

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: 3rd November 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 the following.

- An obligation to enter into a S278 agreement as set out in the County's initial response to this application of 17 August 2022.
- Planning conditions as set out in the County's initial response to this application of 17 August 2022.

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

Comments

The County's response to consultation of 18 October 2022 left an objection to this planning application in place for the following reasons.

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

These items are addressed in the latest set of application documents and are dealt with in turn below.

Cycle Way Extension

The email from Maddox Associates of 25 October 2022 points out that the approved outline application under 16-02586-OUT does not make provision for a cycle way extension and asserts that such a facility is not necessary. As it was not requested under the outline planning and the developer is not open to extending the cycle way, the County can not insist this is included. This is therefore no longer a reason for objection.

Long Section and Vertical Alignment

The County has reviewed the long sections and vertical alignments at the access and they are acceptable. This is no longer a reason for objection.

Stage 1 Road Safety Audit

The County has reviewed the Final Stage 1 Road Safety Audit of 14 October 2022 and the subsequent designers response report of 19 October 2022. These submissions are acceptable and this is no longer a reason for objection.

Further Matter

As previously noted in the County's response of 18 October 2022, it is again noted at this stage that the highway boundary plotted is not necessarily to true highway boundary, as there is the caveat to the highway boundary that if there is a roadside ditch then the highway boundary reverts to the road-side edge of the ditch. If this is the case, then the developer will need to apply for an AP1 application with land registry to claim title to the unregistered ditch in order to be able to dedicate this as highway.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 03/11/2022