

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

**District:** Cherwell

**Application no:** 23/03438/REM

**Proposal:** Reserved Matters application to 23/01941/F requesting consideration of layout, scale, appearance and landscaping.

**Location:** The Innovation Quarter, Bicester Heritage, Buckingham Road, Bicester

**Response Date:** 12th January 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.

---

**Application no: 23/03438/REM**

**Location:** Bicester Heritage Buckingham Road Bicester

---

## **Transport Development Control**

### **Recommendation:**

Objection

### **Key issues:**

- More detail required on breakdown of floor area per use class to ensure car and cycle parking is provided to standard.
- Objection also raised to the design of cycle parking, further details can be found below.
- Pedestrian/cycle routes through the site should be clearly marked and should conform to LTN 1/20 standards.

### **Detailed Comments:**

No detail has been given on the breakdown of uses and their floor areas, this makes it difficult to assess whether what is currently proposed meets the standards within Oxfordshire's Parking Standards for New Developments. Further information should be provided on this point.

An objection is also raised on the design of cycle parking. The site currently feels dominated by car parking with cycle parking pushed into the corner as far from the building as possible. This is the wrong way round – in order to make cycle as attractive as possible it is important that cycle parking is prioritised, not added as an after-thought. The cycle parking should be as close to the building as possible for convenience and so it is overlooked to make users feel more secure. I would suggest at the very least relocating the cycle parking closer to the buildings and moving some of the car parking back.

The county council does also not support the use of double-stacked cycle parking as stated within the Parking Standards for New Developments document. These are difficult to use for a large number of users and are therefore often underutilised, a small portion may be provided but the Local Highway Authority would like to see the majority of spaces as covered Sheffield stands with a minimum of 1m spacing (ideally 1.2m as stated within LTN 1/20). Additional wider spaces should be provided for users with reduced mobility along with cargo bikes and trailers which are becoming increasingly popular.

I would like to see further information regarding the pedestrian and cycle routes throughout the site and in particular the walking routes from the car and cycle parking. These should be a minimum of 2m and should be delineated to make vehicles aware of their presence.

**Officer's Name: Will Madgwick**

**Officer's Title:** Technical Lead

**Date:** 12/01/2024

**Application no: 23/03438/REM**

**Location:** The Innovation Quarter, Bicester Heritage, Buckingham Road, Bicester

---

### **Lead Local Flood Authority**

**Recommendation:**

No Objection to reserved matters

Reserved Matters application to 23/01941/F requesting consideration of layout, scale, appearance and landscaping.

**Officer's Name: Shada Hasan**

**Officer's Title:** LLFA Engineer

**Date:** 04/01/2024

**Application no: 23/03438/REM**

**Location:** The Innovation Quarter, Bicester Heritage, Buckingham Road, Bicester

---

## **Archaeology**

**Recommendation:**

The proposals outlined would not appear to have an invasive impact upon any below ground archaeological sites or features.

**Key issues:**

**Legal agreement required to secure:**

**Conditions:**

**Informatives:**

**Detailed comments:**

These reserved matters would not appear to have an impact on below ground archaeological remains, however, Historic England should be consulted as the proposals impact the setting of Scheduled Monuments associated with RAF Bicester.

**Officer's Name: Victoria Green**

**Officer's Title:** Planning Archaeologist

**Date:** 04/01/2024