

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL06/1920

MONDAY 14th OCTOBER 2019

at

7.00pm

**THE GARTH
LAUNTON ROAD
BICESTER
OX26 6PS**

Circulation:

Town Mayor: Councillor Jason Slaymaker

Members

**Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Nick Cotter
Cllr Sean Gaul
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Richard Mould
Cllr Robert Nixon
Cllr Les Sibley
Cllr Jason Slaymaker**

Substitute Members

**Cllr Dan Sames
Cllr Alex Thrupp
Cllr Fraser Webster**

Other Circulation

**Cllr Lawrie Stratford – OCC
Cllr Michael Waine – OCC
Cllr Tom Wallis – CDC
Cllr Lucinda Wing – CDC**



Council Offices,
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Launton Road,
Bicester
Oxon, OX26 6PS

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8th October 2019

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on at **The Garth, Launton Road Bicester OX26 6PS** on **14th October 2019** to commence at **7.00pm** for the transaction of the following business.

Samantha Shippen
Chief Officer

Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to Meetings) Act 1960

Copy Attached	Agenda item No	AGENDA
	1	APOLOGIES FOR ABSENCE
	2	DECLARATIONS OF INTEREST
	2.1	Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
	2.2	Declarations of Interest for District & County Councillors District Councillors and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.
✓	3	MINUTES To confirm the Minutes of the meeting held on: PL5/1920 - 16th September 2019

	4	PUBLIC SESSION In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.
	5	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES 5.1 NORTH WEST BICESTER 5.2 GRAVEN HILL 5.3 GARDEN TOWN 5.4 OTHER BICESTER STRATEGIC SITES
	6	CONSULTATIONS No consultations to note.
✓	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL Committee is asked to consider and comment on the attached list of applications. <i>Members are advised that the full planning applications are available for inspection in the Council Offices or on the Cherwell District Council website.</i>
	8	AMENDED PLANS No Amended plans to note.
	9	WITHDRAWN PLANS No Withdrawn plans to note.
✓	10	APPEAL PLANS 18/01841/F - 22 Campbell Close, Bicester - dismissed.
✓	11	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT Committee is asked to note the following planning decisions from Cherwell District Council. PD6/1920
✓	12	COUNCILS COMMIT TO CUTTING TRAFFIC CONGESTION AND IMPROVING PUBLIC TRANSPORT IN OXFORD Committee is asked to consider the attached press release for comment.
✓	13	FORWARD PLAN Committee is asked to review and comment on the forward plan. DATE OF NEXT MEETING – 14th October 2019 – 7pm

DRAFT

Minutes of the Bicester Town Council Planning Committee on **Monday 16th September 2019**
at **The Garth, Launton Road Bicester OX26 6PS.**

Present

Cllr Nick Mawer – Chairman
Cllr Harry Knight
Cllr Zoe McLernon
Cllr Robert Nixon
Cllr Lynn Pratt
Cllr Les Sibley
Cllr Jason Slaymaker

In Attendance:

Chris Johnson – Operations Manager
Jane Olds – Locum Minute Taker

Minute Number	Agenda item No	
200/1920	1	APOLOGIES FOR ABSENCE RESOLVED that apologies were received from Cllr Richard Mould and Cllr Sean Gaul
201/1920	2	DECLARATIONS OF INTEREST 2.1 None were received. 2.2 Declarations of Interest for District & County Councillors RESOLVED that Cllr Nick Mawer, Cllr Jason Slaymaker, Cllr Lynn Pratt and Cllr Les Sibley as District Councillors and Cllr Les Sibley as County Councillor on this Planning Committee will make their comments and decision based upon information available at the time of the Meeting. It is accepted that District Councillors may come to different decision in the light of more information being made available at District Planning Meetings.
202/1920	3	MINUTES RESOLVED that the Committee confirmed the following minutes of the Planning Committee meeting: PL4/1920 - Monday 12th August 2019.
203/1920	4	PUBLIC SESSION No members of the public were present.

