

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

**11 April 2013
WRITTEN UPDATES
PART 2**

Agenda Item 4 **11/01494/OUT** **: Ploughley Road Upper
Arncott & site D & E
Ambrosden Road MOD
Bicester**

The following sets out the summary of reasons for the grant of planning permission, which would be attached to the Decision Notice:

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as the local planning authority, has determined this application in accordance with the development plan, unless material considerations indicate otherwise. Incorporating and adhering to the above conditions, the development is considered to be acceptable on its planning merits as although it would be contrary to the Policy H18 of the Adopted Cherwell Local Plan, it would nevertheless comply with policies EMP4, TR1, R12, C1, C2, C7, C8, C14, C25, C28, C30, C31, ENV1 and ENV12 of the Adopted Cherwell Local Plan and would provide a sustainable form of development, in accordance with Government guidance contained within the National Planning Policy Framework. For the reasons given above and having regard to all other matters raised including third party representations, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions as set out above.

The following corrections/amendments to the report should be noted:

The final sentence within paragraph 6.4 should be deleted.

Condition 42 should be amended (change is underlined) to read as follows:

Prior to work commencing an employment strategy for the site, carried out by a suitably qualified person, shall be submitted to and approved in writing by the local planning authority. The employment strategy shall;

- i) address the local employment situation, identify the areas of need and opportunity for the site to address them.
- ii) provide an assessment of the rail freight opportunity of the site and its potential to attract employment to the site and reduce road transport
- iii) address the wider Local Enterprise Partnership priorities and the opportunity for the site to contribute to their aims.
- iv) the rail lines serving the commercial units on Graven Hill shall not be removed until the assessment of the rail freight opportunity required by this condition has been submitted to and approved by the Local Planning Authority.

Reason: To secure sustainable economic growth in order to create jobs and prosperity in accordance with Government advice contained in the National Planning Policy Framework.

Late representations

DIO are not content with the condition 31, in relation to the M40 Junction 9 improvement works, directed by the Highways Agency. Their concerns have been passed to the Highways Agency.

DIO have also commented on the conditions issued and in light of this, the following amendments to the conditions (changes are underlined/struck through) are recommended as follows:

Condition 1

No development shall commence on any part of the site until full details of the internal access roads, layout, scale, appearance and landscaping for that part of the site (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Condition 12 – remove (to avoid duplication with condition 22)

Condition 28

In the case of the reserved matters for the remaining phases at Graven Hill, provided condition 27 has been complied with, applications for approval of reserved matters shall be made not later than the expiration of eight years beginning with the date of this permission.

Condition 48

Prior to the commencement of the development hereby approved on the Graven Hill site, full details of the enclosures along or adjacent to all boundaries of the retained barracks within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be erected, in accordance with the approved details, prior to the first occupation of any dwellings on Graven Hill.

Condition 64

Prior to the commencement of development at Graven Hill, a surface water drainage ~~scheme~~ strategy based on Sustainable Urban Drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority and constructed in accordance with the approved scheme, prior to the commencement of development. The approved scheme shall then be implemented and maintained in accordance with approved details.