



1.0 INTRODUCTION

- 1.1 This Parking Note is prepared on behalf of Albion Land to accompany a Phase 5 Reserved Matters (RM) application for employment floorspace at Catalyst Bicester within the Bicester 10 employment allocation.
- 1.2 The site forms part of the land which was granted outline planning consent (all matters reserved except for access). The outline consent (Local Planning Authority Reference: 19/01746/OUT) was granted for up to 10,200 sqm of B1 floorspace but with a cap on the office floor area at 35%.
- 1.3 The RM5 proposals comprise 10,195 sqm floorspace including mezzanine, across a total of 4 units (Units 10-13). The use of the units will accord with the parameters of the outline consent (noting that Use Class B1 has now been subsumed into the new Use Class E(g)).
- 1.4 This Note considers car parking provision for the units together with details of the servicing arrangements.

2.0 PARKING PROVISION

- 2.1 Cherwell District Council Local Plan (CDCLP) car parking standards do not differentiate between the different sub-classes of B1 employment use (and nor have they been updated to reflect the new sub-classes of Use Class E).
- 2.2 In terms of car parking requirement, for former B1 use the requirement is expressed as a maxima at 1 space per 30 sqm.
- 2.3 E(g)(iii) can reasonably be expected to be similarly considered to B2, despite not being explicitly referred, and the Catalyst consent allows for a higher office content (up to 35%). For B2 the requirement is again expressed as maxima, at 1 space per 50 sqm. This results in a consequential range of parking provision maxima for the units depending on whether they are occupied by primarily E(g)(ii) or E(g)(iii) occupiers.



2.4 Therefore, expressed as maxima, applying the standards gives rise to a range of spaces for each of the units which are summarised in **Table 1**.

Table 1 Car Parking Provision

Unit	Floorspace (sqm)	B1 Parking Standard relevant to E(g)(ii)	B2 Parking Standard (as a proxy for E(g)(iii))	Proposed Provision
10	3192	106	64	89
11	1518	51	30	43
12	1587	53	32	42
13	3898	130	78	113
Total	10195	340	204	287

2.5 To provide an appropriate level of car parking within the flexible outcomes that could result, a total of 287 car parking spaces are proposed (including 19 Blue Badge spaces) across the site. Sitting within the identified range, this achieves sufficient parking to serve an E(g)(ii) or E(g)(iii) occupier. The parking provision is well within the identified range.

2.6 The CDCLP defers to Oxfordshire County Council (OCC) guidance in terms of Blue Badge parking levels. OCC guidance requires that 6% of the total car park provision is delivered for non-residential development. The proposal incorporates 19 spaces, representing 6.7% of the total spaces and therefore in excess of the minimum requirement. The Blue Badge spaces are conveniently located close to the entrances of each of the units and are designed to OCC specifications.

2.7 A total of 72 EV charging spaces (served by 36 dual charging points) are provided. This represents 25% of total parking provision, hence meeting OCC policy requirements.

2.8 Cycle parking standards are expressed as minima for staff and visitors and rounded up. One stand equates to 2 cycle parking spaces. These are set out as follows:



Table 2 Cycle Parking Standards

	B1 - Offices	B2 – General Industry
Staff	1 stand per 150 m ²	1 stand per 350 m ²
Visitors	1 stand per 500 m ²	1 stand per 500 m ²

2.9 Cycle provision for the unit with a comparison to the above standards is summarised in the following table.

Table 3 Cycle Parking Provision (combined staff and visitor)