Minute Number	Agenda item No	
204/1920	5	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES 5.1 NORTH WEST BICESTER Nothing to report. 5.2 GRAVEN HILL Nothing to report. 5.3 GARDEN TOWN Nothing to report. 5.4 OTHER BICESTER STATEGIC SITES Nothing to report.
205/1920	6	CONSULTATION No consultations to note.
206/1920	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL RESOLVED that the following comments be made: 19/00937/OUT – Welcome this application. 19/00949/REM – No objection. 19/01252/F – No objection. 19/01325/F – No objection. 19/01356/F – No objection. 19/01382/TCA – Leave to Arboriculturalist. 19/01392/REM – Welcome this application. 19/01394/F – Welcome this application. 19/01395/F – Restate original objections (application 18/01962/F). 19/01401/ADV – Welcome this application. 19/01417/F – No objection. 19/01421/OUT – Have concerns about the visual effect of the gate and the location of the rubbish bins – also no apparent provision for recycling bins and if at the front, may not be convenient for the freighter to empty. Additionally, concerns about the potential for one of the parking spaces to hide pedestrians from view. 19/01438/F – No objection. 19/01464/F – No objection. 19/01469/F – No objection, but requested that the fence be softened with planting. 19/01485/F – No objection 19/01517/F – Concerns about ensuring that the new seating does not spread into the pedestrian area of Sheep Street as currently happens 19/01520/F – No objection. 19/01530/ADV – Mindful that the signs might cause light pollution to the local residents, but if the signage is just facing the A41 it was acceptable.

Minute Number	Agenda item No	
207/1920	8	Requested that investigations be made into the implementation of time restrictions on the lighting. 19/01549/F – No objection. 19/01569/F – No objection. 19/01691/TCA – Leave to Arboriculturalist. AMENDED PLANS 19/01294/F – No further comments.
208/1920	9	WITHDRAWN PLANS No withdrawn plans to note.
209/1920	10	APPEALS No appeals to note.
210/1920	11	NOTIFICATION OF PLANNING DECISIONS FROM CHERWELL DISTRICT COUNCIL RESOLVED that Committee is asked to NOTE the planning decisions from Cherwell District Council. PD5/1920.
211/1920	12	FORWARD PLAN RESOLVED that the Committee noted that there were no further comments.
212/1920	13	DATE OF NEXT MEETING: Monday 14th October 2019 – 7pm CLOSE OF MEETING: 7.44pm

New Applications Received Between 06/09/2019 and 07/10/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
19/00881/F	12/09/2019	Sarah Greenall	Miss Catherine Steele	42 Goldfinch Close Bicester Oxon OX26 6TZ

Proposal : Ward: South & Ambrosden
 Proposal: removal of existing storage sheds and replacement with 8 x 10 garden summerhouse, 2.5 meters to eaves height

Observations :

19/01100/F	13/09/2019	Lewis Knox	Cordwallis (Oxford) Ltd	ABAC UK Ltd Granville Way Bicester OX26 4JT
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Proposal : Ward: East
 Proposal: Change of use from B1/B8 (commercial offices and storage) to Sui Generis (van and truck service centre with associated sales). Planning consent sought for: re-modelling of front of building involving removal of canopy and raised dock area, new front extension with associated alterations to roller shutter goods doors arrangements and corporate branding. Minor amendments to approved general layout arrangement of forecourt with associated free standing canopy structures.

Observations :

19/01210/F	30/09/2019	Michael Sackey	Cherwell District Council	Trysports, 26 Deans Court Bicester Oxon OX26 6RD
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Proposal : Ward: East
 Proposal: Alterations to existing toilet block, including replacement windows and doors and infill of door with matching brick

Observations :

19/01225/TPO	03/10/2019	Iain Osenton	Mrs Julie Green	1 Ty Craig Victoria Road Bicester OX26 6PP
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Proposal : Ward: East
 Proposal: Blue Cedar - complete felling - subject to TPO08/2000

Observations :

19/01276/REM	12/09/2019	Matthew Chadwick	Inside Out Developements Ltd	85-87, Churchill Road Bicester Oxon OX26 4PZ
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Proposal : Ward: East
 Proposal: reserved matters application to 16/02461/OUT - Access, appearance, landscaping, layout and scale

Observations :

