From:	Plant, Tom - Communities <Tom.Plant@Oxfordshire.gov.uk>
Sent:	26 March 2021 14:56
To:	George Smith
Cc:	Transport CDC Minor; Planning; Cllr George Reynolds
Subject:	21/00477/F - The Pheasant Pluckers Inn Burdrop OX15 5RQ

Dear George,

I have looked over the above application and have the following comments to make.

Planning application:	21/00477/F
Location:	The Pheasant Pluckers Inn Burdrop OX15 5RQ
Description:	Erection of an agricultural barn store (re-submission of 20/03347/F)
Type:	Full Development
Case Officer:	George Smith

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they *object* to the granting of planning permission.

Comments:

The proposal is for the erection of an agricultural barn store, on land south east of the existing Public House (PH).

Please note, the Local Highway Authority (LHA) has no objection in principal to the erection of an agricultural barn store at this site. However, the LHA does have serious concerns about how an agricultural building at this location proposed would be accessed during its construction, and then how the barn will be accessed once complete, as it has not been made clear from the submitted information how this barn store would be accessed from the adopted public highway.

Reference is made to an '*existing gate'* located on the western perimeter of the site. However, as the barn store is unlikely to be accessed from the street through Burdrop where the PH fronts onto, due to the topographical level changes, it is presumed therefore, that access will be taken from this '*existing gate'* as indicatively shown on the submitted site location plan.

Should this assumption be correct, and access is proposed to be taken from Hawkes Lane, the LHA has no other option but to **object in principal** to an access at this location on grounds of highway safety, as no formal access between the highway and the land exists here, despite the presence of a five bar gate indicatively shown as '*existing gate'* on the submitted site location plan. Whilst a gate does exist at this location, no vehicular crossover also exists (Section 184 of the Highway Act 1980) that would permit access from the highway into the area as edged in blue on the submitted site location plan.

Please note, should the applicant look to form a formal access at this location, the LHA would **object in principal** on the grounds of highway safety as the applicant is unlikely to be able to secure a safe access here that would accord with CD 123 – Geometric design of at-grade priority and signal controlled junctions, Revision 2, of Design Manual for Roads and Bridges. For further

information, please see CD 123 - Geometric design of at-grade priority and signal-controlled junctions - DMRB (standardsforhighways.co.uk).

Please note If works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council.

If you would like to discuss any of the above in more detail, then please do not hesitate to contact me.

With regards,

Tom Plant
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