

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of Condition 7 (access details) of 21/03177/F
(APP/C3105/W/22/3304021)

Expiry Date: 14 June 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 that forms the third phase of an employment scheme on the site known as Axis J9 Business Park, which itself forms part of the proposed Eco Town (North West Bicester).
- 1.2. Planning permission was allowed on appeal for employment development comprising use classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This submission seeks to discharge the requirements of condition 7 of 21/03177/F, which relates to full details of the access to the western parcel, including a priority crossing for pedestrians and cyclists.

3. RELEVANT PLANNING HISTORY

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

Application: 21/03177/F Appeal Allowed 15 July 2022
(Against Refusal)

Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works

Application: 23/01040/DISC Permitted 15 August 2023

Discharge of Condition 5 (Construction Environmental Management Plan) of 21/03177/F

Application: 23/01033/DISC

Discharge of Condition 9 - (route of service connections) of 21/03177/F

Non-material amendment to 21/03177/F - Application to amend the wording of condition 8 to reflect the required Tree Protection and Retention Plan

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 **8 June 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. OCC Single Response: Initial response raised concerns about absence of technical approval. OCC have since confirmed they have **no objection** to the submission and that the drawings have been checked and are the same as those that have been given technical approval by the Highway Agreements Team.

6. APPRAISAL

- 6.1. Condition 7 states:

No development shall commence until full details of the access to the western parcel including a priority crossing for pedestrians and cyclists accompanied by a Stage 1 Safety Audit have been submitted to and approved in writing by the local planning authority. Thereafter no occupation shall take place until the access has been delivered in accordance with the approved details.

- 6.2. OCC Highways are content with the drawings submitted and confirm that they correspond with the Technical approval certificate that has been issued by the Highway Agreements Team, which includes the necessary Stage 1 safety audit.
- 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 7 of 21/03177/F be discharged based upon the following:

Condition 7

- S1209 - AR - 01K - OS Location Plan • S1209 - AR - 03F - General Arrangement
- S1209 - AR - 04E - SW Drainage Plan • S1209 - AR - 05E - Road Levels and Contours • S1209 - AR - 06E - Kerbing Layout • S1209 - AR - 07E - Signing & Lining Plan • S1209 - AR - 08E - Vehicle Tracking • S1209 - AR - 09E - Road Construction Cross Sections • S1209 - AR - 10F - Lighting Plan • S1209 - AR -

11C - General Details • S1209 - AR - 12C - Longitudinal Sections • S1209 - AR -
13D - Link Path Details • S1209 - AR - 14B - Raised Site Access Details • S1209 -
AR - 15 - S38 Adoption Plan

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DATE: 29 January 2024

Checked By: Caroline Ford

DATE: 02 February 2024
