

Consultee Comment for planning application 25/00284/F

Application Number	25/00284/F
Location	Os Parcel 3371 Adjoining Wendlebury Parish Boundary Chesterton
Proposal	Full planning application for the erection of employment development within Class B8 and B2 of the Town and Country Planning Use Classes Order 1987, including ancillary Class E(g)(i) (offices), accessed from the existing A41 signalised access and Tritax Park estate road, associated site infrastructure including gatehouses, external service yards, sprinkler tanks and pump houses, vehicle parking (HGV, car, motorcycle and cycle); landscaping including permanent landscaped mounds, amenity open space, sustainable drainage details, foul pump house, energy centre (details of energy generation reserved for future approval), Multi Use Games Area (MUGA), site catering area, and external plant.
Case Officer	Tom Webster
Organisation	Bicester Bike Users Group
Name	Paul Troop
Address	Garden Court Chambers 57-60 Lincoln's Inn Fields, London, WC2A 3LJ
Type of Comment	Comment
Type	
Comments	<p>The application names several important elements which will support active travel to the site. It will be important to provide more detail prior to commencing work to ensure that these work effectively together on the ground. We understand that with a project of this scale this can be achieved by means of conditions attached to broad consent.</p> <p>Specifically, it is understood that the route to the site entrance from near Vendee Drive is subject to a separate consultation; when this is agreed its links to the internal footways and cycle routes should be clarified.</p> <p>Pedestrian access to the North West edge of the site from Green Lane is mentioned and it will be important to make this convenient for cyclists as it could provide a much shorter route to those working in units 4-7 and travelling from the West. In addition it would be very valuable if the cycle route through the site could be accessible to the public, as this would create a useful link between NCN Route 51 and Green Lane for leisure and utility cyclists.</p> <p>Given that most of Bicester is within 5K of the site, we question whether it is appropriate to provide fewer cycle parking places than the current OCC guidance recommends. The presence of ample good facilities, including showering and changing space, from the outset normalises the expectation of active travel. It will be important for the cycle parking facilities to be suitable for a range of cycle designs and include provision for charging ebikes.</p> <p>Section 3.15 of the Planning Statement says, ? Shared pedestrian/cycle routes within the site that will connect the site with the offsite infrastructure that will be provided adjacent to the A41 via the Siemens Healthineers consent and could in future connect to the adjoining employment allocations (also adjacent to the A41) to the north east.;</p> <p>while section section 5.4 of the Design and Access Statement simply says, 5.4 PEDESTRIANS AND CYCLISTS Footways will be provided throughout Tritax Park Given the level of HGV traffic using the internal roads, cyclists should definitely use routes shared with pedestrians or specific to cyclists as described in the Travel Plan. The wording of the Design and Access Statement is unclear and could imply shared use with motor vehicles including a high proportion of HGVs.</p>
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Attachments	