



RESERVED MATTERS REPORT

PLOT 1, SKIMMINGDISH LANE, BICESTER

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Appendix 1 – Outline Decision Notice (LPA Ref: 15/01012/OUT)

Appendix 2 – Parking Note (David Tucker Associates)

1 Introduction

- 1.1 This Report supports an application for the approval of Reserved Matters pursuant to an outline planning consent for the development of “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” at Skimmingdish Lane, Bicester (“the Site”).
- 1.2 The outline consent was granted in May 2016 (LPA Ref; 15/01012/OUT). A copy of the Decision Notice is included at **Appendix 1**.
- 1.3 All matters were reserved apart from “access”, with the future design stage controlled by a series of approved Parameter Plans (relating to building zones, access and circulation, height, the siting of Unit 1 and landscaping). These parameters were based on an illustrative masterplan for three large scale employment units (**Figure 1**).

Figure 1 – Illustrative Masterplan



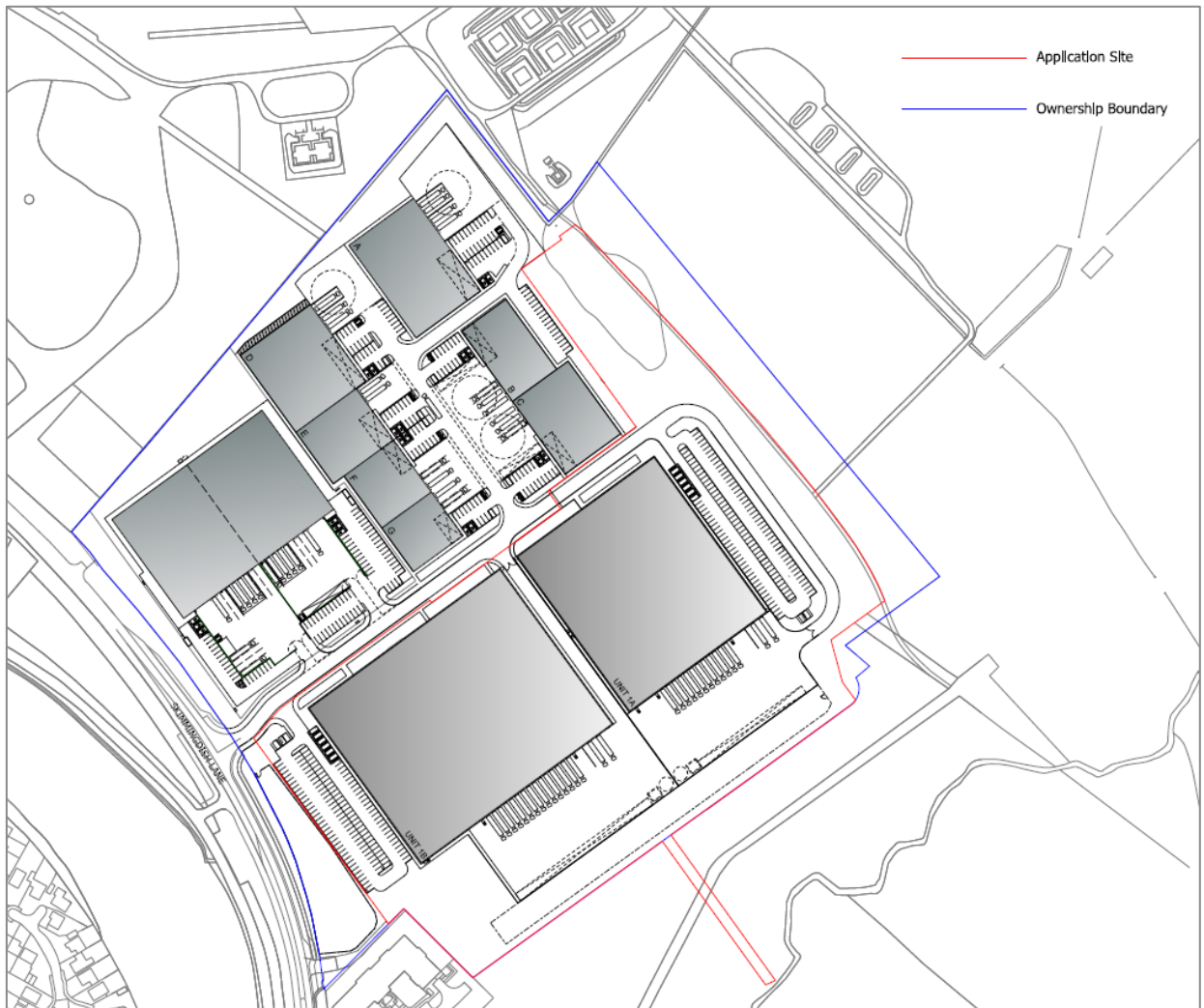
- 1.4 The outline consent requires development at the Site to be brought forward in phases. The Phasing Plan at **Figure 2** has been approved by the Local Planning Authority ('LPA') (LPA Ref: 16/00422/DISC).

