

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

District: Cherwell

Application no: 17/00216/F

Proposal: RETROSPECTIVE - Proposed temporary haul road (construction access) to serve part of the mixed use development scheme at South West Bicester (Kingsmere), granted Outline Planning Permission under reference 06/00967/OUT (previous approval ref: 10/01027/F and 13/01446/F)

Location: Land South West Of Bicester Adjoining Oxford Road And Middleton Stoney 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 technical team response. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 27 February 2017

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Transport

Recommendation:

No objection subject to conditions

Key issues:

- To ensure that visibility splays remain unobstructed.
- To ensure that after 3 years, the temporary access road is stopped up and reinstated as was.

Legal agreement required to secure:

Conditions:

Vision Splay Protection

The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding 0.9m measured from the carriageway level.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Closure of Temporary Access

After the temporary 3 years duration hereby approved, the existing haul access onto the Kingsmere site as shown in plan 1903/KM2/SK/02, shall be permanently stopped up and reinstated as was, and shall not be used by any vehicular traffic whatsoever.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Informatives:

1. Please note the Advanced Payments Code (APC), Sections 219-225 of the Highways Act 1980, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.
2. For roads within the proposed development to be offered for adoption to the Local Highway Authority a S38 Agreement will be required. For any private roads a Private

Road Agreement will be required between the developer and Oxfordshire County Council. For guidance and information on road adoptions please contact the County's Road Agreements Team 01865 815700 or email Road.Agreements@oxfordshire.gov.uk

3. If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:
 - a. a Section 184 Notice under the Highways Act 1980 or
 - b. a legal agreement Section 278 between the applicant and Oxfordshire County Council

It is the responsibility of the developer to ensure proper provision is made for the surface water drainage of the site to ground, watercourse or surface water sewer. To avoid foul sewer flooding, surface water must not be drained to a foul sewer.

Detailed comments:

Proposal

This planning application is for a temporary haul road for construction traffic to serve part of the SW Bicester (Kingsmere) development site, granted outline planning permission under reference 06/00967/OUT.

A haul road is required to serve construction traffic associated with development at 2 land parcels, to separate such traffic from other vehicular traffic entering the SW Bicester Development site. This has been provided to manage traffic movements in the interests of highway safety and efficiency.

Access and Visibility

The access is already in situ and comes off Middleton Stoney Road. It currently has visibility splays of 4.5m x 160m, which are adequate for a road with speeds up to 50mph, according to DMRB.

Middleton Stoney Road currently has a speed limit of 30 mph (temporary Traffic Order, but permanent Traffic Order will also be put in place to continue this speed limit). Given the new roundabout at the northern entrance to the SW Bicester site (Whitelands Way), the traffic on Middleton Stoney Road has probably been slowed further in the vicinity of the haul road.

The access onto Middleton Stoney Road (bellmouth) has been designed to ensure that heavy goods vehicles entering and leaving the haul road do not affect traffic safety on Middleton Stoney Road, with construction HGVs being able to pass each other at the entrance to the access road.

Pedestrian Safety

There are no pedestrian footways or public rights of way in the vicinity of the haul road, so pedestrian safety will not be compromised.

Construction Traffic Routeing

Heavy Goods Vehicles using the haul road will comply with lorry routeing arrangements already approved via the Routeing Agreement associated with 06/00967/OUT (dated 27 June 2008). Routeing Plan CT1 within this Routeing Agreement allows for the use of Middleton Stoney Road for construction traffic. Heavy Goods Vehicle traffic generated would be the

same whether the haul route was in this location or any other within the SW Bicester site. To ensure that vehicles do not deposit mud onto the highway, wheel washers will be positioned at or near to the access links onto the haul road from land parcels of the Kingsmere development.

Phase 2 of SW Bicester

Whilst access off Middleton Stoney Road is within the planning boundary of 06/00967/OUT, the haul road then follows a route which takes it outside of the boundaries of 06/00967/OUT.

All of the land outside of the planning boundary of 06/00967/OUT is currently the subject of Outline Planning Application reference number 13/00847/OUT which seeks permission for Phase 2 of the Kingsmere (SW Bicester) development. The haul road will not affect the delivery of this Phase 2 scheme. A separate construction access strategy will be proposed for Phase 2 which will need separate consent most likely via the submission of details pursuant to conditions or other mechanism.

Post Phase One

As part of the haul road runs into third party land, including the land allocated to phase 2, a condition should be attached to the three year permission that ensures that the land is made good and hedgerow replaced afterwards. That part of the western habitat corridor (11/00380/REM) affected by this proposal will be planted once the land has been made good/topsoil laid.

Officer's Name: Kt Hamer

Officer's Title: Transport Planner

Date: 24 February 2017
