

**Proposed Himley Village North West Bicester
Middleton Stoney Road Bicester**

23/01608/DISC

Case Officer: Suzanne Taylor

Recommendation: Approval

Applicant: Cala Homes (Cotswolds) Ltd

Proposal: PARTIAL DISCHARGE of Conditions 13 (Future Climate Change Risks Statement) and 36 (Water Neutrality Statement) of 14/02121/OUT (as amended by 22/03492/NMA) for Phase 2A

Expiry Date: 22 February 2024

Extension of Time: 22 February 2024

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is situated to the north west of Bicester, north of Middleton Stoney Road and west of Howes Lane and it forms part of the wider NW Bicester Eco Town area within the extent of the site allocated by Policy Bicester 1. The land sits detached from the Western extent of the town and is separated from it by Howes Lane and the Axis J9 employment site (which also forms part of the wider NW Bicester allocation). A private residence called Lovelynych House lies adjacent to the southern site boundary. Outline permission ref: 14/02121/OUT is for up to 1,700 residential dwellings with associated facilities including a retirement village, commercial floorspace, community facilities and primary school. The site is mainly comprised of agricultural land and native species field hedgerows.
- 1.2. The first reserved matters applications for the site accesses off the Middleton Stoney Road/B4030 and Phase 1B (infrastructure for the first 500 dwellings) have been approved and Phase 2A (first 123 dwellings) has been submitted and is under consideration. The Design Code and Masterplan for the site have also been submitted and are still under consideration along with numerous other condition discharge applications and S106 clause discharges.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to partially discharge Conditions 13 (Future Climate Change) and 36 (Water Neutrality Statement) of 14/02121/OUT (as amended by 22/03492/NMA) for Phase 2A. Condition 13 requires the submission of statement to show how future climate change has been taken into account for each reserved matter which includes buildings and Condition 36 requires the submission of a statement to show how it is working towards water neutrality for each reserved matter. Accordingly, the applicant has submitted a Future Climate Change Statement and Water Neutrality Statement in support of this application.

3. RELEVANT PLANNING HISTORY

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

Application: 14/02121/OUT Permitted 30 January 2020

OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3,

A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

Also relevant are:

- 22/03492/NMA – Non-material amendment to conditions of permission 14/02121/OUT - Due to time constraints the applicants sought to meet the deadline for submitting a reserved matter application whilst not triggering the need to provide the masterplan and design code. It was agreed that the first reserved matter could be made for a discrete piece of infrastructure only (e.g. the site accesses) which would not necessitate wider site design details or prejudice the future layout/design. This NMA was granted to allow the rewording of conditions to provide this flexibility/distinction – APPROVED.
- 23/00170/REM and 23/00214/REM – Identical, dual planning applications for the primary and secondary accesses to the Middleton Stoney Road for the outline planning permission 14/02121/OUT - APPROVED.
- 23/01493/REM - Reserved Matters Application including access, layout, landscaping and scale pursuant to outline planning permission 14/02121/OUT for internal primary and secondary streets along with the partial discharge of conditions 12 (Building for Life 12), 16 (means of vehicular access), 17 (means of pedestrian/cycle links) and 19 (detailed surface water drainage scheme) for Phase 1B - APPROVED.
- 22/01586/REM - Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part compliance of conditions 12 (Building for Life 12), 13 (future climate risks statement), 14 (noise assessment), 16 (means of vehicular access), 17 (means of pedestrian/cycle links), 18 (Travel Plan) and 19 (detailed surface water drainage scheme) at Phase 2A - Under consideration.
- 24/01671/NMA - Non-material amendment to 14/02121/OUT - Alterations to the description of development to remove references to former use classes and replace these with the appropriate current use classes. Alterations to the approved Land Use Parameter Plan to remove references to former use classes and replace these with the appropriate current use classes. Alterations to Condition 5 to update the reference to the latest revision of the 'Land Use - Parameter Plan 4'. Alterations to Condition 8 to update the reference to the latest revision of the 'Land Use - Parameter Plan 4'. Alterations to Condition 9 to update the reference to the latest revision of the 'Land Use - Parameter Plan 4'. Alterations to Condition 44 to remove references to former use classes and replace these with the appropriate current use classes and to update the reference to the latest revision of the 'Land Use - Parameter Plan 4'. Alterations to Condition 45 to remove references to former use classes and replace these with the appropriate current use classes – Under consideration.
- 23/00183/DISC – Partial discharge of conditions 20 (carbon emissions) and

