

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

District: Cherwell

Application no: 14/01384/OUT-2

Proposal: Development comprising redevelopment to provide up to 2600 residential dwellings (Class C3), commercial floorspace (Class A1 - A5, B1 and B2), social and community facilities (Class D1), land to accommodate one energy centre, land to accommodate one new primary school (Up to 2FE) (Class D1) and land to accommodate the extension of the primary school permitted pursuant to application (reference 10/01780/HYBRID). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

Location: Bicester Eco Town Exemplar Site Banbury Road B4100 Caversfield

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

Annexes 1 to this report contain detailed officer advice.

Overall view of Oxfordshire County Council:-

The additional information submitted addresses the technical transport concerns previously raised by OCC (23/12/14). OCC therefore withdraw the transport objection to this application.

All other points raised in OCCs consultation response dated 23/12/14 still apply, other than those addressed in Annex 1.

OCC still has serious concerns about the uncertainty of delivering key infrastructure across the wider Masterplan site caused by the piecemeal nature in which applications are coming forward. The funding and phasing of infrastructure across the site is dependent on if and when individual site applications come forward and are implemented. For example, mitigation for this development and the rest of the Masterplan site is dependent on delivery of the secondary school which is part of Application 2. This puts the County Council at significant financial risk. Until it is clear how infrastructure will be delivered across the masterplan site, OCC maintains a holding objection.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager (Cherwell and West)

Date: 10 March 2015

ANNEX 1
OFFICER ADVICE

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Transport

Recommendation:

No objection subject to conditions

Key issues:

Resolution of matters identified in previous submission:-

- Access arrangements, junctions and traffic signals.
- Parking standards
- Heads of Terms and S106 obligations delivery
- Withdrawal of County requirement for new peripheral route

Detailed Comments:

Further to the original submissions and the transport recommendations provided by the County Council, the applicant has provided further information and detail as requested. In its previous response the County Council had sought further detail with regard to access arrangements, junctions, parking provision and had sought assurances relating to obligations expected of the development site both in isolation and as part of the Bicester Eco Town development.

Access, Junctions, Traffic Signals

Plans have been submitted that provide further clarity and are acceptable in principle. Works will be subject to technical approval, including matters such as construction specification and road safety audit.

Parking Standards

The applicant has provided an addendum to the Design and Access Statement making clear the proposed parking provision. The proposed standards are considered appropriate.

Heads of Terms and S106 Delivery

The applicant has provided a paper with regard to the phasing and trigger points for the off-site transport works. They proposed the following schedule:

| Priority in Timescale | Transport Infrastructure | Suggested Trigger | Comment |
|-----------------------|---|--|--|
| 1 | Bucknell Village Traffic Calming | Prior to first occupation (during construction phase) | Related to all NW Bicester development as well as existing issues and overall planned growth |
| 2 | A4095 NW Strategic Link Road: Shakespeare Drive to Lords Lane | 900 homes | Related to all NW Bicester development and overall planned growth |
| 2 | Shakespeare Drive Walking and Cycling Improvements | 900 homes (in parallel with the Link Road) | Related to all NW Bicester development to the south of the railway. |
| 2 | B4100/ Caversfield junction safety improvements | 900 homes | Related to all NW Bicester development to the north of the railway as well as existing issues and overall planned growth |
| 3 | A4095 NW Strategic Link Road: Western section from Middleton Stoney Road to Shakespeare Drive | 1200 homes | Related to all NW Bicester development and overall planned growth |
| 4 | A4095/ B4100 Banbury Road roundabout capacity improvements | 1500 homes | Related to all NW Bicester development and overall planned growth |
| 5 | Exemplar Southern Access Junction | 1800 homes of Application 1 (3793 homes of overall NW Bicester development) | Related specifically to Application 1. Improvements may be most appropriately undertaken in combination with the A4095/ B4100 Banbury Road roundabout however. |

The suggested trigger points include the 393 homes at the Exemplar, therefore 900 homes means 500 homes post Exemplar phase.

County Council officers are satisfied the methodology and conclusions are reasonable; however, further detail will be required in respect to the 'southern' applications.

The Bucknell village traffic calming measures are required at the earliest stage to counter any impact on the village, particularly during the construction phase.

The strategic link road is the key project in terms of phasing and is required by the 900 homes stage due to the potential impact on the current Howes Lane / Bucknell Road junction. Junction modelling demonstrates the junction would be over capacity by the 900th occupation.

It is agreed that the safety measures for Caversfield should be delivered at an early stage to avoid any impact on Caversfield residents and clearly to avoid any safety concerns before they arise. The predicted impact on Shakespeare Drive from existing trips finding alternatives routes into the town centre is accepted and therefore remedial measures are required at an early stage. The exact scheme will require appropriate consultation with local people and will be required at an early stage of build out of the applications to the south of the railway.

The continuation of the new link must be timed/coordinated with the build out of the southern developments.

The B4100 junction improvements and southern access to the exemplar will be required at a later stage in the developments build out and so are not triggered until the 1500-1800 occupation stage.

The above table is agreed, however it does not include the provision the pedestrian cycle way tunnel under the railway. The County Council seeks provision of this link prior to the 900th occupation.

In its previous response the County Council made the following observation:-

'The combined effect of additional growth and changing the nature of Howes Lane raise concerns about the long term impact on peripheral routes around Bicester. Work looking beyond the Local Plan period suggests that there could be a need for a north-west link road. Land within the northern redline boundary of this application should therefore be dedicated for this purpose.'

However, given further consideration with regard to planning policy and Community Infrastructure Levy the County Council does not consider it expedient to pursue this matter.

Officer's Name: Geoffrey Arnold

Officer's Title: Principal Engineer

Date: 10 March 2015
