

P19-1601/CMR/AS/LT
02 February 2023

FAO Planning Department
Cherwell District Council
Bodicote House
White Post Road,
Bodicote,
Milcombe
OX15 4AA

Sent via email only

Dear Sir/Madam,

Planning application for five one storey age restricted dwellings (55+ years), formation of means of access, and associated landscaping and infrastructure.

This Transport Statement Addendum Letter has been produced by Pegasus Group on behalf of Blue Cedar Homes in order to address the transport issues associated with the proposed residential development of land to the south of the B3041 Clifton Road, Deddington. The development is for five age restricted dwellings, with access via a simple priority junction served from the B3041 Clifton Road.

Planning Background

Planning permission 20/03467/F was granted in May 2021 for the development of seven age restricted dwellings at the site. Pegasus Group prepared a Transport Statement (TS) in November 2020 to support that scheme. It included access via a simple priority tee junction from Clifton Road, with a footway provided on the western side of the junction to tie into the existing provision along the B3041. Dwellings were provided with two car parking spaces each, with two visitor parking spaces also provided.

The planning permission included the following transport planning conditions relating to layout, parking, and offsite improvements:

- 3. Notwithstanding the details submitted, no development shall commence until and unless a plan detailing the proposed parking turning, loading, and unloading provision for vehicles to be accommodated within the site including details of the proposed surfacing and drainage of the provision, has been submitted to and approved in writing by the Local Planning Authority. The approved parking turning, loading, and unloading facilities shall be laid out and completed in accordance with the approved details before the first occupation of the dwellings. The car parking turning, loading, and unloading spaces shall be retained for the parking turning, loading, and unloading of vehicles at all times thereafter;*

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DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



4. *No development shall commence unless and until a Construction Traffic and Environment Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the approved CTMP;*
5. *No development shall commence until a scheme for the highway improvement works on Clifton Road and Earls Lane as indicatively shown on Drawing P19- 1601 Figure 2 Rev D has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development;*
12. *No development shall commence above slab level unless and until full details of the refuse bin storage for the site, including location and compound enclosure details, have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of the dwellings, the refuse bin storage area shall be provided in accordance with the approved details and retained unobstructed except for the storage of refuse bins;*
25. *Prior to the first occupation of any of the dwellings hereby approved, all of the estate roads and footpaths (except for the final surfacing thereof) shall be laid out, constructed, lit and drained in accordance with Oxfordshire County Council's Conditions and Specifications for the Construction of Roads and its subsequent amendments;*
26. *Prior to the first occupation of the development, a scheme for the provision of vehicular electric charging points to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The vehicular electric charging points shall be provided in accordance with the approved details prior to the first occupation of the dwelling they serve and shall be retained as such thereafter;*
27. *No dwelling shall be occupied until space has been laid out within the site in accordance with drawing no. 056 (Cycle Storage Plan) for 2 bicycles to be parked and that space shall thereafter be kept available for the parking of bicycles;*
28. *The access hereby approved shall not be gated and access to the dwellings shall remain unfettered in perpetuity; and*
29. *Other than the approved access no other means of access to the development hereby approved shall be formed or used between the land and the highway.*

Development Proposals

The proposed development is for five age restricted dwellings. The site layout is shown in **Appendix A**. In line with the Oxfordshire County Council (OCC) Parking Standards for New Developments local guidance, two car parking spaces per dwelling will be provided. A single visitor parking space will also be provided. The approved site access arrangements remain unchanged, which is included at **Appendix B**.



The OCC Street Design Guidance (2021) confirms that up to five dwellings can be served from a private access. Therefore, the site is not proposed to be offered for adoption. An area of hardstanding will be provided within the vicinity of the access point for refuse and recycling storage, with collection to be undertaken via kerbside collection from the B3041 Clifton Road. A Swept Path Analysis (SPA) of a Fire Tender vehicle has been undertaken for the proposed development and is contained within **Appendix C**.

