

9 August 2023

Ref No: 33313546400/A3/HL/sl

Planning Administration  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

**SUBMISSION VIA THE PLANNING PORTAL: PP-12377989**  
**COPY OF THIS LETTER VIA EMAIL TO: [caroline.ford@cherwell-dc.gov.uk](mailto:caroline.ford@cherwell-dc.gov.uk)**

Dear Sir/Madam,

**LAND AT NORTH WEST BICESTER, CHARLOTTE AVENUE, BICESTER, OX27 8BP**  
**DISCHARGE OF CONDITION SUBMISSION PURSUANT TO PLANNING APPROVAL REF. 21/01630/OUT**  
**(APPEAL REF: APP/C3105/W/23/3315849)**  
**ON BEHALF OF FIRETHORN DEVELOPMENTS LIMITED**

We write on behalf of our Client, Firethorn Developments Limited, and pursuant to the approval of the outline planning application referred to above to make a discharge of condition submission pursuant to Condition 10 (Phasing Plan), as follows:

*Prior to, or at the same time as the submission of the first reserved matters application, a phasing plan covering the entire site the subject of this application, shall be submitted to the Local Planning Authority and approved prior to the submission of the first reserved matters application. Each reserved matters application shall thereafter refer to a phase, phases or part thereof identified in the approved phasing plan. The development shall be carried out in accordance with the approved phasing plan unless a further phase specific planning application is submitted and approved by the Council in substitution for that part of the approved development.*

*Reason: To ensure the proper phased implementation of the development and associate infrastructure in accordance with Policy Bicester 1, SLE4 and INF1 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of any development as it is fundamental to the acceptability of the scheme so that the Local Planning Authority understands how the phasing of the development will be planned from the start of the development and to ensure key infrastructure is planned for at the appropriate point.*

Accordingly we enclose the following drawing for your consideration and approval:

- Phasing Plan – drawing ref. 1192-021 Rev.B.

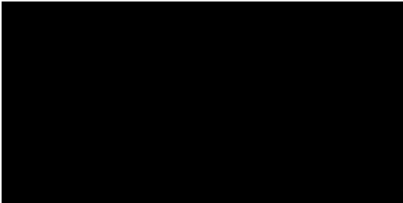
It is essential that we discharge Condition 10 at the earliest opportunity for the following reasons:

- i. We believe that there is some ambiguity in the wording of the condition as amended by the Inspector, albeit that the principle of what she is trying to achieve within that wording is clear, and we wish to regularise this by seeking approval of a Phasing Plan;

- ii. In accordance with Condition 10, we believe that the principle of the condition requires the Phasing Plan to be approved before the submission of a reserved matters application, and in seeking to discharge this condition now we are doing so to ensure that there is no potential for further delay in the delivery of homes at North West Bicester; and
- iii. We are aware that, should the intended phasing change over time to reflect market conditions or the requirements of the housebuilder delivering the scheme, an amended Phasing Plan can be submitted to you for approval as a substitute to the original.

We look forward to receiving your confirmation of the receipt and validation of this submission.

Yours sincerely,



**HANNAH LEARY**  
Planning Director

Phone: +44 2074466843  
Hannah.leary@stantec.com

**STANTEC UK LIMITED**

Cc: Paul Martin  
Eleanor Musgrove  
Katie Partington  
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