

Project name	Wykham Park Farm, Banbury		
Design note title	Planning Statement		
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## 1. INTRODUCTION

This Technical Note (TN) has been prepared in support of a Reserved Matters Application for the ancillary roads including the Western Perimeter and Loop Roads, supportive of the spine road which is the subject of a separate reserve matters submission, 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-00012 and 0013.

This note details the design parameters, constraints and assumptions used to prepare the highways preliminary design for the ancillary roads 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. JG043/035-Y. The Reserved Matters Application (RMA) planning boundary for the ancillary roads are indicated on Hydrock drawing WPF-HYD-XX-XX-DR-C-0011.

## 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
- 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-00012 and 0013.

Vehicle tracking swept paths are provided on drawing WPF-HYD-XX-XX-DR-C-2303, 2301.1, 2304 and 2304.1.

### 3.1 Western Perimeter Road

- Carriageway Width: 6.5-6.75m
- 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.
- A minimum of two junctions have been provided to the development parcels. The internal highway layout for each parcel is subject to a separate planning application.

### 3.2 Loop and Ancillary Spur Road

- Carriageway Width: 6.75m
- Footway Widths: 2x 2.0m footways
- Design Speed: 30mph (48kph)
- Visibility splays provided are in accordance with manual for street guidance (MfS) based on a 30mph (48kph) design speed.

### 3.3 Secondary Residential Roads Access

- Carriageway Width: 5.50m
- Footway Widths: 2x 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.