

Bicester Arc

Condition 19 – Pedestrian Links

Condition 19 of the planning consent ref 17/02534/OUT is referenced below:

No development shall take place until:

- a) details of at least one pedestrian connection to be provided into the development from the A41 and;
- b) a consideration of the feasibility for at least one potential pedestrian connection to Bicester Avenue Garden Centre to the south and, if feasible, the position and on-site infrastructure to allow for it

together with a timetable for their construction has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - In the interests of promoting permeable, integrated development that prioritises walking as a mode of travel in accordance with the requirements of Policies Bicester 4, SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance contained in the National Planning Policy Framework. This information is required prior to commencement of any development on the appropriate phase as it is fundamental to the acceptability of the scheme.

The drawing Planning Site Access drawing reference F142 identifies the routes to be considered by condition 19. (See Appendix A for locations)

A) Pedestrian link from A41 into the development

This link has been incorporated into Planning Site Access drawing reference F142 (See Appendix A). The principle of this link is agreed; however, its precise location may vary subject to the approval of the plot development adjoining the A41.

B) Pedestrian link to the Bicester Avenue Garden Centre

Bicester Arc is being developed to provide a secure occupational location for occupiers with security incorporated into design and management to achieve this aim. All boundaries need to be secure to achieve this and therefore the incorporation of a pedestrian link which punctures the secure boundary would not be conducive to a secure environment.

In addition to the above, additional factors were considered:

- The link would be into and across private land at the ends of car parking on both sites which would have poor surveillance and could pose a security and safety risk.
- The garden centre currently has a secure perimeter with access for both vehicles and pedestrians being secured by locked gates out of hours. Any new access would require the same level of security which would add additional cost, management procedures and add complexity to any agreement between the two landowners.
- The introduction of a link would further compromise the flexibility related to the development of future plots.

The proposed pedestrian link from the Western boundary as shown on drawing reference LDW-BWB-HGT-XX-SK-C-1002 REV P4 (See Appendix B) provides adequate access to Bicester Avenue Garden Centre. With a walking journey time of approximately 5 minutes site to site, along publicly owned and maintained existing infrastructure, there is no strong case for providing another connection which would require significant cost and complex legal agreements putting in place to secure rights of way across two independent privately owned sites.

C) Timetable for Construction

The timetable for construction of the pedestrian link from A41 into the development is associated with the delivery of the proposed development submitted under planning application 23/02715/REM.