

District: Choose District

Application no: 16/00041/DISC

Proposal: | Discharge of conditions 13 (landscaping), 17 (lighting), 20 (means of access), 22 (parking), 23 (travel information), 24 (archaeological scheme), 25 (archaeological evaluation), 26 (drainage) and 27 (water supply) of 14/01737OUT

Location: The Paddocks The Hale Chesterton

Transport

Recommendation

Objection

Key issues

- Condition 17 – street lighting design drawings are required.
- Condition 22 – improvements are required to the pedestrian provisions within the site.
- Condition 23 – the Travel Information Pack requires improvement.
- Condition 26 – further drainage information is required.

Detailed comments

Condition 13 Landscaping

No Comment

Condition 17 Lighting

From the information provided, the County would not have an objection for the type of LED lantern specified. However, the County will need to review the street lighting design drawing 15-DSR087958 when the adoptable areas have been agreed with the Roads agreement team. The County would also need a design carried out for the Section 278 agreement as Green Lane is a very busy and high speed road.

The County can not recommend discharge of this condition until further information is received for review.

Condition 20 Access

The site access junction arrangements, and associated visibility splays, are acceptable. **No objection.**

Condition 22 Accesses, driveways, parking and manoeuvring

The vehicle swept path analysis demonstrates acceptable vehicle circulation.

The level of provision and dimensions of car parking for each plot meets standards.

The section of service strip behind parallel visitors parking bays should be hard standing finishing instead of soft finish to allow drivers to step out from their vehicles after parking. Private footpaths from plots 35-43 must not allow pedestrians directly onto the carriageway as shown on plan JNY8140-108 Rev A.

The site layout plan shows a path that runs to the allotments part way along the north-eastern boundary of the development. However, there is no public access across the allotments so there would be nowhere for this path to continue. However, there is an informal route along the south-eastern edge of the allotments which could be formalised to link with the route running through to the Alchester Road. This would require access from the south-eastern end of the development.

The County can not recommend discharge of this condition until these improvements are made.

Condition 23 Travel Information Pack

The travel information pack submitted by the developer needs further work to enable the condition to be discharged. The content should be revised to take into account the following.

This is a document for residents of the new development, which whilst informative, should also be user friendly and written in a way that is clear and easy to understand. Due to its layout and lengthy paragraphs, the submitted document may not hold the readers' attention long enough.

- The first paragraph mentions Countesthorpe, which appears to be a location in Leicestershire. This mistake should be amended.
- Timings as well as distance should be included on the walking and cycling pages. This will need to include time and distance to the nearest bus stops.
- It is not clear whether space for cycles has been provided within residential boundaries, and any such details should this information be included.
- Further 'quick glance' information about the bus services should be included e.g. first and last bus, frequency of service and service availability at weekends. Links to timetables are more useful than the timetables themselves which quickly become out of date. The timetable included within the document should be removed.
- Are any incentives being offered by the developer such as free travel planning advice or a free gift in return for travel data?
- There is a paragraph in the public transport section of the document which states that 'Bicester Village railway station is closed until September 2015'. This is in the past and so should be updated.
- It is not stated whether all homes are able to access broadband provision to enable residents to work from home, thus reducing the need to travel.

- Has the inclusion of information about eco driving and car parking provision on- site been considered?
- Is the map on the final page of the document of the site? If so, please could a header be added in order that this is made clear.

The County can not recommend discharge of this condition until these improvements are made.

Condition 24 Archaeological investigation

No comment

Condition 25 Archaeological evaluation

No comment

Condition 26 Drainage

The drawing supplied with the application includes a note that makes reference to RSK Factual Soakaway Test Report, No. 313035-02 (00) dated August 2105 to be read in conjunction with the drawing. This report is not included in that application documents, and it has not therefore been possible to determine whether these soakaway tests generally support the use of the permeable paving, soakaways, and pond infiltration as discussed in the flood risk assessment.

There is no indication of any assessment of long term storage been undertaken by consideration of pre and post runoff volumes.

It appears that the total site area of approx. 2.7Ha has been used in the calculation of the resultant greenfield runoff rates, which are subsequently presented as allowable discharge rates from the developed site. However, the total site area has not been included in the calculation for the developed site runoff.

The County can not recommend discharge of this condition until further information is supplied for review.

Condition 27 Existing water supply infrastructure

No comment

Officer's Name : Chris Nichols
Officer's Title : Transport Development Control
Date : 09 March 2016
