

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

22/03694/DISC

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land Limited (c/o Quod)

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

Expiry Date: 2 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 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 27 of 19/01746/OUT, which relates to the details of the updated Framework Travel Plan.

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: 22/03676/DISC

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

Application: 22/03691/DISC

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

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: 22/03706/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

RESPONSE TO PUBLICITY

4.1 N/A

RESPONSE TO CONSULTATION

5.1. OCC Single Response (Highways): No objection.

APPRAISAL

6.1. Condition 27 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 is sufficient and condition 27 can 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 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 submission.

4. RECOMMENDATION

That Planning Condition 27 of 19/01746/OUT be discharged based upon the following:

Condition 27

- Framework Travel Plan by DTA ref: SKP/24067-09 Framework TP dated 6th December 2022.

Case Officer: Laura Bell

DATE: 07 February 2023

Checked By: Caroline Ford

DATE: 08 February 2023
