

15th December 2023

Mr Thomas Webster
Cherwell District Council
Development Management
Place and Growth Directorate
Bodicote House
Banbury
OX15 4AA

Dear Thomas,

SUBMISSION OF A DISCHARGE OF CONDITION APPLICATION ATTACHED TO PLANNING PERMISSION REFERENCE: 17/02534/OUT AT LAND NORTH OF BICESTER AVENUE GARDEN CENTRE, OXFORD ROAD, BICESTER

PLANNING PORTAL REFERENCE: PP-12371341

CarneySweeney have been instructed by Peveril Securities (the Applicant) to submit an application to seek the discharge of Condition 19 attached to Planning Permission Reference: 17/02534/OUT in respect of the Bicester Arc development.

It should be noted that a s73 application (ref: 23/01080/OUT) to vary Conditions 4, 30 and 34 of Planning Permission Reference 17/02534/OUT is currently being considered by Cherwell District Council. As no decision has yet been made on this application, this discharge application is being submitted against the original outline permission.

Following any grant of approval for the s73 application, further discharge of condition application(s) will be submitted to seek discharge of the submitted details against the s73 approval. Where the details submitted with this discharge application are approved prior to any s73 approval, and where they apply site wide, the Local Planning Authority may be minded to amend the relevant conditions to compliance conditions to avoid the need for re-discharge to take place.

Condition 19: (Pedestrian Crossing / Connection Works)

Condition 19 states:

"No development shall take place until:

- a) details of at least one pedestrian connection to be provided into the development from the A41 and;*
- b) a consideration of the feasibility for at least one potential pedestrian connection to Bicester Avenue Garden Centre to the south and, if feasible, the position and on-site infrastructure to allow for it together with a timetable for their construction has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.*



Reason - In the interests of promoting permeable, integrated development that prioritises walking as a mode of travel in accordance with the requirements of Policies Bicester 4, SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance contained in the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme."

The following documents satisfy the requirements of the Condition and are submitted in support of this application to discharge Condition 19 of Planning Permission (reference: 17/02534/OUT) for the Bicester Arc development.

- Site Access Drawing_F142-Rev A
- Proposed Highway Arrangement_LDW-BWB-HGT-XX-SK-C-1002-REV P4
- 'Bicester Garden Centre Link Note prepared by Sladen Estates'

We trust the submitted details are satisfactory to enable the registration of this application and look forward to receiving confirmation on this matter. However, should you have any queries please do not hesitate to contact me via the above email address or my colleague Sophia Hill (sophia.hill@carneysweeney.co.uk).

Yours sincerely,



Eilidh McCallum
Senior Planner
CarneySweeney

