

**Whitelands Farm Sports Ground**  
**Whitelands Way**  
**Bicester**  
**OX26 1AJ**

**17/00361/DISC**

**Applicant:** Cherwell District Council

**Proposal:** Discharge of condition 9 (covered cycle parking facilities) of 15/01615/F

**Ward:** Bicester South And Ambrosden

**Councillors:** Cllr David Anderson  
Cllr Nick Cotter  
Cllr Dan Sames

**Reason for Referral:** The Council is the applicant

**Expiry Date:** 7 September 2017      **Committee Date:** 31<sup>st</sup> August 2017

**Recommendation:** Approve

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## **1. APPLICATION SITE, LOCALITY AND DESCRIPTION OF DEVELOPMENT**

- 1.1. The Sports Village site comprises 17 hectares, within the wider 116 hectare South West Bicester mixed use development, which was granted outline planning consent including up to 1585 new houses in 2008, (application number 06/00967/OUT refers). It is located at the southern edge of the site and is bounded by the new perimeter road, Vendee Drive, which was provided as part of the SW Bicester development and Whitelands farm public open space to the north.
- 1.2. The Sports Village development has been divided into three phases, the provision of the grass sports pitches being the first. The sports pitches have now been laid out but are not yet in use.
- 1.3. Phase 2 of the Sports Village development comprises the provision of the pavilion immediately adjacent to Whitelands Way, together with car and cycling parking and recycling centre for local residents. Consent was granted for the sports pavilion and 3G synthetic grass rugby pitch, tennis courts and associated fencing and floodlights in November 2015. The current application is seeking approval of the details required by condition 9 relating to the provision of covered cycle parking.

## **2. APPRAISAL**

- 2.1. Condition 9 of the consent requires that '*Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local planning Authority. Thereafter the covered parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.*' The reason for the condition is in the interests of sustainability and to ensure a satisfactory form of development and to comply with Government guidance within the NPPF.

- 2.2. The application submission has been assessed by OCC as highway authority. OCC raised concerns regarding the amount of cycle parking initially proposed as only 11 stands or 22 spaces were provided, which was considerably short of the parking standards for such proposals, and particularly for a facility likely to attract a good proportion of fit and healthy people who would want to cycle and for a sports facility in a town that is supposed to be promoting active travel. This is also an extremely congested part of the road network, and therefore cycling should be promoted as far as possible. There are good cycle facilities nearby and unless there is good cycle parking provision, the lack of secure cycle parking could be the obstacle that prevents cycling to the site. It was also considered that there should be cycle parking provision closer to the entrance giving cyclists a slight advantage and prioritising cycling as a mode of travel as well as placing bikes in a position where they are better overlooked.
- 2.3. Following the above a revised layout has been submitted which incorporates a further 11 stands adjacent to the pavilion. OCC has now advised that the condition can be discharged.

### **3. RECOMMENDATION**

- 3.1. Approval is given for the discharge of condition 9 relating to the cycle parking provision as shown on drawing number SK18 Rev P received 2<sup>nd</sup> August 2017.

CASE OFFICER: Linda Griffiths

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