

BY EMAIL ONLY: Caroline.Ford@Cherwell-DC.gov.uk

Ms Caroline Ford
Principal Planning Officer
Development Management
Cherwell District Council
Bodicote
Banbury
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24579/A3/LP
5th March 2021

Dear Caroline

LAND AT NW BICESTER LOCAL CENTRE
APPLICATION REFERENCE: 19/01036/F

I write on behalf of A2Dominion Developments Ltd ("A2Dominion") in connection with the above-mentioned planning application and further to your email of the 22nd February 2021.

Further to your email and our subsequent meeting, it has been agreed that the café space would remain with A2Dominion, whilst the Council would take a long lease on the adjacent community space. Both spaces would represent separate units, with separate access points. As part of the legal agreement, A2Dominion would be required to fit-out only the community hub element, and provide utilities and services to it.

We have therefore updated the plans to reflect the very minor alterations required to achieve this separation. The enclosed plans are set out below, together with a summary of the now superseded plans:

Enclosed Plans	Superseded Plans
AA048-2-1-000_Rev B Site Plan	AA048-2-1-000 Site Plan
AA048-2-1-001_Rev B GA Ground Floor Plan	AA048-2-1-001 GA Ground Floor Plan
AA048-2-1-002_Rev B GA First Floor Plan	AA048-2-1-002 GA First Floor Plan
AA048-2-1-003_Rev B GA Second Floor Plan	AA048-2-1-003 GA Second Floor Plan
AA048-2-1-004_Rev B Roof Plan	AA048-2-1-004 Roof Plan
AA048-2-1-005_Rev B Site Elevations	AA048-2-1-005 Site Elevations
AA048-2-1-006_Rev B Site Elevations	AA048-2-1-006 Site Elevations
AA048-2-1-007_Rev A Floor Plans	-
AA048-2-1-008_Rev A Floor Plans	-
AA048-2-1-009_Rev A Sections	AA048-2-1-007 & 8 Sections
AA048-2-1-010_Rev A Elevations	-

The minor amendments that have been made to the drawings are as follows:

1. A separate access from the street has been provided for the café;
2. The position of the proposed community hub access has been moved west slightly so that it is not too close to the new proposed café entrance; and
3. The door that was previously shown between the small community room and the café space has been removed.

The architects have also shown the approved landscape GA on the site plan for completeness.

In terms of the description of development, this will require slight amendment to reflect the agreed position. We would propose:

Full permission is sought for Local Centre Community Floorspace (Use Class D1), café (Use Class ~~with ancillary~~ A1/A3), with a total GIA of 552 sqm, and 16 residential units (Use Class C3) with associated access, servicing, landscaping and parking. Outline consent is sought for Local Centre Retail, Community or Commercial Floorspace (flexible Use Class A1/A2/A3/A4/A5/B1/D1).

In relation to service / maintenance charges, A2Dominion agree to pay the requested circa. £53,000 contribution towards maintenance of the community hall. Further, any income generated by A2Dominion from the café can be used in part to pay CDC's contribution towards the service charges for the community hall.

In terms of the previously proposed conditions, we have reviewed these and would suggest that limited amendments are required. However, I would be grateful if you could also review these in light of the proposed changes and advise of any comments you have.

At our meeting, we discussed whether there is a requirement to re-consult with regards to the proposed amendments or to report the application back to Committee. In our view, the amendments are sufficiently minor and do not change the original intent of the proposed development. Further, there is already an agreement in place that any minor amendments proposed following resolution to grant can be agreed with I would be grateful if you could advise.

A2Dominion are committed to working with CDC to ensure that the S106 Agreement can be completed and the permission issued by the end of April at the latest. We will instruct our solicitors accordingly. As such, we would be happy to agree an extension to the determination period until the 30th April 2021.

I look forward to now concluding matters and look forward to hearing from you further.

Yours sincerely



LAUREN PATEL
Associate

