

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

**District:** Cherwell

**Application no:** 14/01682/REM

**Proposal:** Reserved Matters to application 06/00967/OUT – Erection of 226 dwellings, landscaping, roads and associated infrastructure on parcels KMA and KMB

**Location:** Land South West of Bicester Adjoining Oxford Rd & Middleton Stoney Rd, Bicester

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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:** 09 January 2015

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## ANNEX 1

### OFFICER ADVICE



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### Transport

#### Recommendation:

Objection

#### Key issues:

- Highway Safety
- Accordance with Kingsmere Design Code

#### Legal Agreement required to secure:

- Section 38 Highways Act 1980

#### Conditions:

1. That before any of the dwellings in Kingsmere Development; Parcels KMA and KMB 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.
2. That, before any of the dwellings are first occupied in Kingsmere Development; Parcels KMA and KMB, the proposed vehicular accesses, driveways and turning areas that serve those dwellings shall be constructed, laid out, surfaced and drained in accordance with the specification details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
3. Before any of the dwellings are first occupied in Kingsmere Development; Parcels KMA and KMB the parking and manoeuvring areas shall be provided in accordance with the plan (to be approved) hereby approved 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.

4. That the garage & 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.
5. 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 of Kingsmere Development; Parcels KMA and KMB 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.
6. 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.

### **Informatives:**

- No Comments

### **Detailed Comments:**

I have reviewed the submitted plans for Kingsmere Development; Parcels KMA and KMB and have the following comments:

#### Layout

The main vehicle access points into the overall Kingsmere development have been approved by Oxfordshire County Council as the Local Highway Authority which are currently being constructed.

I have identified a number of areas below that require some amendments:

- No bus tracking has been submitted for consideration
- It is unclear in terms of practically of the parking arrangement for plots 119 and 120; vehicle tracking diagrams will need to be submitted for consideration
- The Refuse tracking shows that it crosses onto the adjacent carriageway lane – see adjacent plot 199, 162, 108, 104, 25, 4, 8, 6 and 213 on drawing no.14048/ATR01
- The refuse vehicle is show to be located in the centre of the carriageway along Side Street 6 and appears to take the whole street width; this would not allow a vehicle to pass. Furthermore if a vehicle is parked on street there appears to be not enough room for a refuse vehicle to pass
- Refuse vehicle overruns footways, landscaped area and properties, see adjacent plot 134, 27, 162, 15, 17, 133, 74, 45 and 104
- The refuse vehicle is located in the centre of the Primary Street so as to access Side Street 7. This does not allow for other vehicles to pass

- Pedestrian vision splays are unlikely to meet standards for parking space 208 adjacent plot 207
- Likely egress issues for vehicles leaving space 214 adjacent plot 216
- No bus stops have been indicated on the primary route these will need to be shown for consideration
- Likely egress issues for parking space 199, 191, 188, 183, 214 and 201; vehicle tracking will need to be demonstrated

### **Summary**

Taking the above into account, there are a number of design issues that require further consideration and information, which will need to be resolved before support can be given to this planning application. Therefore as submitted, I object to this application until the above issues are resolved to the Local Planning Authority and Local Highway Authority's satisfaction.

However, if the Local Planning Authority is minded to approve the submitted application, I would recommend the conditions quoted above are imposed.

**Officer's Name: Thomas Cockhill**

**Officer's Title:** Transport Planner

**Date:** 09 January 2015

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