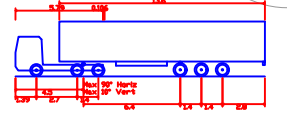
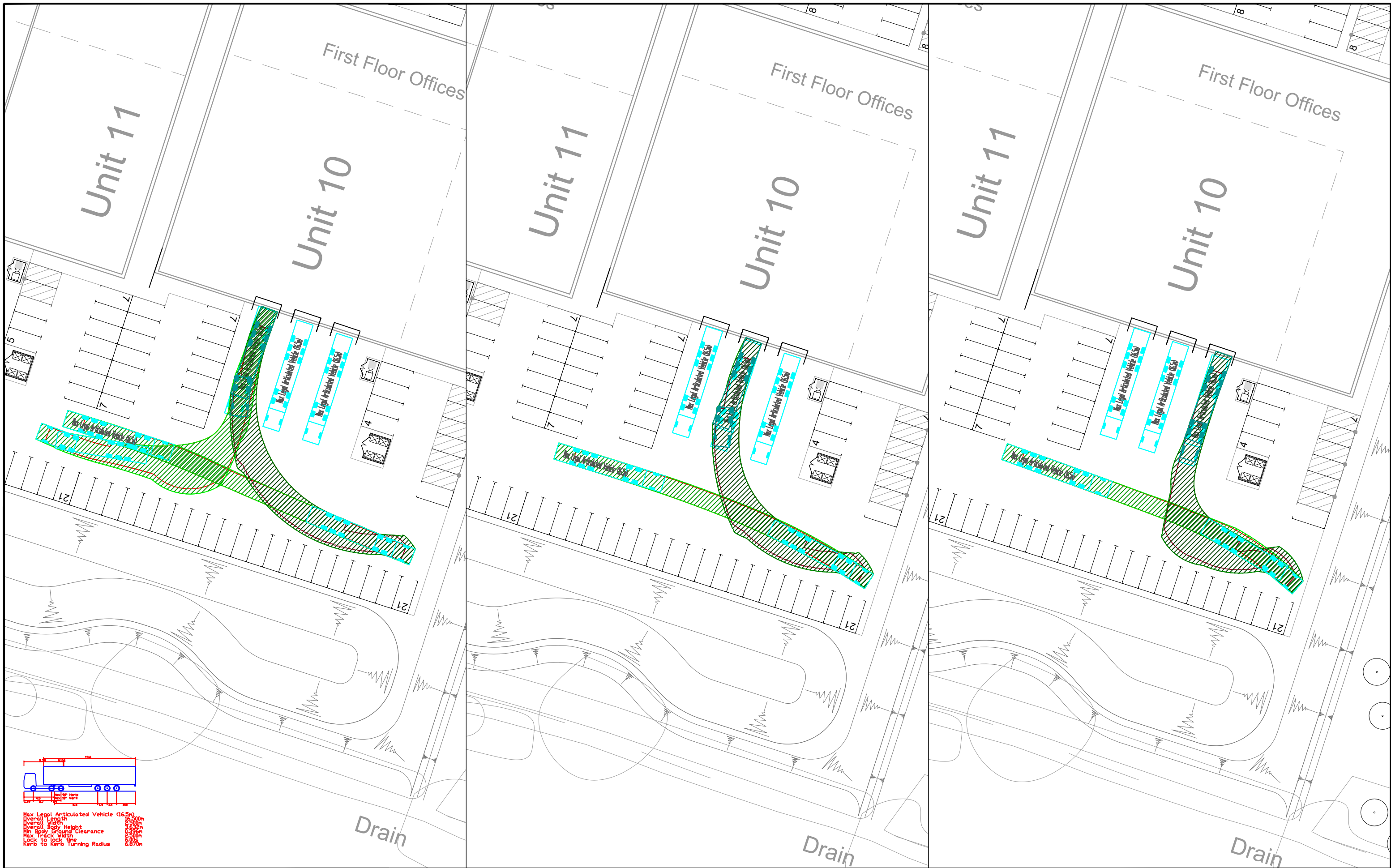
Unit	Floorspace (sqm)	B1 Parking Standard	B2 Parking Standard	Proposed Provision
10	3192	21+7	9+7	32
11	1518	10+3	5+3	16
12	1587	11+4	5+4	16
13	3898	26+8	11+8	36
Total	10195	68+22	30+22	100

2.10 In summary, whether the unit is occupied by either E(g)(ii) or E(g)(iii) occupiers, the proposed development is able to provide sufficient and adequate car and cycle parking when giving due regard to the CDCLP and the parking standards contained within.

