

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

District: Cherwell

Application no: 23/02399/REM

Proposal: Reserved Matters approval for 23/01080/OUT - Details of access, appearance, landscaping, layout and scale relating to the proposed development of Class E(g)(i) (formerly B1(a)) office/commercial building and Class E(g)(ii) (formerly B1(b)) Research and Development Units, plus associated car parking

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Response Date: 16/02/2024

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 Planning Conditions as detailed below.

Key Points:

- On-site and off-site walking and cycle connectivity within the site and along Lakeview Drive to include a suitable crossing facilities.

Comments:

This reserved matter application has been submitted following outline planning consent (ref: 17/02534/OUT and subsequent S73 ref: 23/01080/OUT). The proposals comprise of 2 commercial buildings with car parking, hard standing and associated facilities on Phase 2 of the Land to the south east of Lakeview Drive, Bicester.

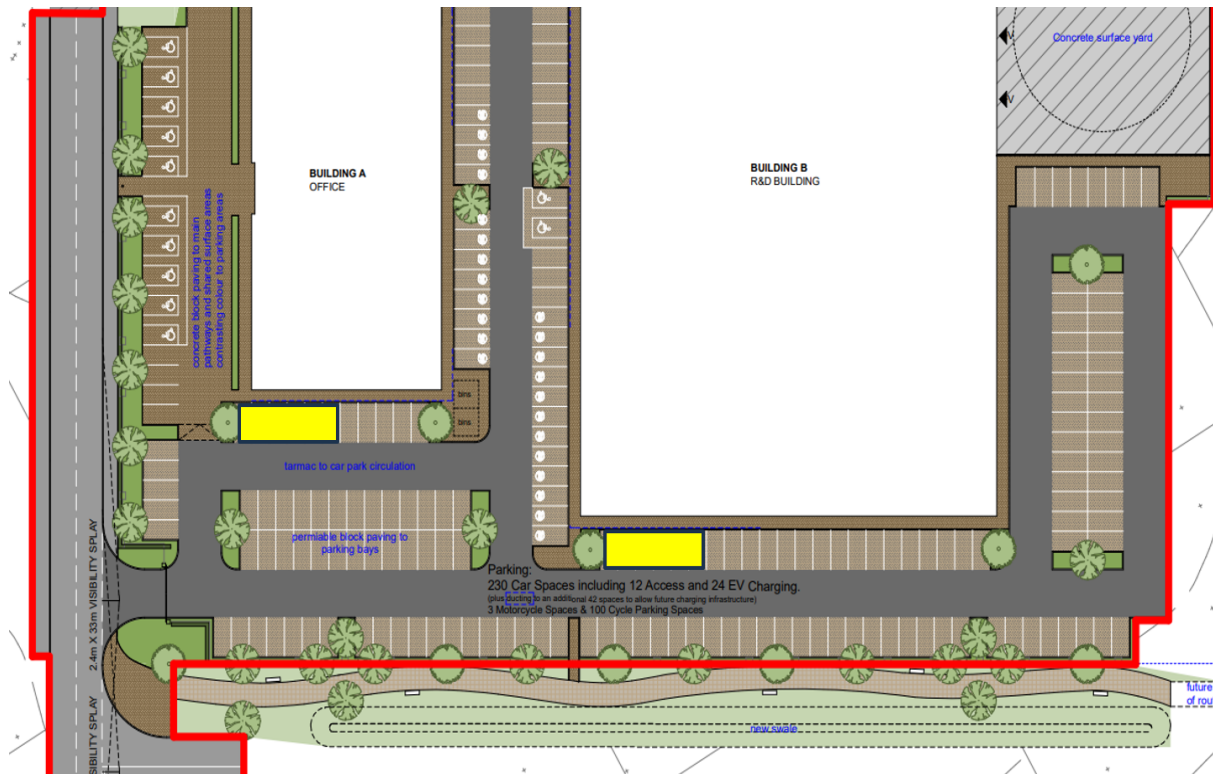
Oxfordshire County Council in their previous response dated 02/11/2023 objected on the following issues;

- Parking provision exceeds the level set in the County's parking standards.
- Insufficient provision of cycle parking across the development.
- The provision of EV charging points is unacceptably low.
- The submission is void of tracking drawings to demonstrate safe manoeuvre of delivery vehicles off Lakeview Drive.