Figure 2 – Approved Phasing Plan



- 1.5 Phase 1 comprises highway works and the formation of the access junction to Skimmingdish Lane. These works are now complete.
- 1.6 Reserved matters were submitted in June 2017 (LPA Ref: 17/01289/REM) and August 2017 (LPA Ref: 17/01712/REM). The first application sought detailed approval for Phase 2a (which comprises the first section of the internal spine road) and the southern part of Phase 3a ("Plot 3"). The second application sought detailed approval for Phase 2b (which comprises the final section of the internal spine road) and the remainder of Phase 3a ("Plot 2"). Works on both Plots 2 and 3 are now underway on site.
- 1.7 The development at Plot 3 has been brought forward to meet a specific occupier requirement (British Bakel). Development at Plot 2 was brought forward speculatively, but terms are now agreed for the majority of units within the plot.
- 1.8 This application seeks detailed approval for the final phase of development at the Site, comprising the whole of Phase 3b ("Plot 1"). The application boundary is shown at **Figure 3**.
- 1.9 Development is being brought forward in two units within Plot 1, providing 26,785 sq.m of flexible B1c, B2 and B8 employment floorspace (gross internal area ("GIA")). Plot 1 is being developed speculatively, indicating Albion Land's confidence and investment in the local economy and the site itself.

Figure 3 – Application Boundary



1.10 This submission is supported by a Design and Access Statement (“DAS”) which demonstrates the proposals for this phase of development are compliant with the design requirements of the outline consent.

1.11 This Report goes on to provide:

- Details of the Site and relevant background to the reserved matters proposals (**Section 2**);
- Details of the proposals in the context of the outline consent and an analysis of the relevant planning considerations for the proposals, the rationale for the building design and layout (with more detail provided in the DAS) and the compliance of the proposals with the outline parameters (**Section 3**);
- An analysis of the planning benefits of the scheme (**Section 4**); and
- A summary of the relevant planning matters and conclusions (**Section 5**).

2 Factual Account

The Site

- 2.1 The Site occupies a key location to the north east of Bicester. It is bound to the east by agricultural land, to the north by a major tree belt and the former RAF Bicester Airfield beyond, and to the south by the Wyndham Hall Care Home and agricultural land. It is allocated for employment use by Policy Bicester 11 of the Cherwell Local Plan (2015).
- 2.2 Skimmingdish Lane forms the western boundary to the Site, from where vehicular, pedestrian and cycle access into the Site will be taken from. This access point has been constructed.
- 2.3 This reserved matters application relates to Plot 1 (Phase 3b in its entirety), which is the final phase of development at the Site.