3.0 SERVICING ARRANGEMENTS

3.1 The internal layout has been tracked with a 16.5 m articulated vehicle and a 12m rigid vehicle to demonstrate the vehicle can access each loading bay, and enter, turn and leave within the curtilage of each of the units. The swept path analysis is shown on **DTA Drawings 24067-04, 24067-04-2 and 24067-04-3** for a max legal articulated vehicle and on **DTA Drawings 24067-04-4, 24067-04-5 and 24067-04-6** for a 12m rigid delivery vehicle.

3.2 The plans demonstrate the site has adequate access, turning and parking areas for servicing.



Max Legal Articulated Vehicle (16.5m)
 Overall Length 16.50m
 Overall Width 2.55m
 Overall Body Height 3.55m
 Min Body Ground Clearance 0.50m
 Max Truck Width 2.55m
 Lock to lock, kerb to kerb turning radius 9.87m

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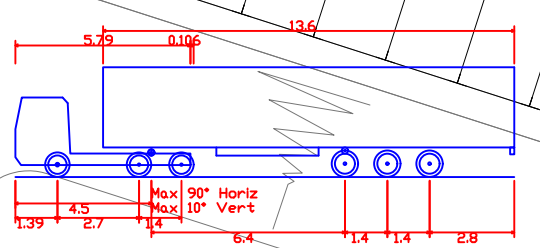
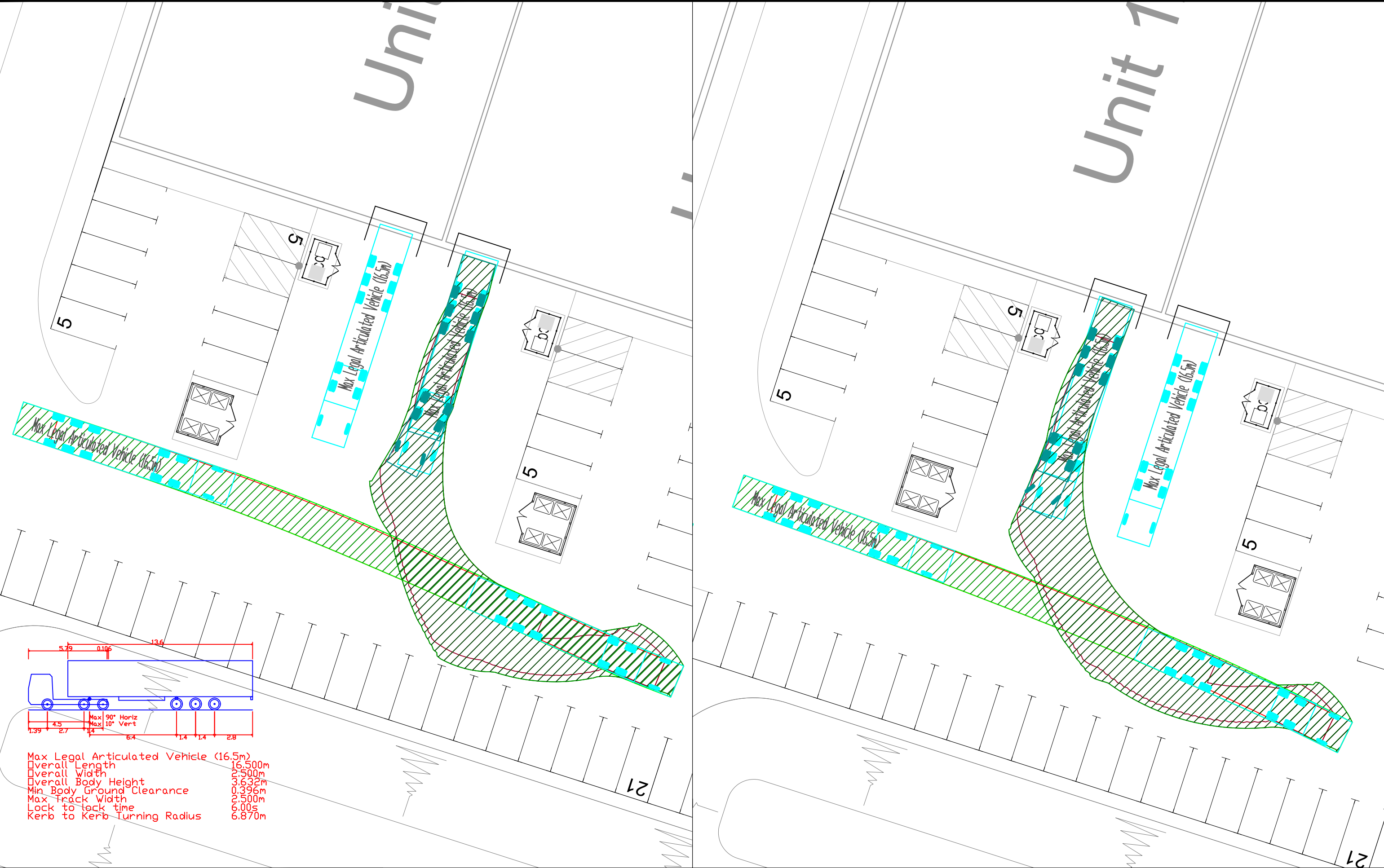
REV	DESCRIPTION	DRAWN	INITIALS	DATE


