

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

**District:** Cherwell

**Application no:** 15/00760/F-4

**Proposal:** Development of a new Local Centre comprising a Convenience Store (use class A1), Retail Units (flexible use class A1/A3/A5), Pub (use class A4), Community Hall (use class D1), Nursery (use class D1), Commercial Units (flexible use class A2/B1/D1) with associated Access, Servicing, Landscaping and Parking with a total GEA of 3,617 sqm

**Location:** North And South Arcade At Bicester Eco Town Exemplar Site Charlotte Avenue Bicester

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## **Purpose of document**

This report contains officer advice in the form technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

The transport response below relates to additional information submitted by Barton Willmore on 12 November 2015.

**Officer's Name:** David Flavin

**Officer's Title:** Senior Planning Officer

**Date:** 25 November 2015

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## **Transport**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

- Final surface treatment to be agreed;
- The proposed highway design would need to be the subject of a revision to the S38 agreement, which would require further technical audit.

### **Legal agreement required to secure:**

Post planning approval a section 38 agreement must be entered into (subject to the agreed final surface treatment).

### **Conditions:**

#### **Road Construction, Surface and Layout**

Prior to the commencement of the development hereby approved, full specification details of the spine road through the development including construction, surfacing, layout, drainage and road markings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the buildings in the local centre the road/footways etc. shall be constructed in accordance with the approved details.

Reason DR2

#### **Turning Area and Car Parking**

Prior to the first occupation of the development, the service/turning area and all on street and off street car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason DR3

#### **Cycle Parking Provision**

Prior to the first use or occupation of the development hereby permitted, covered cycle parking and Sheffield stands shall be provided within the application-n site in accordance with the details submitted. The covered and uncovered cycle parking facilities shall be

permanently retained and maintained for the parking of cycles in connection with the development.

Reason DR4

**Travel Plan** – condition requiring individual site travel plans – detail to follow.

**Construction traffic management plan** – will be required if not already covered by the Hybrid consent for the Exemplar Site as a whole.

**Parking management plan for the centre (application site)** - will be required if not already covered by the Hybrid consent for the Exemplar Site as a whole.

### **Drainage Strategy**

Prior to the commencement of the development, full details of a drainage strategy for the entire site, detailing all on and off site drainage works required in relation to the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy, until which time no discharge of foul or surface water from the site shall be accepted into the public system.

Reason ER15

### **Detailed comments:**

The latest amendments reflect our previous comments and concerns in respect of the geometric layout, however, we are concerned that the Landscape Masterplan (ref: 5250-UA005241-02) has not been superseded as it also states on the plan that it is “Planning – not to be used for construction”. Given our previous concerns in respect of the adoptability of the proposed highway within the scheme based on this plan i.e. which is unacceptable we would like to see a condition that agrees the final surface treatment of the proposed highway that can be adopted by the County Council, particularly as a section 38 agreement already exists – amendments to the agreement will be necessary.

Note: The submitted drawings appear to indicate a colonnade on both sides – areas underneath this will not be considered for adoption.

To conclude on the above the County Council considers the overall layout of the scheme to be acceptable, however, proposed materials are another issue affecting adoptability of the proposed development. In light of this element of the design namely the Landscape Masterplan need consideration and amending in order for the layout to be designed to an adoptable standard, although we understand a condition agreeing the final surface treatment can overcome this.

On this basis we recommend the conditions set out above are imposed upon any planning permission that may be granted.

**Officer's Name: Jeff Hernandez**

**Officer's Title: Senior Engineer**

**Date: 25 November 2015**

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