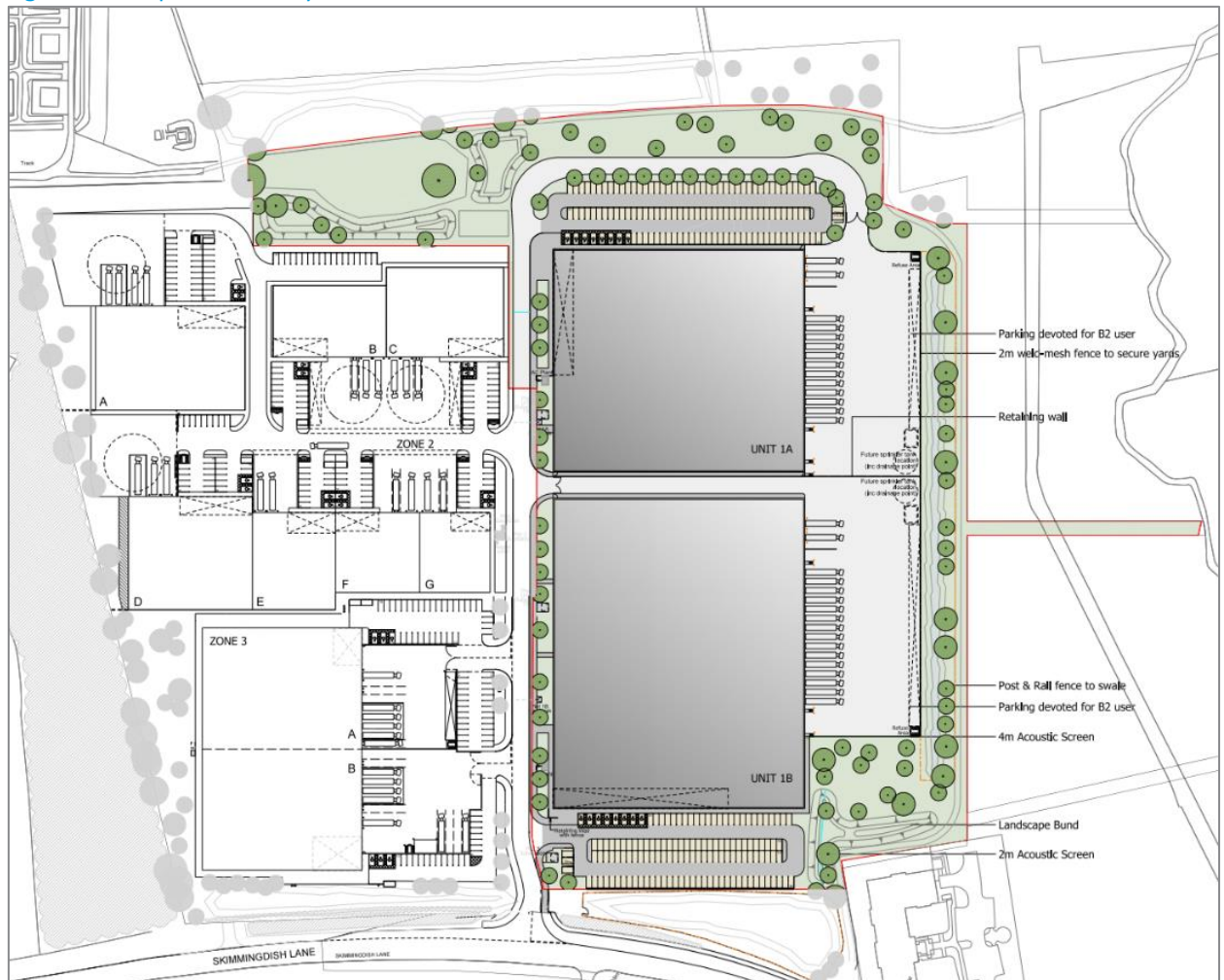
Planning Background

- 2.4 The outline consent was conditional upon the scheme being brought forward in accordance with a range of planning parameters (shown on Parameter Plans).
- 2.5 These established the layout for the scheme, with certain tolerances in the building / hard standing footprint. The Plans also set maximum building heights, as well as parameters for landscaping, the siting of Unit 1 (to the south of the Site) and access and circulation within the Site to be taken from a spine road running approximately west-east through the Site. Condition 5 of the outline consent requires reserved matters to be in accordance with those Plans.
- 2.6 Minor modifications to the approved Parameter Plans (relating to the extent of the “building zone” in the northern corner of the Site, were approved via a non-material amendment (LPA Ref: 17/00098/NMA).
- 2.7 The design principles of the proposal are set out within the accompanying DAS. Together with this report, the DAS demonstrates that the development is in accordance with the parameters specified by the consent.
- 2.8 As noted at **Section 1**, Condition 2 of the outline consent required the approval of a phasing plan for the sequencing of the development prior to the submission of any reserved matters. These details were approved in November 2016 (LPA Ref: 16/00422/DISC) and established the phasing of development. The proposals accord with that approved phasing plan.
- 2.9 The outline consent is also subject to other conditions requiring approval of details prior to the commencement of any development on Site (i.e. highway works and enabling works) and prior to the commencement of any building. The majority of these details have already been approved (LPA Refs: 16/00422/DISC, 16/00480/DISC and 17/00504/DISC) (to allow earlier phases to commence). Any outstanding pre-commencement or pre-occupation matters relating to the buildings the subject of this application will be progressed via separate condition discharge application(s).

The Scheme

- 2.10 As indicated on the plan at **Figure 4**, development will comprise 2 no. buildings which will provide 26,785 sq.m (GIA) of flexible B1c, B2 and B8 employment floorspace at ground floor, with ancillary B1 office floorspace at first and second floor. Unit 1A (to the north-east of the Plot) comprises 11,172 sq.m GIA, whilst Unit 1B (to the south-west of the Plot) comprises 15,613 sq.m GIA.

Figure 4 – Proposed Site Layout



- 2.11 Dedicated car parking is provided adjacent to each of the units, with servicing and delivery areas to the rear (east). Comprehensive landscaping will also be provided to the north and east of the built development as part of this phase.
- 2.12 The 2 no. units have been designed to respond directly to existing market requirements for such floorspace, but not directly to a specific operator need. The market requirements are well understood by Albion Land given their knowledge of, and activity in, the local market. This demonstrates confidence and will deliver substantial benefits to the local economy (considered further below).
- 2.13 Access into this plot will be from the internal spine road, from which the connection from the Site with Skimmingdish Lane is made.

