

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

District: Cherwell

Application no: 13/01446/F

Proposal: Temporary Haul Road

Location: Land at Whitelands Farm, Bicester

This report contains officer advice and the comments of local members when submitted.

Submission Date: 24 October 2013

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 13/01446/F

Proposal: Proposed temporary haul road (construction access).

Location: Land South West Of Bicester Adjoining Oxford Road And Middleton Stoney Road Bicester

TRANSPORT DEVELOPMENT CONTROL

Recommendation

- No objection subject to the following conditions, legal agreement and informatives

Key issues:

- Highway Safety.
- Site history (planning application 10/01027/F).

Conditions:

1. At the expiry of 3 years or upon the completion of parcels KM1, KM2, KM5 and KM22, whichever is the earlier, the temporary vehicular access serving the haul road shall be permanently stopped up by the means of reinstatement of the highway verge (and full face kerbing if appropriate), in accordance with details which shall also include a time period for carrying out the works, which shall be submitted to and agreed in writing by the Local Planning Authority within 30 months of the date of this permission and which shall be carried out to the satisfaction of the Local Planning Authority and in accordance with the highway authority's specifications and thereafter shall not be used by any vehicular traffic whatsoever.
2. The vision splays of 4.5m x 160m provided to each side of the existing temporary haul road access shall not be obstructed by any object, structure, planting or any other material with a height exceeding or growing above 0.9m as measured from the carriageway level.

Detailed Comments:

The submitted application I understand is to secure the continued use of the temporary construction haul road which serves the Kingsmere Development site (via the Middleton Stoney Road). The principle of this proposal was previously accepted by Oxfordshire County Council as Local Highway Authority (planning approval 10/01027/F) on the basis that such a road would keep large construction vehicles from using the new infrastructure that has been recently built. This haul road will also continue to keep large construction vehicles away from residents of completed housing plots and land parcels within the Kingsmere Development site (highway safety benefit).

The haul road width of 4.5m (with existing passing bays for two HGVs to pass along the route) remains acceptable. The increase in the road's length from 200m to 415m is considered acceptable as it will ensure construction vehicles will be able to access the next phase of

housing parcels that are coming forward to be built (KM5 and KM22). The visibility splays on the existing access of the haul road onto the Middleton Stoney Road are to remain at 4.5m x 160m which is acceptable.

Taking the above into account I have no objection to the continued use of the temporary haul road (for construction traffic only) for a further 3 years. The existing visibility splays at the haul road's access onto Middleton Stoney Road are to be maintained and kept clear from obstruction(s).

Officer's Name: Michael Deadman

Officer's Title: Principal Engineer

Date: 11 October 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 13/01446/F

Proposal: Temporary Haul Road

Location: Land at Whitelands Farm, Bicester

Choose Team Name

Recommendation

- No objection

Key issues:

- None

Legal Agreement required to secure:

- None

Conditions:

- None

Informatives:

- None

Detailed Comments:

The proposals outlined in in the proposal would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 24 October 2013