19/01585/REM	11/09/2019	Sarah Greenall	Graven Hill DevCo	12 Friend Way Ambrosden Bicester OX25 2AY
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New Applications Received Between 06/09/2019 and 07/10/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: South & Ambrosden Proposal: Reserved matters to 18/00325/OUT - Two storey two bedroom dwelling (Appearance, Layout and Scale) plot 100 Observations :				
19/01586/REM	12/09/2019	Sarah Greenall	Graven Hill DevCo	10 Friend Way Ambrosden Bicester OX25 2AY
Proposal : Ward: South & Ambrosden Proposal: Reserved matters for 18/00325/OUT - proposed details of Graven Hill Phase 1a, plot 99 Observations :				
19/01589/REM	11/09/2019	Sarah Wilson	Graven Hill DevCo	8 Friend Way Ambrosden Bicester OX25 2AY
Proposal : Ward: South & Ambrosden Proposal: Reserved matters for 18/00325/OUT - Two storey two bedroom dwelling (Appearance, Layout and Scale) plot 98 Observations :				
19/01590/REM	11/09/2019	Sarah rGreenall	Graven Hill DevCo	8 Friend Way Ambrosden Bicester OX25 2AY
Proposal : Ward: South & Ambrosden Proposal: reserved matters for 18/00325/OUT - detailed plot design (appearance, layout and scale) - Phase 1a, Urban Lane - Plot 97 Observations :				
19/01623/F	11/09/2019	Unknown	Mr James Benjafield	30 Somerville Drive Bicester Oxon OX26 4TU
Proposal : Ward: East Proposal: Erection of new two storey dwelling including new vehicle access Observations :				
19/01646/F	11/09/2019	Sarah Greenall	Ms Jane Allen	33 Forsythia Close Bicester Oxon OX26 3GA
Proposal : Ward: North & Caversfield Proposal: Single storey side extension, garage conversion with garden shed and associated internal and external works Observations :				
19/01703/F	11/09/2019	George Smith	Absolute Taste	Unit 1, Bicester Park Charbridge Way Bicester OX26 4SS
Proposal : Ward: East				

New Applications Received Between 06/09/2019 and 07/10/2019

Item No : 7

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
Proposal: Extension to southern end of existing warehouse				
Observations :				
19/01706/ADV				
	12/09/2019	Sarah Greenall	Mrs C Locke	Unit 3, Bessemer Close Bicester Oxon OX26 6QE
Proposal : Ward: East				
Proposal: A 1900mm x 1900mm fascia sign with our name 'Clip 'n' Climb Bicester' and contact details on				
Observations :				
19/01740/HYBRID				
	13/09/2019	Clare O'Hanlon	Mr Kelvin Pearce	land Adj to Promised Land Farm Wendlebury Road Chesterton OX25 2PA
Proposal : Ward: Chesterton				
Proposal: This application comprises a 'hybrid' planning application comprising:- Outline planning permission (all matters reserved except for access) for up to 23,400sq.m of B1 development (Use Classes B1a and/or B1b and/or B1c); highwayworks (including provision of a new roundabout at the junction between Vendee Drive and Wendlebury Road); creation of a wetland and landscaped areas; and associated infrastructure works. - Full planning permission for a health and racquets club, associated access and car parking, outdoor tennis courts, air dome, outdoor swimming pool, spa garden and terrace, and associated landscaping.				
Observations :				
19/01746/OUT				
	17/09/2019	Clare O'Hanlon	Mr Kelvin Pearce	Promised Land Farm Wendlebury Road Chesterton OX25 2PA
Proposal : Ward: Chesterton				
Proposal: Outline planning permission (with all matters reserved excluding access) for up to 10,200sqm of B1 development (B1a and/or B1b and/or B1c); access and associated landscaping and infrastructure works				
Observations :				
19/01783/F				
	03/10/2019	Sarah Greenall	Mrs Joyce Clarke	12 Lincoln Close Bicester Oxon OX26 4YF
Proposal : Ward: East				
Proposal: Proposed front single storey extension for wet room for disabled applicant				
Observations :				
19/01833/F				
	25/09/2019	Sarah Greenall	Stowaway Services Ltd	Banbury & Bicester College Units L1-L5 Telford Road Bicester OX26 4LB
Proposal : Ward: East				
Proposal: Change of use of education/college building (class d1) to self storage centre (class b8), installation of mezzanine floor, installation of direct access units and other associated works				
Observations :				

