

Technical Note 6

Project Number: T19562

Project: Land North of Camp Road, Heyford Park

Title: Camp Road Adopted Highway Boundary

Date: 20th December 2023

Revision:

Prepared By: James Parker

Floor 1B
4 Temple Row
Birmingham
B2 5HG

Background

- 1.1 This brief note provides an update in relation to the query raised by the Inspector regarding whether the highway works as shown on drawing **T19562.003 rev C**, as proposed by the Appeal site, can be accommodated within the extent of the existing adopted highway where beyond the Appeal site.
- 1.2 A meeting was held (via Teams) at 3pm on Tuesday 19th December 2023 and was attended by the following parties:
 - Hub Transport Planning and Savills, on behalf of the Appellant;
 - Oxfordshire County Council Highways;
 - Cherwell District Council;
 - Mode Transport Planning and Pegasus Group, on behalf of the Rule 6 party (Dorchester Living).
- 1.3 That meeting was also attended by representatives of Dorchester Living who observed the discussion.

The Appeal Site Scheme and OCC Adopted Highway Boundary

- 1.4 At that meeting, Hub drawing **T19562.003 rev A** (attached to this note) was shared on-screen and discussed between all parties present.
- 1.5 The drawing incorporates the OCC adopted highway boundary received on 13th December 2023 into my AutoCAD drawing at the correct scale; for ease of reference, I have also included the OCC plan again within this note.
- 1.6 The position agreed between all parties at the meeting was that a 2.0m footway could be delivered within the extent of the adopted highway on Camp Road, alongside a 6.0m to 6.1m carriageway width.
- 1.7 It was also agreed between all parties that the provision of the 2.0m footway width requires some narrowing, in places, of the existing carriageway width to deliver it.
- 1.8 As such, the Rule 6 party requested that Hub prepare a second drawing that shows the width of footway that could be delivered along the Pye/BDW site frontage within the extent of the adopted highway, if there was no change to the existing carriageway at all, i.e. none of the kerblines along Camp Road were affected.

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- 1.9 The second drawing, **T19562.005** is also attached to this note.
- 1.10 The drawing demonstrates that for a significant length of the Pye/BDW frontage, a 2.0m footway could be provided without affecting the existing carriageway width of Camp Road.
- 1.11 At the eastern end of the Pye/BDW frontage, a width of between 1.8m and 1.9m could be provided if the kerblines remain untouched.

