

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of Condition 11 (details of visibility splays) of 21/03177/F (APP/C3105/W/22/3304021)

Expiry Date: 6 July 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 11, which relates to vision splays.

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: 23/01029/DISC

Discharge of Condition 4 - (Construction Method Statement) of 21/03177/F

Application: 23/01040/DISC

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

Application: 23/01031/DISC

Discharge of condition 6 (segregated pedestrian and cycle path) of 21/03177/F

Application: 23/01032/DISC

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

Application: 23/01034/DISC

Discharge of Condition 10 (BREEAM 'Very Good') of 21/03177/F (APP/C3105/W/22/3304021)

Application: 23/01035/DISC

Discharge of Condition 26 - (acoustic fences) of 21/03177/F

Application: 23/01038/DISC

Discharge of Condition 32 (Framework Travel Plan) of 21/03177/F (APP/C3105/W/22/3304021)

Application: 23/01033/DISC

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

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 (LHA): No objection.

6. APPRAISAL

6.1. Condition 11 states:

Prior to any development above slab level, details of visibility splays at all vehicle accesses within The Site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all agreed visibility splays shall be provided and kept clear of all vegetation and other obstructions over 0.9m in height from carriageway level.

- 6.2. The LHA states that vehicular vision splays are acceptable for likely speeds. The applicant has confirmed that the boundary would be weldmesh with no vegetation, which means visibility between drivers and pedestrians on the footway would also be acceptable. On this basis, the details can 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 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.

7. RECOMMENDATION

That Planning Condition 11 of 21/03177/F be discharged based upon the following:

Condition 11

- External Works Details 20012 - TP – 014 Rev A
- Phase 3 Units 1-5 Visibility Splays Overview 14042-66
- Phase 3 Units 1-5 Vehicle Access Visibility Splays 14042-66-2
- Pedestrian Visibility Splays Overview 14042-66-6
- Cover letter by Lucas Fallon of QUOD dated 11th May 2023

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DATE: 21 June 2023

Checked By: Caroline Ford

DATE: 30 June 2023
