

Cherwell District Council

Planning Committee

7 July 2016

**OS Parcel 0070 adjacent and north of A41 London
Road, Bicester**
Application Number 16/00861/HYBRID

Report of Head of Development Management

This report is public

Purpose of report

To notify members of the receipt of this application relating to the strategic allocation at SE Bicester and for Members to consider whether they wish to have a Formal Site Visit prior to 4 August Committee meeting.

1.0 Recommendations

The meeting is recommended to:

- 1.1 Consider whether Members would like to undertake a Formal Site Visit prior to the Planning Committee Meeting on 4 August 2016 when the application will be before Members for determination.

2.0 Report Details

- 2.1 A Hybrid application has been submitted for B8 purposes on land adjacent to London Road, Bicester and is submitted with the following description of development:

‘Full planning permission for 20,067 sqm (216,000 sq ft) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary class B1(a) offices, together with access from A41 Aylesbury Road, associated site infrastructure including lorry parking, landscaping, amenity open space and sustainable drainage and private sewage treatment plant; and,

Outline planning permission for up to 44,965 sqm (484,000 sq ft) of logistics floorspace, within Class B8 of the Town and Country Planning Use Classes Order 1987, with ancillary Class B1(a) offices together with associated site

infrastructure including lorry parking, landscaping, amenity open space, sustainable drainage and private sewage treatment plant. Details of the means of access from A41 Aylesbury Road are included for approval'

Site Context

- 2.2 The application site extends to approximately 16.4 hectares (40.57 acres) and is located on the northern side of the A41 to the south east of Bicester. The site consists of three agricultural fields, predominantly used as grazing land. An existing agricultural building on the land is accessed directly from the A41. The fields are bound by well-defined hedgerows. The site is bounded by open countryside to its northern and eastern boundaries.
- 2.3 Bordering the western boundary of the site, but outside the site is a pair of small two storey cottages (Wretchwick Cottages). An existing public right of way extends northwards immediately along the western boundary.
- 2.4 The application site is divided into two zones, the eastern smaller part of the site (zone 1) is the part of the site for which full planning permission is sought for the erection of two B8 buildings. Outline planning permission only is sought for the remainder of the site (zone 2). The new vehicular access into the site from A41 is also included in the detailed application.

Policy Context

- 2.5 The application site forms part of the strategic land allocation under Policy Bicester 12 in the adopted Cherwell Local Plan (Part 1) 2011-2031 for mixed use development, including 1,500 homes and 40 hectares of employment land. Policy Bicester 12 in referring to the employment to be accommodated on the site identifies the site as being suitable for B1, B2 and B8 uses (primarily B8). The remainder of the Bicester 12 allocation is yet to come forward for development and to date no application has been received.
- 2.6 This is a major application on part of the strategic allocation under Policy Bicester 12 which has generated a significant amount of local interest. The applicants are eager to deliver the employment uses on the site in advance of the remainder of Bicester 12 coming forward and are anxious to avoid any delays in the determination of the application. Should Members consider therefore that a Formal Site Visit might be appropriate, you are invited to consider doing so prior to the Planning Committee Meeting on 4th August 2016.

3.0 Consultation

- 3.1 None

4.0 Alternative Options and Reasons for Rejection

4.1 The following alternative options have been identified and rejected for the reasons as set out below:

Option 1: To agree to the holding of a formal site visit before the next planning committee

Option 2: Not to have a formal site visit

5.0 Implications

Financial and Resource Implications

5.1 There are no additional financial implications arising for the Council from this report.

Comments checked by:
Kate Crussell, Principal Accountant, 01327 322188,
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Legal Implications

5.2 There are no additional legal implications arising for the Council from this report.

Comments checked by:
Nigel Bell, Team Leader – Planning, 01295 221687,
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Risk Management

5.3 None

Comments checked by:
Nigel Bell, Team Leader – Planning, 01295 221687,
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6.0 Decision Information

Wards Affected: Ambrosden and Chesterton

Document Information

Background Papers	
None	
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