New Applications Received Between 06/09/2019 and 07/10/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
19/01834/F	27/09/2019	Sarah Greenall	Mr John Prpa	20 Almond Road Bicester Oxon OX26 2HT
Proposal : Ward: West Proposed two storey rear extension				
Observations :				
19/01835/F	03/10/2019	Sarah Greenall	Mr Matt Riley	45 Partridge Chase Bicester Oxon OX26 6XF
Proposal : Ward: South Proposed single storey rear extension				
Observations :				
19/01838/F	27/09/2019	Sarah Greenall	Mr Ryan Simpson	2 The Magnolias Bicester Oxon OX26 3YG
Proposal : Ward: North Proposed: Demolish existing conservatory and lean-to shed. Erect two storey side extension.				
Observations :				
19/01855/F	25/09/2019	Michael Sackey	Bicester Nominees Ltd & II	Service Yard, rear of 110 Bice Pingle Drive Bicester OX26 6WD
Proposal : Ward: South Proposed: Erection of a screen fence with lighting to south service yard. Renewal of Planning Permission ref: 16/01300/F				
Observations :				
19/01883/F	25/09/2019	Sarah Greenall	Mr & Mrs Henstridge	23 Taylor Close Bicester Oxon OX26 3HS
Proposal : Ward: North & Caversfield Proposed: Extend and convert the existing double garage into an annexe				
Observations :				
19/01884/ADV	25/09/2019	Sarah Greenall	Stonegate Pub Company	The Lamb Inn 59-61 Sheep Street Bicester OX26 6JW
Proposal : Ward: East Proposed: 1 set of fascia text externally / non illuminated. 1 externally illuminated projection sign				
Observations :				
19/01895/F	25/09/2019	Sarah Greenall	Mr Dean Jones	Cambridge House 34 Kings End Bicester

New Applications Received Between 06/09/2019 and 07/10/2019

Item No : 7

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
				OX26 2AD
Proposal : Ward: Bicester West Proposal: Change the use of 34 Kings End, Bicester from HMO "Sui Generis" to C1 (bed & breakfast) and to allow internal amendments				
Observations :				
19/01923/F	03/10/2019	Sarah Greenall	Mr Robert Cooper	50 Bassett Avenue Bicester oxon OX26 4JP
Proposal : Ward: East proposal: Single storey Edwardian style conservatory to the rear of the property				
Observations :				
19/01973/F	03/10/2019	George Smith	Mr M Tagliaferro	17 Somerville Drive Bicester Oxon OX26 4TU
Proposal : Ward: East Proposal: Removal/variation of condition 2 of 18/01010/F - to facilitate minor alterations to the parking layout of the development				
Observations :				
19/02002/F	03/10/2019	Sarah Greenall	Mr B & Ms M Moon and Fisher	76 Buckingham Road Bicester Oxon OX26 4EQ
Proposal : Ward: East Proposal: Remove rear conservatory and pitched roof over part kitchen area, form new single storey flat roof extension with new flat roof continuing over the existing removed roof area				
Observations :				
Applications Received :- 27				



Appeal Decision

Site visit made on 10 September 2019

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 September 2019

Appeal Ref: APP/C3105/W/19/3231921

22 Campbell Close, Bicester, Oxon OX26 6RY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Ng against the decision of Cherwell District Council.
- The application Ref 18/01841/F, dated 16 October 2018, was refused by notice dated 21 December 2018.
- The development proposed is demolition of part of existing house and garage and erection of new two bedroom dwelling.

Decision

1. The appeal is dismissed.

Procedural Matters

2. As part of the appeal, the appellant has provided an amended Location Plan and Site Plan drawing, revision C. This shows a longer back garden to the appeal property than that shown on the revision B version of the same drawing. It would appear the Council's decision is based on the revision B version of the plan and that the revision C version has not been the subject of any public consultation. As such, parties may be prejudiced or caused injustice by my consideration of the revision C version of the drawing and so I have not taken it into account in the determination of this appeal.
3. The National Planning Policy Framework (the Framework) was revised on 19 February 2019 and this post-dates the Council's refusal notice. I have considered the Framework as part of the determination of this appeal.

Main Issues

4. The main issues are (i) the effect on the living conditions of occupiers of 1 and 2 Chichester Close (Nos 1 and 2) and 22 Campbell Close (No 22) with regard to outlook, (ii) whether the proposed development would incorporate adequate garden space for occupants of the proposed dwelling and No 22 and (iii) the effect on highway safety by reason of associated parking.

Reasons

Living conditions

5. The garage proposed to be demolished lies on the appeal site's side boundary and is attached to a similar garage at the end of Nos 1's and 2's back gardens.

