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21st 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-12371330

CarneySweeney have been instructed by Peveril Securities (the Applicant) to submit an application to seek the discharge of Condition 25 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 25: Landscaping and Ecological Mitigation / Enhancement Scheme

Condition 25 states as follows:

“No development shall take place until a scheme of landscaping and ecological mitigation/enhancement measures as well as a long-term management plan (to include a timetable and who is responsible for the management/ maintenance) in relation to all of the land edged blue to the east of the Superstore as shown on drawing no. 1105_P_004 Rev. A. has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping and ecological mitigation/enhancement measures shall deliver a net biodiversity gain which shall be provided/created within the blue edged land prior to the first occupation of any development on the application site and shall thereafter be maintained in accordance with the approved long-term management plan.”



Reason - To ensure that the development responds appropriately to the whole of the land allocated through Policy Bicester 4 in order to create a sustainable new business park and to ensure that the development leads to a net gain for biodiversity generally as well as preserves protected and priority species in accordance with the requirements of Policies ESD10 and Bicester 4 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."

To discharge Condition 25 for the Bicester Arc development, please find enclosed the following document for approval:

- Document Reference: FPCR, Bicester Arc Ecology Technical Note – Overall Biodiversity Net Gain Calculations, December 2023. Rev J Dated 19.12.2023
- Document Reference: FPCR, Bicester Arc Landscape and Ecological Management Plan, December 2023. Rev D Dated 19.12.2023
- Document Reference: Biodiversity Metric 3.1 – Calculation Tool

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.

Yours sincerely,



Eilidh McCallum
Senior Planner
CarneySweeney

