

**Eco Business Centre  
Charlotte Avenue  
Bicester  
OX27 8BL**

**18/00307/DISC**

**Applicant:** Cherwell District Council

**Proposal:** Discharge of condition 6 (zero carbon off site) of 17/00573/CDC

**Ward:** Bicester North and Caversfield

**Councillors:** Cllr Nicholas Mawer  
Cllr Lynn Pratt  
Cllr Jason Slaymaker

**Reason for Referral:** Cherwell District Council is the applicant

**Expiry Date:** 24 September 2018      **Committee Date:** 20 September 2018

**Recommendation:** Approve

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### **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

#### **Proposal**

The proposal seeks to discharge planning condition 6 of 17/00573/CDC, which sought details of the offsite measures that would be utilised to enable the scheme to achieve the zero carbon standard.

#### **Consultations**

No consultations have been undertaken as Officers have been able to conclude from the submitted information that the zero carbon standards have been met.

#### **Conclusion**

The report looks into the key planning issues in detail, and Officers conclude that the submitted information is acceptable, the scheme meets the requirements of relevant CDC policies and that planning condition 6 should be discharged.

#### **RECOMMENDATION - GRANT APPROVAL OF CONDITION 6**

**Members are advised that the above is a summary of the proposals and key issues are contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

#### **MAIN REPORT**

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

1.1. The application site sits within Elmsbrook to the North West of Bicester within the site allocated by Policy Bicester 1. The site has planning permission for a three storey business centre being constructed to zero carbon standards as required at

North West Bicester and is being delivered by Cherwell District Council having been secured for this use through the legal agreement for 10/01780/HYBRID.

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

- 2.1. The application seeks to discharge planning condition 6 of 17/00573/CDC, which sought details of the offsite measures that will be utilised to enable the scheme to achieve zero carbon including a timescale, how the shortfall is to be met and where it will be met.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
17/00573/CDC	Development of Eco-Business Centre (Use Class B1) within new local centre (ref. 15/00760/F) with associated access, servicing, landscaping and parking, with a total GEA of 1385sqm.	Application Permitted

- 3.2. There have been previous applications to discharge planning conditions for the Eco Business Centre (17/00380/DISC and 17/00575/DISC) and a non-material amendment to make some minor changes to the building (18/00070/NMA). These have all been approved after being reported to planning committee.

## **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regard to this proposal.

## **5. RESPONSE TO PUBLICITY AND CONSULTATION**

- 5.1. Given the nature of the condition, no publicity or consultation has been undertaken as Officers have been able to judge whether the information demonstrates that the condition has been satisfied.

## **6. APPRAISAL**

- 6.1 Condition 6 requires details of offsite measures that will be utilised to enable the scheme to achieve zero carbon. The condition was imposed to ensure that the application site achieved zero carbon development in accordance with PPS1: Eco Towns. The requirement for zero carbon development is also set out at Policy Bicester 1 of the Cherwell Local Plan Part 1.

- 6.2 At the application stage, an energy statement was submitted. This detailed how the building would include passive design and efficient building services. Beyond this, the building would be connected to the district heating network served from the Energy Centre to provide space heating and hot water generation and would be provided with a solar PV array. The document concluded that these matters went some way to the building achieving the zero carbon standard, however that even with these features, there would be residual CO<sup>2</sup> emissions of 19,286kgCO<sup>2</sup>. The planning condition therefore sought details of how an offsite scheme would be provided to ensure that the CO<sup>2</sup> emissions were offset such that the development could be concluded to be true zero carbon.

- 6.3 In order to clear the planning condition, further information has been provided. This has reconsidered likely energy consumption to a realistic level based on an understanding of the percentage of occupancy for different time periods alongside the associated use of plant and small electrical items and more detailed lighting modelling. This has reduced the likely energy demand of the building such that the connection to the district heating and the solar PV on site is sufficient to offset the carbon emissions and means that the building achieves the zero carbon standard without having to resort to offsite measures. However, the Council has installed solar PV onto Franklins House in Bicester, which results in additional benefits such that there is a positive carbon balance overall.
- 6.4 Given the above, it is considered that the requirements of condition 6 have been met as the true zero carbon standard has been achieved. The condition should therefore be discharged.

## **7. RECOMMENDATION**

That Planning Condition 6 be cleared in accordance with the following:

### Condition 6

Approval is given for the details of the offsite measures that enable the scheme to achieve the zero carbon standard as set out in the information submitted with the application. The pre-occupation requirements of the condition are therefore satisfied.

CASE OFFICER: Caroline Ford

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