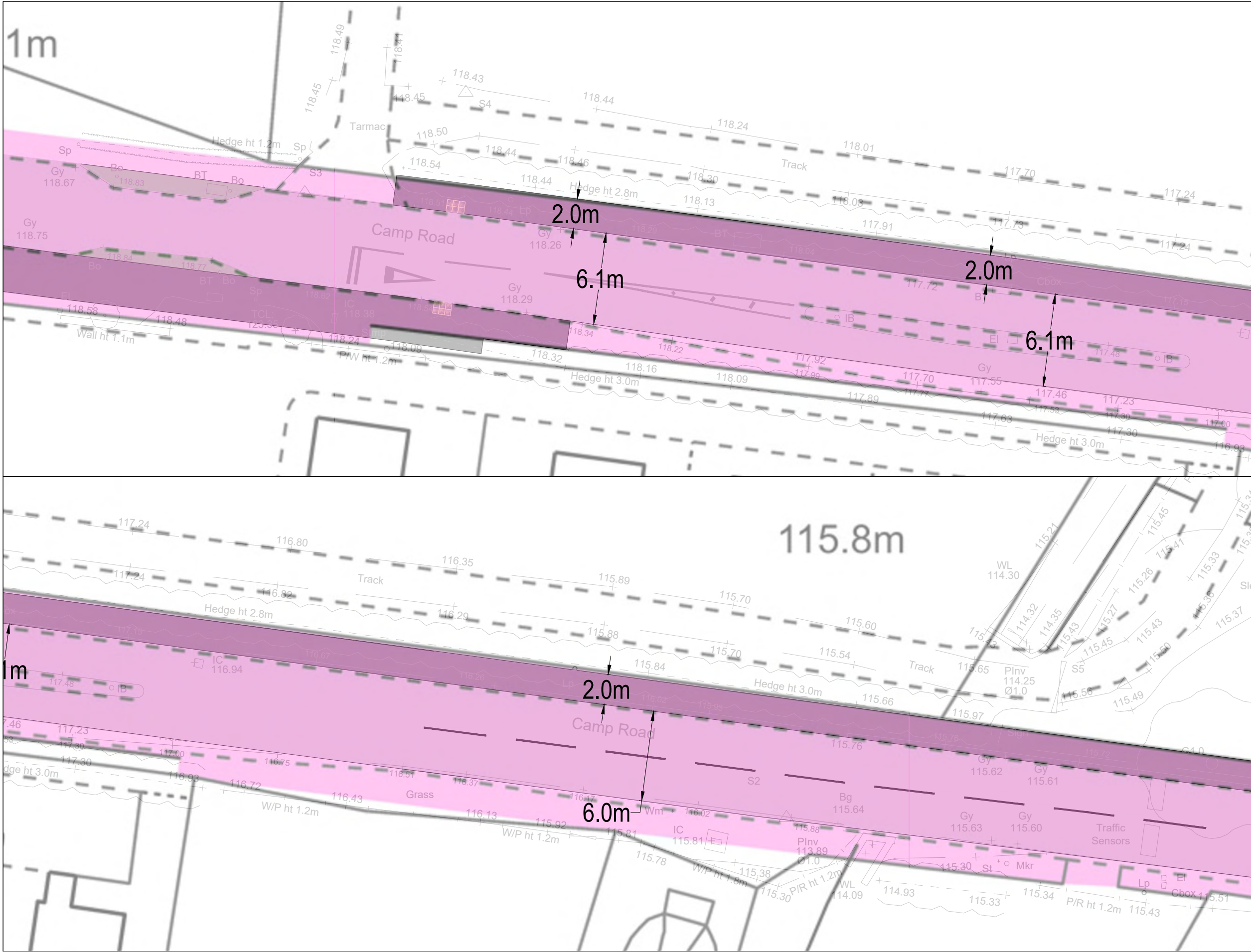
Appellant's Summary of Position

- 1.12 It has been confirmed at the meeting on 19th December 2023, that the proposed access and highway works scheme included within the S106 agreement (drawing **T19562.001 rev C**) is deliverable within the extent of the existing adopted highway on Camp Road.
- 1.13 This follows the discussion relating to drawing **T19562.003 rev A** at that meeting, as appended to this note.
- 1.14 The Rule 6 party, Dorchester Living, take issue with the proposal as it requires some narrowing and realignment of the existing Camp Road carriageway to deliver the 2.0m footway width.
- 1.15 As such, drawing **T19562.005** has been prepared to demonstrate the width of footway available if the carriageway remains unaltered; this is the position that the Rule 6 party believe is appropriate, i.e. that the carriageway along Camp Road should not be narrowed, even by a small amount, in order to deliver the wider footway along the northern edge.
- 1.16 However, we do not agree with the position taken by the Rule 6 party for the following reasons:
- Most of the carriageway width narrowing on Camp Road is due to the removal of the central traffic-calming island on Camp Road towards the western end of the Pye/BDW frontage – it would not be appropriate highway design to remove the central feature and leave the carriageway here widening out to c.7.4m over a c.50m length and then narrowing back in on either side. It is better to provide a consistent carriageway width, which the Appeal scheme does;
 - It has always been the case that the slight narrowing and realignment of Camp Road was proposed in order to deliver the 2.0m wide footway along the Pye/BDW frontage – this scheme was proposed at application stage, and the element relating to the Pye/BDW frontage footway has remained constant since our initial drawing;
 - A 6.0m wide carriageway is capable of accommodating two-way traffic movements comfortably, including two large HGVs passing at all points, particularly so given that this section of Camp Road is essentially straight in terms of horizontal alignment;
 - The Hybrid application S278 scheme drawing prepared by Woods Hardwick, drawing 16871-SK380 rev B (also attached for reference), provides a width of Camp Road narrowed to between 5.7m and 5.8m wide for a length of approximately 110m along the Appeal site frontage, in order to deliver the 1.5m footway on the southern side of Camp Road;
 - It is important to note that whilst the Appeal site might also deliver the same 1.5m footway width on the southern side of Camp Road, depending on the site delivery timescales (as set out in the S106 agreement), this footway provision is entirely unrelated to the Appeal (having been previously agreed with the LHA and consented by the LPA), and forms part of the Appeal site access proposals in order to ensure that the approved scheme is delivered if the Appeal site comes forward first;

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- Therefore, it is our view that if a 5.7m to 5.8m Camp Road carriageway width is acceptable within the Hybrid application S278 scheme, a 6.0m to 6.1m Camp Road carriageway width should clearly be acceptable for the Appeal site S278 scheme along the Pye/BDW frontage.
- 1.17 As such, we consider that the proposed scheme included within the S106 agreement, as shown on drawing **T19562.001 rev C**, can be accommodated with the public highway and is acceptable in highway terms.

