

**Case Officer:** Caroline Ford

**Recommendation:** Approval

**Applicant:** Crest Nicholson Regeneration

**Proposal:** Discharge of Condition 36 (allotments) of 10/01780/HYBRID for Phases 3 and 4

**Expiry Date:** 25 June 2019

**Extension of Time:** 16 October 2019

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application relates to Phases 3 and 4 of the Exemplar Phase at NW Bicester now known as Elmsbrook. The site is being constructed by Crest Nicholson Regeneration and was part of the development site granted planning permission by 10/01780/HYBRID (which in itself was EIA development).

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The application seeks to discharge planning condition 36, which required details of the laying out and management of the allotments. The reason for the imposition of the condition was to ensure the delivery and management of allotments for local people.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The relevant planning history is predominantly the original application that granted permission for the site – 10/01780/HYBRID. There has been a number of discharge of condition and non-material amendment applications pursuant to this application.

## **4. RESPONSE TO CONSULTATION**

- 4.1 CDC Landscape – Initial response was that a copy of the ground rules should be provided, which would be expected to follow the requirements of a Parish Council allotment agreement (i.e. covering matters such as standard of upkeep, behaviour, dogs, animals and periods of notice etc). In response to a set of ground rules subsequently provided, it was confirmed that the rules are comprehensive but not too onerous and so acceptable.

## **5. APPRAISAL**

- 5.1. Initially the application was accompanied only by drawings showing the proposed community gardens. These followed the plans previously approved for the landscaping condition and so were concluded to be acceptable for the purpose of demonstrating the layout of the allotments. However it did not provide details of management.
- 5.2. In response, additional information was provided regarding how individuals apply and how allotments are allocated, which whilst useful, also did not provide sufficient detail around management. A Management Proposal document was submitted but this has not been referred to as the ground rules document is considered to be

sufficient. After requesting the ground rules, as suggested by the Landscape Officer, a document has been provided, which sets out the ground rules for the allotment sites and is prepared by A2 Dominion.

- 5.3. The content of the Ground Rules document has been considered by the Landscape Officer and I agree that the information provided is acceptable to ensure that the allotments are appropriately managed.
- 5.4. The original application was EIA development. The EIA is dated now, however the detailed layouts and management of allotment sites would not have been a matter that would have been considered in detail in the EIA. As such, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.
- 5.5. Given the above, it is recommended that planning condition 36 be discharged.

## **6. RECOMMENDATION**

That Planning Condition 36 be discharged for Phases 3 and 4 based upon the following:

The information shown on drawing numbers 14790/5017 Rev P3 (Community Gardens Sheet 1 of 2), 14790/5018 Rev P4 (Community Gardens Sheet 2 of 2), 14790/5612 Rev T1 (Allotment Shed Details) and the information provided within the document titled 'Elmsbrook Grow Beds – Ground rules' prepared by A2 Dominion is considered to be acceptable to meet the requirements of condition 36.

### Planning note

This decision has been considered in the context of the information contained within the Exemplar Environmental Statement Report (report no. 0505-UA001881-UP31R-01 dated November 2010 prepared by Hyder Consulting) and the Exemplar Environmental Statement Addendum (report no. 0513-UA001881-UP31R-01 dated April 2011 prepared by Hyder Consulting) which is considered sufficient for the purpose of considering the information provided and has therefore been taken into account.

Case Officer: Caroline Ford

DATE: 11/10/2019

Checked By: Alex Keen

DATE: 16/10/2019

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