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**
   1. The current application seeks to discharge Conditions 6, 8, 9, 18, and 22 of 15/01012/OUT.
3. **Appraisal**

Condition 6 requires a scheme showing level for level floodplain compensation (up to and including the 1% annual probability (1 in 100) flood with an appropriate allowance for climate change) to be submitted to and approved in writing by the local planning authority. This information was included in drawings numbered S1230-SW-10b and S1230-SW-11b. Following consultation with the EA and Oxfordshire County Council drainage, no objections were raised to the discharge of this condition.

Condition 8 requires a scheme for the provision and management of a 20 metre wide buffer zone (in those areas where the application boundary adjoins the Langford Brook) to be submitted to and agreed in writing by the local planning authority.

This information was provided in drawings numbered (in so far as it relates to the buffer area only): RF14-228-L10 Rev A; RF14-228-L11 Rev A; RF14-228-L12 Rev A; RF14-228-L13 Rev B; Landscape Management Plan Revision C (09/03/2017); RF14-228-L14; and RF14-228-L16.

Following consultation, it was agreed by the EA and the Landscape Architect that the details satisfied the requirements of the condition.

Condition 9 requires a site wide strategy detailing surface water drainage arrangements, and allowing for its phased implementation, to be submitted to and approved in writing by the Local Planning Authority. This information was supplied in drawings numbered: S1230-SW-12c; S1230-SW-13b; Greenfield runoff estimation for sites (gcppq39ke2sq / 50 – 12th Jan 2017); Microdrainage Calculations (July 2016); Level 2 SFRA Second Addendum – Final Draft Report (August 2014); and Report of Ground Investigation – AG2452-16-Y87.

Following consultation with Oxfordshire County Council drainage it was agreed that the details were sufficient for the requirements of the condition.

Condition 18 requires a Landscape and Ecology Management Plan (LEMP) to be submitted to and approved in writing by the Local Planning Authority. This information was submitted in documented titled ‘Landscape Management Plan Revision C (09/03/2017)’. Following consultation with the Landscape architect and the Ecologist, it was agreed that the revised document was sufficient to discharge the condition.

Condition 22 required an Arboricultural Method Statement (AMS) to be undertaken in accordance with BS:5837:2012 and submitted to and approved by the Local Planning Authority. This information has been provided in the Arboricultural Method Statement RF14-228-R04 (October 2016). Following consultation with the Aboriculture Officer, it was confirmed that the details were acceptable.

1. **Recommendation: Approval, in accordance with the following details:**

Condition 6

Approval is given for the flood plain compensation in accordance with drawings numbered S1230-SW-10B and S1230-SW-11B. The scheme shall be fully implemented and subsequently maintained in accordance with the timing arrangements embodied within the scheme.

Condition 8

Approval (in so far as it relates to the buffer area only) is given for the provision and management of a 20 metre wide buffer zone (in those areas where the application boundary adjoins the Langford Brook) in accordance with drawings numbered: RF14-228-L10 Rev A; RF14-228-L11 Rev A; RF14-228-L12 Rev A; RF14-228-L13 Rev B; Landscape Management Plan Revision C (09/03/2017); RF14-228-L14; and RF14-228-L16. The development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Condition 9

Approval is given for the site wide strategy detailing surface water drainage arrangements in accordance with drawings numbered: S1230-SW-12c; S1230-SW-13b; Greenfield runoff estimation for sites (gcppq39ke2sq / 50 – 12th Jan 2017); Microdrainage Calculations (July 2016); Level 2 SFRA Second Addendum – Final Draft Report (August 2014); and Report of Ground Investigation – AG2452-16-Y87. The strategy shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the strategy.

Condition 18

Approval is given for the Landscape and Ecology Management Plan (LEMP) in accordance with document titled ‘Landscape Management Plan Revision C (09/03/2017)’. The LEMP shall be carried out in accordance with the approved details.

Condition 22

Approval is given for the Arboricultural Method Statement (AMS) in accordance with document referenced RF14-228-R04 (October 2016). All works on site and in any specific phase shall be carried out in accordance with the approved AMS.

Case Officer: Matthew Coyne DATED: 02 March 2017