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JOB TITLE		CLIENT	
Catalyst Phase 2		Albion Land	
DRAWING TITLE			
Unit 10 Vehicle Tracking			
SCALE	DRAWN BY	DATE	DRAWING No
1/500@A3	BP	06-06-22	24067-04
REVISION			

Unit 11

Unit 1



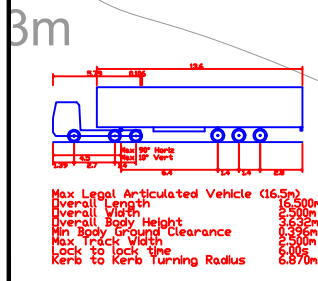
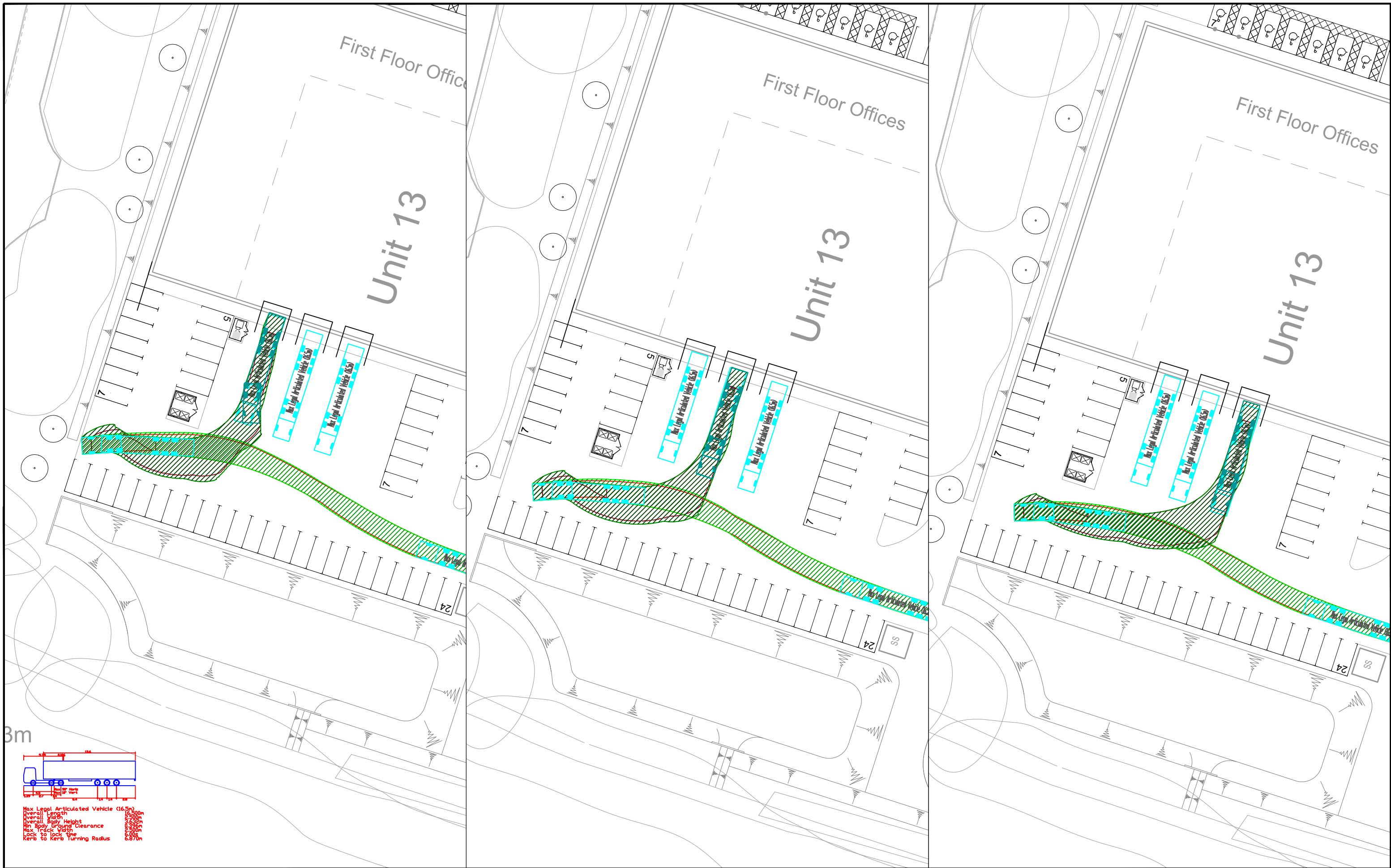
Max Legal Articulated Vehicle (16.5m)
 Overall Length 16.500m
 Overall Width 2.500m
 Overall Body Height 3.632m
 Min Body Ground Clearance 0.396m
 Max Track Width 2.500m
 Lock to lock time 9.00s
 Kerb to Kerb Turning Radius 6.870m

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JOB TITLE Catalyst Phase 2		CLIENT Albion Land	
DRAWING TITLE Unit 11/12 Vehicle Tracking			
SCALE 1/250@A3	DRAWN BY BP	DATE 06-06-22	DRAWING No 24067-04-2
			REVISION