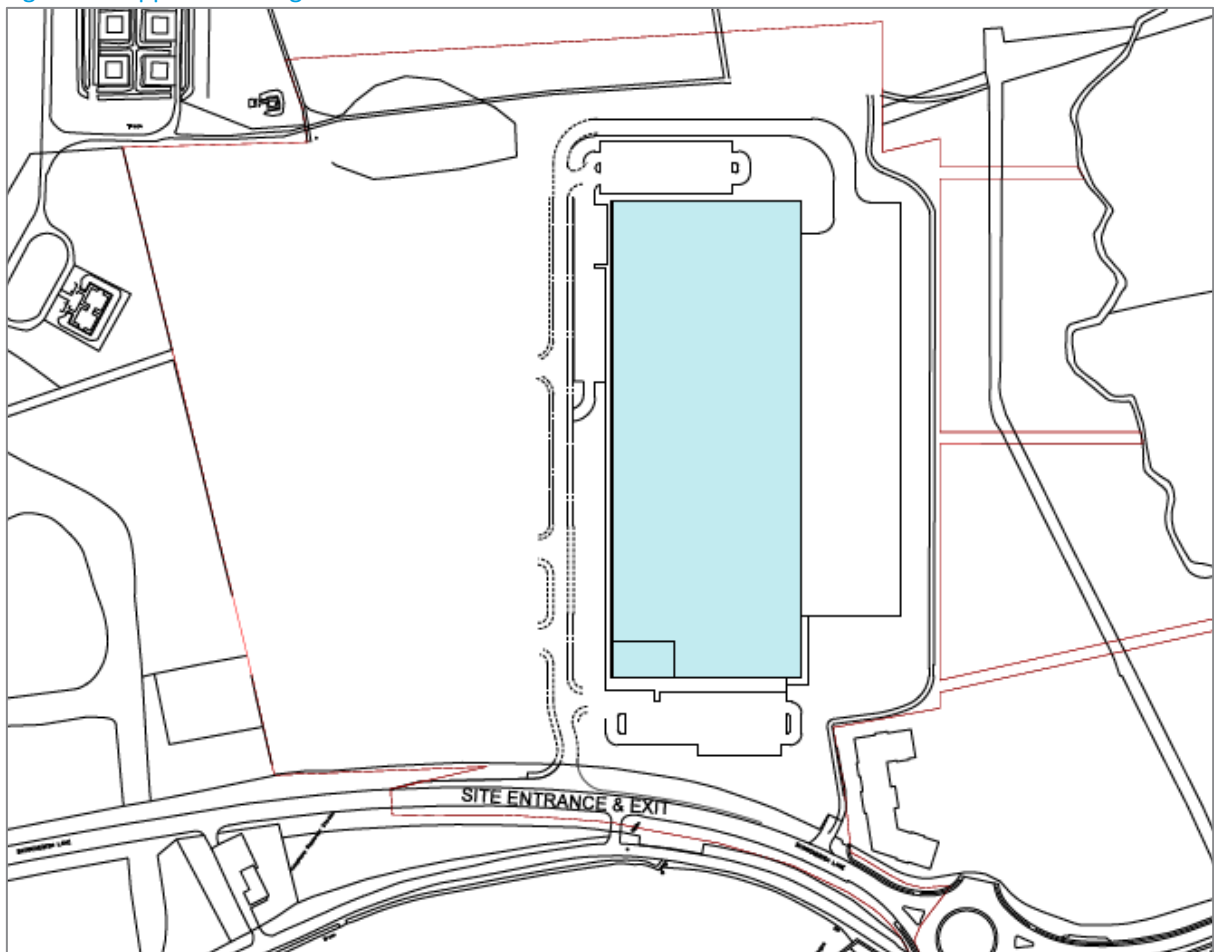
3 Planning Analysis

- 3.1 The Site has long been recognised by the Council as a Strategic Employment Site, integral to the delivery of its Economic Strategy.
- 3.2 The development of the Site for the employment uses proposed is in full accordance with Local Plan Policies SLE1 (Employment Development) and Bicester 11 (Employment Land at North East Bicester) and the principle of the proposed uses has been established through the outline planning consent. This Reserved Matters application is concerned with the detailed design, scale, landscaping and layout of the proposal only.
- 3.3 The use and general arrangement of the building, landscaping and car parking delivered through this built development is fully compliant with the approved Parameter Plans and Phasing Plan for the Site.

Layout

- 3.4 The proposals comprise 2 no. units on this plot. The outline permission fixed Development Areas and Building Zones across the Site, as well as the siting of any built development on Plot 1 within these, through Parameter Plans (Drawings Refs: 17007/TP/103 Rev A and 17007/TP/107 Rev A). The footprint of the proposed units sits within the approved Building Zone and footprint shown on the Siting Plan (**Figure 5**).

