

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

22/03693/DISC

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land Limited (c/o Quod)

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

Expiry Date: 2 February 2023

Extension of Time: N/A

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 18 of 19/01746/OUT, which relates to a detailed design and associated Management and Maintenance Plan for surface water drainage.

3. RELEVANT PLANNING HISTORY

3.1. 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: 22/03691/DISC Permitted 27 February 2023

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

Application: 22/03692/DISC Permitted 28 February 2023

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

Application: 22/03694/DISC Permitted 8 February 2023

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

Application: 22/03706/DISC Permitted 28 February 2023

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

Application: 22/03728/DISC Permitted 15 May 2023

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

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 **25 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. Lead Local Flood Authority (LLFA) – No objection.
- 5.2. CDC Land Drainage – No comments in principle. Consult LLFA for detailed approval.
- 5.3. National Planning Casework Unit (NPCU) – No comments received.
- 5.4. Environment Agency – This is an application we do not wish to be consulted upon.

6. APPRAISAL

- 6.1. Condition 18 states:

No development in any phase shall take place until a detailed design and associated Management and Maintenance Plan for surface water drainage for that phase, using sustainable drainage methods, has been submitted to and approved in writing by the Local Planning Authority. The relevant phase of the development shall be implemented in accordance with the approved detailed design prior to the first occupation of that phase and in accordance with the following, and the development shall be managed and maintained in accordance with the approved Management and Maintenance Plan. • S1358 - Ext - 34B - Tech Scheme Option 8 Drainage Layout • FRA (Issue 3) - Main Body Text (PART 1 OF 11) • Appendix A (PART 2 OF 11) • Appendix B (PART 3 OF 11) • Appendix C (PART 4 OF 11) • Appendix D (PART 5 OF 11) • Appendix E (PART 6 OF 11) • Appendix F (PART 7 OF 11) • Appendix G (PART 8 OF 11) • Appendix H (PART 9 OF 11) • Appendix J (PART 10 OF 11) • Appendix K (PART 11 OF 11)

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy ESD8 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

- 6.2. This submission relates to phase 3 of the development and as such, a full discharge of this condition is sought. The applicants have worked with the LLFA to address initial objections to reach a suitable outcome.
- 6.3. The original application was EIA development and this submission is a 'subsequent application' under the EIA Regulations. 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.

7. RECOMMENDATION

That Planning Condition 18 of 19/01746/OUT be discharged based upon the following:

Condition 18

- Catalyst Bicester Drainage Calcs Rev 3 (ref. 221115)
- Catalyst Bicester - SuDS Maintenance & Management Plan (Issue 3) (ref. 221123)
- Phase 3 External Works & Levels (ref. S1358 - PH3 – 01 A)
- Phase 3 SW Drainage Layout (ref. S1358 - PH3 – 02 A)
- Phase 3 FW Drainage Layout (ref. S1358 - PH3 – 03 A)
- Unit 10 External Works (ref. S1358 - PH3 – 04 A)
- Unit 10 Drainage Layout (ref. S1358 - PH3 – 05 A)
- Units 11+12 External Works (ref. S1358 - PH3 – 06 A)
- Units 11+12 Drainage Layout (ref. S1358 - PH3 – 07 A)
- Units 13 External Works (ref. S1358 - PH3 – 08 A)
- Units 13 Drainage Layout (ref. S1358 - PH3 – 09 A)
- Phase 3 Typical Drainage Details (ref. S1358 -PH3-10 A)
- Interceptor 6 Details (ref: S1358-PH3-14)
- Interceptor 7 Details (ref: S1358-PH3-15)
- Interceptor 8 Details (ref: S1358-PH3-16)
- Permeable car park details (ref: S1358-PH3-17)
- Swale 1 Details (ref: S1358-PH3-18)
- Outlet Details (ref: S1358-PH3-19)
- Flood Compensation Control Details (ref: S1358-PH3-20)
- Land Drainage Consent ref: 23_00106_LD
- Phase 3 technical note ref: 230130/WB/JG

Case Officer: Laura Bell

DATE: 22 May 2023

Checked By: Caroline Ford

DATE: 22 May 2023