30 (CEMP) of outline permission 14/02121/OUT - WITHDRAWN

- 23/00207/DISC – Discharge of condition 7 (site wide Phasing Plan) and 11 (full Surface Water Drainage Scheme) and PARTIAL discharge of condition 10 (Bio Diversity Strategy) for Phase 1 of outline permission 14/02121/OUT - APPROVED.
- 23/00781/DISC – Partial discharge of Condition 32 (Written Scheme of Investigation) of 14/02121/OUT for Phases 1, 2 and a small part of Phase 3 as per Phasing Plan P22-3093_DE_5_B_1 - APPROVED.
- 23/01496/DISC - Discharge of Condition 8 (Site Wide Masterplan and Design Code) of 14/02121/OUT - Under consideration.
- 23/01502/DISC - PARTIAL DISCHARGE of Condition 20 (Carbon Emissions) of 14/02121/OUT - Phase 2 - Under consideration.
- 23/01558/DISC - Discharge of Condition 9 (other uses area masterplan) of 14/02121/OUT - Under consideration.
- 23/02029/DISC – PARTIAL DISCHARGE Condition 27 (Arboricultural Method Statement) for Phase 1A (accesses) – APPROVED.
- 23/03546/DISC – PARTIAL DISCHARGE condition 29 (Landscape and Habitat Management Plan) for Phase 2A only – APPROVED.
- 24/00615/DISC - PARTIAL DISCHARGE condition 30 (CEMP) for Phase 2 only – Under consideration.
- 24/01036/DISC – PARTIAL DISCHARGE condition 21 (Contamination Desk Study) for Part Phase 1 and 2 only – APPROVED.
- 24/01041/DISC - PARTIAL DISCHARGE of Condition 22 (Contamination - Intrusive Investigation) of 14/02121/OUT (PART Phases 1 and 2 only) – APPROVED.
- 24/01214/DISC – PARTIAL DISCHARGE condition 31 (Soil Resources) for Phase 2 only. Under consideration.
- 24/01241/DISC – PARTIAL DISCHARGE condition 24 (Pollution Prevention) for Phases 1 and 2 only – Under consideration.
- 24/01426/DISC - PARTIAL DISCHARGE of Condition 37 (Site Waste Management Plan) for Phases 1A, 1B and 2A only of 14/02121/OUT – Under consideration.
- 24/01603/DISC – PARTIAL DISCHARGE of Condition 25 (Phase Ecological Survey Update) of 14/02121/OUT for Phases 1A, 1B and 2A - Under consideration.
- 24/01604/DISC – Discharge of Condition 26 (Hedgerow Removal Details) of 14/02121/OUT - Under consideration.
- 24/01605/DISC – PARTIAL DISCHARGE of Condition 34 (Foul Drainage Strategy) of 14/02121/OUT for Phases 1A & 1B - Under consideration.
- 24/01668/DISC – PARTIAL DISCHARGE of Condition 29 (Landscape and

Habitat Management Plan) of 14/02121/OUT for Phases 1A and 1B only - Under consideration.

- 24/01669/DISC – Discharge of Condition 28 (Great Crested Newt Strategy) of 14/02121/OUT – Under consideration.
- 24/01801/DISC - PARTIAL DISCHARGE of condition 27 (Arboricultural Method Statement) of 14/02121/OUT for Phase 1B only – Under consideration.
- 23/02786/OBL - Submission of a Zero Carbon Strategy in accordance with paragraph 1.1 of Schedule 11 of the Section 106 agreement dated 30th January 2020 relating to planning permission 14/02121/OUT - Under consideration.
- 24/01261/OBL – Discharge/discussion of Schedule 3 (Sports Pitches); Schedule 4 (Community Buildings); Schedule 6 (Community Development); Schedule 7 (Non-Residential Uses including location of health facility site); Schedule 8 (Training and Employment Plan), Schedule 14 (Open Space, Allotments and Drainage); Schedule 17 (County Council Contributions); and Schedule 20 (Strategic Infrastructure) – Under consideration.

4. RESPONSE TO PUBLICITY

- 4.1 As an application subsequent to an application requiring an EIA this application has been publicised by way of site notices displayed near the site and by advertisement in the local newspaper. The final date for comments was **21 July 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. WARD COUNCILLORS – No comments received to date.
- 5.2. BIOREGIONAL – After initial requests for amendments and clarifications to the original Future Climate Risks Statement the Council's independent consultant for assessing climate change risks and water neutrality is satisfied that the latest version of the statements on these matters supplied by the applicant are sufficient to allow this condition to be partially discharged insofar as it relates to Phase 2A.

6. APPRAISAL

- 6.1. After additional clarification, the Council's independent consultant has confirmed that they are satisfied with the most recent version of the Future Climate Change Statement and consider that condition 13 can be partially discharged. In respect of the Water Neutrality Statement it is acknowledged that there are some weaknesses in their proposed approach and they have not been able to achieve the 80l/p/d target set out in the NW Bicester SPD. However, they are able to achieve 83l/p/d which is more than the best practice target of 85l/p/d used in other areas of the country with high water stress and they have gone to efforts to get as close as possible to the target. On this basis we are content that condition 36 can be partially discharged.

6.2. The original application was EIA development. The outline permission was granted in 2020 and is therefore considered to be recent enough and adequate to consider this DISC concerning the Future Climate Change Statement and Water Neutrality Statement. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for these conditions and it has been taken into account in considering this subsequent application.

7. RECOMMENDATION

That Planning Condition(s) 13 and 36 of 14/02121/OUT (as amended by 22/03492/NMA) be discharged based upon the following:

Condition 13

Future Climate Change Statement Phase 2A ref: 27141-HYD-XX-XX-TN-5001 P04 dated 17 June 2024

Condition 36

Water Neutrality Statement (Phase 2A) ref: 27141-HYD-XX-XX-RP-Y-5004 P03 dated 17 June 2024

EIA Informative

Case Officer: Suzanne Taylor

DATE: 18 July 2024

Checked By: Caroline Ford

DATE: 25 July 2024