Figure 5 – Approved Siting Plan



- 3.5 The outline consent was accompanied by an Illustrative Masterplan (included at **Figure 1**) to demonstrate one way in which the site could be developed.

- 3.6 The Masterplan showed a single, large employment unit in this part of the site, rather than the two smaller units which are now proposed. The Masterplan was illustrative only, and there is no requirement to bring forward development in accordance with this.
- 3.7 Bringing forward smaller units on this plot will “break-up” the visual appearance (mass) of development on this part of the Site and also enables the ridge height of the buildings to be kept to a minimum. The buildings will therefore have a lesser visual impact on the south-eastern boundary than a larger unit would, and so result in a betterment in this regard.
- 3.8 The principle of developing a number of smaller buildings where a single unit was shown indicatively on the Masterplan was accepted by the Council in approving the application for Plot 2 (LPA Ref: 17/01712/REM).
- 3.9 Each unit has car parking and a service yard within its demise and building entrances are located in prominent positions (the north-western elevation of Unit 1A and south-western elevation of Unit 1B) to create attractive, safe and pedestrian-friendly entrances to the development.
- 3.10 The layout makes provision for additional landscaping to the north of Plot 2 as part of the scheme, and delivers landscaping along the north-eastern and south-eastern boundaries of the Site, all of which will aid in assimilating the development into the surrounding landscape.
- 3.11 The Council’s car parking standards are a maximum of 1 space per 200 sq.m of B8 floorspace and 1 space per 50 sq.m for B1c/B2 floorspace. Taking account of the flexible nature of the proposed floorspace, these standards give rise to a range of 56 to 223 spaces for Unit 1A and a range of 78 to 312 spaces for Unit 1B. 126 car parking spaces are proposed for Unit 1A, whilst 135 spaces are proposed for Unit 1B.
- 3.12 Further details and justification of the car parking can be found in the Parking Note prepared by David Tucker Associates (**Appendix 2**). The Parking Note demonstrates that the proposals provide an appropriate level of car parking within the flexible outcomes that could result (i.e. B1c, B2 or B8 uses).
- 3.13 The proposals also incorporate 16 disabled spaces (i.e. over 6% of total spaces), which accords with Oxfordshire County Council guidance.
- 3.14 In addition to car parking, the proposals incorporate 14 loading/unloading bays for Unit 1A, and 17 bays for Unit 1B. This equates to an average of 1 loading space per 864 sq.m. This level is wholly consistent with B8 developments.
- 3.15 Covered cycle parking is proposed to the front of each unit, which allows for 24 cycles per unit.
- 3.16 In conclusion, the layout of the development enables a high degree of integration and connectivity with the remainder of the Site, and is compliant with the outline parameter plans. The provision of smaller units rather than one large unit is entirely appropriate, and provides a more sympathetic development when viewed from the conservation area.

Scale

- 3.17 The floorspace proposed by this application (26,785 sq.m GIA). As demonstrated by **Table 1**, cumulatively with the floorspace consented in earlier phases of the development, this is within the parameters defined by the description of the outline consent, which allows up to 48,308sq.m of employment floorspace (Class B1c, B2, B8 and ancillary B1a uses) across the entire site.

Table 1 – Cumulative Floorspace

Plot	GIA (sq. m)
1	26,785
2	13,586
3	7,546
Total	47,917

- 3.18 The height of the development on the part of the Building Zone within which the building falls is controlled by the Site Levels and Building Heights Parameter Plan, and is restricted to 86.00m AOD maximum. With a maximum ridge height of 86m AOD, the proposed buildings comply with the height restriction set by the outline consent.
- 3.19 The scale of the floorspace and buildings are therefore appropriate and comply with the parameters set by the outline consent.

Appearance

- 3.20 The development accords with, and gives due regard to, the Design Code submitted alongside the outline application, which sought to ensure a high quality of design throughout the Site.
- 3.21 The buildings will be constructed of a mixture of built up and composite cladding along with curtain walling and glazing to break up the scale and mass of the buildings. The built up cladding is expressed in panels of two colours with a feature band, which also further reduces the mass of the buildings.
- 3.22 The design and external appearance will complement the surrounding area and proposed buildings within earlier phases of development.
- 3.23 The DAS appraises the appearance further, and outlines the proposed mix and palette of materials.

