

Lynne Baldwin

From: Nichols, Chris - E&E <Chris.Nichols@Oxfordshire.gov.uk>
Sent: 09 June 2021 12:59
To: Bob Neville
Cc: DC Support; Transport CDC Minor; Councillor Kieron Mallon
Subject: 21/01300/F: Broughton Hall Cottage, Ruskin Road, Banbury.

Importance: High

Dear Bob,

Planning application: 21/01300/F
Location: Broughton Hall Cottage and Land at Wykham Park Academy, Ruskin Road, Banbury, OX16 9HY.
Description: Demolition of existing dwelling. Erection of 6 no. 2 x bed flats over 2 storeys with new access road, vehicle turning and parking spaces.
Type: Full
Case Officer: Bob Neville

I have reviewed the above planning application and have the following comments to make.

Recommendation

Oxfordshire County Council, as the Local Highways Authority, hereby notifies the District Planning Authority that it **objects** to the granting of planning permission.

Comments

The proposed access does not meet highway land. The highway terminates where it meets Public Right of Way 120/40/10. This is at a point immediately to the north of where the application red line terminates. There is therefore a piece of land between the application site and the highway over which access must be gained but which does not appear to be within the control of either the applicant or the County. Unfettered access to the application site can not therefore be guaranteed.

Reason for objection. The area in question would need to be included within the redline, with notice served on the relevant parties. Precise details of the extent of adopted highway in this location can be obtained from the County's Highways Records office. Contact email: highways.records@oxfordshire.gov.uk.

Further to the above concern, there is insufficient detail in the application documents regarding the adequacy of the access and internal vehicle circulation provisions. The County would need to see a detailed access drawing demonstrating that visibility splays compliant with the Manual for Streets are achievable, and these can overcome the presence of on-street parking on Ruskin Road. The County would also need to see internal vehicle swept path analysis demonstrating that the access, internal driveway, turning head and parking spaces are suitable for the vehicles that are likely to use them. In this connection it is not clear whether the applicant proposes that refuse vehicles access the site in order to collect refuse from the refuse store located next to the turning head. This would need to be clarified and vehicle swept path provided to demonstrate that proposed arrangements are acceptable. **Reason for objection.**

The location and design of parking on internal driveway is far from ideal. It is not certain that cars will drive to the top of the site, use the turning-head, then egress the site in a forward driving gear. There is no measure to prevent occupiers from reversing out from the site directly onto Ruskin Rd and into oncoming traffic accessing or egressing Wykeham Park Academy. Furthermore, parking bays appear to be only 2.3m in width. The County requires parking bays to have minimum dimensions of 2.5m x 5.0m as set out in para 7.20 of Oxfordshire County Council's Residential Road Design Guide. For echelon parking, the length of the bays needs to be longer based on either 45 or 60 degree angle, as also set out in the design guide. **Reason for objection.**

Also of concern is the likely conflict of peak hour traffic from the application site with the immediately adjacent Wykeham Park Academy main vehicular and pedestrian access and with the immediately adjacent Public Right of Way footpath No.120/40/10. This is of greatest concern during the Academy's attendance and dispersal peaks.

Please do not hesitate to contact me if you have any queries.

Best regards,

Chris Nichols
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(Oxford, Cherwell and West Oxfordshire)
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