Drawings



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

HIGHWAY BOUNDARY

REV	DESCRIPTION	DATE	BY	AUTH
A	OCC HIGHWAY BOUNDARY (SHADED) ADDED	14.12.23	JP	GM



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CLIENT
RICHBOROUGH ESTATES & LONE STAR LAND

PROJECT
HEYFORD PARK

TITLE
**PROPOSED CAMP ROAD IMPROVEMENTS
 ALONG PYE/BDW FRONTAGE WITH OCC
 ADOPTED HIGHWAY BOUNDARY**

DRAWN JP	AUTHORISED GM	SCALE 1:250	SHEET SIZE A3	DATE 11.12.23
PROJECT NO. T19562	DRAWING NO. 003	REV A		

Our Ref: NJB/11019/10.11.422

Your Ref:

**Highway Records
County Hall
New Road
Oxford
OX1 1ND**

To whom it may concern

**Highway Records Team
Data Intelligence & Business
Support**

Date: 13 December 2023

Dear Sirs,

Heyford Park: Camp Road – Highway Enquiry

I attach a plan showing coloured what are, according to our current highway record plan (see Notes 1 & 2), the highways maintainable at the public expense in the area of interest and a key explaining the colouring used. Uncoloured areas (which are not otherwise Public Rights of Way) are not publicly maintained and we hold no records of private ownership. The colouring shows the extent of the highways according to our current highway record plan except that where there is a roadside ditch the highway boundary is usually the roadside edge of the ditch. There can however be exceptions to this rule and we may have further information on any particular ditch. The plan is intended to be viewed at the scale quoted upon it, enlarging or viewing it at a larger scale may distort the result.

Public Rights of Way, may be viewed online via the Countryside Access Map:

<https://www.oxfordshire.gov.uk/cms/content/countryside-access-maps>

For further information about public rights of way, please contact the Countryside Records Team, Oxfordshire County Council, County Hall, New Rd, Oxford OX1 1ND or via countrysiderecords@oxfordshire.gov.uk.

If you have any questions about the plan, please contact this office.

Yours faithfully,



Nick Blacow
Highway Records Manager
Please ask for: Highway Records
Direct line: 01865 815082
Email: highway.records@oxfordshire.gov.uk
www.oxfordshire.gov.uk
Enc.