It is noted that this submission now has addressed all of OCC's previous concerns except the requirement for capacity of EV Charging points on site. The other issues have been addressed as follows;

Car Parking - The initial proposal of providing up to 238 car parking spaces has since been reduced albeit by 8, to 230 spaces. The County Council withdraws its objection on this matter.

Cycle Parking - The level of provision for cycle parking spaces is noted to be immensely increased. However, I must add that the siting of the cycle parking facilities to the north of the building is not given due consideration. At present, users would need to access the cycle store by entering the shared entrance with the motor vehicles and then proceed all the way through the car park which is inconvenient and discouraging to the mode. I suggest that the parking facilities are relocated to areas close to the building entrances as I have illustrated in the snippet below (with yellow boxes).



In addition, all of the cycle parking is proposed to be double stacked which does not give regard to variations of cycle designs out there such as cargo bikes and electric bikes which are heavy and oversize for use on double stack designs. A proportion of these spaces must include sheffield stands to cater for these variations. Again, we shall require to see the design of the facilities prior to commencement of the development hereby proposed.

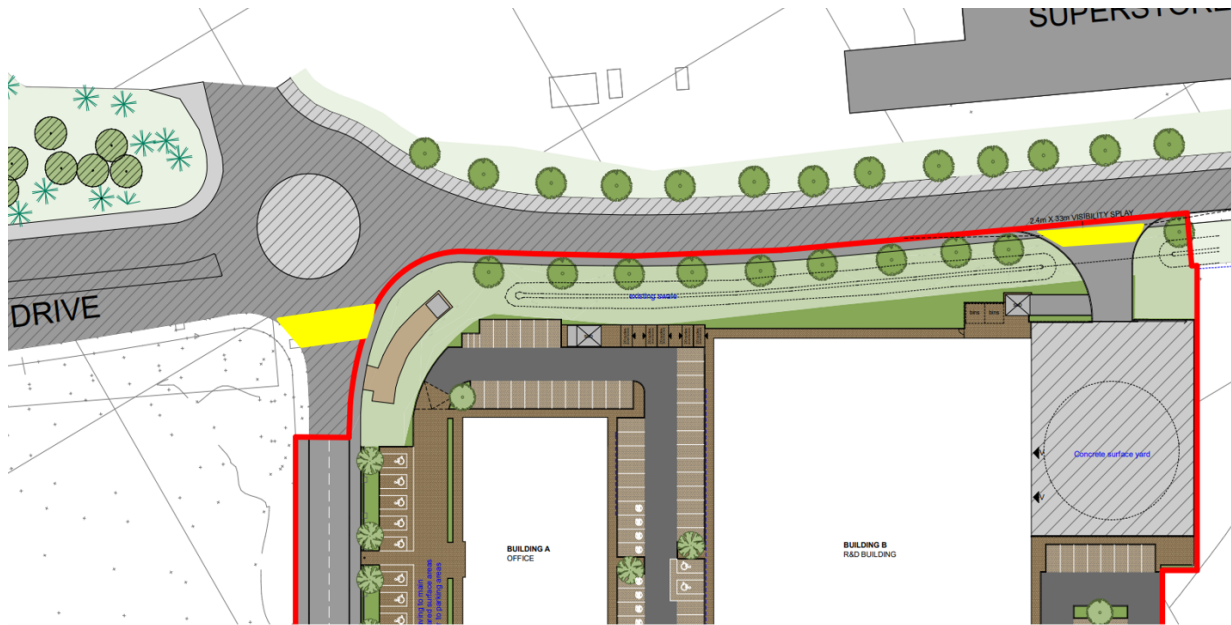
EV Charging - The proposed level of provision (24 charging points) remains significantly low and we does not meet OCC's standards set in the Electric Vehicle Infrastructure Strategy. [Oxfordshire Electric Vehicle Infrastructure Strategy](#)

A planning condition shall be imposed to secure the appropriate level.

