

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

**District:** Cherwell

**Application no:** 14/01054/REM

**Proposal:** Reserved Matters Application for construction of 113 dwellings (Parcel KM4)  
pursuant to Condition 35 of 06/00967/OUT

**Location:** KM4 South West Bicester Development Site Middleton Stoney Road Bicester  
Oxfordshire

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**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.**

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 15 August 2014

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**ANNEX 1**  
**OFFICER ADVICE**

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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### Transport

#### Recommendation:

Objection

#### Key issues:

- Planning history (Kingsmere outline approval 06/00967/OUT & existing S106 Agreement)
- Accordance with Kingsmere Design Code.
- Site layout

#### Legal Agreement required:

- Section 38 Highways Act 1980

#### Conditions:

1. That before any of the dwellings in KM4 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. 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 KM4 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.*

4. Before any of the dwellings are first occupied in KM4 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*
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*

#### Informatives:

Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council (OCC) Road Agreements Team for the proposed highway 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](mailto:RoadAgreements@oxfordshire.gov.uk).

#### Detailed Comments:

I have reviewed the submitted drawings and information and have the following comments:

The site layout drawing shows a number of Side Streets, however the design of these streets is contrary to the design code i.e. no 1.2m footway(s) are shown (**amended site layout required**).

Drawing 10109-HL-10 (highway adoption plan) shows vision splays of 2.4m x 25m on the main internal junctions of KM4. The majority of these vision splays appear to cross 3<sup>rd</sup> party land or be obstructed by visitor parking areas. The junction by plots 58 and 61 only shows a vision splay to the left, vision to the right must also be designed in. No pedestrian vision splays of 2m x 2m are shown at vehicle access points around the development i.e. plots 91, 92 etc, which is a safety concern (**amended drawing is required**).

The parking levels proposed per house types appear to be in accordance with the design code. However, there are some design issues with the parking areas proposed that need to be addressed before the parking arrangements for KM4 can be accepted:

- There are a number of allocated parking spaces that are located away from the associated housing plot i.e. 3, 9, 10, 33 etc.
- There appears to be a high number of tandem parking arrangements proposed around KM4, which raises design and safety concerns, such as plots 14, 15, 20, 28, 29, 30, 34, 48, 49, 50, 51, 59, 60, 61, 77, 82, 83, 84, 85, 86, 91, 92 etc.

Refuse tracking drawing – there are a number of areas which the tracked refuse vehicle overruns (footways and landscaped areas) by plots 9, 14, 25, 36, 51, 70 etc. **An amended drawing is required.**

Car parking tracking drawing – the areas that have been tracked appear tight/overrun nearby areas i.e. plot 10, 24, 89 etc. I would add that other spaces also need to be tracked, especially in the tighter areas. **An amended drawing is required.**

The submitted garage type drawings (including internal dimensions) appear acceptable. These garages/car ports are to be conditioned not to be converted into living accommodation to ensure the parking levels for KM4 are retained.

The proposed 3m footway/cycleway is acceptable, although it is unclear how this route will be protected from vehicle parking associated with the plots adjacent it i.e. plots 88, 89, 90, 91, 70 to 76 (**further information required**).

While not specifically an OCC issue, I would suggest the distance of some of the proposed dwellings that are located away from the main streets will be an issue for refuse collection.

### Road Agreement Team

*“The main concerns about the adoptable areas are 1) the lack of a turning head at the end of a longish section of the adoptable lane, (this section will need to be reduced in length), 2) visitor parking bays exist in vision splays, and 3) ideally we would adopt 800mm strips of verge around the Muse carriageways to enable future maintenance of the kerbs and provide a safe area in which to install lighting columns.*

*Drawing number 10109-HL-012 shows a detail for private surface water connections into permeable paving. If it is proposed to drain private water into ‘adoptable’ permeable paving, the S38 agreement must be completed before any house sales. Minor amendments will also be required to some of the standard details/cross sections shown”.*

### Drainage Comments

*“Kingsmere has an agreed design code which includes the site drainage. The developer must adhere to the design code regarding the surface water drainage for the Kingsmere Development”.*

### Summary

There are a number of design and safety issues that require further work to be submitted to the Local Highway Authority for consideration. As submitted I object to this application. If the Local Planning Authority is minded to approve this application I would recommend the above conditions are imposed.

**Officer’s Name:** Michael Deadman

**Officer’s Title:** Principal Engineer

**Date:** 14 August 2014

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### Ecology

#### Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 05 August 2014

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