 22/01945/REM**

Permitted

12 October 2022

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.

**Application: 22/03692/DISC**

Discharge of Condition 24 (lighting layout/vehicle tracking) of 19/01746/OUT

**Application: 22/03693/DISC**

Discharge of Condition 18 (SUDS/Drainage) of 19/01746/OUT

**Application: 22/03694/DISC**

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

**Application: 22/03706/DISC**

Discharge of Condition 2 (External Lighting Layout) of 22/01945/REM

**Application: 22/03728/DISC**

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

**Application: 22/03730/DISC**

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

## **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.
- 4.2 No comments have been raised by third parties.

## **RESPONSE TO CONSULTATION**

- 5.1. Oxfordshire County Council - Single Response (LLFA) – No comments to make.
- 5.2. Oxfordshire County Council – Single Response (LHA) – No objection.
- 5.3. National Planning Casework Unit (NPCU) – No comments received.

## **APPRAISAL**

- 6.1. Condition 2 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. The information submitted to discharge this condition relates to phase 3, which is covered by the outline consent (19/01746/OUT). Phases 1 and 2 have been/will be discharged under condition 25 of the hybrid consent (19/01940/HYBRID), under applications 20/03192/DISC and 22/03674/DISC.
- 6.3. Given the absence of any objections from the consultees above, it is considered that the phasing plan for phase 3 can be discharged.
- 6.4. The original application was EIA development and this is a subsequent application. The information submitted pursuant to the discharge of this condition 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 purposes of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

#### **RECOMMENDATION**

That Planning Condition 2 of 19/01746/OUT be discharged based upon the following:

##### Condition 2

RMA 5 Phasing Plan Phase 3 (ref: 22011-TP-119 Rev A)

Case Officer: Laura Bell

DATE: 27 February 2023

Checked By: Caroline Ford

DATE: 27 February 2023

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