

District: Cherwell

Application No: 20/03192/DISC

Proposal: Discharge of Condition 25 (Phasing), Condition 36 (Construction Management Plan), Condition 37 (Construction Environmental Management Plan for Biodiversity), Condition 38 (Tree Protection), Condition 39 (Training and Employment Plan) and Condition 45 (Site Access) and Partial Discharge of Condition 40 (Sustainable Drainage) and Condition 46 (Estate Roads, Parking and Turning Areas) of 19/01740/HYBRID

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Transport Development Control

Recommendation:

Conditions 25, 37, 38, 39, 40 – No comment

Conditions 36 (Construction Traffic Management Plan) – Objection
45 (Site Access) – Objection
46 (Estate Roads, Parking and Turning Areas – Objection

Detailed comments:

Condition 36

The information submitted pursuant to discharge condition 36 is not sufficient to discharge the related condition. For a CTMP condition to be duly satisfied, the application must contain the following in detail;

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.

- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

Condition 45

Access plans show the primary road to be flanked by a 3m shared footway/cycleway on the southern side while the northern side is a 2m footway. This arrangement is considered to only be satisfactory for vehicles and pedestrians but does not adequately cater for cyclists, requiring them to use indirect routes that are less convenient. It is seen that cyclists from Wendlebury Road (N) on a 3m shared facility would be in a limbo when the shared facility does not extend into the site, bringing confusion on how they would proceed into the development. It would be preferable to extend a similar width into the site that caters for both pedestrians and cyclists. Other than that, a cycle lane (advisory) needs to be introduced on the access road including an appropriate transition for them to merge onto the carriageway, like those proposed on the merge onto/from Wendlebury Road (S)carriageway.

Condition 46

Similar to above, the estate roads need to provide for both pedestrians and cyclists including crossing points at junctions or side roads.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 29 December 2020