Vehicle Tracking - A swept path drawing (Drawing ref: D104) has now been submitted. This illustrates that a 16.8m long articulated vehicle can access the delivery yard and able to exit in forward gear.

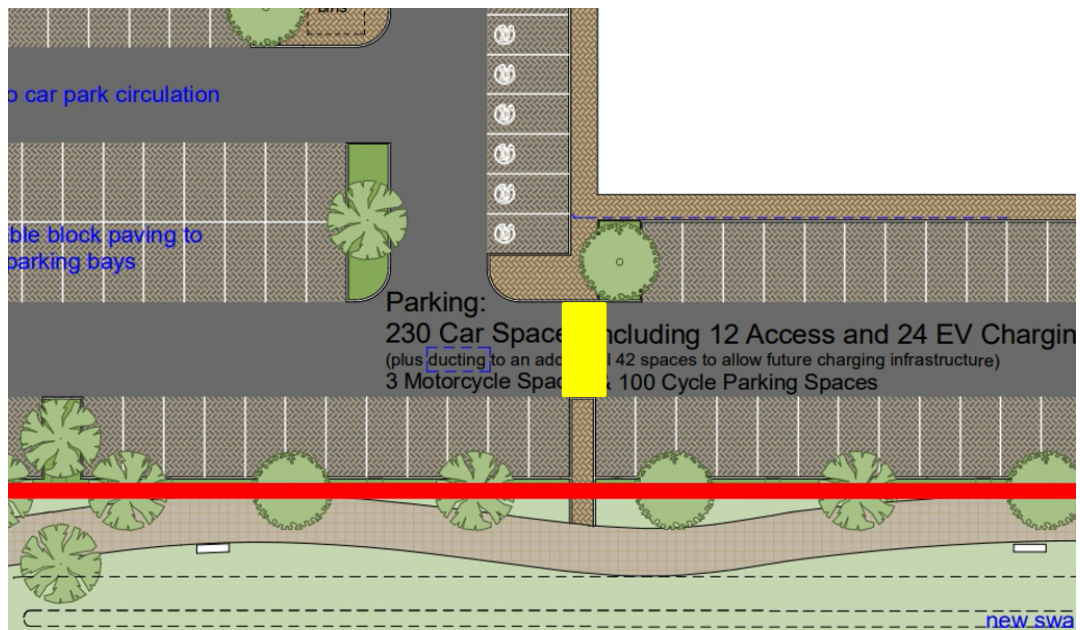
Additional comments

There is a 3m wide shared facility abutting Phase 2 parcel along Lakeview Drive which has not been appropriately connected to this development. A suitable crossing, preferably in the form of a side road entry treatment that gives priority use to active travellers is required. See snippet below.



The same issue is applicable across the service yard access further down along Lakeview Drive.

Another area that requires attention for crossing is the link between the footway along the south of the development and the R&D building.



Planning Conditions:

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

Cycle Parking Facilities

Prior to the commencement of the development hereby permitted, details of the covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

EV Charging Points

Prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of any part of the development, and retained as such thereafter.

Reason - To comply with Policy EVI 8 of Oxfordshire's Electric Vehicle Infrastructure Strategy and Policies ESD 1 and ESD 5 of the adopted Cherwell Local Plan and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Pedestrian and Cyclist means of access

No development shall commence unless and until full details of the walking and cycling connections between the development and existing infrastructure including, crossings and their positions and layout have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in accordance with the approved details and shall be retained and maintained as such thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

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Lead Local Flood Authority

Recommendation:

No Comment

Detailed comments:

Not related to Drainage

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 6th February 2024