

Rachel Tibbetts

From: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>
Sent: 15 September 2020 16:35
To: Bob Neville
Cc: DC Support; Cllr Arash Ali Fatemian
Subject: 20-02152-F 13 Blackwood Place Bodicote

Hi Bob,

Planning application: 20/02152/F
Location: 13 Blackwood Place Bodicote Banbury OX15 4BD
Description: Erection of dwelling house, garage and associated vehicular access off Oxford Road A4260.
Type: Full Development
Case Officer: Bob Neville

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

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they **do not object** to the granting of planning permission, subject to the following conditions:

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 and vision splays 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 interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Turning Area and Car Parking

Prior to the commencement of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, and prior to the first occupation of the development, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety, to ensure the provision of off-street car parking and to comply with Government guidance contained within the National Planning Policy Framework

Comments:

The concept of the proposed new access to Oxford Road has been considered in the independent Road Safety Audit (RSA). The main finding of the RSA is that the layby should be extended to the north to encompass the new access. I agree with this recommendation and see that it is accepted

by the applicant (ref. Planning Statement, sect. 4.3). These proposed modifications to the highway construction will require a S278 Agreement, which must be in place before the commencement of development. Please see <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/section-38-and-section-278> for further details.

The Planning Statement makes reference to an application for a food store on a nearby site, 20/00123/OUT. OCC had requested that a northbound bus stop layby be constructed as part of the S278 works for that development; however, the application has been withdrawn. OCC are continuing to explore the opportunities for a bus stop in the vicinity and the layby to the north of Cotefield Drive remains an option, whether or not the layby is extended. Any potential bus stop would serve the S4 route which runs an hourly service, so it would have a minimal impact on the proposed access.

As the garage has an internal length of 5.4m it cannot be counted as a parking space. However, there is adequate area to accommodate at least two spaces outside while maintaining space to turn.

The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

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

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council
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