

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

District: Cherwell

Application no: 22/01632/REM

Proposal: Reserved matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 2 of the employment development (11,309sqm GIA) with associated landscaping and infrastructure works

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

Response Date: 28th July 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.

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Transport Schedule

Recommendation: No objection subject to Planning Condition(s)

Comments:

Parking

Car and cycle parking - The proposed provision has been reviewed and found to be in acceptable in accordance with the standards.

Car parking across the units also aligns with Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy.

Vehicle Tracking

Tracking has been provided for a 16.5m long articulated and a 12m long rigid truck, demonstrating that any such vehicles can ably enter, turn around and egress in a forward gear. This is acceptable.

Planning Conditions:

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

Walking and cycling route

Prior to commencement of the development hereby approved, details of a direct walking provision/link onto Unit 5, 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: 26/07/2022

Application no: 22/01632/REM

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Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

No further comments from the LLFA. At future discharge of condition stage, drainage conditions 18,32 and 40 will need to be discharged.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 28/07/2022

Application no: 22/01632/REM

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Archaeology

Recommendation:

The site has has been subject to archaeological evaluation and excavation.

As such there is no necessity to attach further requirements at this reserved matters stage.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The site has been subject to an archaeological evaluation and excavation which recorded a extensive Roman remains including a cremation cemetery. These excavations have concluded and so there are no further archaeological constraints to this scheme.

Officer's Name: Victora Green

Officer's Title: Planning Archaeologist

Date: 13th July 2022