1. **Site Description:**
	1. The site is some 4.5ha of agricultural land which forms the southern part of a larger field, to the south of Bodicote village. Cotefield Nurseries and Cotefield Business Park lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is single shared point of access off the A4260. The field is part of a shallow valley, with the land rising to the north and south. There is a single Oak tree and a single Sycamore tree in the centre of the application site. A modern (post-war) housing estate development lies to the north of the field, with fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field.
2. **Application Publicity:**
	1. No publicity required
3. **Details of Consent:**
4. Application 14/02156/OUT, for outline permission for 95 No. homes on land South of Cotefield Business Park adjacent to Blossom Field Road Bodicote was approved subject to conditions on the 03.10.2016. Reserve matters applications 18/00193/REM (28.08.2018) and 18/01309/REM (05.11.2018) have also been subsequently approved, again subject to schedules of conditions.
5. **Planning Considerations:**
6. Condition 21 of 14/02156/OUT requires that prior to the first occupation of any dwelling on the site, a scheme for the provision of refuse and recycling bins to serve each dwelling, including details of the type and specification of the bins to be provided and a programme for their provision, shall have been submitted to and approved in writing by the Local Planning Authority.
7. The applicants have provided a Refuse Strategy document (revised during the application to refer to CDC guidance) which in officer’s opinion addresses the requirements of the condition. Whilst no formal comments have been received from the Council’s Waste and Recycling Team on the details as submitted with the application, the document appears to be in line with CDC informal planning guidance document *‘Cherwell District Council Planning and Waste Management Design Advice (2009)’*, and therefore in the absence of any technical objection the details submitted are considered to be acceptable.

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| 1. **RECOMMENDATION**

The Local Planning Authority considered that the details submitted latterly pursuant to Condition 21 of planning permission 14/02156/OUT are acceptable, and as such it is recommended that the said condition is discharged. |

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| Case Officer:  | Bob Neville | DATE: 08/01/2019 |
| Checked By:  | Nathanael Stock | DATE: 10.01.2019 |