The TS provided in support of the consented application provided analysis of Personal Injury Accident (PIA) data. This has been updated to include PIA data provided by OCC for the previous 5 year period between January 2017 to December 2022. The full report and plot is contained within **Appendix D**. One accident was recorded within the vicinity of the site during this timeframe, located approximately 25 metres west of the proposed access, at the junction between Clifton Road and Earls Lane. The incident occurred on the 1st of December 2017 at 16:02 between two cars during darkness with street lighting present, fine weather and dry surface conditions. It was already summarised as part of the TS produced in November 2020. It is concluded from the available records that there is no existing highway safety pattern or problem on the highway network within the vicinity of the site.

The previously consented scheme for seven dwellings was forecast to be associated with one additional vehicle movement at the busiest times in the AM and PM peak hours which did not have a material impact on the local highway network. On this basis, the proposed scheme for five dwellings is also anticipated to have a maximum of one additional movement in the AM and PM peak hours and it will also have no material impact.

Conclusion

The proposed development of five dwellings does not materially differ in transport terms from the development of seven dwellings previously consented on the site in 2021. The layout is shown to be accessible to emergency vehicles and it would have no materially different traffic. It is therefore considered that there are no highways or transportation reasons which should prevent the development of the proposal.

Yours sincerely,

Transport Planner
luke.taylor@pegasusgroup.co.uk

Enc.

