

# OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

**District:** Cherwell

**Application no:** 23/00170/REM

**Proposal:** Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for infrastructure comprising two junctions to providing vehicular and pedestrian access into the site from Middleton Stoney Road and two initial sections of internal road.

**Location:** Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

**Response Date:** 02/03/2023

---

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

---

**Application no: 23/00170/REM**

**Location:** Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

---

## **Transport Schedule**

**Recommendation:**

**Objection for the following reasons:**

- The secondary access is insufficiently wide.

If, despite OCC's objection, permission is proposed to be granted then OCC requires prior to the issuing of planning permission a condition as detailed below.

**Comments:**

### **Introduction**

This is a Reserved Matters application for Access only, dealing with the two bellmouth junctions providing routes into the site from Middleton Stoney Road.

It is identical to 23/00214/REM, for which a separate response will be sent.

### **Access arrangements**

#### **Spine road junction**

Cycle facilities will be set back from Middleton Stoney Road, behind a swale, so do not enter into the red line area of this application.

Details of the access will be finalised during the technical approval process of the Section 278 application.

#### **Secondary road junction**

The same comments apply as for the spine road junction. However, the secondary road access must be a minimum of 6.5m wide to accommodate two-way bus movement, as it is expected that buses to/from Heyford Park will use both accesses in the future early stages of Himley Village development. A width of 5.5m is not acceptable and is a reason for objection.

**Planning Condition:**

In the event that permission is to be given, the following planning conditions should be attached:

**Access: Full Details**

Prior to the commencement of the development hereby approved, full design details of the means of access between the land and the highway, including, position, layout, construction, drainage, and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to first occupation the means of access shall be constructed and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

**Officer's Name: Roger Plater**

**Officer's Title: Transport Planner**

**Date: 01/03/2023**

**Application no: 23/00170/REM**

**Location:** Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

---

**Lead Local Flood Authority**

**Recommendation:**

Comments

**Detailed comments:**

No LLFA comments required to this reserved matters application. LPA to be aware condition 11 of 14/02121/OUT still needs to be discharged.

**Officer's Name: Kabier Salam**

**Officer's Title: LLFA Engineer**

**Date: 13/02/2023**

**Application no: 23/00170/REM**

**Location:** Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

---

## **Archaeology**

### **Recommendation:**

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

### **Key issues:**

### **Legal agreement required to secure:**

### **Conditions:**

### **Informatives:**

### **Detailed comments:**

The archaeological evaluation revealed archaeological remains which will need further investigation prior to the main development taking place, however, these access proposals will not affect any of the observed remains.

**Officer's Name: Victoria Green**

**Officer's Title: Planning Archaeologist**

**Date: 14/02/2023**