

1.0 Introduction

- 1.1 This Technical Note (TN) has been prepared to address the comments received from Oxfordshire County Council (OCC) in relation the Discharge of Conditions (DoC) application 23/03606/DISC, specifically Condition 13, for The Innovation Quarter, Bicester Heritage, Buckingham Road, Bicester.
- 1.2 A revised site layout plan is included as [Appendix A](#) which focuses on buildings 404-407 which are the subject of this DoC application.

2.0 Development Floor Area Mix

- 2.1 The proposed development mix by land use is provided below. This corresponds with the land use proportions that were applied in the Outline permission (LPA ref. 23/01941/F).
 - ▶ Class E(g): 25%
 - ▶ Class B2: 25%
 - ▶ Class B8: 50%
- 2.2 As such, the above land use proportions have been applied to the car and cycle parking provision in line with the latest OCC standards.

3.0 Car Parking

- 3.1 The proposed car parking provision is provided in accordance with the latest OCC standards, as summarised in Table 3.1, providing a total of 133 car parking spaces.
- 3.2 In accordance with the Outline permission, the floor area for the 4 units that are the subject of this DoC application totals 12,568sqm.

Land Use	OCC Standard	Land Use %	Floor Area (sqm)	Provision
Class E(g)	1 space per 45 sqm	25	3,142	70
Class B2	1 space per 75 sqm	25	3,142	42
Class B8	1 space per 300 sqm	50	6,284	21
Total			12,568	133

- 3.3 Table 3.1 – Car Parking Provision
- 3.4 In terms of Blue Badge Holders DDA spaces, the development will provide a total of 8 spaces, equivalent to 6% of the total provision which is in accordance with OCC standards. These spaces will be located so that two spaces are provided close to the entrances of each unit.
- 3.5 In terms of Electric Vehicle (EV) spaces, the development will provide a total of 34 EV spaces which is in accordance with OCC standards which required 25% of the total car parking.

4.0 Cycle Parking

- 4.1 Cycle parking in accordance with the latest OCC standards requires a minimum total of 113 spaces as summarised in Table 3.1. The development will provide a total of 128 cycle parking spaces.

Land Use	OCC Standard	Land Use %	Floor Area (sqm)	OCC Required Provision
Class E(g)	1 space per 100 sqm (staff) 1 space per 250 sqm (visitors)	25	3,142	31 13
Class B2	1 space per 175 sqm (staff) 1 space per 250 sqm (visitors)	25	3,142	18 13
Class B8	1 space per 250 sqm (staff) 1 space per 500 sqm (visitors)	50	6,284	25 13
Total			12,568	113
			Site Provision:	128