Appendix A – Site Layout

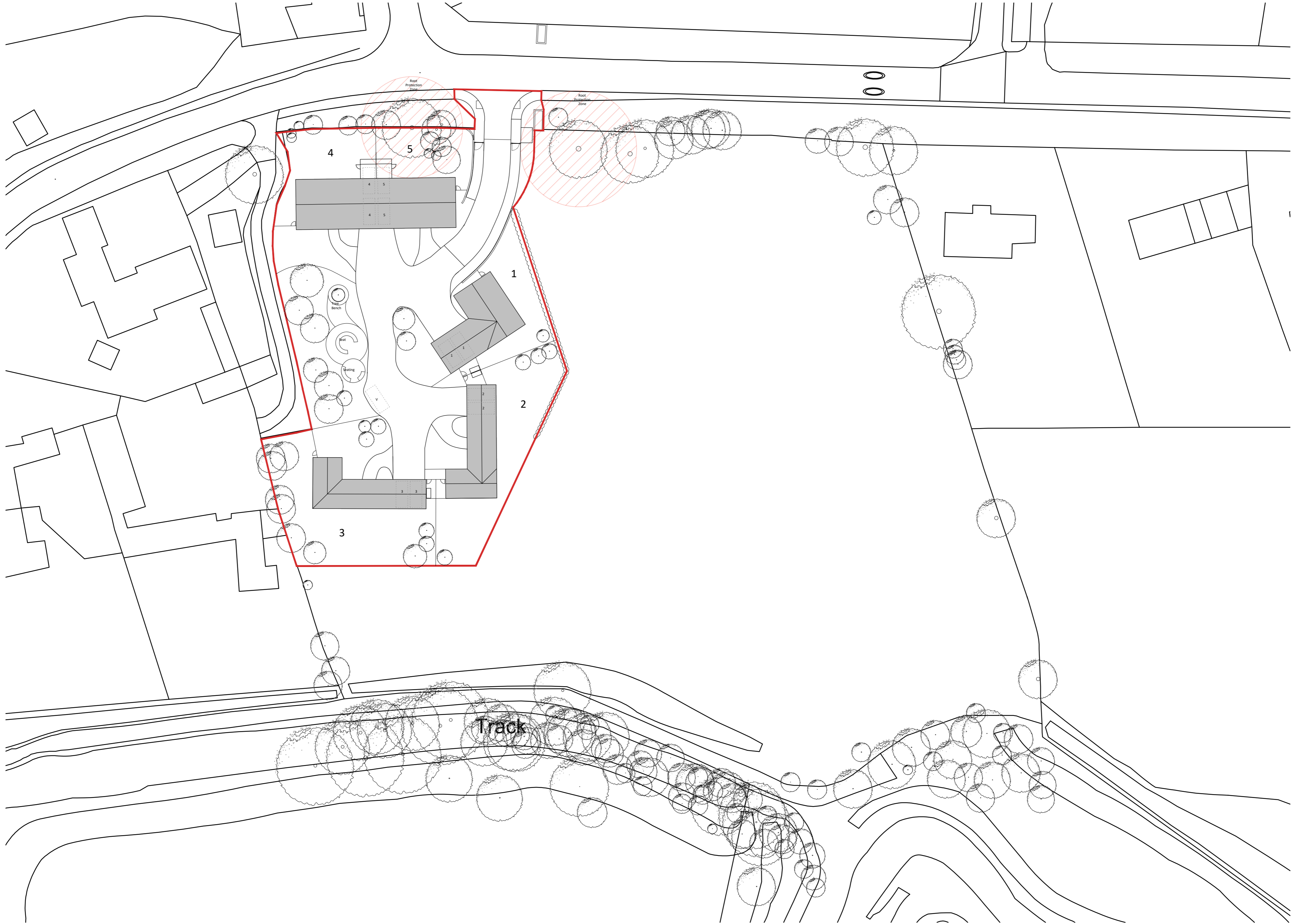
Appendix B – P19-1601 Figure 2 Rev.D

Appendix C – Swept Path Analysis of a Fire Tender

Appendix D – Personal Injury Accident Data and Plot

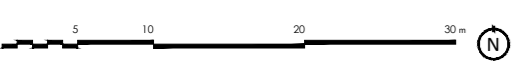