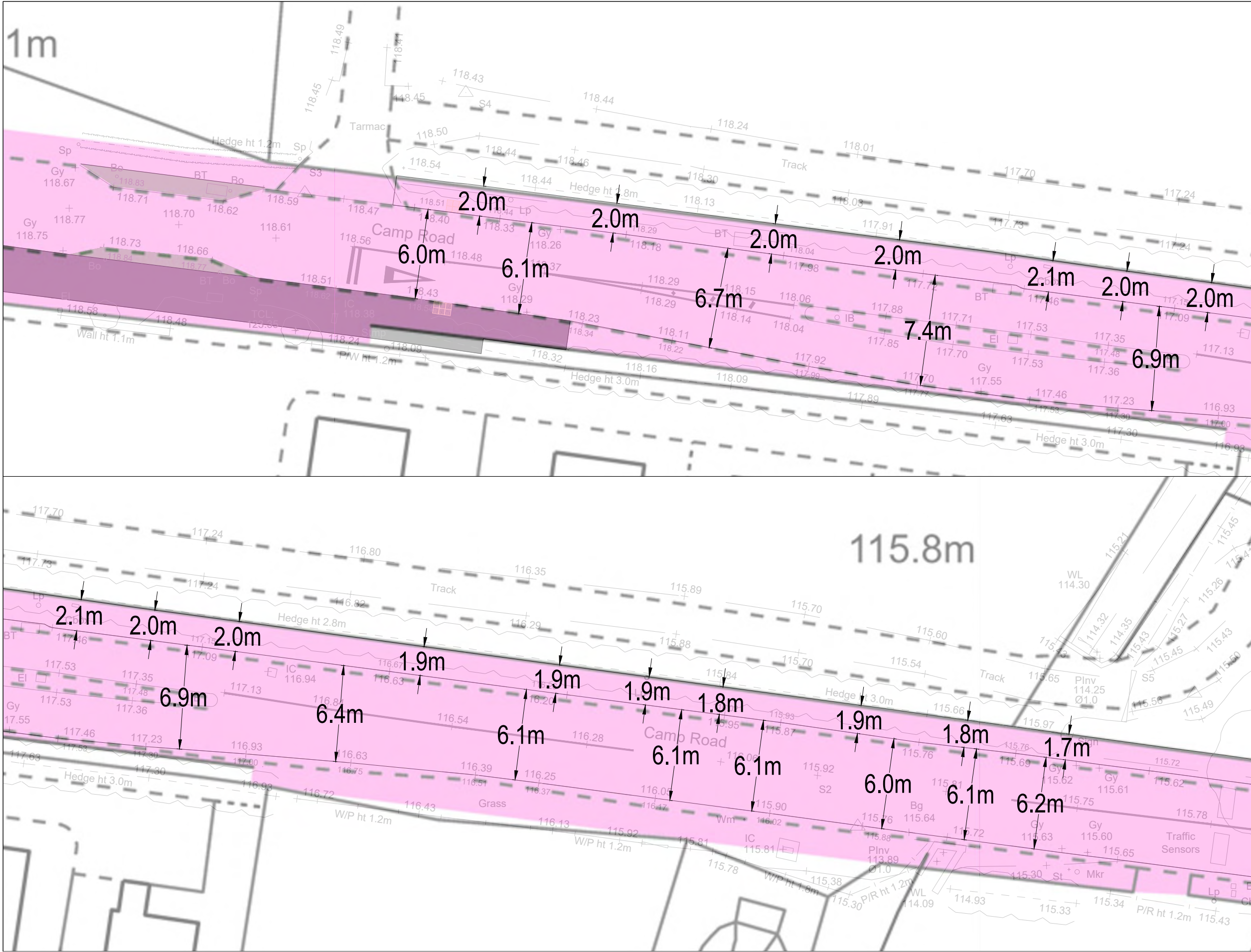
1. This extract of the highway record plan is derived from a variety of sources of differing quality/accuracy, which to a large extent is inevitable given the piecemeal development of the highway. The colouring indicates the general boundaries of the highway (not an exact line), except where there is a roadside ditch the highway boundary is usually the roadside edge of the ditch.
2. It is presented on an Ordnance Survey base and such maps are drawn by them according to their prescribed practices. They are not topographic surveys and should not be considered as such. We may also hold historic background papers and are able to provide these, there may be an additional charge for these documents.

Heyford Park: Camp Road - Highway Enquiry



- KEY**
- Highways England Highway
 - Oxfordshire County Council Highway
 - Surfaced Right of Way

1:1,250
 452000E 225758N
 Plot Date: 13/12/2023
 Oxfordshire County Council
 Highway Records



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

HIGHWAY BOUNDARY

REV	DESCRIPTION	DATE	BY	AUTH
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CLIENT
RICHBOROUGH ESTATES & LONE STAR LAND

PROJECT
HEYFORD PARK

TITLE
CAMP ROAD FOOTWAY ALONG PYE/BDW FRONTAGE WITH EXISTING CARRIAGEWAY WIDTH RETAINED & OCC ADOPTED HIGHWAY BOUNDARY

DRAWN JP	AUTHORISED GM	SCALE 1:250	SHEET SIZE A3	DATE 19.12.23
PROJECT NO. T19562		DRAWING NO. 005		REV -

- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.
© This drawing is copyright.
 - Reproduced from OS Sitemap © by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
 - Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to approval being given it is entirely at his own risk.

