

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

**District:** Cherwell

**Application no:** 22/00907/REM

**Proposal:** Reserved matters application to 19/01740/HYBRID - Layout, scale, appearance and landscaping details for Phase 2 of the employment development (11,310sqm GIA) with associated landscaping, utilities and access.

**Location:** Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

**Response Date:** 29/04/2022

---

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

---

**Application no: 22/00907/REM**

**Location:** Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

---

## **Transport Schedule**

### **Recommendation: Objection for the following reasons:**

- HGV tracking is inconclusive and it remains a concern that unsafe manoeuvres may be experienced
- Car parking has not been developed in accordance with Oxfordshire's Electrical Vehicle Infrastructure Strategy.

It is anticipated that our objection could be overcome by the submission of further detail.

### **Comments:**

#### Walking and cycle routes

Within the site, greater consideration needs to be given to pedestrian access. I have noted the following points:

Poor routes into unit 6 – a path needs to be provided around the point of the dropped kerb south of the mini roundabout and into the site. Unofficial paths will become worn over desire lines if paths are not provided. Paths should be as direct as possible to reduce walking distances and therefore encourage sustainable travel to the site.

#### Parking

*Car Parking* - The number and layout of vehicle parking spaces is acceptable. As the uses are flexible between B1 and B2 the number of spaces has been planned to be in between the standards for these two uses.

However, the proposed EV charging allocation on site does not adhere to standards set under Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy. The policy requirement therein is for the development to provide 25% of all spaces with charging points. Para 2.6 of the Parking Note states that only 32 EV charging spaces shall be provided across all units. This is massively inferior to the standards and such a level of provision is unacceptable. **Reason for objection**

*Cycle Parking* - The overall number of proposed cycle spaces is acceptable. It appears that all the cycle parking facilities proposed are covered double deck parking, which requires considerable space in front to allow cyclists to use the mechanism to place and remove bikes from the upper deck. Particularly in unit 6 they do not appear to be adequately spaced. Placing rows of decked cycle parking with an aisle between them could also make it difficult to operate when several users arrive at once at the beginning

or end of shift. I would like to see more details of this arrangement to ensure it can be conveniently used.

Additionally for units 5a and 5b, the double deck parking appears to be close to a kerb, which could present difficulties for users. The rack needs a flush surface in front of it for loading/unloading cycles.

The location of the cycle parking for the smaller units could be better. Cycle parking should be located on the building side of the road to reduce the necessity of having to cross the access road, particularly where accessing a decked facility is concerned.

### Vehicle Tracking

Tracking has been provided for a 16.5m long articulated truck, demonstrating that it can ably enter, turn around and egress in a forward gear. While that appears to be the case, I am rather concerned seeing that all units have multiple loading bays and tracking has assumed other bays to be empty. Building elevations submitted show that units 5a, 5b and 6 have 2, 3 and 3 loading bays respectively. It is not efficient to assume that each unit shall be serviced by one HGV at any one time. Tracking must therefore include a scenario where at least one loading bay is already occupied without which, I envisage unsafe manoeuvres that have not been captured. **Reason for objection**

In addition to that, tracking must include a 12.0m rigid truck accessing each unit, turn and egress in forward gear. This is due to such HGV's requiring a relatively superior turning radius than the articulated counterparts.

### Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

#### Walking and cycling routes

Prior to commencement of the development hereby approved, details of a direct walking provision/link onto Unit 6, including path widths, shall be submitted and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of each unit, the walking route to it shall be completed in accordance with the approved details.

*Reason: This is required for the safety of users of the site and to encourage sustainable travel*

**Officer's Name: Rashid Bbosa**

**Officer's Title: Senior Transport Planner**

**Date: 28/04/2022**

**Application no: 22/00907/REM**

**Location:** Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

---

## **Lead Local Flood Authority**

### **Recommendation:**

Objection

### **Key issues:**

- Provide FRA relating to phase 2.
- Two surface water drainage strategies provided.
- Clarify the SuDS features that has been implemented for this reserved matter.
- Provide SuDS maintenance schedule.
- Provide surface water flood exceedance plan.
- Provide phasing plan.
- Provide calculations.

### **Detailed comments:**

Provide the FRA that relates to phase 2 or provide the approved FRA at outline stage which covers phase 2.

There are two drainage strategies provided. Please clarify which drawing is the latest. Provide discharge rates. Include pipe numbers which should reflect the calculations. All SuDS features should be referenced and correlate with the calculations. Provide invert and cover levels for all proposed SuDS. Permeable paving area and sub base depths to be provided. All SuDS to be clearly put on the key on the drawings.

Provide clarification on the SuDS features implemented and whether it follows the SuDS treatment hierarchy.

Provide SuDS maintenance schedule, identifying all the maintenance requirements and maintenance frequency. Also clarify the party conducting the maintenance.

Provide surface water exceedance plan for phase 2.

Provide phasing plan and how phase 2 sits with the overall site wide drainage strategy. Ensure phase 2 has adequate drainage to drain its own extent without relying on other phases.

Provide calculations for all proposed drainage infrastructure and SuDS features for all storm events up to and including the 1:100 year storm event plus 40% climate change.

**Officer's Name: Kabier Salam**  
**Officer's Title: LLFA Engineer**  
**Date:20/04/2022**

**Application no: 22/00907/REM**

**Location:** Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

---

## **Archaeology**

**Recommendation:**

No further archaeological investigation required.

**Key issues:**

**Legal agreement required to secure:**

**Conditions:**

**Informatives:**

**Detailed comments:**

The archaeology on this site has been excavated and commented on in previous applications for this site.

**Officer's Name: Victoria Green**

**Officer's Title:** Planning Archaeologist

**Date:** 12th April 2022

**Application no: 22/00907/REM**

**Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton**

---

## **Minerals & Waste**

### **Recommendation:**

### **Comments**

### **Key issues:**

### **Legal agreement required to secure:**

### **Conditions:**

### **Informatives:**

### **Detailed comments:**

The application site does not fall within a Mineral Safeguarding Area or a Mineral Consultation Area. The development would not affect any safeguarded Mineral Infrastructure.

The application site falls within close proximity to Bicester Sewage Treatment Works which is a Waste Safeguarding Area. Therefore, Policy W11 of the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy should be considered. This Policy states that where the development would directly or indirectly prevent or prejudice the use of a site safeguarded for waste management, the development will not be permitted unless:

- The development is in accordance with a site allocation for development in an adopted local plan or neighbouring plan; or
- Equivalent waste management capacity can be appropriately and sustainably provided elsewhere; or
- It can be demonstrated that the site is no longer required for waste management.

The adopted Cherwell Local Plan 2011 – 2031 Part 1 shows that the application site has been allocated as a new employment site, therefore we have no objections to this application. However, we would hope that the Case Officer should take into account the potential impacts of the proposal on the nearby Waste Safeguarded Area when considering the layout and the landscaping details.

**Officer's Name: Naomi Woodcock**

**Officer's Title: Planning Officer**

**Date: 29.04.2022**