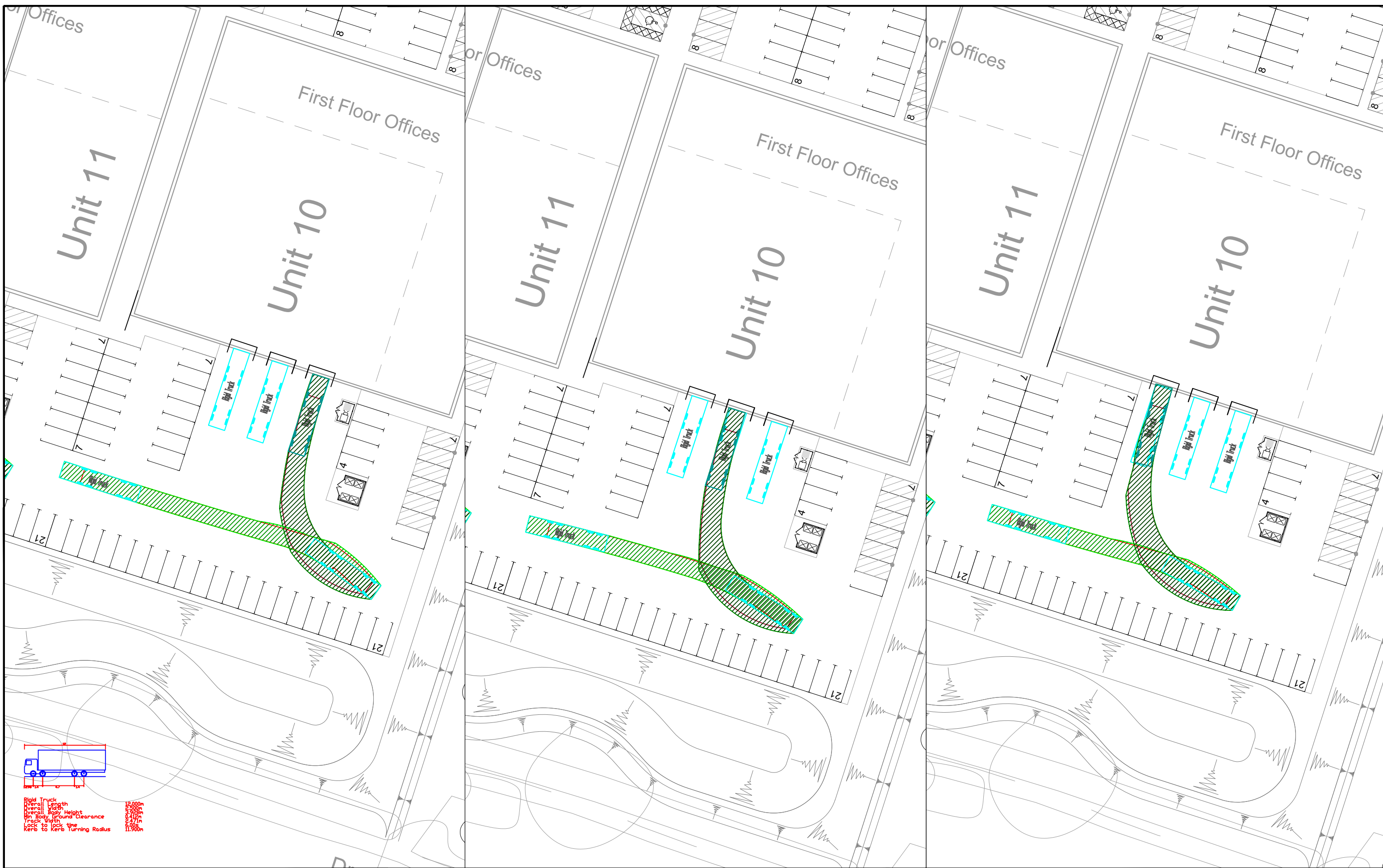


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JOB TITLE		Catalyst Phase 2		CLIENT		Albion Land	
DRAWING TITLE							
Unit 13 Vehicle Tracking							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1/500@A3	BP	06-06-22	24067-04-3				



Rigid Truck
 Overall Length 16.000m
 Overall Width 2.550m
 Overall Body Height 3.150m
 Min Body Ground Clearance 0.47m
 Track Width 2.400m
 Lock to lock time 15.00m
 Kerb to kerb turning Radius

