1. **Application Site and Locality**

Bicester Eco Town Exemplar site was granted planning permission (reference 10/01780/HYBRID) for 393 residential dwellings, a primary school, commercial and retail units. The exemplar site is a development that constitutes part of the larger North West Bicester Eco town, located on the eastern edge.

1. **Description of Proposed Development**

The current application seeks to discharge condition 23. This condition was previously discharged, however, detail has since changed. This condition relates to the locations and facilities to be provided at each bus stop including Real Time Information and a programme of delivery.

1. **Relevant Planning History**

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| App Ref | Description | Status |
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| 10/01780/HYBRID | Development of Exemplar phase of NW Bicester Eco Town to secure full planning permission for 394 residential units and an energy centre (up to 400 square metres), means of access, car parking, landscape, amenity space and service infrastructure and outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined.  | PER |
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There are a number of other applications across the wider Masterplanned site that would form part of the wider site at NW Bicester.

1. **Publicity**

This application has not been publicised.

1. **Response to Consultation**

Bicester Town Council: No objection to this application

Oxfordshire County Council:

Highways Authority: Objects to the discharge of this condition at this stage, because the design of the bus shelters is not yet finally agreed:

• It is not confirmed whether the bus shelter on Banbury Road will be an advertising shelter – we are awaiting Bicester Town Council’s confirmation.

• It is not confirmed whether the bus shelters within the site will be maintained by BTC. If BTC will not agree to this, we will need to secure alternative maintenance arrangements – so there is a question over these also.

It is noted that the phasing appears to be acceptable.

1. **Appraisal**

Condition 23 requires the locations and facilities to be provided at each bus stop including Real Time Information and a programme of delivery.

This condition has previously been cleared, however details since have changed. Details include the slight change to one of the bus stop along Banbury Road at the south entrance.

OCC Highways Officer raised concern in relation to the future maintenance of the bus stop on Banbury Road as at the time there were discussions between the applicant and Bicester Town Council regarding the option of an advertisement panel. A letter from A2 Dominion was provided on 11 May 2016 that confirmed ‘…in the event that Bicester Town Council do not take the bus stop into management that we will maintain the bus stop.’ I consider that with this confirmation the condition is now satisfactory to clear.

1. **Recommendation**

The Local Planning Authority considers that the details submitted pursuant to Condition 23 of planning permission 10/01780/HYBRID are acceptable, and as such it is recommended that the said Condition is discharged.

The details of the locations and facilities to be provided at each bus stop including real time information and a programme of delivery as detailed within brochure produced by Shelter Solutions titled 'Sustainability in Production' dated September 2012, the quotation for the 'Shelter Design for NW Bicester Eco Development' showing the 'Trend Waiting Shelter', the Oxfordshire County Council Real Time Information Specification information, drawing number HSD/14/018 Illuminated Signs and Street Lighting from Oxfordshire Highways, drawing numbers 7238-UA001881-E (Spine road (S38) General Arrangement Sheet 1 of 4), 7239-UA001881-F (Spine road (S38) General Arrangement Sheet 2 of 4), 7240-UA001881-F (Spine road (S38) General Arrangement Sheet 3 of 4), 7241-UA001881-E (Spine road (S38) General Arrangement Sheet 4 of 4), AA2699C/1.1/120 F (phasing plan) (for the purposes of information relevant to the locations of each bus stop and the facilities to be provided at each bus stop along the Spine road) and the Image of the bus shelter, QMS Registration, Queensbury Shelters Limited 'Environmental' report dated February 2012, drawing number SK2326-2 (Shelter specification) (but handed version as confirmed by agents email of 22 July 2016) and A2 Dominion letter, dated 11 May 2016 (for the purposes of information relevant to the facilities to be provided at the bus stop along Banbury Road).

Case Officer: Leanne Turner DATED: 22 July 2016