The flank wall of the existing extension to No 22 is set off the common boundary but can be seen over the garages from the adjoining properties.

6. The side gable wall of the proposed dwelling would be 2 storeys high and on the boundary with Nos 1 and 2. Whilst seen above the neighbouring garage, it would be nearer and greater in height and depth than the existing extension. By reason of its size and proximity, the proposed building would appear as a substantial and obtrusive structure, causing a marked visual intrusion onto the adjoining gardens. As such, the proposal would harm the outlook from the rear of Nos 1 and 2.
7. The Council also object to the impact on the outlook from a bedroom window on the rear of No 22. However, the proposed building would not project out far beyond this window and views onto most of the back garden would remain. As such, there would be no significant loss of outlook from this window, although lack of harm in this respect fails to override or address the concerns raised above relating to Nos 1 and 2.
8. Whilst finding no harm in respect of No 22, for the reasons outlined above, I conclude that the development would cause significant harm to the living conditions of the occupiers of Nos 1 and 2 in terms of loss of outlook. Consequently, and in this regard, the development would be contrary to policy ESD15 of the adopted Cherwell Local Plan Part 1 2015 (CLPPt1), saved policy C30 of the Cherwell Local Plan 1996 (CLP) and the Framework. These all aim, amongst other things, to create places with a high standard of amenity for occupiers of property. Saved policy C28 of the CLP referred to in the Council's refusal reasons has no specific implications with respect to this main issue.

Garden space

9. The proposal would sub-divide the existing back garden so approximately half would serve the proposed dwelling and half would remain with No 22. Whilst limited in size, the proposed back gardens would not be excessively over-shadowed and would be able to accommodate small sheds and areas for sitting outside and drying clothes. As such, they would serve a useful purpose. In the absence of Council standards setting minimum outdoor space requirements, I find the proposal would provide gardens of a size and nature to meet the basic outdoor needs of residents.
10. For the reasons outlined above, I conclude that the development would incorporate adequate garden space for occupants of the proposed dwelling and No 22. As such, in this regard, the development would accord with policy ESD15 of the CLPPt1, saved policy C30 of the CLP and the Framework, which all aim, amongst other things to create places with a high standard of amenity for occupiers of property. Saved policy C28 of the CLP has no specific implications with respect to this main issue.

Highway safety and parking

11. A dropped kerb on Campbell Close allows vehicular access to the existing garage and a single parking space in front. There is also a paved area outside the main part of No 22 where an additional vehicle can be parked.
12. To compensate for the proposed removal of the garage, the appeal drawings show the provision of 2 parking spaces on the paved area outside the main part of No 22. Whilst capable of accommodating a single vehicle, 2 cars would

not be able to park on this paved area without causing obstruction to No 22's front door. As such, the proposed parking spaces would be impractical and so it is likely the development would lead to a small increase in on-road parking.

13. The lack of off-road facilities at some properties leads to roadside parking in the vicinity of the appeal site. Whilst restrictions apply on parts of nearby roads, parking is allowed along most of Campbell Close and close to the appeal site on Chichester Close. No substantive evidence has been submitted that shows how roadside parking may cause highway problems in the area and no safety issues were obvious to me on my site visit. Consequently, I find the small increase in roadside parking as a result of the proposal would not cause any highway safety concerns.
14. For the reasons outlined above, I conclude that the development would not cause unacceptable harm to highway safety by reason of associated parking. Consequently, in this regard, the development would accord with policy ESD15 of the CLPPT1 and the Framework which seek to ensure development is safe and does not cause unacceptable harm to highway safety.

Other Matters

15. The proposal would be sympathetic in appearance to surrounding properties and would not be intrusive in the street scene. However, these are neutral factors in my consideration of the appeal proposal that fail to override or address my concerns in respect of the first main issue.

Conclusion

16. I have found that no harm would be caused to the living conditions of occupiers of No 22, that the proposed development would provide adequate garden space and that it would cause no unacceptable harm to highway safety. However, the proposed development would cause significant harm to the living conditions of the occupiers of Nos 1 and 2, which is the overriding consideration. The proposed development conflicts with the development plan when read as a whole, and material considerations do not lead me to a decision otherwise.
17. For the reasons given above I conclude the appeal should be dismissed.

