

Project name	Wykham Park Farm, Banbury		
Design note title	21/03950/RAM Planning Response		
Document reference	WPF-HYD-XX-XX-RP-C-0101		
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Revision	P01		
Date	22 April 2022	Approved	✓

1. APPLICATION DETAILS

Planning Application Reference: 21/03950/REM - Cherwell District Council

Application Type: Reserved Matters

Development Details: Development of up to 1,000 dwellings with a mixed-use Local Centre, Primary School, Secondary School, Public Open Space and Sports Facilities and 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.

2. INTRODUCTION

This Technical Note (TN) has been prepared by Hydrock Consultants Limited (Hydrock) on behalf of Persimmon Homes in response to Oxfordshire County Council's (OCC) Transport Schedule consultee comments received in December 2021 as part of Reserved Matters Application (Planning Reference: 21/03950/REM) for the foul pumping station along with associated landscaping and access.

3. OCC COMMENTS

- 3.1 It appears that the allotments will provide car parking for users. As such, the access must be suitable for two passing cars. Swept path analysis should be provided demonstrating two family cars passing each other along the access road. Where this is not possible, passing places must be provided at sufficient intervals to properly accommodate vehicle conflicts. In addition, visibility splays should be demonstrated at the site access joining the spine road.

Hydrock Response: Agree, a 2.4x43m visibility splay has been shown at the access adjoining the spine road. Refer to drawing WPF-HYD-XX-XX-DR-C-2601-P02.

A 4.1m wide access track has been provided. A 4.1m width is sufficient to allow two cars to pass as advised in Manual for Streets (MfS). Swept paths showing two large cars passing has been provided on drawing WPF-HYD-XX-XX-DR-C-2604-P03.

4. CONCLUSION

This Technical Note (TN) provides a full response to the issues raised by OCC and concludes there are no reasons to object the application.