

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

District: Cherwell

Application no: 23/01586/REM

Proposal: Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part discharge of conditions 12 (Building for Life 12), 13 (future climate risks statement), 14 (noise assessment), 16 (means of vehicular access), 17 (means of pedestrian/cycle links), 18 (Travel Plan), 19 (detailed surface water drainage scheme), 20 (carbon minimisation), 24 (pollution prevention scheme for surface water), 25 (biodiversity), 26 (hedges), 27 (Arboricultural Method Statement), 29 (Landscape and Habitat Management Plan), 30 (Construction Method Statement), 31 (Soil Resources Plan), 34 (Foul Drainage Strategy), 36 (Water Neutrality Strategy) and 37 (Site Waste Management Plan) at Phase 2A

Location: Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Response Date: 27/07/2023

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: 23/01586/REM

Location: Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Transport Schedule

Recommendation:

Objection for the following reasons:

- Amount of car parking is in excess of Oxfordshire Parking Standards
- Amount of cycle parking is insufficient to meet Oxfordshire Parking Standards
- Improvements needed to maximise cycle and pedestrian connectivity

Key points

- Layout relative to spine roads will need to be reviewed because of changes needed to those roads to provide cycle facilities on both sides
- Amount of car parking is in excess of Oxfordshire Parking Standards
- Amount of cycle parking is insufficient to meet Oxfordshire Parking Standards
- Improvements needed to maximise cycle and pedestrian connectivity

Comments:

This is a reserved matters application for the first residential phase of Himley Village adjacent to the access roads from Middleton Stoney Road, which are the subject of a separate reserved matters application.

This response should be read alongside our response to the discharge of conditions application for the design code and site wide masterplan, and to the reserved matters application for the access roads. We have objected to both of these, in particular our objections being:

- a) Improvements needed to ped/cycle connectivity
- b) Ped/cycle provision not meeting Oxfordshire Street Design Guide and LTN 1/20 guidance
- c) Car parking provision being in excess of, and cycle parking provision being too little for Oxfordshire Parking Standards

Layout relative to strategic spine road and spine road: this will need to be reviewed in light of comments relating to provision of cycle facilities on these roads.

Parking:

Amount of parking exceeds Oxfordshire Parking Standards – see comments on design code.

Cycle parking:

Cycle parking is not in accordance with Oxfordshire Parking Standards – see comments on the design code. It's apparent from the size of the cycle stores for the apartment blocks. There needs to be two spaces for each bedroom.

Plots 3-4, 6-7, 120-122 do not have a garage so need to have a shed.

Cycle and pedestrian permeability:

In the interests of filtered permeability, to encourage walking and cycling, it needs to be more convenient to walk or cycle than to drive. Areas where improvements to the layout should be made:

Plots 119 and 120: the ends of these driveways are close to a 3m walking and cycling route that will connect through to the adjacent parcel. The ends of the driveways are proposed to be fenced off. There should be a walking route through so that the residents can access the path directly.

Adjacent to apartment block 96-101: the above mentioned ped/cycle route needs to connect through to the tertiary street with a path of the same width. It should connect through to the strategic spine road too – as shown it narrows to 2m and is bounded on one side by a high wall (care home boundary is unknown), with no lighting, so will be a very unattractive route, with possible personal safety issues.

Adjacent to plot 20, the route through to the adjacent mixed use area should be a cycle connection.

It is notable that this first phase contains no play space for children or communal space of any kind. As it could be years before other parcels come forward, this should be considered. Particularly as there are no other facilities nearby and may not be for some time, providing some space with seating for people to meet informally will encourage walking and cycling, by encouraging people to be out of doors, and is a key part of healthy placemaking.

To encourage walking and cycling to local facilities and bus stops, it is critical that the access roads, particularly their pedestrian and cycle facilities, are constructed to a high standard, prior to occupation of any of the dwellings on these phases, with bus shelter and cycle parking provided near the bus stop on Middleton Stoney Road.

In terms of the conditions that the applicant wishes to be discharged:

Condition 16: Means of vehicular access - this should only be discharged when objections to the reserved matters application for the access roads are overcome.

Condition 17: Ped/cycle links: should not be discharged due to comments on this and the reserved matters application for the roads.

Condition 18: Travel Plan - no information has been provided so should not be discharged.

Condition 30: Construction Method Statement - ditto.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 24/07/2023

Application no: 23/01586/REM

Location: Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Lead Local Flood Authority

Recommendation:

No Objection to Discharge conditions, 19 & 24

Conditions:

Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part discharge of
-19 (detailed surface water drainage scheme),
-24 (pollution prevention scheme for surface water), at Phase 2A

The following documents and plans have been reviewed;

Phase 2A Drainage Strategy P02

Phase 2A Drainage Strategy Sheet 1 of 2 -27141-HYD-PH2A-XX-DR-C-2310-P01

Phase 2A Drainage Strategy Sheet 2 of 2 -27141-HYD-PH2A-XX-DR-C-2311-P01

Microdrainage calcs June 2023

Prepared by Hydrock.

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 06/07/2023

Application no: 23/01586/REM

Location: Proposed Himley Village North West Bicester, Middleton Stoney Road,
Bicester

Archaeology

Recommendation:

Permission 14/02121/OUT has been granted with conditions attached that require a phase of archaeological mitigation in advance of development.

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:

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 29/06/2023