Landscaping

- 3.24 The landscaping parameters were developed at outline stage in order to assist in the assimilation of the development into the wider landscape, with the need to conserve the open setting, character and appearance of the adjacent airfield.
- 3.25 The landscaping plans, landscape specification and landscape management plan submitted with this application provide details of the landscaping proposed, which has been developed to augment existing areas of vegetation and assist in screening, filtering and softening views of the proposed development. The proposed soft landscaping and planting consists of:
- General tree planting, comprising native species in a range of sizes and spread evenly throughout the woodland planting area;

- General native planting, spread evenly through the woodland planting area to maximize cover for visual mitigation and amenity;
- Native hedgerow planting, throughout the planting zone;
- Planting associated to the base and slopes of the swale features;
- Low maintenance, species-rich grassland; and
- General amenity shrub planting within the development and alongside the spine road, with a high proportion of evergreen and flowering species to give year round structure and interest.

3.26 The proposed landscaping scheme is appropriate and has been developed in-line with the approved outline parameters. It will have a positive impact on views of the development from the surrounding landscape and soften the visual appearance of the units from within the Site itself.

4 Planning Benefits

- 4.1 The development of the Site will bring a vacant Site into beneficial use. It will create a high quality development comprising 2no. employment units, and will be the final phase of development at this strategic employment site.
- 4.2 This reserved matters marks the second phase of development to be brought forward speculatively by Albion Land, which demonstrates confidence in the market. A range of planning benefits will arise from the development, which include:
- The provision of modern, flexible B1c/B2/B8 floorspace to meet an identified local latent demand for employment floorspace. The floorspace will be capable of meeting the needs of a range of modern businesses looking to locate in Bicester and will function as a strong economic attractor;
 - The provision of modern business/industrial units will attract new investment in Bicester;
 - The provision of between 282 and 744 (FTE) jobs¹ across the employment units, many of which will be available to local people;
 - The proposed development is deliverable and capable of making an immediate contribution towards the Council's ambitious economic growth targets;
 - The development is situated in a sustainable location, which is accessible by a variety of modes of transport. The development provides opportunities for sustainable modes of transport;
 - The development incorporates high quality landscaping which will benefit biodiversity on the Site and assist in the scheme's assimilation into the surrounding landscape; and
 - The development will be of a high quality design and materials which will protect the landscape and visual amenity of the area.

¹ Depending on the nature of the business(es). Calculated using HCA Employment Density Guide: 3rd Edition (2015)

5 Reserved Matters Summary

- 5.1 This reserved matters application relates to the third and final built phase of development of the Bicester 11 allocation. The proposals are compliant with the outline planning consent (as amended) and the phasing details approved through Condition 2 of that consent.
- 5.2 The submission demonstrates that the detailed design satisfied all the matters reserved at outline stage and satisfy all relevant criteria of Policy Bicester 11:

Scale – The amount of floorspace and the maximum height of the building are all in line with the outline parameters and adheres to the requirement to minimise the impact of development on the adjacent airfield.

Layout – The buildings are situated within the approved Building Zone and the footprint shown on the approved Siting Plan. The provision of 2 smaller units, rather than one large unit is entirely appropriate, and provides a more sympathetic development when viewed from outside of the Site. The car parking layout accords with the maxima car parking standards for the Site as well as the principles established by the outline Design Code. The layout of the site is therefore entirely appropriate.

Appearance – The design of the building, as presented in the DAS, will be delivered to a high quality as well as respecting the surrounding landscape setting and setting of the adjacent airfield. The buildings have been designed in accordance with the Design Code submitted alongside the outline application and is entirely appropriate.

Landscaping – The scheme delivers a significant amount of landscaping to the external boundaries of the Site. All landscaping is to a high specification and will result in a positive impact on views of the development.

- 5.3 In summary, consent is sought for high quality and deliverable employment units. The proposals deliver significant planning benefits and as such there is no planning reason why the detailed design cannot be approved without delay.



APPENDIX 1

OUTLINE DECISION NOTICE (LPA REF: 15/01012/OUT)



DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Albion Land Ltd
c/o Miss Hannah Smith
Quod Ltd
Park House
Park Square West
Leeds
West Yorkshire
LS1 2PW

Date Registered: 5th June 2015

Proposal: OUTLINE - Development of 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

Location: Land North East Of, Skimmingdish Lane, Launton, Oxfordshire

Parish(es): Launton

OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

A handwritten signature in black ink, appearing to read "Jan. Nixkens".

Date of Decision: 6th May 2016

**Head of Public Protection
& Development Management**

SCHEDULE OF CONDITIONS

- 1 No development shall commence for any phase of development until full details of the layout, scale, appearance and landscaping (hereafter referred to as reserved matters) relevant to that phase of development (as approved under condition 3) have been submitted to and approved in writing by the Local Planning Authority.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 2 Prior to the commencement of development hereby approved, a phasing plan covering the entire site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application shall refer to a phase, phases, or part thereof identified in the phasing plan.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Government guidance contained within the National Planning Policy Framework.