Appendix A



Rev	Date	Details	Rev	Status
Project	Stage	Drawing	Rev	Status
4192	3	110	T	PLANNING

Scale 1:500 Size A2 L Drawn IB Check MB Creation



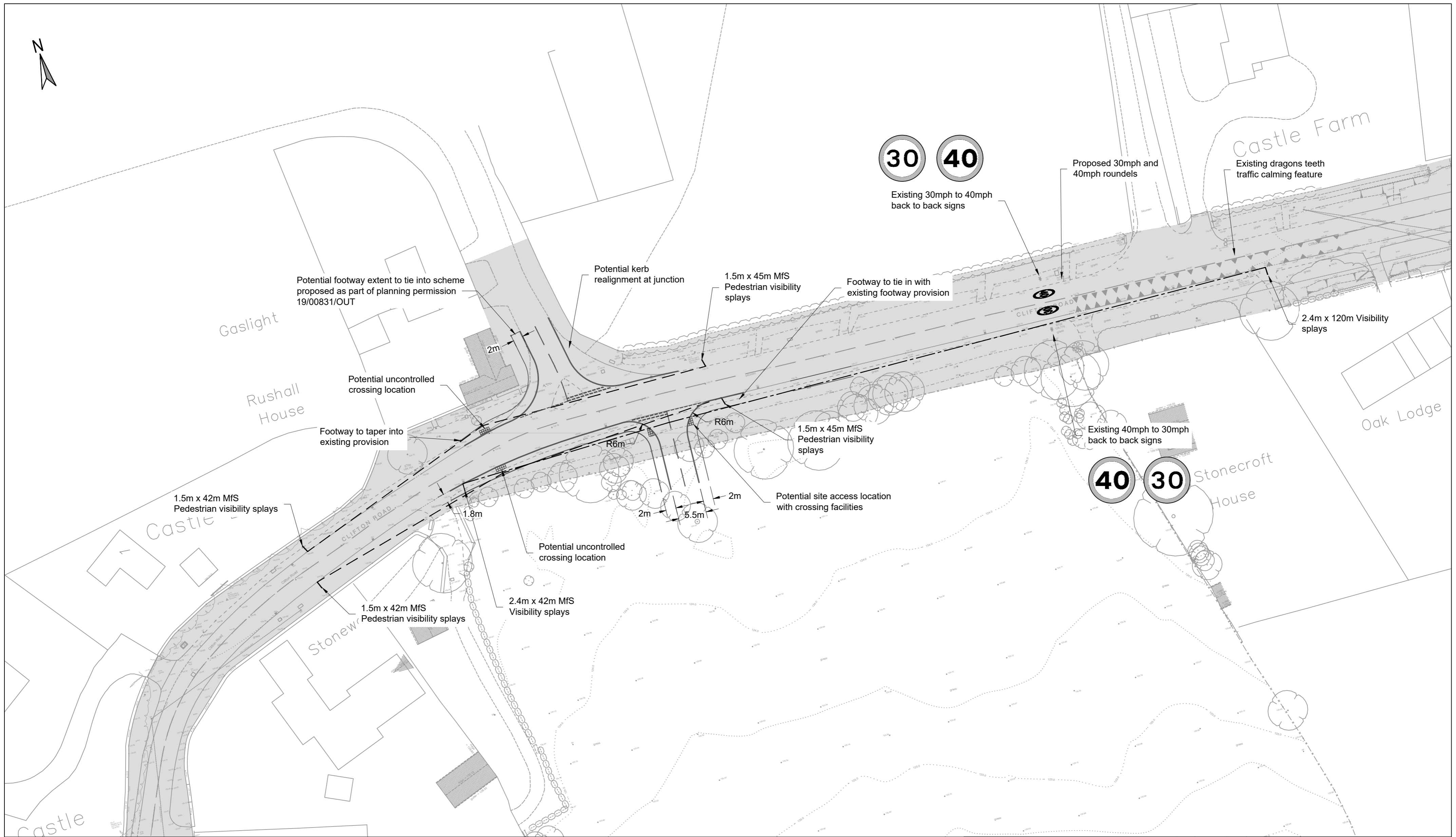
Land South of Clifton Road
Deddington
Site Plan



