

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

District: Cherwell

Application no: 22/02025/REM

Proposal: Reserved Matters to 16/02586/OUT - Access, layout, scale, appearance and landscaping details for Phase 1B for up to 12 No knowledge economy units in Use Class E (former Use Class B) (14,972 sq m gross external area) with associated parking, landscaping, utilities and access

Location: Bicester Gateway Business Park, Wendlebury Road, Chesterton OX25 2PA

Response Date: 18th October 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

Objection for the following reasons.

- A cycle way extension is still required.
- A long section and vertical alignment is still required.
- A Stage 1 Road Safety Audit is still required.

If despite the County's objection permission is proposed to be granted then the County requires prior to the issuing of planning permission an obligation to enter into a S278 agreement to mitigate the impact of the development plus planning conditions as detailed in its response of 17 August 2022 and as amended below.

Comments

The additional documents include a technical note entitled **Response to OCC Comments on Application** which addresses various points raised by the County in its objection of 17 August 2022. The County's response to these items are set out below under the headings and in the order in which they appear in the technical note. A further matter is also set out.

Car parking provision

The technical note provides a lengthy narrative which argues in favour of the proposed level of provision of car parking, citing the following reasons.

- The standards that the County is using are emerging and have no policy status.
- The outline consent under 16/02586/OUT set the level of car parking to be provided.
- The rate of parking provision accepted by the County at an adjacent site under 22/00907/OUT.

The County does not accept these arguments and adheres in principle to its emerging standards which it has applied consistently to planning applications since they were first formulated.

However, the County also maintains the position that it set out in its response to the outline application under 16/02586/OUT that: "*...we would expect the amount of parking proposed to be suitably justified so as to prevent the likelihood of overspill parking either onto Wendlebury Road (there TROs may be necessary) or into the Park and Ride site or Bicester Avenue's car park.*" In this connection the County has suggested to the applicant that a car parking accumulation analysis may support the currently proposed

level of car parking at the site. A car parking accumulation analysis has now been received and reviewed by the County.

The methodology and data sources employed in the car parking accumulation analysis appear sound and reveal a maximum accumulation of 90% of car park capacity. It would seem sensible that the resultant maximum 90% accumulation is sufficiently close to capacity that it should justify a 10% additional contingency provision to reduce the incidence of overspill parking on adjacent sites. Under this scenario the accumulation analysis justifies the proposed car parking provision at this site and this is no longer a reason for objection.

Provision of EV charging points

Plan No.7081-059Rev at Appendix B of the technical note shows 84 electric vehicle (EV) charging points which equates to 25.8% of the total 326 car parking spaces. This meets the County's requirements for EV charging and this is no longer a reason for objection.

Cycle parking provision

Plan No.7081-059Rev at Appendix B of the technical note shows cycle shelters which can accommodate 104 cycles. This meets the County's requirements for cycle parking and this is no longer a reason for objection.

Construction Traffic Management Plan (CTMP)

It is noted that the technical note makes a commitment to the preparation of a CTMP in discharge of a condition of planning permission.

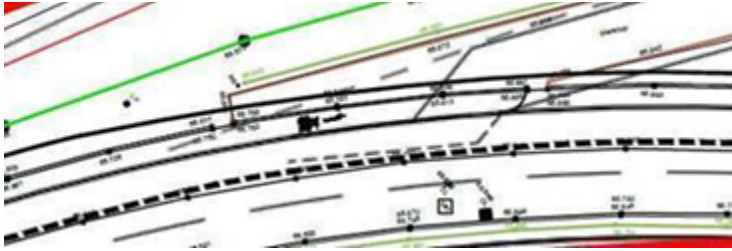
Framework Travel Plan

The County's Travel Plans team has reviewed the technical note and agrees that the suggestion in paragraph 24 is an acceptable proposal. It should be noted that as the condition 12 of the original application has not been discharged and this application is not currently looking to discharge it the County will await the submission of a full Travel Plan for this application site prior to the 1st occupation of the site. This can be submitted in discharge of a condition of planning permission.

