

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

District: Cherwell

Application no: 14/00221/REM

Proposal: Approval of Reserved Matters for 257 dwellings

Location: KM15, 16, and 18 Middleton Stoney Road, Bicester

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice and the comments of local members.

Overall view of Oxfordshire County Council:-

- Object for the reasons given below

Comments:

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 21 March 2014

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/00221/REM

Proposal: Reserved Matters to Outline application 06/00967/OUT - Approval of all Reserved Matters for the construction of 257 dwellings on land parcels KMC and KMD

Location: KM15 KM16 and KM18 South West Bicester Development Site Middleton Stoney Road Bicester

Transport Development Control

Recommendation:

Objection

Key issues:

- Planning history (Kingsmere outline approval 06/00967/OUT & existing S106 Agreement)
- Kingsmere Design Code
- In-adequate layout information
- In-adequate drainage information

Legal Agreement required:

- Section 38 Highways Act 1980

Conditions:

1. That before any of the dwellings in Phases KM15, KM16 & KM18 are first occupied the whole of the estate roads and footpaths of that phase, shall be laid out, constructed, lit and drained and if required temporary or permanent traffic calming to the Oxfordshire County Council's Specifications. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
2. Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

3. Before any of the dwellings are first occupied in Phases KM15, KM16 & KM18 the parking and manoeuvring areas shall be provided in accordance with the approved plan and shall be constructed, laid out, surfaced, drained and completed, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework
4. Prior to the commencement of the development hereby approved, full details of a drainage strategy for the entire site, detailing all on and off site drainage works required in relation to the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the drainage works shall be carried out and completed in accordance with the approved strategy, until which time no discharge of foul or surface water from the site shall be accepted into the public system. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
5. That the garage and car port accommodation shall be retained as such and shall not be adapted for living purposes unless planning permission has first been granted by the Local Planning Authority on a formal application. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
6. Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation in Phases KM15, KM16 & KM18 the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.
7. No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during construction and a route to the development site. The approved Plan shall be implemented in full during the entire construction phase and shall reflect the measures included in the Construction Method Statement received. Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

Informatives:

Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council (OCC) Road Agreements Team for the proposed access works under S38 of the Highway Act. For guidance and information please contact the County Council's Road Agreements Team on 01865 815700 or email RoadAgreements@oxfordshire.gov.uk.

Comments:

There appears to be no submitted layout plan available on the Cherwell District Council's (CDC) web site for the Local Highway Authority to use to assess this application. Such a scaled plan (hard copy) is required to assess if the proposed 3 phases are in accordance with the approved site wide Kingsmere Design Code i.e. cannot check road and footway widths, parking levels per plot, sight lines at junction and access points etc (**Scaled hard copy of layout plan required for assessment**).

Individual plot drawings are available to view and I can confirm that the proposed garage & car port dimensions (external and internal) appear acceptable and accord with the Design Code. For the garages that are linked or form part of a dwelling, a condition is to be imposed to deter any conversions to living accommodation in the future to maintain parking levels for the site (same condition appropriate for any car ports within development). Drive thru entrances must be high enough for vehicles to access these areas with ease i.e. 2.4m.

The HGV tracking plan that is available on the CDC web site is unclear and I cannot confirm if a refuse vehicle can access all the development's areas without overrunning any highway areas. The type of vehicle (shown as 10.595m in length) which has been tracked is acceptable (**Scaled hard copy of tracking plan required for assessment**).

Drainage Comments

The information that is available for the drainage element of this development appears to be missing from the planning submission available on CDC's web site. The plan that is available is unclear and cannot be assessed. A scaled hard copy of the drainage plan and the full drainage submission needs to be sent through to the County Council's Drainage Team for consideration.

For further advice and guidance, please contact the County Council Drainage Team contact officer for this planning application is Gordon Kelman (Gordon.Kelman@oxfordshire.gov.uk).

Summary

Until the outstanding information and scaled plans are provided for assessment; it is recommended this application is objected to. However, if CDC is minded to approve this application I would recommend the following conditions quoted above are imposed.

Officer's Name: Michael Deadman

Officer's Title: Principal Engineer

Date: 21 March 2014

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Location: KM15 KM16 And KM18 South West Bicester Development Site Middleton Stoney Road Bicester Oxfordshire

Drainage**Recommendation:**

Objection

Key issues:

No drainage information supplied.

Legal Agreement required to secure:

Not known at this stage

Conditions:

To be confirmed once drainage details are provided.

Informatives:

None

Detailed Comments:

The drainage information is not easily obtained within the application documentation. Please provide drainage information.

Officer's Name: Gordon Kelman

Officer's Title: Senior Engineer (Drainage)

Date: 04 March 2014

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Ecology

Recommendation:

Key issues:

The District Council should be consulting their ecologist on this application.

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 19 March 2014