Jonathan Edwards

INSPECTOR

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 7 October 2019

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

19/01530/ADV	Approved (With conditions)	Land for Development South of
19/01591/REM	Approved (With conditions)	6 Friend Way
19/01592/REM	Approved (With conditions)	14 Friend Way
19/01593/REM	Approved (With conditions)	1 Friend Way
19/01594/REM	Approved (With conditions)	3 Friend Way
19/01595/REM	Approved (With conditions)	5 Friend Way
19/01596/REM	Approved (With conditions)	9 Friend Way
19/01597/REM	Approved (With conditions)	7 Friend Way
19/01691/TCA	Approved (With conditions)	13 Cemetery Road

From: Larkcom, Jenny - Communities <Jenny.Larkcom@Oxfordshire.gov.uk> On Behalf Of Cllr Yvonne Constance
Sent: 25 September 2019 15:26
To: Cllr Yvonne Constance <Yvonne.Constance@Oxfordshire.gov.uk>
Cc: Rossington, Craig - Communities <Craig.Rossington@Oxfordshire.gov.uk>
Subject: Connecting Oxford

Dear parish or town colleague

Please accept our apologies that the press release referred to in the original email was not included. This can now be found below the main email.

Dear parish or town colleague

Oxfordshire County Council and Oxford City Council have been working together on bold measures to tackle congestion on routes into and around Oxford, particularly the 'eastern arc' that links north, east and southern Oxford outside the city centre. The continued growth in journey numbers as new jobs are created in and around the city means that decisive action is needed.

Severe traffic congestion is also having a negative impact on existing bus services including from the rural areas. With bus journey times worsening, operators are having to put more buses on the road to maintain timetables. This, together with falling passenger numbers is threatening the viability of bus services. If not addressed, this unsustainable trend could see a severe impact on less profitable city and rural services.

Although the actual changes to the transport system are in Oxford we expect the benefits to extend much wider as they will reduce congestion and improve connectivity for journeys into and around the city. In particular, new high frequency bus and Park & Ride services, will connect people living in rural areas and county towns to key employment sites in Oxford, as well as a new fast orbital route across the eastern arc.

We have done quite a bit of work on the proposals and are now looking for input from residents, employers and people who travel into the city before developing a full business case. We have already had some positive engagement with employers in the eastern arc, though we are well aware these proposals are likely to raise some concerns.

We would very much like to hear the views of residents outside the city with an interest in improved transport connections into and around Oxford. The news release on the project is below and you can find out more details about the project and how to register your views [here](#).

I would be very grateful if you could circulate this message within your local network and consider whether to provide a response on behalf of your parish or town. Please do get in touch if you would like any further information – Its.team@oxfordshire.gov.uk.

Best wishes

Cllr Yvonne Constance
Cabinet Member for Environment
Oxfordshire County Council

Cllr Alex Hollingsworth
Cabinet Member for Planning and Sustainable Transport
Oxford City Council

Councils commit to cutting traffic congestion and improving public transport in Oxford

Oxfordshire County Council and Oxford City Council announced bold plans today (18 September) to tackle congestion on all major routes into Oxford and improve public transport connections into and across some parts of the city, particularly the city's eastern arc (this is an area outside the city centre that links parts of north Oxford, Marston, Headington and Cowley).

The two councils want to make a real improvement to journey times for commuters and quality of life for residents, including improved air quality, by reducing the number of cars travelling into and around the city. The key points of the *Connecting Oxford* proposal are:

- ? Restricting car traffic by introducing additional 'bus gates' (similar to the restriction on Oxford's High Street) across the city to improve bus journey times for people travelling into and around the city, and so road space can be reallocated to improve walking and cycling routes
- ? New high frequency fast bus routes connecting neighbouring towns and the Park & Rides to Oxford's eastern arc, which is seeing the greatest growth in employment but is currently less well served by public transport, particularly around the ring road
- ? New and improved cycle and walking routes, including utilising space created by removing vehicles from the road to provide safe and attractive alternatives to driving into and around the city
- ? A charge for workplace parking provided by larger employers in the eastern arc, which would help fund the proposed transport improvements and create a disincentive to drive to work. Discounts for the new bus services would be available for staff of employers paying the workplace parking levy
- ? Improved journey times for commuters driving into and around the city as a result of less congestion

The two councils are now asking for comments and ideas from residents, commuters, businesses, transport operators and other organisations to feed into the detailed development of the proposals. The feedback will be used to develop a detailed project proposal, including a full business case that sets out the costs and benefits of the scheme.