- 3 In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 4 The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Reason - This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 4 of the Town and Country Planning (General Development Procedure) Order 2010 (as amended).

- 5 The reserved matters to be submitted under Condition 1 shall be in accordance with the following approved plans:

- Development Area and Building Zone 3830-25-23
- Access and Circulation 3830-28-09
- Siting Plan 3830-30-06
- Site Levels and Building Heights 3830-29-11
- Landscape Parameters Plan FR14-228L01F

The following matters are approved in detail as part of this outline permission:

- (i) The means of access to the new development

And except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following drawings: 15230-07 Rev B or 15230-08 Rev B.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

- 6 Prior to the commencement of any building works a scheme to provide level for level floodplain compensation up to and including the 1% annual probability (1 in 100) flood with an appropriate allowance for climate change shall first be submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To avoid increasing flood risk to areas downstream on the Langford Brook.

- 7 Finished floor levels shall be set at a minimum of 71.00m AOD

Reason: To ensure that future occupants of the site are kept safe and the proposed buildings are not at unacceptable flood risk.

- 8 No development shall take place until 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 has been submitted to and agreed in writing by the local planning authority. Thereafter 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.

The scheme shall show the buffer zone as being free from above ground built development including lighting and formal landscaping.

The schemes shall include:

- plans showing the extent and layout of the buffer zone
- details of any proposed planting scheme (for example, native species)
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- details of any proposed footpaths, fencing, lighting etc.

Reason: Development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

- 9 The development hereby approved shall not be commenced until such time as a site wide strategy detailing surface water drainage arrangements, and allowing for its phased implementation, has been submitted to, and approved by, the Local Planning Authority. The strategy shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the strategy, or within any other period as may subsequently be agreed with the Local Planning Authority. A detailed drainage scheme relating to any phase of the development, in general accordance with the strategy hereby approved, shall subsequently be submitted to and approved in writing by the Local Planning Authority and shall be completed prior to the commencement of the relevant phase. The scheme shall include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features - attenuation volume

- Infiltration tests to be undertaken in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS
- Network drainage calculations

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Government guidance contained within the National Planning Policy Framework.

- 10 Prior to the commencement of the development (except for any ground investigation or survey works), details of the required highway improvement works, listed below, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- 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

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

Reason - In the interest of highway safety.

- 11 The development shall be undertaken in accordance with the framework travel plan dated 6th April 2016 by David Tucker Associates. The travel plan shall be implemented in accordance with the details approved.

Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

- 12 Prior to the occupation of any relevant building a Travel Plan relating to that building and in general accordance with the Framework Travel Plan hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented prior to the occupation of the relevant building.

Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

- 13 Prior to the commencement of any development hereby approved, 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 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

- 14 Prior to the commencement of any relevant building full specification details (including construction, layout, surfacing and drainage) of the parking, manoeuvring areas and access to the highway associated with that building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the relevant building the parking and manoeuvring areas for that building shall be provided on the site in accordance with the approved details and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

- 15 Prior to the commencement of the development hereby approved, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework.

- 16 Following the approval of the Written Scheme of Investigation referred to in condition 14 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 shall 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.

Reason - To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF

- 17 Prior to the commencement of the development hereby approved or any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved CEMP.

Reason -To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 18 Prior to the commencement of development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason -To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework. and to conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Government guidance contained within the National Planning Policy Framework.

- 19 No removal of hedgerows, trees or shrubs shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 20 Prior to the commencement of the development hereby approved or any works of site clearance, a mitigation strategy for badgers, which shall include 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, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 21 Prior to the commencement of the development hereby approved or any works of site clearance, a reptile survey (which shall be in accordance with best practice guidelines) shall be carried out, and the findings, including a mitigation strategy if required, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works of mitigation shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 22 Prior to commencement of any phase of the development hereby approved, an Arboricultural Method Statement (AMS) for that relevant phase of the scheme shall be undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions. The relevant AMS shall be submitted to and approved by the Local Planning Authority (CDC) prior to the commencement of that part of the development. Thereafter, all works on site and in that specific phase shall be carried out in accordance with the approved AMS

Reason - To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

- 23 Prior to the occupation of the development hereby approved details of the acoustic screening to be provided between the development and the existing care home on the south western edge of the development site shall be first submitted and approved in writing with the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development.

Reason - to protect the amenity of nearby receptors.

- 24 Prior to the occupation of any relevant building an Employment & Skills Plan (ESP) setting out measures to encourage training and employment opportunities for local people during the construction of the development shall first be submitted to and approved in writing with the Local Planning Authority. The ESP shall be implemented in accordance with the approved details.

Reason - to encourage the employment of local people and encourage sustainable patterns of commuting.