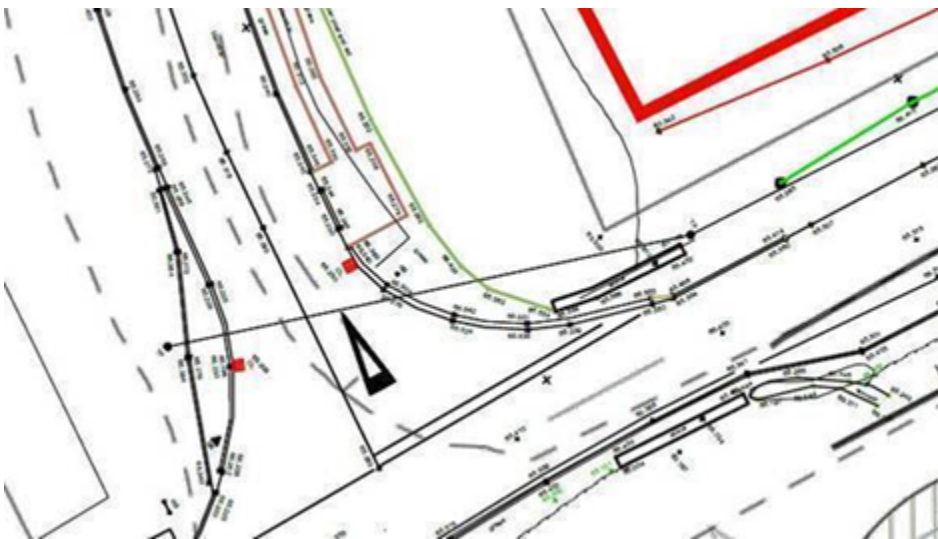
Cycle route extension and interaction with the proposed site access

It is noted that cycle provision is to be provided on to the A41. However, this is not likely to be the sole route for cyclists.

As listed on the drawing the Wendlebury Road is a Cycle Route which cyclists will continue to use. This is also shown on the drawing where the cyclist marking is shown to rejoin the shared footway/cycleway.



Therefore as this is still a route to be utilised the County requests that the developer extends the footway/cycleway across the frontage to the below access. The cycleway across the new access should be a set back design. The cyclists would then be able to leave and re-join the carriageway in the location below.



This matter remains a reason for objection.

HGV Tracking

HGV tracking in Appendix F of the Transport Statement is noted and acceptable. This is no longer a reason for objection.

Extension to 30mph speed limit and TRO

The technical note states that the need for a Traffic Regulation Order for a speed limit reduction on Wendlebury Road is accepted by the applicant. This is no longer a reason for objection.

Long section and vertical alignment

The comment regarding a long section refers solely to the Section 278 highway works proposed. This is awaited, and if its findings are acceptable the County will remove this reason for objection.

Visibility splays at proposed access

Visibility splays in Appendix E of the Transport Statement are noted. The developer will need to check the confirmed highway boundary to ensure that the 120m visibility either falls within existing highway or would need to be provided for adoption. This meets the County's requirements and this is no longer a reason for objection.

Stage 1 Road Safety Audit

It is noted that the technical note makes a commitment to the submission of a Stage 1 Road Safety Audit. This is awaited, and if its findings are acceptable the County will remove this reason for objection.

Further Matter

It needs to be raised at this stage clearly to the developer that there appears to be a roadside ditch. The County would advise that the developer contact highway records as soon as possible to gain confirmation of the highway boundary as it is likely to fall on the roadside edge of the ditch. This may mean there is an unregistered gap between the true highway boundary and the title boundary. If this is the case then the developer would need to apply for a Gap protocol application from the County's Road Agreements Team.

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended)

The County's position regarding Section 106 contributions is as set out in its initial response to this application of 17 August 2022.

S278 Highway Works

Section 278 requirements are as set out in the County's initial response to this application of 17 August 2022 and as modified above.

Planning Conditions

Planning conditions are as set out in the County's initial response to this application of 17 August 2022.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control Officer

Date: 18/10/2022