

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

23 August 2018

WRITTEN UPDATES

Agenda Item 7

17/02534/OUT – Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Additional Representations

Oxfordshire County Council

An additional representation has been received from OCC in relation to transport matters. This is attached as Appendix 1. In summary, the County Council raises concerns about:

- The application being prematurely considered for approval by Planning Committee given the outstanding issues which they consider to be fundamental;
- The errors in the traffic modelling undertaken by the applicant which renders the outputs unreliable;
- The projected severe impact on the A41/Lakeview Drive junction even after mitigation;
- The applicant's lack of commitment to providing financial contributions towards rail improvements, enhancements to bus services and the South East Perimeter Road in order to promote sustainable travel and help alleviate traffic congestion along this section of the A41;
- Planning officers at CDC engaging a third party external consultant without OCC understanding the brief set for the consultants, the information available to the consultants, or providing OCC with sufficient time to respond to the findings of the consultants.

Additional Information

Planning officers instructed an external independent transport consultant to review the applicant's Transport Assessment as well as the consultation response from the County Council. An initial report from independent external consultants has now been received. A full copy of the document can be viewed online on the planning register. In summary it has reached the following conclusions:

- That further work needs to be undertaken with respect to the traffic modelling as the outputs are not currently thought to be robust enough to enable proper consideration of the impacts on the local road network;
- Subject to further modelling, if the impacts on the A41/Lakeview Drive are not shown to worsen beyond that currently projected in the applicant's Transport Assessment, then the impacts on the junction are tolerable with the mitigation scheme proposed;
- Notwithstanding the highway mitigation works proposed by the applicant, the proposals would contribute towards cumulative severe congestion along this section of the A41. This can only be alleviated by a strategic highway scheme rather than local piecemeal improvements to mitigate individual development proposals. A contribution should therefore be made towards a strategic highway scheme such as the South East Perimeter Road in line with Policy Bicester 4 and the Developer Contributions SPD 2018;

- A Stage 1 road safety audit is needed of the proposals for the Middleton Stoney Road/Oxford Road/Kings End mini-roundabout junction;
- The site is not easily accessible to the existing bus stops on the A41 so enhanced public transport provision should be considered in line with OCC's comments;
- The timing for the completion of the necessary off-site highway works should be informed by the traffic modelling and not the arbitrary 45,000sqm of development suggested by the applicant in the Transport Assessment.

Additional Representations

Oxfordshire County Council

A further additional representation has been received from OCC in response to the independent transport consultant report CDC instructed. This is attached as Appendix 2. In summary, OCC wish to highlight to members of the following:

OCC have reviewed the findings of the consultant's report. The findings are generally supportive of OCC's recommendation that Members defer this application until such time that evidence is available to determine whether or not it is possible to overcome the highway objection.

Whilst the principle of this development is supported, OCC continue to object on highway grounds as the Transport Assessment does not adequately assess the impact of the development or demonstrate that it can be adequately mitigated.

In particular, OCC wish to draw attention to the fact that the consultant's review:

- 1) recommends that amendments are made to the applicant's modelling in line with OCC's response; and
- 2) states that there is a very sound argument in favour of S106 developer contributions to fund the transport infrastructure required to support Local Plan growth.

Whilst the consultant does not believe the suggested amendments to the modelling will fundamentally change the results, no justification is provided for this statement and there is no estimation of how inaccurate the results as submitted might be.

Officer Comment

Both the applicant and OCC have been sent a copy of the external transport consultant's report albeit less than two days before the Planning Committee meeting. It is likely that both parties would wish to challenge or make comments on the findings of the external consultants, with OCC already doing so as referred to above.

Officers are not necessarily suggesting that Members prefer the findings from the external transport consultants over that of OCC. What is clear to officers however is that there is a genuine basis for concern about the current proposals in terms of congestion along the A41 and the junction providing access to the allocated Bicester 4 site. Officers remain confident that there are solutions available to the majority of these highway concerns though this requires further work and discussions with the applicant and OCC as part of efforts to resolve them. OCC's concerns are noted and whilst officers accept that access and transport matters are important considerations, there is no reason that Planning Committee should not delegate responsibility to officers to seek solutions to the issues identified as detailed in the committee report.

Change to Recommendation

None

Agenda Item 8

18/00803/OUT – Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Additional representation received

Begbroke Parish Council

- The committee had no objections as it was contained within the existing boundaries. They wanted to keep the building height uniform and not permit the external elevations to be too visible but be in keeping with the landscape. The committee also thought it worth trying to obtain section 106 funding for our proposed crossing.

Change to recommendation

None

Agenda Item 9

18/00220/F – Land North Of Milton Road, Adderbury, Oxfordshire

Officer Update

A condition has been omitted that was necessary and, in respect of the drainage condition, this will be split to phase the condition relating to pitch drainage and then drainage for the other elements of the development. There is therefore a change to the recommendation to add two conditions to the overall list:

- A scheme for the drainage arrangements for the pitch area
 - Except for the means of access, the retention of the southern hedgerow boundary.
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Agenda Item 10

18/01157/F – Kelberg Limited, Northampton Road, Weston On The Green, Bicester, OX25 3TH

No updates

Agenda Item 11

18/01098/F – Land North West Of Fabis House, Rattlecombe Road, Shenington

No updates

Agenda Item 12

18/01114/F – Land North West Of Fabis House, Rattlecombe Road, Shenington

Additional information

Amended Plans have been received

Change to recommendation

Recommendation is changed to deferral of the application following the submission of amended plans.

Agenda Item 13

18/01115/LB – Land North West Of Fabis House, Rattlecombe Road, Shenington

Additional information

Amended Plans have been received

Change to recommendation

Recommendation is changed to deferral of the application following the submission of amended plans.

Agenda Item 14

18/00277/DISC – The Hill, Dover Avenue, Banbury, OX16 0JE

No updates

Agenda Item 15

18/00995/F – Shopmobility, Unit A4, Pioneer Square, Bure Place, Bicester, OX26 6FA

No updates

Agenda Item 16

18/01101/F – Land Adjacent To The South Multi-storey Car Park, Castle Quay South Multi Storey Car Park, Castle Street, Banbury

No updates
