

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

District: Cherwell

Application no: 15/00920/F

Proposal: To provide a new temporary access road off Middleton Stoney Road to access the building compound, car parking and materials storage serving KM4 Parcel

Location: KM4 South West Bicester Development Site Wetherby Road Bicester

Purpose of document

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

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Location: KM4 South West Bicester Development Site Wetherby Road Bicester

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 09 July 2015

District: Cherwell

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Location: KM4 South West Bicester Development Site Wetherby Road Bicester

Transport Development Control

Recommendation:

No objection subject to conditions

Key issues:

- **Full details of access to be approved before construction starts**
- **S278 needed to allow construction**
- **Routing agreement needed to ensure that HGVs arriving at and leaving the access do so along Vendee Drive**

Legal agreement required to secure:

S278 to allow the construction of the access

Conditions:

Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be constructed and retained 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*

Traffic routing

Prior to the commencement of the development hereby approved, a routing agreement for HGVs using the access, intended to minimise the impact of its operation in the immediate vicinity and on the wider network, shall be submitted to and agreed by the local planning authority. *Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework*

Road signage

A plan showing signs (i) warning all road users of the presence of Heavy Goods Vehicles using the entrance and (ii) advising Heavy Goods Vehicle drivers to turn left out of the site entrance only shall be submitted for approval by the local planning authority before the commencement of development. *Reason: In the interests of highway safety and the amenities of the area*

Detailed comments:

It is considered that the proposed temporary access for KM4 on Middleton Stoney Road will operate safely. A temporary access (just to the east) for an earlier phase of the Kingsmere development operated for between 18 months and 2 years before the Shakespeare Drive main access roundabout was opened. There were no reported injury accidents at or in the vicinity of that temporary access. Since that access was closed, a 30mph speed limit has been introduced on Middleton Stoney Road. Bearing that in mind and the details that have been submitted this new temporary access is considered to be acceptable. This is despite the fact that a westbound bus stop is located immediately to the east of the proposed access. Buses only currently run twice an hour during the daytime Monday to Saturday. This is not sufficiently frequent for it to pose a real risk to safety, particularly given the predicted low volume of traffic that will be using the construction access.

However, in order to ensure that the access works as safely as possible, the county council believes that a routing agreement for HGVs should be in place to minimise any possible negative side effects of the junction and the HGVs using it on road safety and traffic congestion. This could ensure that HGVs only turn right in or left out of the access and that onward journeys from the site are on the most suitable parts of the local road network – considered to be Vendee Drive. This will be agreed before works start.

A S278 traffic calming scheme consisting of speed cushions will be constructed on Middleton Stoney Road in the near future to reinforce its new lower speed limit. This will further ensure that the temporary access will operate safely.

Officer's Name: Craig Rossington

Officer's Title: Senior Transport Planner

Date: 07 July 2015
