

Axis J9 Phase 3

Technical Note - Response to OCC Highways Consultation Response 22/2/22
Application No. 21/03177/F

1. This Note is prepared in response to matters raised by OCC in their Transport comments dated 22/4/22. The outstanding matters all relate to cycling details. They are dealt with below in the order raised in the OCC response.
2. At OCC's request the segregated cycleway on the northern side of the link between the SLR and Axis J9 Phase 1 has been widened to 3m on that part of the link for which no constraint exists. This provides an additional c50m at 3m. Further west, land/topographical features preclude further widening. The amendment is shown on **DTA Drawing 14042-60-GA-Rev N**.
3. In terms of the SLR itself, the western sided footway/cycleway has been set back behind a 1m verge which responds to recommendation made by BBUG, over and above the relevant design standard LTN1/20. The amendment is shown on **DTA Drawing 14042-60-GA-Rev N**.
4. The link between the SLR and Howes Lane had been included as a footway/cycleway. There was therefore no intention of cyclists wheeling their bikes along its length. The barrier chicane feature at the crossing approach had been explicitly recommended by the independent road safety auditor to protect pedestrians from potential collisions with cyclists at the crossing point; and to protect cyclists from potential collisions with vehicular traffic at the crossing point if cyclists approached the crossing at speed.

On behalf of the applicant, DTA accepted the identified problem in the RSA and in the Designers' Response referred to the design solution being agreed as part of the detailed design and hence conditioned. The applicant's design team see merit in safety auditor's recommended chicane feature. The agreement as to the most appropriate way of ensuring safe cyclist speeds to ensure a safe environment for all modes, will be progressed post planning by the applicant's detailed designer in discussion with the OCC S38 engineer.

Notwithstanding the detailed discussion to follow on the link itself has been widened from 2.5m to 3m. The amendment is shown on **DTA Drawing 14042-60-GA-Rev N**.

Axis J9 Phase 3

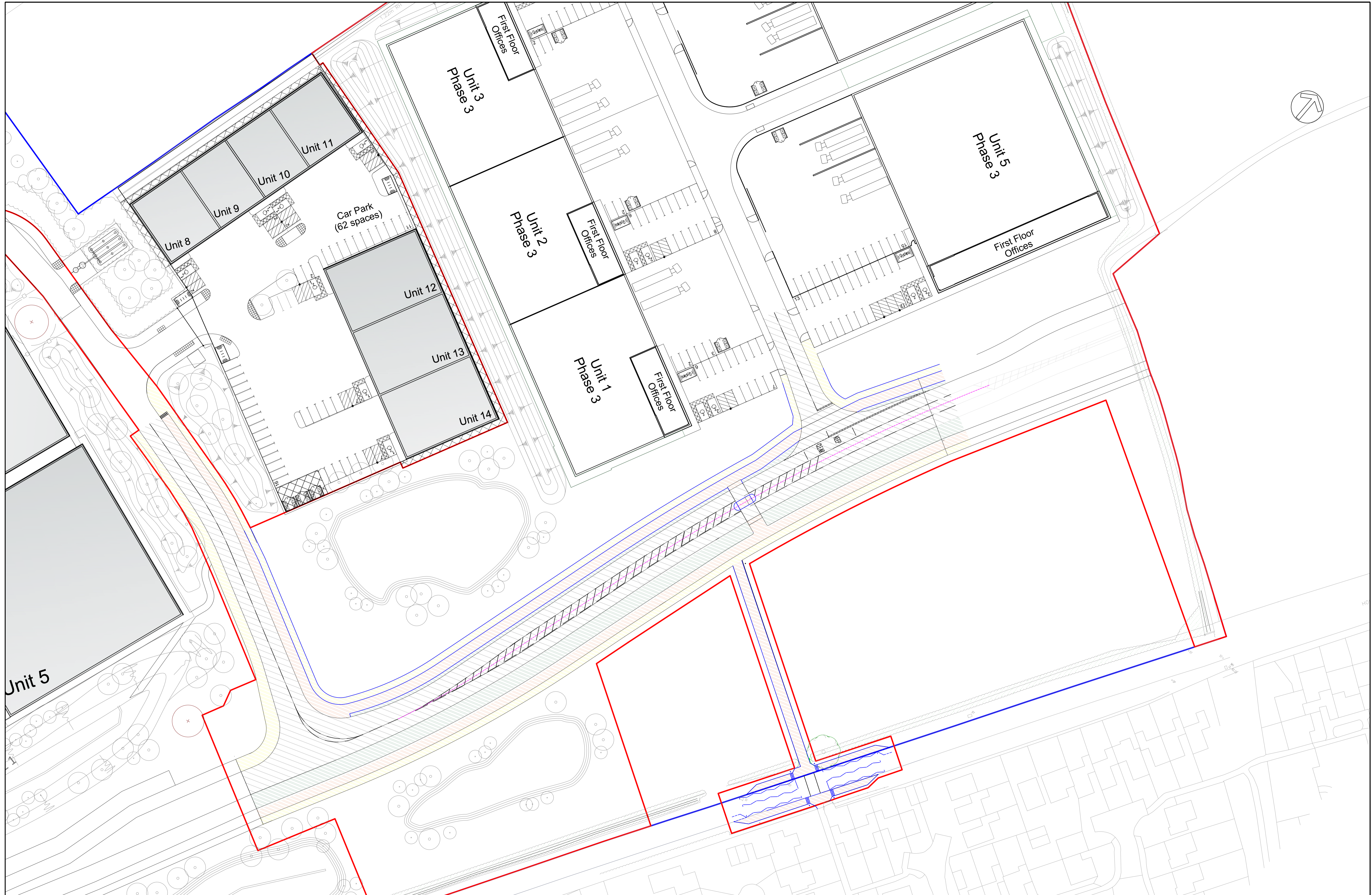
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5. In terms of cycle parking for Units 1, 2 and 3, this has been swapped with car parking as suggested by OCC. This is illustrated on re-submitted Cornish Architects Proposed Site Plan No. 20019-TP-002 Revision R (included as **Appendix A**).

