

Application no: 22/02847/DISC

Location: Heyford Park, Camp Road, Upper Heyford, OX25 5HD

Transport Development Control

Recommendation:

Condition 6: Objection to discharge of conditions.

Condition 8: No comment from Highways

Detailed Comments:

Properties 890, 878 and 880 have parking allocations that exceed the guidance within OCC's Maximum Parking Standards. Properties 878 and 890 are 1-bedroom dwellings with 2 allocated parking spaces, OCC's Parking Standards only permit 1 space per dwelling for 1 bed properties. Property 890 has an allocated 3 parking spaces, due to the inclusion of a garage, both the OCC Maximum Parking Standards and upcoming Vehicle and Cycle Parking Standards state that 3-bedroom dwellings should only have an allocated 2 vehicle parking spaces. As a result of this, the above properties will need to have their parking allocations amended, as providing too much parking has the potential to encourage a car dependent development and discourage the use of sustainable transport as per LTN 1/20.

In contrast, properties 874 and 879 have parking allocations that are below the minimum number of spaces set out within OCC's Maximum Parking Standards, which in itself has its own potential issues. Properties 874 and 879 are 2-bedroom properties, however they only have 1 allocated parking space, below the 2 recommended within the OCC Maximum Parking Standards and the guidance within the 2022 Vehicle and Cycle Parking Standards for rural developments. The allocation for these properties must be amended, as an inadequate parking provision can lead to overspill onto the adjacent highway network which in turn can present several issues in relation to safety and convenience.

Within this development 4 of the 4-bedroom properties (882, 883, 887, 888) have 1 vehicle space and 1 garage space. I raise concern here as I note no condition prohibiting the conversion of garages into inhabitable spaces. If this was to occur, it would leave the largest properties within this development with 1 vehicle space and is likely to lead to overspill parking throughout the development.

This phase outlines plans for houses ranging from 861 to 891 which is a proposal of 31 houses, OCC policy for visitor spaces is approximately 1 space for every 5 properties, meaning this development would require 6 spaces.

Property 876 has two disabled spaces do not conform to guidance in relation to space length, all disabled bays must measure a minimum of 5.5m in length, in order to provide the required accessibility for users.

Officer's Name: Ben Mundy

Officer's Title: Assistant Transport Planner

Date: 12/10/2022