

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 15/02103/REM-2

Proposal: Reserved Matters to application 06/00967/OUT - Provision of Local Centre to include Community Centre (Class D1), Youth Centre (Class D1), Nursery (Class D1), Convenience Store (Class A1), 4 x retail units (Class A1/A2/A3/A4 and/or A5) and associated development including public square, landscaping, car parking, recycling point and ancillary servicing yard off Whitelands Way, at the Kingsmere development, South West Bicester.

Location: Whitelands Farm Cottages Street From Middleton Stoney Road To Whitelands Farm Chesterton Bicester

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 06 June 2016

District: Cherwell

Application no: 15/02103/REM-2

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Location: Whitelands Farm Cottages Street From Middleton Stoney Road To Whitelands Farm Chesterton Bicester

Transport

Recommendation:

Objection

Key issues:

Vehicle Tracking

Legal agreement required to secure:

A travel plan monitoring fee of £1,240 will be required for each of the following - youth centre, community centre and the nursery to enable the travel plans to be monitored for a period of five years.

Conditions:

Should the local planning authority decide to grant planning permission, then the following conditions should be applied.

Details of Turning for Service Vehicles

Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of refuse, fire tender and pantechnicon turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Detailed comments:

From drawing no **2226/LC/001 Rev M** I have noticed a change in layout of the parking and turning areas at the back of the nursery and retail units which I understand would be dedicated to staff. This would relieve the parking spaces at the front to be used solely by customers and visitors.

Tracking

Whilst am pleased to see a better layout, I am equally concerned with the lack of tracking for large vehicles in this area. Swept path analysis for a large size delivery vehicle preferably an articulated lorry was previously requested for. Since the occupant of the retail anchor store (convenience store) is unknown at this stage, tracking for an articulated trucks is recommended to show that possible future deliveries made by all types of trucks to the store can be safely accommodated on site.

Drawing no **2226/LC/001 Rev M** also shows refuse storage points for nursery, youth centre and community hall located further down the bottom of the staff parking area. I am particularly concerned by the arrangement which is likely to make it impossible for the bins (serving the youth centre and community hall) to be accessed past the pair of DDA parking spaces should the parking spaces be occupied. The turning head adjacent to the nursery appears to be tight for any operational purposes.

The applicant must therefore demonstrate manoeuvrability of a 10.5m refuse collection truck to within reasonable reach of the refuse collection areas which have to carefully be incorporated in the layout design.

Cycle parking

I previously mentioned the poor layout in regards to the cycle facilities at the back of the community hall. It is still not clear how the staff cycle parking to the rear of the community hall shall be accessed as illustrated by drawing number AGA060 rev K entitled "Community Centre" which shows 2 sets of cycle racks around the external landscaped area/outside seating area. Again, consideration should be made on how staff shall manage to access the facilities requiring them to push their cycles through multiple security gates and tight corners to securely park cycles.

Officer's Name: Rashid Bbosa

Officer's Title: Transport Engineer

Date: 03 June 2016