- 25 Prior to the occupation of any building hereby permitted, a scheme for the provision of public art shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - In the interests of the visual amenity of the area and to comply with Policy Bicester 11 of the adopted Cherwell Local Plan and the Council's Policy on Public Art: http://www.cherwell.gov.uk/media/pdf/s/n/ADOPTED_PUBLIC_ART_POLICY.pdf

PLANNING NOTES

1 STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), the Council has worked positively and proactively to determine this application in an efficient manner having worked with the applicant/agent where necessary to resolve any concerns that have arisen during consideration of the application in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

- 2 Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Langford Brook, designated a 'main river'.

- 3 Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please contact the County's Road Agreements Team on 01865 815700 or email roadagreements@oxfordshire.gov.uk

- 4 No development shall take place across any public footpath/right of way unless and until it has been legally stopped up or diverted.

- 5 In the submission of reserved matter details for approval, a particularly high standard of architectural design in the external appearance of the buildings is expected in view of the prominence of the site and its proximity to RAF Bicester Conservation Area

- 6 Attention is drawn to a Legal Agreement related to this development or land which has been made pursuant to Section 106 of the Town and Country Planning Act 1990, Sections 111 and 139 of the Local Government Act 1972 and/or other enabling powers.
- 7 The Applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the provisions contained within the Disability Discrimination Act 1995. This may be achieved by following recommendations set out in British Standard BS 8300: 2001 - "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice", or where other codes may supersede or improve access provision. Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations (2004) - "Access to and use of Buildings", or codes which contain provisions which are equal to or exceed those provisions contained within Approved Document M.
- 8 Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 2501.



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before considering work on site.**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 0030 200 , fax 0300 0030 201 or E-mail at

building.control@cherwellandsouthnorthants.gov.uk

- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.



APPENDIX 2

PARKING NOTE (DAVID TUCKER ASSOCIATES)



1. This Parking Note is prepared on behalf of Albion Land to assist with their Reserved Matters (RM) application on land at Skimmingdish Lane, Bicester. The proposals form part of the land which was granted outline planning consent in 2016. The outline consent (Application No. 15/01012/OUT) was granted for up to 48,308sqm of B1(c)/B2/B8 floorspace with ancillary B1 office.
2. The RM proposals comprise 11,172sqm floorspace for unit 1A and 15,613sqm for unit 1B. The proposed use for each of these units is to be flexible B1(c)/B2/B8 with no identified known occupier at this stage.
3. Cherwell District Council Local Plan (CDCLP) car parking standards for B8 refer to 1 space per 200sqm, and are referred as maxima. The CDCLP car parking standards for B2 are again expressed as maxima, at 1 space per 50sqm. B1(c) can reasonably be expected to be similarly considered, despite not being explicitly referred. This results in a consequential range of parking provision maxima for each of the units depending whether they are occupied by a B2 or B8 occupier.
4. Therefore, expressed as maxima, applying the standards gives rise to a range of 56 to 223 spaces for unit 1A and 78 to 312 for unit 1B.
5. In order to provide an appropriate level of car parking within the flexible outcomes that could result, a total of 126 car parking spaces are proposed (including 8 Blue Badge spaces) for unit 1A and a total of 135 car parking spaces are proposed (including 8 Blue Badge spaces) for unit 1B. Sitting within the identified range, this achieves sufficient parking to serve a B2 or B8 occupier.
6. The CDCLP defers to Oxfordshire County Council (OCC) guidance in terms of Blue Badge parking levels. OCC guidance requires that 6% of the total car park provision is delivered for non-residential development. The proposal incorporates 16 spaces, representing 6% of the total spaces. The Blue Badge spaces are conveniently located close to the entrances to each unit and are designed to OCC specifications.
7. CDCLP does not set out guidance on HGV parking standards. The proposal includes 14 loading/unloading bays for unit 1A and 17 loading/unloading bays for unit 1B. The



provision across the units equates to 1 loading space per 864sqm. This level is consistent with B8 developments.

8. CDCLP does not set out cycle parking standards, cross referring to OCC guidance. OCC does not present explicit standards for commercial development, but encourages cycling requiring that new development promote non-car modes with cycling to the fore. Cycle parking spaces are required to be conveniently located for access within new development and to represent safe and secure facilities. The proposal includes 24 secure Sheffield hoops for each unit. This equates to approximately 1 space per 558sqm. With the equivalent of 1 cycle for every 5.5 car parking spaces, encouragement for cyclists has been duly considered within the proposal.
9. In summary, the proposed development provides sufficient and adequate car, HGV and cycle parking when giving due regard to the CDCLP and the parking standards contained within.

SKP/JLA/RM 15230-08
28th March 2018