1. **Application Site and Locality**
	1. The application relates to Land located on the northern edge of Bicester. The site is approximately 14.45 hectares in size and lies on the north side of Skimmingdish Lane (A4421), the north circular road around Bicester. Outline permission has been granted for up to 48,308sqm of employment floorspace (Class B1c, B2, B8 and ancillary B1a uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping (application 15/01012/OUT refers).
2. **Description of Proposed Development**
3. The current application seeks to discharge Conditions 2 (Phasing plan), 10 (Details of off-site highway works), 13 (Means of Access), 15 (Written scheme of investigation), 16 (Archaeological investigation), 17 (CEMP), 20 (Badger mitigation) and 21 (Reptile mitigation) of application 15/01012/OUT.
4. **Appraisal**
5. Condition 2 required a phasing plan covering the entire site to be submitted to and approved in writing by the Local Planning Authority. This information was provided in the amended drawing ‘3830-22-03 – Nov 2016’ and was submitted following comments received from Oxfordshire County Council (regarding the inclusion of the full extent of the off-site highway works). Following the submission of the amended plan, OCC removed their objection to the discharge of this condition. It is therefore considered that the plan provided is sufficient to be able to discharge this condition.
6. Condition 10 required details of the highway improvement works, including a new signalised pedestrian crossing on Skimmingdish Lane; footway widening along Skimmingdish Lane; provision of Bus stop laybys on Skimmingdish Lane between the site access and the adjacent roundabout to the south east; and works to the Skimmingdish Lane/Launton Road Roundabout to be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority). OCC agreed to the discharge of this condition as the detail appeared to be in accordance with the indicative drawings provided during the outline planning application. OCC did, however, advise that the information will be subject to technical approval during the consideration of the S278 application.
7. Condition 13 required full details of the means of access between the land and the highway and associated pedestrian and cycle access improvements including; position, layout, construction, drainage and vision splays to be submitted to and approved in writing by the Local Planning Authority. OCC agreed to the discharge of this condition as the detail appeared to be in accordance with the indicative drawings provided during the outline planning application. OCC did, however, advise that the information will be subject to technical approval during the consideration of the S278 application.
8. Condition 15 required a professional archaeological organisation (acceptable to the Local Planning Authority) to prepare an Archaeological Written Scheme of Investigation, relating to the application site area, and submit it to the Local Planning Authority for approval. OCC Archaeology stated that the WSI meets the requirements of Condition 15 and therefore this condition has been satisfied.
9. Condition 16 required that, following the approval of the Written Scheme of Investigation and prior to the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. “The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority”. OCC Archaeology had originally objected to the discharge of this condition and requested minor changes to the report. Following the submission of the amended information, OCC Archaeology stated that the report is now acceptable.
10. Condition 17 required a Construction Environmental Management Plan (CEMP), including details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, to be submitted to and approved in writing by the Local Planning Authority. The Ecologist confirmed that the details contained within the CEMP were acceptable.
11. Condition 20 required a mitigation strategy for badgers, including details of a recent survey (no older than six months), whether a development licence is required and the location and timing of the provision of any protective fencing around setts/commuting routes, to be submitted to and approved in writing by the Local Planning Authority. The Ecologist confirmed that the details contained within the mitigation strategy were acceptable.
12. Condition 21 required a reptile survey (which shall be in accordance with best practice guidelines) to be carried out, and the findings, including a mitigation strategy if required, to be submitted to and approved in writing by the Local Planning Authority. The Ecologist confirmed that the details contained within the mitigation strategy were acceptable so long as measures in sections 14-18 are adhered to.
13. **Recommendation**

**Approval, in accordance with the following details:**

Condition 2

Approval is given for the Phasing Plan of the development, in accordance with drawing ‘Parameters Plan – Phasing Plan (3830-22-03 – Nov 2016)’. Each reserved matters application shall refer to a phase, phases, or part thereof identified in the approved phasing plan.

Condition 10

Approval is given for highway improvement works in accordance with drawings numbered:

S1230-S278-01B; S1230-S278-02C; S1230-S278-03B; S1230-S278-04C; S1230-S278-05B; S1230-S278-06C; S1230-S278-07C; S1230-S278-08C; S1230-S278-09C; S1230-S278-10C; S1230-S278-11C; S1230-S278-12B; S1230-S278-13C; S1230-S278-14C; S1230-S278-15C; S1230-S278-17C; S1230-S278-18B; and S1230-S278-20.

The approved works shall be carried out prior to any building being brought into use.

The applicant is advised that the approved details are subject to the technical approval of Oxfordshire County Council.

Condition 13

Approval is given for the means of access between the land and the highway and associated pedestrian and cycle access improvements including; position, layout, construction, drainage and vision splays in accordance with drawings numbered:

S1230-S278-01B; S1230-S278-02C; S1230-S278-03B; S1230-S278-04C; S1230-S278-06C; S1230-S278-07C; S1230-S278-08C; S1230-S278-09C; S1230-S278-10C; S1230-S278-11C; S1230-S278-14C; S1230-S278-18B; and S1230-S278-20.

The means of access shall be constructed and retained in accordance with the approved details.

The applicant is advised that the approved details are subject to the technical approval of Oxfordshire County Council.

Condition 15

Approval is given for the Archaeological Written Scheme of Investigation, in accordance with document 2016/99 Version 1.1 (25th May 2016).

Condition 16

Approval is given for the staged programme of archaeological evaluation and mitigation in accordance with document 2016/133 Version 1.1 (Archaeological Trial Trench Evaluation – 03 November 2016).

Condition 17

Approval is given for the Construction Environmental Management Plan (CEMP) in accordance with document referenced ‘R-2554-03.1 (July 2016). The development shall be carried out in accordance with the details contained within the approved CEMP.

Condition 20

Approval is given for the Badger Mitigation Strategy in accordance with document referenced ‘R-2554-01.1 (July 2016). The development shall be carried out in accordance with the details contained within the approved Badger Mitigation Strategy.

Condition 21

Approval is given for the Reptile Survey and Mitigation Strategy in accordance with document referenced ‘R-2554-02.1 (July 2016). The development shall be carried out in accordance with the details contained within the approved Reptile Survey and Mitigation Strategy and the actions contained in paragraphs 14 – 18 will be implemented.

Case Officer: Matthew Coyne DATED: 16 November 2016