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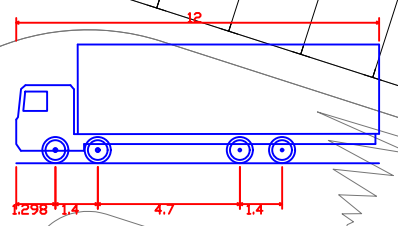
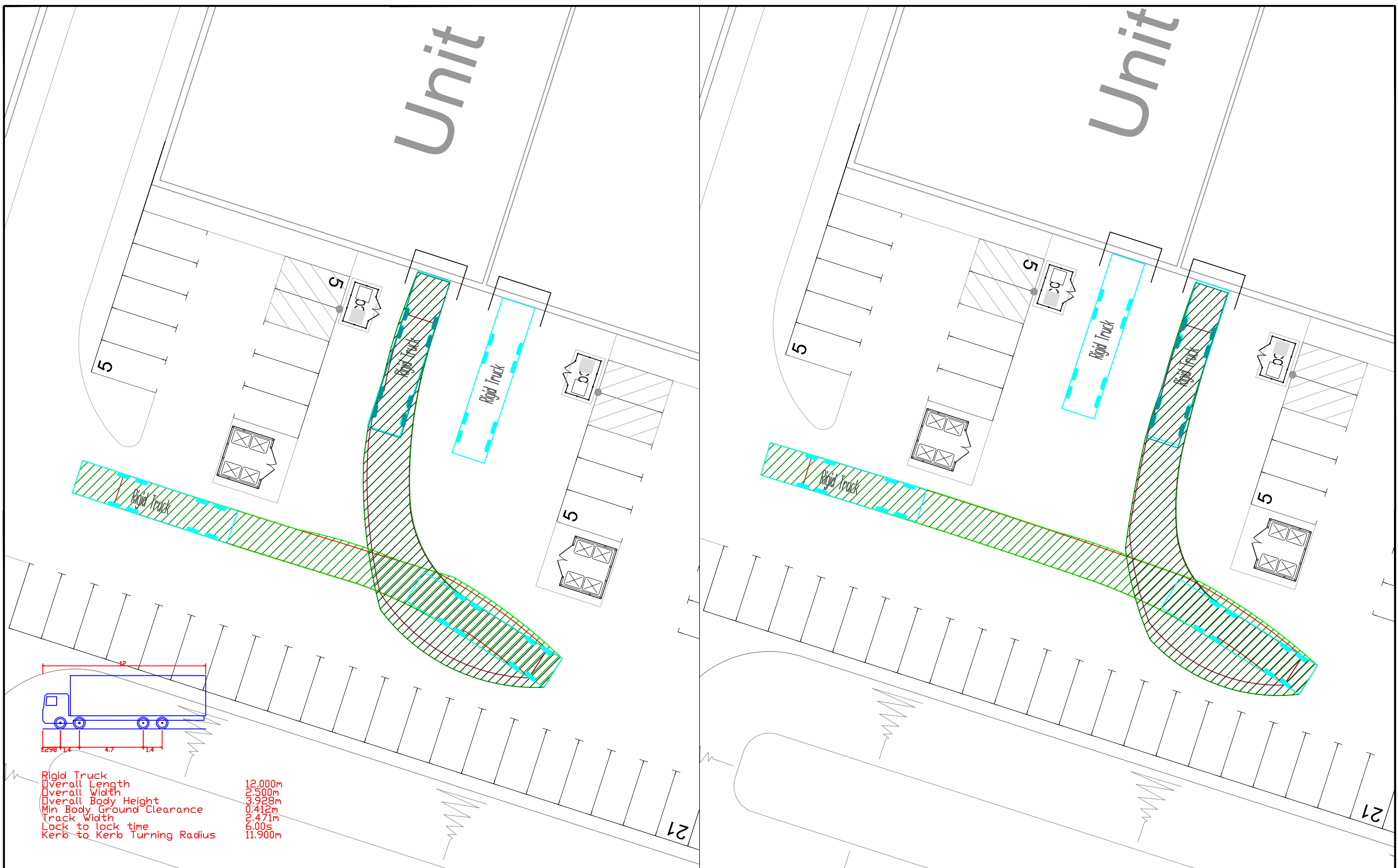
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DRAWING TITLE							
Unit 10 Vehicle Tracking							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1/500@A3	BP	06-06-22	24067-04-4				

