

From: Mundy, Ben - Oxfordshire County Council <Ben.Mundy@Oxfordshire.gov.uk>
Sent: 23 March 2023 14:12
To: DC Support; Imogen Hopkin
Cc: Transport CDC Minor
Subject: 23/00376/F Land Adjoining And West Of Stonecroft House, Clifton Road, Deddington

Hi Imogen,

I have looked over the planning application above and have the following comments:

Planning Application: 23/00376/F

Location: Land Adjoining And West Of Stonecroft House, Clifton Road, Deddington

Description: Erection of 5 single storey age restricted dwellings for older people (60 years) with access, landscaping and associated infrastructure

Planning Officer: Imogen Hopkin

Recommendation

Oxfordshire County Council, as the Local Highways Authority, notify the District Planning Authority that they **do not object** to the granting of planning permission. Subject to the following conditions.

Conditions

CTMP

The development hereby approved shall be implemented and operated in accordance with an agreed Construction Traffic Management Plan (CTMP) unless otherwise agreed in writing by the Local Planning Authority. It must include the following points:

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.

- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

Electric Vehicle Charging

Prior to the first occupation of the development, a scheme for the provision of a vehicular electric charging point 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 unit they serve, and retained as such thereafter.

Reason - To comply with Policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Comments

The same site had permission granted under planning permission number 20/03467/F proposed to provide a further footway provision east along the northern side of the B4031, and round past Rushall House, by using newly created highway verge, so that this development proposal can tie into the committed footway provision that will be delivered by planning application 19/00831/OUT, permitted at appeal in October 2020. OCC Road Agreements are currently working on the S278 works for 19/00831/OUT and have said that this proposal ties in with it minus some minor abortive work.

The original access point was deemed safe by OCC TDC, the reduction of dwellings being served from this access means the traffic flow is likely to be lighter and therefore reduces the safety risk

from this access point. The applicant has shown that a fire vehicle can manoeuvre around the site and access safely.

All new dwellings require a minimum of 1 E/V charging point per dwelling.

This proposal is unlikely to have any detrimental impact on the highway in terms of safety or convenience. Therefore, OCC **do not object** to the granting of planning permission.

If you would like to discuss this application further, please do not hesitate to contact me.

Kind regards

Ben Mundy
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[Did you know that a new Oxfordshire Street Design Guide has been launched? You can view it here.](#)

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