

## Matthew Swinford

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From: Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>  
Sent: 05 November 2019 15:35  
To: George Smith  
Cc: Councillor Lawrie Stratford; DC Support  
Subject: 19/02075/F - The Old Vicarage Fringford Road Caversfield OX27 8TH

Hi George,

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

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<b>Planning application:</b>	19/02075/F
<b>Location:</b>	The Old Vicarage Fringford Road Caversfield OX27 8TH
<b>Description:</b>	Erection of 4 No dwelling houses with associated garages, access and landscaping
<b>Type:</b>	Full Development
<b>Case Officer:</b>	George Smith

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### **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:**

Access is proposed to be taken from Aunt Ems Lane, just inside the 40mph speed restriction zone. It is likely that vehicles approaching from the west would exceed 40mph in the location of the proposed access as they enter the 40mph stretch.

The site layout plan does not show the full extent of the visibility splay to the west of the site access, nor does it indicate the dimensions of the visibility splay. The length of splay required to the west must be based on a speed survey at the location of the proposed site access and the visibility splay cannot extend over third party land. It may be possible to achieve the required visibility splay within the highway boundary however the current application has not demonstrated this. On this basis the county council must object to the application as it currently stands.

Notwithstanding the above, a Section 278 Agreement would be required in order to undertake the required alterations to the highway, including the site access junction, connecting footway, relocation of existing road signs and clearance of vegetation for improved visibility. Should permission be granted a condition is requested to secure these works.

The layout within the site and provision of parking and cycle storage is acceptable.

### **Condition:**

Should the Local Planning Authority be minded to grant planning permission the following condition is required.

### **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, vision splays (to be informed by speed surveys at the location of the site access) and footways connecting with the existing provision on Aunt Ems Lane 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 interest of highway safety

Please note: 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.

## **Tim Peart**

Senior Transport Planner – Cherwell & West Oxfordshire  
Communities  
County Hall  
New Road  
Oxford  
OX1 1ND  
Email: [timothy.peart@oxfordshire.gov.uk](mailto:timothy.peart@oxfordshire.gov.uk)

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