

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

**District:** Cherwell

**Application no:** 15/01012/OUT-3

**Proposal:** OUTLINE - Development of up to 48,308sqm of employment floorspace (Class B1c, B2, B8 and ancillary B1a uses), the siting of buildings to the south of the site, servicing and circulation areas, vehicular and pedestrian access from Skimmingdish Lane and landscaping

**Location:** Skimmingdish Lane, Bicester

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## **Purpose of document**

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

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**Location:** Skimmingdish Lane, Bicester

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 12 February 2016

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## Transport

### Recommendation:

No objection subject to conditions

### Key issues:

The amendments include a proposed list of conditions and obligations, and a parameter plan (3830-28-09) showing a 4m-wide 'Footway Cycle' zone between the main site access and the public footpath access onto Skimmingdish Lane at the southeastern corner of the site.

### Legal agreement required to secure:

#### Contributions

OCC's transport requirements, which have been agreed since this amendment was submitted, are as follows:

- Strategic transport contribution £219,000\* towards the highway capacity improvements to the eastern corridor peripheral route – dualling and junction capacity improvements along Skimmingdish Lane and Charbridge Lane.
- Public transport contribution £176,000 – to improve the frequency of existing bus services serving Launton Road.
- Travel plan monitoring contribution £1,240 – to cover OCC's costs of monitoring the travel plan for five years following first occupation.

-\* It is agreed that from this amount the developer may deduct from this amount (as opposed to the amount stated in the conditions and obligations document supplied) the cost of diversion of underground services required for the mitigation scheme at the Launton Road/A4421 roundabout (For the avoidance of doubt this does not include such costs in connection with the site access and crossing works north of the roundabout). The final amount is to be determined on the basis of formal estimates received, and must be settled prior to completion of S106 agreement.

## **Highway works**

OCC requires the agreed highway works to be secured by obligation.

- Widening and bus laybys and bus stops at Launton Road roundabout – indicative drawing 15230-13
- Site access arrangements to include priority junction with ghosted right turn, footway/cycleways, signalised crossing, as shown on indicative drawings 15230/07 and /08 in the transport assessment. Note that this drawing will need to be amended to demonstrate commitment that street lighting will be provided between the site access and existing lighting near the Launton Road roundabout.

## **Conditions:**

The developer has put forward a list of conditions including some amendments to our proposed conditions. My comments are as follows:

- Conditions 6 and 9 – the changes from OCC's proposed condition need to be verified with our drainage team and I am still seeking a response.
- Conditions 10 and 12 – OCC requires the highway works to be secured by obligation – in that case these conditions become unnecessary.
- Condition 11 – we require our originally recommended condition, which is for a framework travel plan covering the whole site. This enables the site to be considered as a whole and for site-wide targets and measures to be established. This plan would include a requirement for individual travel plans for separate occupants over a threshold. Further clarification can be sought from OCC's Travel Plans team.
- Condition 13 – I am concerned about the piecemeal nature of this proposed approval process. In order for the site to be considered in its entirety and for adequate access to be ensured to all parts of the sites for all users, including pedestrians and cyclists, an additional condition is recommended requiring the first reserved matters application to include a layout for the whole site.

## **Detailed comments:**

- The proposed footpath diversion is acceptable.
- The footway-cycleway zone proposed is welcomed but it is assumed to be in addition to the previously agreed access arrangements, which include a new footway/cycleway adjacent to the carriageway. The purpose of the zone is to ensure that pedestrian and cycle access can be provided following future dualling of Skimmingdish Lane.

**Officer's Name: Joy White**

**Officer's Title: Principal Transport Planner**

**Date: 12 February 2016**

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**Location:** Skimmingdish Lane, Bicester

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## **Archaeology**

### **Recommendation:**

Comments

### **Key issues:**

The submitted amendments do not alter our original comments.

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

### **Conditions:**

### **Informatives:**

### **Detailed comments:**

The submitted amendments do not alter our original comments.

**Officer's Name:** Richard Oram

**Officer's Title:** Planning Archaeologist

**Date:** 11 February 2016

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## Ecology

### Recommendation:

Comments

### Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

### Legal agreement required to secure:

N/A - For the District Council to comment

### Conditions:

N/A - For the District Council to comment

### Informatives:

N/A - For the District Council to comment

### Detailed comments:

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 12/02/2016

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