

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of Condition 32 (Framework Travel Plan) 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. Condition 32 (Framework Travel Plan)

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

Application: 23/01955/NMA Permitted 29 September 2023

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 N/A

5. RESPONSE TO CONSULTATION

5.1. OCC Single Response (Highways): No objection to the revised FTP.

6. APPRAISAL

6.1. Condition 32 states:

Notwithstanding the submitted Framework Travel Plan and prior to the occupation of the first employment unit, a Framework Travel Plan, prepared in accordance with the Department for 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. The approved Framework Travel Plan shall be implemented in accordance with the details so approved.

6.2. The amended Framework Travel Plan is considered to be acceptable by OCC Highways and 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.

7. RECOMMENDATION

That Planning Condition 32 of 21/03177/F be discharged based upon the following:

Condition 32

Framework Employment Travel Plan ref: SKP/14042-50 Rev C by David Tucker Associates, dated 7th August 2023

Case Officer: Laura Bell

DATE: 18 October 2023

Checked By: Caroline Ford

DATE: 27 October 2023
