

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

District: Cherwell

Application no: 22/01945/REM

Proposal: Reserved matters application to 19/01746/OUT - layout, scale, appearance and landscaping details for employment development (10,195sqm GIA), with associated landscaping and infrastructure works.

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

Response Date: 31/08/2022

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: 22/01945/REM

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

Transport Schedule

Recommendation: No objection subject to condition(s)

Comments:

Access

Vehicular and non-vehicular access to the proposed development is via a new roundabout on Wendlebury Road. This is in line with the outline planning permission (19/01746/OUT).

Pedestrians are expected to utilise a series of footway provisions between the site and Wendlebury Road via associated dropped kerb crossings while the anticipated low traffic volume through the estate roads is considered to be conducive for cycling on the carriageway.

The construction of the access road is covered by obligations/conditions on the outline permission.

Parking

Again, on the basis of the proposed scale of each unit against parking standards, the proposed parking provision (for car and bicycle) is acceptable.

The parking layout now does indicate the level of EV charging provision allocated on each site. This adheres to standards set under Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy. However, it is not known if the rest of the spaces are passively ducted for future electrification - as required. This should be made clear.

Travel Plan

A Framework Travel Plan for the wider development has already been submitted alongside this application dated 2019. However, this was superseded by a 2022 version submitted and discharged earlier this year (21/03889/DISC).

This employment development is part of a much larger development on the Chesterton Site. It appears from information contained within the Transport Assessment and Framework Travel Plan, that pedestrian linkages, cycle routes and bus stops will be provided as part of a package for the whole site?

It is imperative that other sustainable, active travel options are facilitated to ensure that SOV use does not become the 'go to' mode and cars dominate the development.

Because of the size of this development a Full Workplace Travel Plan will be required. This should be produced prior to occupation, be updated within 6 months of full occupation, and refer to the overarching 2022 Framework Travel Plan for the site. Further information regarding the required criteria can be found within appendix 5 of the OCC guidance document 'Transport for New Developments – Transport Assessments and Travel Plans March 2014'.

Planning Conditions:

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

Full/ Workplace Travel Plan

Prior to first occupation a Workplace Travel Plan should be submitted to the Local Planning Authority. This should be updated within 6 months of full occupation.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 27/07/2022

Application no: 22/01945/REM

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

Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

Prior to commencement drainage conditions 9 and 18 of 19/01746/OUT needs to be discharged at future stages.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 30/08/2022

Application no: 22/01945/REM

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

Archaeology

Recommendation:

The site has been subject to an extensive archaeological excavation, which has now concluded.

Key issues:

Legal agreement required to secure:

Conditions:

Permission has been granted with conditions attached that require a phase of archaeological mitigation in advance of development. This has now been concluded.

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

Informatives:

Detailed comments:

Officer's Name: Victora Green

Officer's Title: Planning Archaeologist

Date: 22nd July 2022