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Responsibility is not accepted for errors made by others in scaling from this drawing
All construction information should be taken from figured dimensions only
Discrepancies must be reported to the Architect before proceeding



Appendix B



Key:

	Vehicle visibility splays
	Pedestrian visibility splays
	Approximate extents of adopted highway

- Notes:**
1. This drawing is for illustrative purposes only and is not for construction.
 2. The drawing is to be printed and read in colour and to the stated scale.
 3. If received electronically it is the recipient's responsibility to print to scale.
 4. Highway information has been gained from tm group, search ref: 18366627.

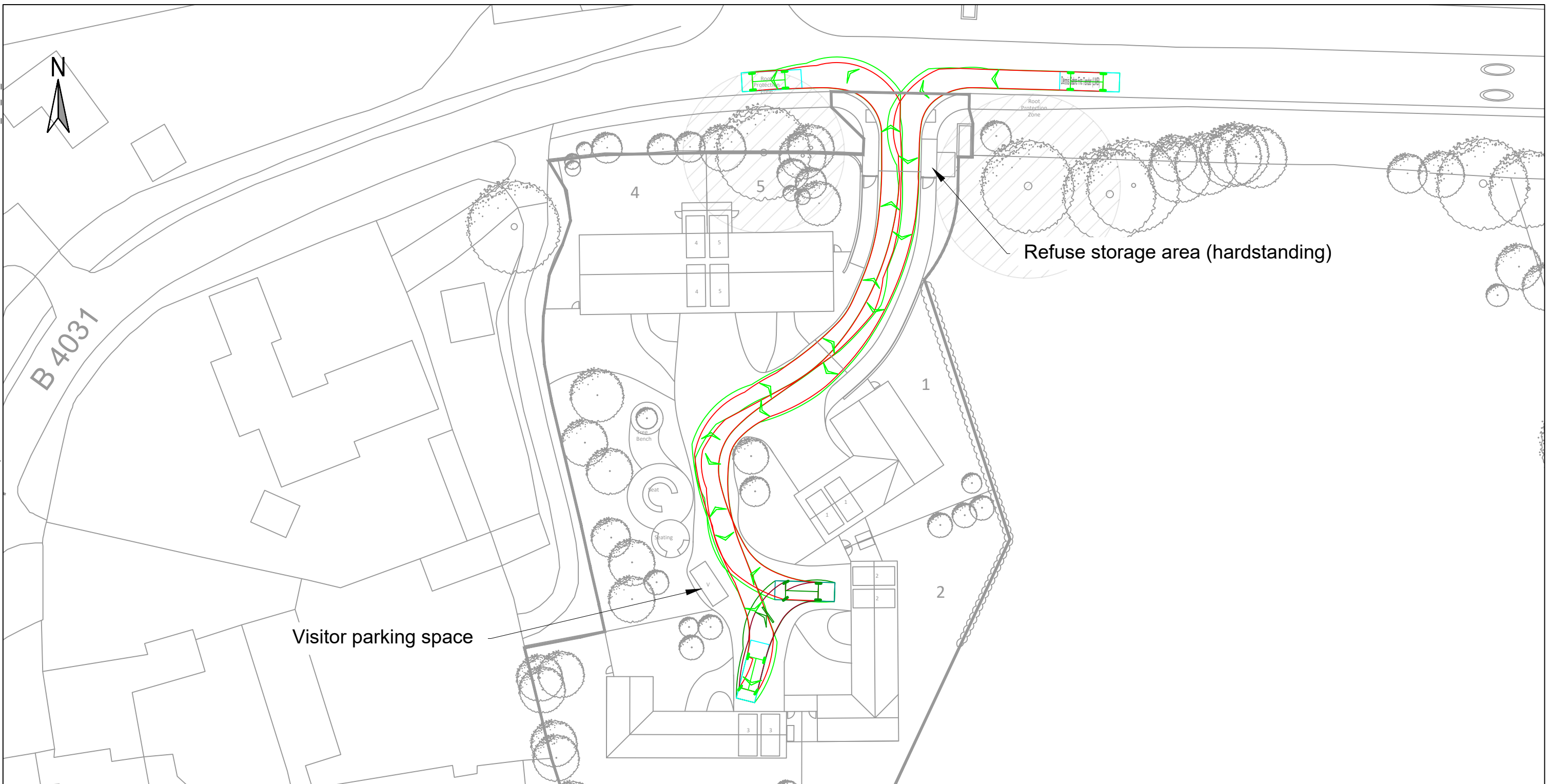
First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol, BS32 4QL 01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics				<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>CHK</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12/01/2021</td> <td>ADWS</td> <td>CROSSING TO FOOTWAY ON EARLS LANE ADDED</td> <td>CMR</td> <td>CMR</td> </tr> <tr> <td>B</td> <td>28/01/2021</td> <td>ADWS</td> <td>CROSSING TO EARLS LANE REMOVED, SITE ACCESS</td> <td>CMR</td> <td>CMR</td> </tr> <tr> <td>C</td> <td>12/02/2021</td> <td>ADWS</td> <td>CROSSING RELOCATED CLOSER TO DESIRE LINE</td> <td>CMR</td> <td>CMR</td> </tr> <tr> <td>D</td> <td>15/03/2021</td> <td>ADWS</td> <td>CROSSING LOCATION RELOCATED TO THE WEST OF EARLS LANE JUNCTION FOLLOWING RECEIPT OF STAGE 1 RSA FOOTWAY ON EASTERN SIDE OF EARLS LANE ADDED</td> <td>CMR</td> <td>CMR</td> </tr> </tbody> </table>	REV	DATE	BY	DESCRIPTION	CHK	APP	A	12/01/2021	ADWS	CROSSING TO FOOTWAY ON EARLS LANE ADDED	CMR	CMR	B	28/01/2021	ADWS	CROSSING TO EARLS LANE REMOVED, SITE ACCESS	CMR	CMR	C	12/02/2021	ADWS	CROSSING RELOCATED CLOSER TO DESIRE LINE	CMR	CMR	D	15/03/2021	ADWS	CROSSING LOCATION RELOCATED TO THE WEST OF EARLS LANE JUNCTION FOLLOWING RECEIPT OF STAGE 1 RSA FOOTWAY ON EASTERN SIDE OF EARLS LANE ADDED	CMR	CMR
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CLIENT: BLUE CEDAR HOMES		SCALE @ A2: 1:500	CHECKED: CMR	APPROVED: CMR																														
PROJECT: LAND TO THE SOUTH OF CLIFTON ROAD, DEDDINGTON		DATE: 03/10/2019	DESIGN-DRAWN: ADS	DRAWING TYPE: SK																														
TITLE: PROPOSED SITE ACCESS AND POTENTIAL OFF-SITE MITIGATION WORKS		PROJECT No.: P19-1601	DRAWING No.: FIGURE 2	REV: D																														

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Appendix C

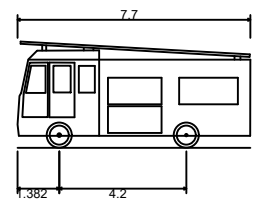
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B 4037

Visitor parking space

Refuse storage area (hardstanding)



