

Lynne Baldwin

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**From:** Mundy, Ben - Oxfordshire County Council <Ben.Mundy@Oxfordshire.gov.uk>  
**Sent:** 25 April 2023 15:54  
**To:** DC Support; Wayne Campbell  
**Cc:** Transport CDC Minor  
**Subject:** 23/00497/F Broadmoor Cottage And Land At Wykham Park Academy, Ruskin Road, Banbury, OX16 9HY

Hi Wayne,

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

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**Planning Application:** 23/00497/F

**Location:** Broadmoor Cottage And Land At Wykham Park Academy, Ruskin Road, Banbury, OX16 9HY

**Description:** Demolition of existing house. Erection of 6no two bedroom apartments, new access road, parking spaces and refuse/recycling storage

**Planning Officer:** Wayne Campbell

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## **Recommendation**

Oxfordshire County Council, as the Local Highways Authority, notify the District Planning Authority that they **object** to the granting of planning permission.

## **Conditions**

### **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

### **Cycle Parking Provision**

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

**Reason** - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework

### **Construction Traffic Management Plan**

Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details;

**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

## Comments

**Parking Provision:** 2 bed developments in Banbury are permitted to have 1 vehicle space per dwelling as per the adopted standards. The current provision exceeds this number significantly and will therefore need to be altered to ensure it fits within the adopted standards. The development may also have 1 visitor space. In response to comments regarding the manoeuvrability of parking spaces, given the angle of the parking spaces they require less manoeuvring space than if they were positioned at 90 degrees. Full details of this can be found within Manual for Streets 8.3.51, but the current measurements are sufficient for this development.

**Width of proposed lane:** Manual for Streets states that in order for a car to pass another car, without mounting verges or kerbs the road must measure a width of 4.1m, the current specification does not conform to this which could present manoeuvring issues. The applicant will need to contact the OCC Road Agreements Team before any further submissions to discuss details of adoption, should there be a requirement for adoption, the road dimensions will need to be altered to ensure it is suitable for refuse vehicles measuring 11.6m in width.

1 E/V space per dwelling and 2 cycle spaces per bedroom are required within this development to meet OCC's sustainable transport criteria.

Overall, this proposal is likely to have a detrimental impact on the highway in terms of safety or convenience. Therefore, OCC **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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Oxfordshire County Council  
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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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