

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

**22/03728/DISC**

**Case Officer:** Laura Bell

**Recommendation:** Approve

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

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

**Expiry Date:** 6 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 17 of 19/01746/OUT which relates to the requirement for a Training and Employment 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: 20/03192/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: 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: 22/03694/DISC**

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

**RESPONSE TO PUBLICITY**

4.1 N/A

**4. RESPONSE TO CONSULTATION**

5.1. CDC Economic Development - The revised TEMP responds to the questions I raised in my submission in February 2023. The development is shown to have engaged apprentices in the earlier phases with the expectation of their continuing. The local supply chain is also illustrated. However, there is an error in referring (in paragraph 4.3) to South and Vale DC – rather than CDC economic growth.

**5. APPRAISAL**

6.1. Condition 17 states:

*No construction shall take place in any phase until a Training and Employment Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. As a minimum this Plan shall include the arrangements by which the applicant (or other specified persons) will provide construction (and related trades) apprenticeship starts during construction of the relevant phase of the development hereby approved. Construction shall take place in accordance with the agreed Plan.*

*Reason: Paragraphs 80 and 81 of the National Planning Policy Framework support and encourage sustainable economic growth. Para B14 of the adopted Cherwell Local Plan 2011- 2031 recognises that it is important to ensure the population is sufficiently skilled to attract companies and investment to Cherwell and supports proposals to strengthen the skills base of the local economy. Strategic Objective 3 of the adopted Cherwell Local Plan seeks to support an increase in skills.*

6.2. This plan is an updated version of the TEMP approved for phases 1 and 2 (under the HYBRID consent). This submission relates to phase 3 of the development (under the outline consent). Economic Development originally had concerns with the

TEMP in that it required updating in order to be meaningful; for example in the previous para 3.4 - The Apprenticeship and Training Company was stated as a key partner – but was dissolved in 2020. It mentioned that ‘... a similar available service (might alternatively) assist with the recruitment, selection and training of apprentices’ but did not expand upon this.

- 6.3. The applicants have supplied an amended TEMP which satisfactorily addresses the concerns of the Council’s Economic Development Officer. The document has been further amended to include reference at para 4.3 to CDC Economic Growth, rather than South and Vale DC.
- 6.4. 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.

## **6. RECOMMENDATION**

That Planning Condition 17 of 19/01746/OUT be discharged based upon the following:

### Condition 17

- Training and Employment Plan by QUOD, ref Q200424 dated May 2023.

Case Officer: Laura Bell

DATE: 15 May 2023

Checked By: Caroline Ford

DATE: 15 May 2023

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