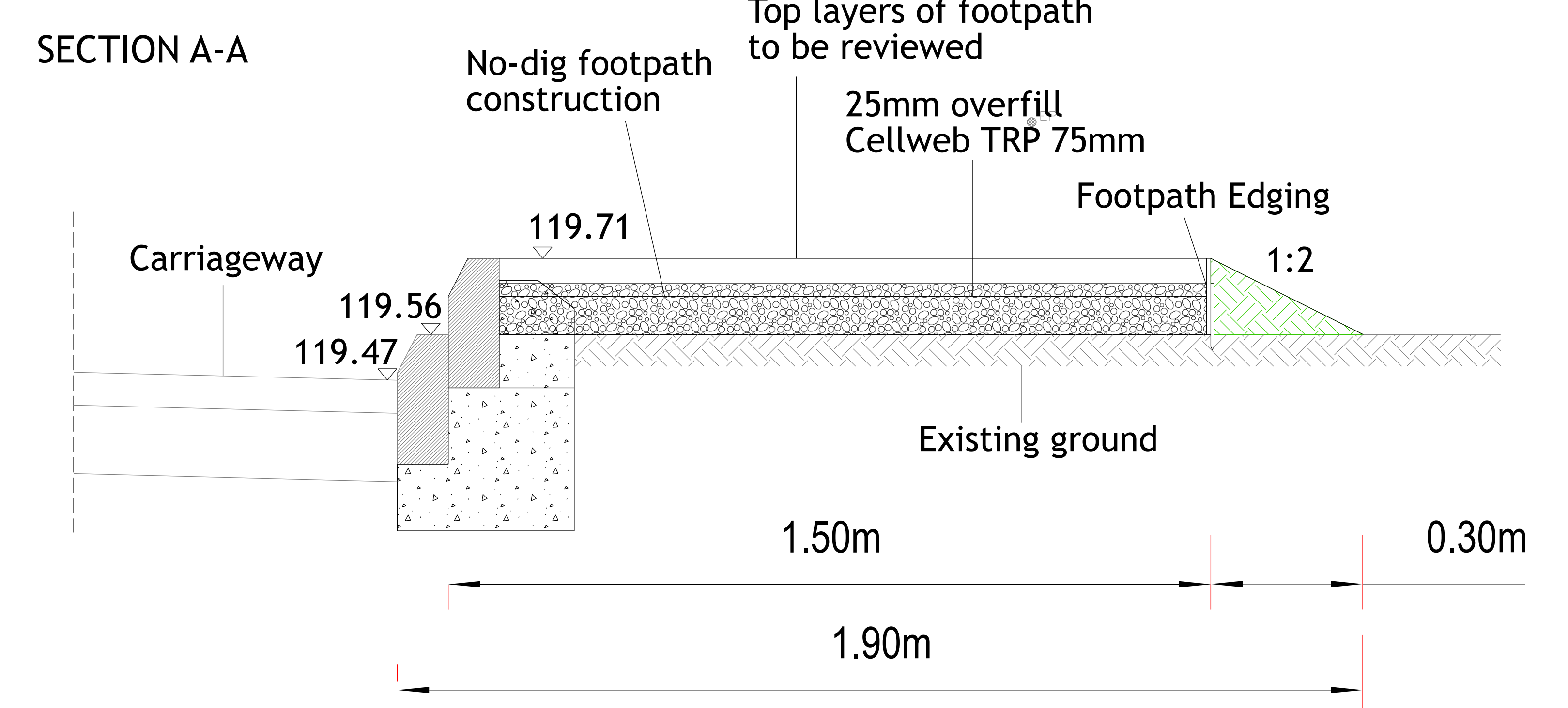
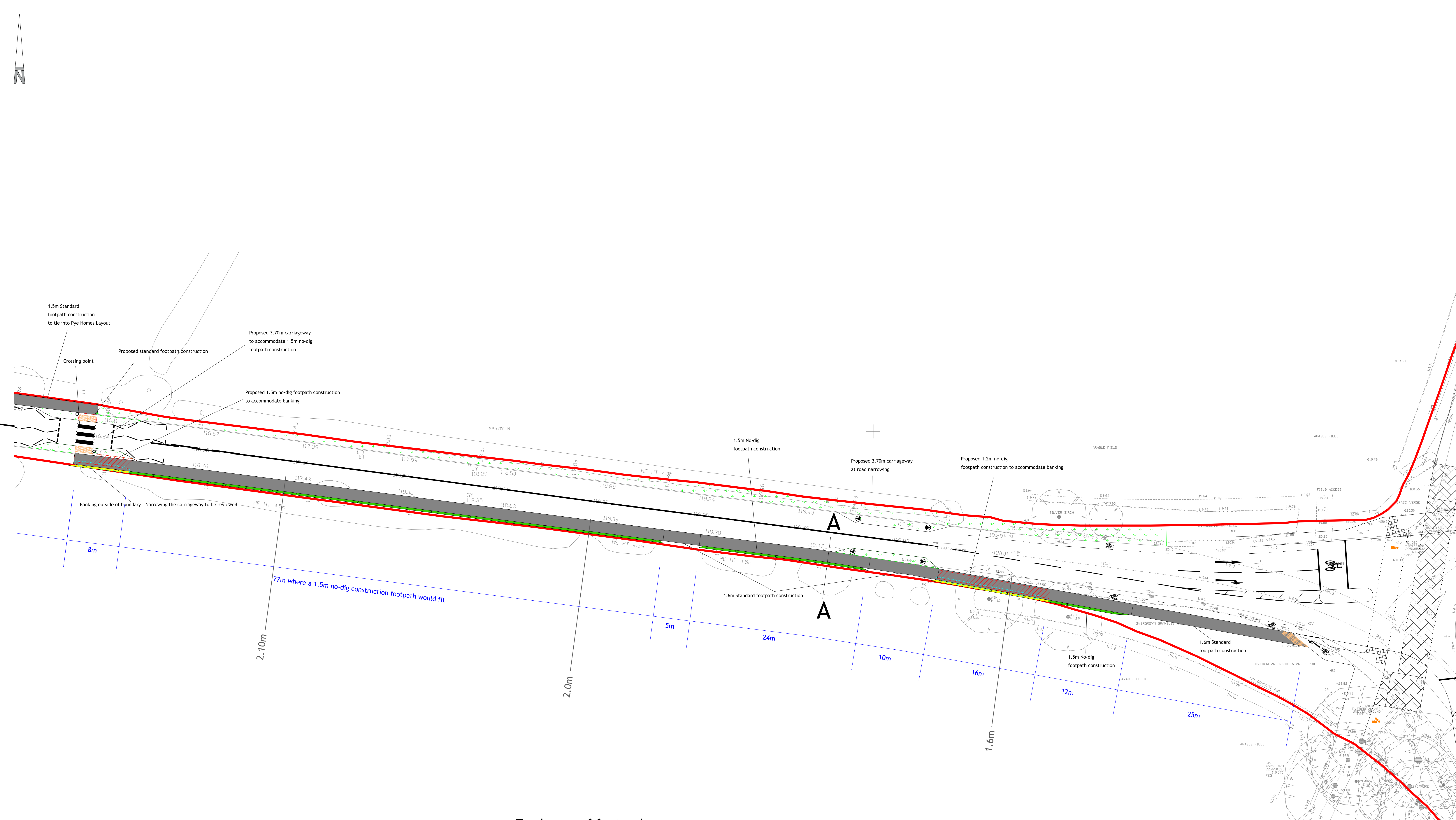
SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

- Construction:**
- Proximity of works to a live carriageway
 - Possible presence of existing services
 - Protection of trees and hedges
- For information relating to end use, maintenance, demolition, see the health and safety file.
- It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

KEY

Highway Boundary Limits	—
Possible Future Footpath	—
Banking	—
Banking outside of boundary	—
Proposed Footpath	—
Soft Landscaping	—
Assumed Banking	—
Footpath Dimensions	XX



B	Cycle lane separation removed. Additional narrowing added	AT	AT	09.09.20	
A	On-carriageway cycle lane markings added	JGF	JGF	21.08.20	
REV	DESCRIPTION	DRN	CHD	DATE	
■	PRELIMINARY	□	INFORMATION	□	TENDER
□	CONSTRUCTION	□	AS BUILT		

SCALE	1:200 @ A0	DATE	JULY 2020
DRAWN	NK	CHK	JGF
DRAWING NO.	16871-SK380	REV	B
TITLE	CAMP ROAD UPPER HEYFORD		
DETAILS	POSSIBLE FOOTPATH SECTION 278 WORKS ON CAMP ROAD EAST		

Woods Hardwick
 Architecture | Engineering | Planning | Surveying

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