

Cherwell District Council
Planning and Development
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Our ref: WA/2023/130579/01-L01
Your ref: 23/01080/OUT
Date: 15 September 2023

Dear Sir/Madam

Variation of condition 4 (approved plans and documents), condition 30 (highway design) and condition 34 (employment floor space limit) of 17/02534/OUT relating to the erection of a business park of up to 60,000 sq.m (GEA) of flexible class b1(a) office / class b1(b) research & development floorspace (now under use class e); associated vehicle parking, landscaping, highways, infrastructure and earthworks (original application accompanied by an environmental statement)

Land north of Bicester Avenue Garden Centre Oxford Road Bicester

Thank you for consulting us on the above application. Please accept our apologies for the delay in responding.

We have no objection to the proposed variations.

We would like to highlight the development parameter plan submitted at outline stage included the identification of the 1% plus climate change extent (the design flood) with an indication within the outline application that this area would not be built on. The parameter plan submitted with this varied application does not include the same detail. This should not present any concerns as the flood risk assessment approved under condition 5 of the outline consent stipulates that there will be no development within the design flood extent and no land raising in flood zone 3b.

Closing comments

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253

Direct e-mail planning_THM@environment-agency.gov.uk