Table 3.1 – OCC Cycle Parking Standards

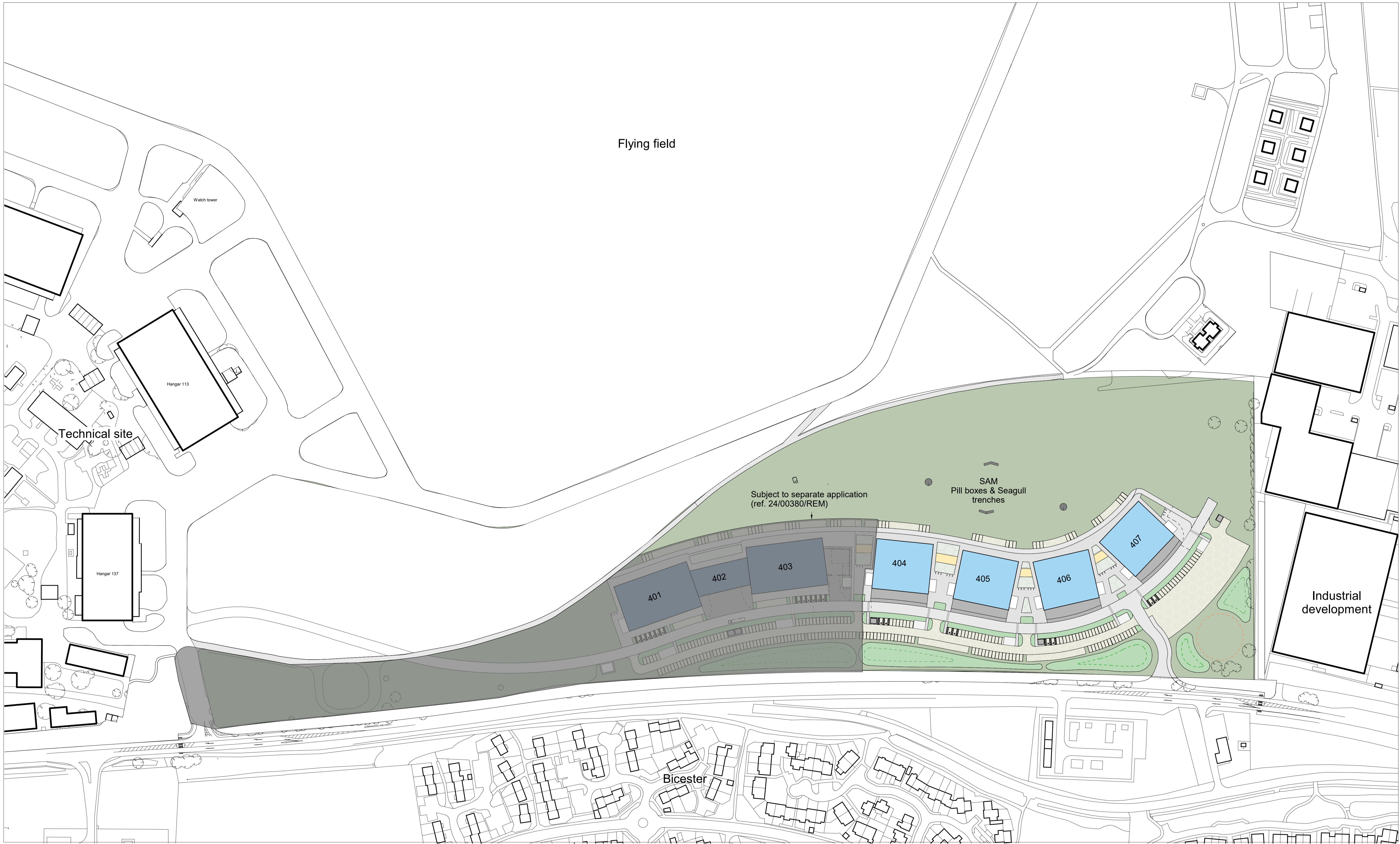
- 4.2 All of the parking will be provided in the form of Sheffield stands which will be split equally between four shelters serving each of the units.
- 4.3 Accessible cycle parking has also been provided which offers Sheffield stand spaced appropriately to accommodate large bicycle such as cargo bikes. The stands will be spaced at 1.2m apart in accordance with LTN 1/20 guidance. These facilities are located close to each of the buildings, totalling 6 spaces (3 stands) per unit.

5.0 Summary

- 5.1 This Technical Note (TN) has been prepared to address the comments received from Oxfordshire County Council (OCC) in relation the Discharge of Conditions (DoC) application 23/03606/DISC, specifically Condition 13, for The Innovation Quarter, Bicester Heritage, Buckingham Road, Bicester. In summary:
- ▶ Car parking is proposed in line with the latest OCC standards reflecting the land use proportions that were applied in the Outline permission;
 - ▶ Cycle parking is proposed in accordance with OCC standards, reflecting the land use proportions that were applied in the Outline permission. Parking facilities will be provided in the form of covered Sheffield stands;
- 5.2 Following this additional information sought by OCC, it is considered that are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding highway and transport networks and therefore planning permission should not be withheld on transport grounds.

Appendix A

Revised Site Plan



Notes

Do not scale from this drawing.

All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.

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This drawing is for Stage 03 cost purpose only

Key:

- Application boundary
- Ownership boundary
- Indicative built form
- Indicative infiltration swale
- Panhandle area
- Open space
- Landscape buffer areas
- Indicative car parking

Revisions	Scale	Size	Date	Drawn	Checked
P07 16/04/24 Updated for planning	1:1250	A1	17/11/2023	NP	NM
P06 12/04/24 Updated landscape					
P05 01/03/24 Planning - RM Updated					
P04 24/11/23 Planning - RM Issue					
P03 17/11/23 Planning - RM First Issue					
P02 31/10/23 Planning - Reserved Matters Updated					
P01 17/10/23 Planning - Reserved Matters					

Client
Bicester Motion Limited

Project
BM_IQ

Reserved Matters

Title
Proposed Site Plan

Purpose
For Information

Status Code
S2

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Rev. **P07**