

Project name	Wykham Park Farm, Banbury		
Design note title	Planning Statement		
Document reference	WPF-HYD-XX-XX-RP-C-0005		
Author	Robert Parker		
Revision			
Date	16 December 2020	Approved	<input type="checkbox"/>

1. INTRODUCTION

This Technical Note (TN) has been prepared in support of a Reserved Matters Application for the spine road, for the development at Wykham Park Farm, Banbury.

The highway will facilitate access to a new mixed-use new community of up to 1,000 dwellings at Wykham Park Farm, as shown in the General Arrangement drawings WPF-HYD-XX-XX-DR-C-0005 / 0006 / 0007 / 0008 and 0009.

This note details the design parameters, constraints and assumptions used to prepare the highways preliminary design for the spine road and covers the discussions undertaken between L&Q Estates (L&Q), Hydrock, David Lock Associates (DLA), Oxford County Council (OCC) and Cherwell District Council (CDC).

The proposed residential development forms part of the Strategic Development at South West Banbury, a mixed-use allocation for up to 1,495 dwellings (Policy Banbury 17), on land bound by Bloxham Road and Salt Way, south west of Banbury Town Centre. The site is indicated on David Lock Associates (DLA) Regulating Plan Ref. L&Q002/REG/01-B OR Development Framework Plan Ref. JIG043/035-Y. The Reserved Matters Application (RMA) planning boundary for the spine road is indicated on Hydrock drawing WPF-HYD-XX-XX-DR-C-0010.

2. DESIGN STANDARDS

The onsite highway design is based on the following guidance:

- Manual for Streets (MfS)
- Manual for Streets 2 (MfS 2)
- Oxfordshire County Council Transport Development Control Residential Road Design Guide (2015)
- CD116 Geometric Design of Roundabouts
- CD123 Geometric Design of at Grade Priority and Signal Controlled Junctions.
- Oxfordshire Cycle Design Standards (2017)
- Oxfordshire Walking Design Standards (2017)

3. HIGHWAY GENERAL ARRANGEMENT

Details of the proposed highway is provided on drawing WPF-HYD-XX-XX-DR-C-0005 / 0006 / 0007 / 0008 / 0009.

Vehicle tracking swept paths are provided on drawing WPF-HYD-XX-XX-DR-C-2300 / 2301 / 2302.

3.1 Spine Road

- Carriageway Width: 6.75m
- Footway Widths: 3m shared footway / cycleway and 2.0m footway
- Design Speed: 30mph (48kph)
- Visibility splays provided are in accordance with manual for streets guidance (MfS) based on a 30mph (48kph) design speed.

No direct private access has been provided from the development parcels onto the spine road. Any requirement for a private access directly onto the spine road will be subject to a separate planning application.

3.2 Secondary Residential Roads Access

- Carriageway Width: 5.50m
- Footway Widths: Two 2.0m footways
- Design Speed: To be confirmed subject to design code.

A minimum of two junctions have been provided to each development parcel. The internal highway layout for each parcel is subject to a separate planning application.