Dennis Sabre Fire Tender (LWB)

Overall Length	7.700m
Overall Width	2.430m
Overall Body Height	3.512m
Min Body Ground Clearance	0.397m
Track Width	2.380m
Lock to lock time	5.00s
Kerb to Kerb Turning Radius	7.400m

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REV	DATE	BY	DESCRIPTION	CHK	APD

CLIENT: BLUE CEDAR HOMES	SCALE @ A3: 1:500	CHECKED: ADWS	APPROVED: CMR
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PROJECT: LAND TO THE SOUTH OF CLIFTON ROAD, DEDDINGTON	DATE: 30/01/2023	DESIGN-DRAWN: JAN	DRAWING-STATUS: SK
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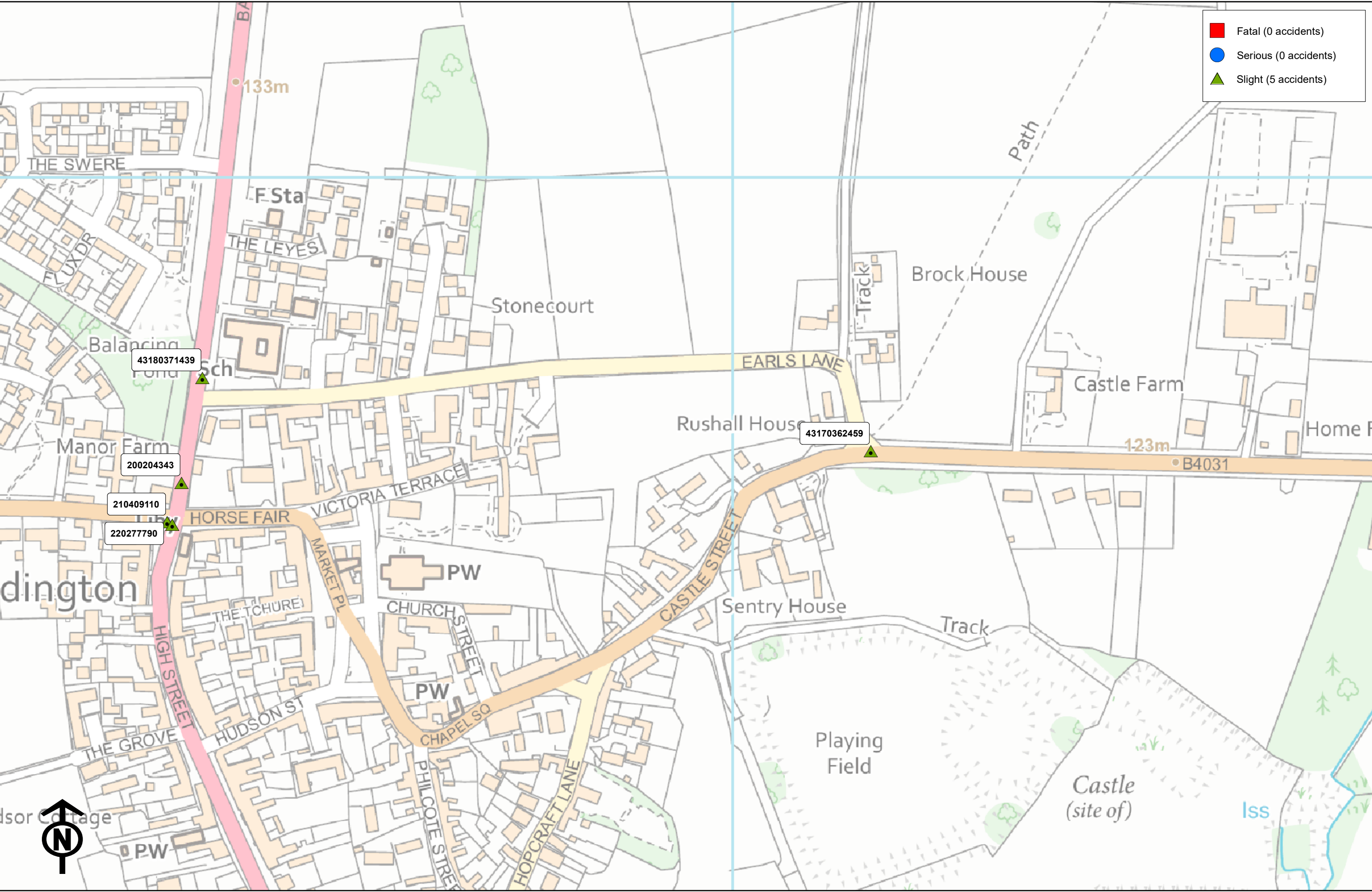
TITLE: SWEPT PATH ASSESSMENTS	PROJECT No: P19-1601	DRAWING No: SK/03	REV: -
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Appendix D