Complementing the traffic management proposals, Oxfordshire County Council approved plans in April 2019 to roll out nine new Controlled Parking Zones (CPZ) across Oxford by 2021. These will also cut traffic by reducing the opportunity for commuters to park in residential streets. The new CPZ areas will be: Hollow Way North, Cowley Marsh, Lamarsh Road, Waterways, New Marston, Sandhills, Cowley East, Cowley West and Quarry.

The proposals for further traffic restrictions and a workplace parking levy follow research undertaken in Oxford for the County Council's Local Transport Plan, examination of measures applied in other UK cities and experience of transport planning in Oxford. It is believed they would

decisively reduce congestion into and around Oxford that is causing growing problems for residents, employers and commuters.

Alternative options including the introduction of a congestion charge have not been completely ruled out, but are not considered to be as effective in reducing congestion and traffic over the long-term.

Bold measures needed to tackle growth in car journeys

More than 60% of all journeys into Oxford are presently done by car, with the trend of car-dependency likely to continue as more jobs are created by the city's thriving local economy. Unless steps are taken to change how people travel this increased demand for travel will overburden the transport network leading to more congestion for Oxfordshire commuters.

The latest figures show that the number of journeys is on track to increase as predicted by a quarter (25%) between 2011 and 2031 unless steps are taken to reduce car-based traffic. In the first half of 2019, there were 65 days – half of all weekdays - when speeds on at least one major road into Oxford fell to under 5mph during the morning rush hour.

Poor public transport connectivity to parts of Oxford means some of the area's major employment sites have no direct bus service or connection to a Park & Ride site. For those travelling by bus today it can mean using two or more bus services which results in long journey times. For example, travelling from Witney to the Headington area currently takes 82 minutes on a bus in the morning peak.

Severe traffic congestion is also having a negative impact on existing bus services. Oxford Bus Company has confirmed bus speeds in the centre of Oxford are 38% slower than in 2006, and so to ensure the timetable is met it has to put around one third more buses on the road. This, together with falling passenger numbers as a result of the slower journey times, has hit profitability, which is down by two-thirds. If not addressed, this unsustainable trend could see further impact on less profitable city and rural services.

The combination of traffic restrictions and the introduction of a workplace parking levy create positive incentives for commuters and residents to use other modes of transport, and for employers to reduce the incentive to provide free or subsidised parking for staff. Nottingham introduced a workplace parking levy in 2012 that continues to fund improvements to its local bus and tram network.

Reducing traffic volumes allows vehicles to move at around the speed limit, which reduces the need for dedicated bus lanes in some areas. This in turn would free up more road space for dedicated cycle routes. The bus gates similarly help improve space for cycling.

Investment in bus services along with improved walking and cycling routes is part of a positive vision of a sustainable and less congested city as set out in the Local Transport Plan (2015). The proposals will complement the already agreed plan to create a zero emission zone (ZEZ) to tackle poor air quality in Oxford's city centre.

Cllr Yvonne Constance, Cabinet Member for Environment at Oxfordshire County Council, said: "The predicted growth in journeys as new jobs are created in the city means that doing nothing is not an option. We need to take bold steps to tackle the congestion problem and improve quality of life for people who live and work in the city. The benefits will be felt by people travelling into the city from across the county and is an important project for Oxfordshire as a whole."

Cllr Alex Hollingsworth, Cabinet Member for Planning and Sustainable Transport at Oxford City Council, said: "History shows that every twenty-five years or so Oxford needs a transformative change to its transport planning. In 1970 plans to knock down parts of Jericho and St Clements for roads and car parks were rightly abandoned; instead we introduced the UK's first Park & Rides. In the 1990s we pedestrianised Cornmarket and put the bus gate in High Street to cut congestion in the city centre. We need another bold step to break the slow steady spiral of congestion and decline and instead create a virtuous cycle of improvement, with better public transport, safer cycling and cleaner air on our streets."

Peter Headicar, Transport Advisor, Oxford Civic Society, said: Demand management must be a core feature in developing the Oxford Transport Strategy to bring traffic and environmental improvements to the city whilst facilitating and accommodating its economic growth. We hope that the councils will now commission the technical work necessary to provide detailed information on the impact of the proposals so that their optimum form can be identified."

