**District:** Cherwell

**Application No: 18/00039/DISC-3**

**Proposal:** Discharge of condition 19 (materials and finishes), 23 (bus stops), 59 (Construction

Management Travel Plan) of 10/01780/HYBRID  
**Amended details of bus stops (for condition 23).**

**Location:** Bicester Eco Town, Exemplar Site, Banbury Road, Bicester.

Transport Development Control

**Recommendation:** Condition 23: objection

**Detailed comments:** The bus stop details as shown on the layout plans, and the flagpole display details provided, are acceptable. However, a letter from Crest Nicholson has been submitted along with the application to discharge the condition, which suggests that the opening of the spine road to traffic including buses would be delayed beyond the trigger agreed in the S106. This would not be acceptable.

The letter confirms that the bus stop will be delivered by 31 September 2019. I have no objection to this, but the letter further states that the opening of the spine road to buses (and by implication the bus stop) would be delayed until the majority of external works to houses along the spine road are complete – with no deadline for this. For the avoidance of doubt the S106 agreement trigger for the opening of the spine road to all traffic would need to be met.

The letter further states that prior to the opening of the spine road, a pedestrian path would be provided to the bus stop in the adjacent parcel. However, no details of this are provided. In any case it is irrelevant since by the time there are any occupations, the spine road would need to be opened.

**Officer’s Name:**  Joy White

**Officer’s Title:** Principal Transport Planner

**Date:** 21 February 2019