Unit

Unit



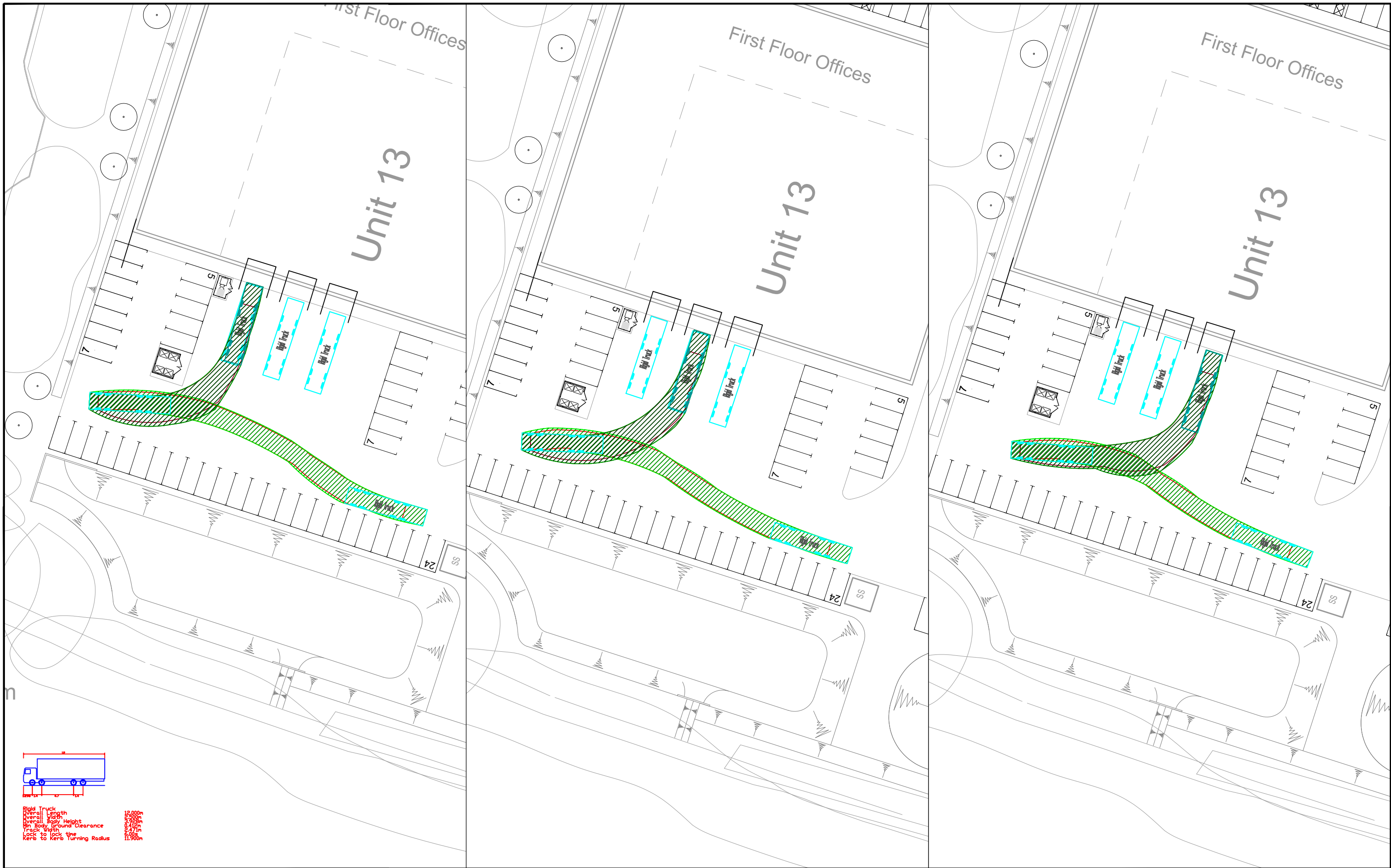
Rigid Truck
 Overall Length 12.000m
 Overall Width 2.500m
 Overall Body Height 3.928m
 Min Body Ground Clearance 0.412m
 Track Width 2.471m
 Lock to lock time 6.00s
 Kerb to Kerb Turning Radius 11.900m

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DRAWING TITLE							
Unit 11/12 Vehicle Tracking							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1/250@A3	BP	06-06-22	24067-04-5				



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JOB TITLE Catalyst Phase 2		CLIENT Albion Land	
DRAWING TITLE Unit 13 Vehicle Tracking			
SCALE 1/500@A3	DRAWN BY BP	DATE 06-06-22	DRAWING No 24067-04-6
			REVISION