Phil Southall, Managing Director, Oxford Bus Company, said: "Congestion has a huge impact for us, delaying journeys and leading to reduced frequency. Our costs also increase because we need more buses to deliver the timetable. Reliable and flexible buses are crucial to cutting down on the number of individual cars and to help drivers with links to Park & Ride. We need a radical way of unclogging the roads and welcome potential changes."

Scott Urban, Coalition for Healthy Streets and Active Travel, said: "We support a new approach towards a more efficient, safe, active and sustainable low-carbon travel and a reduction in traffic, pollution and noise to create more attractive, accessible and people-friendly streets where everybody can enjoy spending time. We recognise that this requires visionary and bold measures, that may meet some initial resistance, as any change from the status quo does. But we believe that as the measures themselves are introduced public support will grow and grow. We will work vigorously to support sufficiently bold measures."

About the new bus services

Funding from the workplace parking levy will be used to introduce new high frequency bus and Park & Ride services, connecting people living in the county towns to key employment sites in Oxford, as well as a new fast orbital route across the eastern arc.

About the traffic restrictions

New bus gates are proposed around the city centre to restrict through traffic and disincentivise vehicles driving into the central area. In addition, bus gates are also planned for the B4495 on the Marston Ferry Road and Hollow Way to reduce congestion on the route of the proposed new orbital bus service. The operating times for the bus gates have not yet been determined. Buses, taxis and emergency service vehicles will not be restricted.

About the workplace parking levy

There are many more workplace parking spaces in the city compared to public parking, mainly located outside the city centre and across the eastern arc. To influence private car use, particularly associated with the journey to work - a main determinant of congestion at peak periods - a workplace parking levy is proposed.

The levy is a relatively simple and cost-efficient way to raise revenue to be invested in improved transport, as proposed in Oxford's Local Transport Plan in 2015, and to encourage sustainable travel behaviour and mode choice.

Medium-sized and larger employers would contribute to the costs of reducing congestion and providing better alternatives that they will benefit from directly, including shorter journey times for staff coming to work. Employers within the area covered by the Workplace Parking Levy will be within a ten minute walk or less from the new high frequency bus route. It is recognised that these represent additional costs to employers, which is why organisations with fewer than 11 spaces are exempt.

Employers in the eastern arc area would be invited to take part in a design group to influence the final measures so they can help shape the proposals and maximise the benefits to them as a local employer.

The cost to employers has not been calculated and would be linked to the investment needed to provide good alternatives to driving. The Nottingham levy is £415 per workplace parking space per annum, and the councils believe that provides a reasonable indication of the levy for Oxford.

Have your say

Oxfordshire County Council and Oxford City Council have launched a major engagement exercise to gather views of people affected by congestion in Oxford, including residents, employers and commuters.

More information on the Connecting Oxford proposals are available at www.oxfordshire.gov.uk/connectingoxford along with a short survey on the proposals. People are welcome to submit comments as individuals or on behalf of an organisation. The deadline for submissions is 20th October 2019.

As part of the engagement activities, the councils will be meeting with employers, community groups and representatives of interests including active travel.

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POLICY COMMITTEE		
MEETING DATE	ITEM	COMMENT
	Closure policy for cemetery	Pending
November	London road Level Crossing	Watching brief
	Retention of Assets Policy	Pending
	NW Bicester	
	Future management of open space play areas	
	New burial ground and memorial policy	
	Working of Town Centre Group	On-going
FINANCE COMMITTEE		
MEETING DATE	ITEM	COMMENT
	Business continuity plan	

ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT
2019	Wheelchair Swing	
Dec 2019	Garth park Improvement Programme	
Sept 2019	Play Area Improvement Programme	
Sept 2019	Tree Policy	
PLANNING COMMITTEE		
MEETING DATE	ITEM	COMMENT
Oct 2019	East West Rail	Invite East West Rail to Planning Meeting when the consultation process starts
	London Road Level Crossing	Ongoing – Live issue
2019	Oxfordshire Spatial Plan Consultation	
Oct 2019	Oxford/Cambridge Arc Development	
	Bicester Motion	
	BSA	
	Wolf Resorts, Chesterton	BTC to be included on distribution list