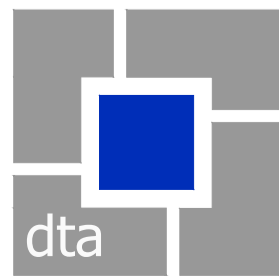
 6. It is considered that the above fully addresses the OCC detailed comments.

Drawings



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REV	DESCRIPTION	DRAWN	INITIALS	DATE	DRAWING STATUS	CHECKED BY	DATE



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JOB TITLE		AXIS J9		CLIENT		ALBION LAND	
DRAWING TITLE							
ACCESS ROAD GENERAL ARRANGEMENT							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1:500@A1	RM	04/05/22	14042-60-GA	N			

Appendix A

NOTES

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Subject to Statutory Approvals.

Subject to Highways Development.

- Parameters Boundary
- Planning Site Boundary
- Ownership Boundary
- Notional Boundary
- Hedgerow Protection
- SLR License
- - - 2.5m high acoustic fence
- - - 1.5m high timber post and rail fence

R	Width of cycle lane to west side of SLR increased to 3m, grass verge to west side of SLR, width of link to Howes Lane increased to 3m, Units 1 - 3 cycle parking relocated	CS	04/05/2022
P	Revision to Howes lane crossing	CS	09/03/2022
N	Unit 1 - 3 refuse stores relocated, Red line adjusted to allow for four drain cycle paths increased to 3m wide. Provisions for cycles at Howes Lane crossing	CS	08/03/2022
M	Units 6 - 11 omitted	CS	04/03/2022
L	Unit 1 Cycle parking relocated closer to the building	SM	08/02/2022
K	Planning boundary updated to include howes lane crossing	SM	04/02/2022
J	Minor adjustments to radii.	SM	01/02/2022
H	Enhanced pathway to include cycle path & crossing point to Howes Lane.	SM	25/01/2022
G	Area Schedule Corrected	SK	02/11/2021
F	Site Boundary Updated	CS	02/09/2021
E	Site Boundary updated	CS	31/08/2021
D	Acoustic fences added	SK	20/08/2021
C	Sheet number amended. Road layout updated. Areas updated.	SK	16/08/2021
B	Paving around units 1-3 yards adjusted. Acoustic fence added and landscaping adjusted between units 10 and 11.	SK	29/07/2021
A	Units 6-11 moved further into the site to achieve 10m buffer to eastern site ownership boundary	SK	16/07/2021

Rev	Description	Chk	Date
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Project Title:
PHASE 3 AXIS J9 BICESTER

Drawing Title:
PROPOSED SITE PLAN

Drawing Status:
TOWN PLANNING

Scale:
0 10 metres 80

Drawn By: Scale: Date: Chk'd By:
S K 1:1000 @ A1 08/07/2021 C S

ALBION LAND

Drawing No. **20019 - TP - 002** Rev. **R**

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UNIT	Ground Floor GEA sm	Ground Floor GEA sf	First Floor GEA sm	First Floor GEA sf	Second Floor GEA sm	Second Floor GEA sf	Total Unit GEA sm	Total Unit GEA sf	Ground Floor GIA sm	Ground Floor GIA sf	First Floor GIA sm	First Floor GIA sf	Second Floor GIA sm	Second Floor GIA sf	Total Unit GIA sm	Total Unit GIA sf	Car Parking
1	1830	19698	224	2411	0	0	2054	22109	1759	18934	195	2104	0	0	1954	21038	23
2	1665	17922	202	2174	0	0	1867	20096	1613	17362	179	1929	0	0	1792	19291	21
3	1717	18482	211	2271	0	0	1928	20753	1650	17761	183	1973	0	0	1833	19734	21
4	4412	47491	272	2928	272	2928	4956	53346	4278	46048	238	2558	238	2558	4753	51165	53
5	3552	38234	478	5145	0	0	4030	43379	3433	36953	423	4553	0	0	3856	41506	42
TOTAL	13176	141826	1387	14930	272	2928	14835	159684	12733	137058	1219	13118	238	2558	14189	152734	160