- Fatal (0 accidents)
- Serious (0 accidents)
- ▲ Slight (5 accidents)



Accidents between dates 01/01/2017 and 30/12/2022 (72) months

Selection: Notes:

Selected using Manual Selection

Friday 01/12/2017 Time 1620 Slight at B4031 CLIFTON ROAD J/W EARLS LANE DEDDINGTON
 E: 447106 N: 231791 Junction Detail: 3 Control 4
 Fine without high winds Road surface Dry Darkness: street lights present and lit
 Vehicle Reference 1 Car Moving from N to E Turning left
 Vehicle Reference 2 Car Moving from W to E Going ahead other
 Casualty Reference: 1 Age: 21 Female Driver/rider Severity: Slight Injured by vehicle: 2

Thursday 29/11/2018 Time 1638 Slight at A4260 BANBURY RD APPROX 15M N OF J/W EARLS LANE DEDDINGTON
 E: 446596 N: 231847 Junction Detail: 3 Control 4
 Fine without high winds Road surface Dry Darkness: street lights present and lit
 Vehicle Reference 1 Car Moving from E to S Turning left
 Casualty Reference: 1 Age: 45 Male Pedestrian Severity: Slight Injured by vehicle: 1

Monday 06/07/2020 Time 2244 Slight at A4260 BANBURY ROAD APPROX 20M N OF J/W B4031 HORSEFAIR DEDDINGTON
 E: 446580 N: 231767 Junction Detail: 0 Control
 Fine without high winds Road surface Dry Darkness: street lights present and lit
 Vehicle Reference 1 Car Moving from N to S Going ahead other
 Casualty Reference: 1 Age: 18 Female Pedestrian Severity: Slight Injured by vehicle: 1

Accidents between dates 01/01/2017 and 30/12/2022 (72) months

Selection: Notes:

Selected using Manual Selection

Saturday 11/09/2021 Time 1250 Slight at A4260 HIGH STREETJ/W HEMPTON RD DEDDINGTON
E: 446569 N: 231737 Junction Detail: 6 Control 2
Fine without high winds Road surface Dry Daylight
Vehicle Reference 1 Car Moving from N to W Turning right
Casualty Reference: 1 Age: 74 Male Driver/rider Severity: Slight Injured by vehicle: 1
Vehicle Reference 2 Car Moving from S to W Turning left

Friday 24/06/2022 Time 2004 Slight at A4260 BANBURY RD J/W B4031 HEMPTON RD DEDDINGTON BANBURY
E: 446573 N: 231735 Junction Detail: 6 Control 2
Fine without high winds Road surface Dry Daylight
Vehicle Reference 1 Car Moving from N to W Turning right
Vehicle Reference 2 Car Moving from W to N Turning left
Casualty Reference: 1 Age: 51 Male Driver/rider Severity: Slight Injured by vehicle: 2

Accidents between dates **01/01/2017** and **30/12/2022** (72) months

Selection: Selected using Manual Selection **Notes:**

Accidents involving:

	Fatal	Serious	Slight	Total
Motor vehicles only (excluding 2-wheels)	0	0	5	5
2-wheeled motor vehicles	0	0	0	0
Pedal cycles	0	0	0	0
Horses & other	0	0	0	0
Total	0	0	5	5

Casualties:

	Fatal	Serious	Slight	Total
Vehicle driver	0	0	3	3
Passenger	0	0	0	0
Motorcycle rider	0	0	0	0
Cyclist	0	0	0	0
Pedestrian	0	0	2	2
Other	0	0	0	0
Total	0	0	5	5

Number of casualties meeting the criteria: 5